

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Monday, 3 August 2020 at 1.00 pm**

**This meeting is in line with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020**

**PRESENT**

Mr N.C. Wilkin (Chairman)	Mrs V. Dale
Mr P. S. Wilkinson (Vice-Chairman)	Mr P.J. Duigan
Mr R. Atterwill	Mr K.S. Gilbert
Mr R. F. W. Brame	Mr K. Martin
Councillor M. Chapman-Allen	Miss H. Bushell (Substitute Member)
Mr H. E. J. Clarke	Mr R.G. Kybird (Substitute Member)

**Also Present**

Mr J.P. Cowen (Ward Representative)	Mr F. Eagle (Ward Representative)
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**In Attendance**

Michael Horn	Solicitor to the Council
Simon Wood	Director of Planning & Building Control
Rebecca Collins	Head of Development Management
Naomi Minto	Development Management Planner
Julie Britton	Democratic Services Officer
Rory Ringer	Democratic Services Manager

**Chairman's Opening Remarks**

The Chairman, Councillor Nigel Wilkin welcomed everyone to the Council's virtual Planning Committee meeting that was being streamed live via various channels.

The format of the meeting and the voting procedure were explained.

**57/20 MINUTES (AGENDA ITEM 1)**

The Minutes of the meeting held on Tuesday, 14 July were agreed as a correct record.

**58/20 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

Apologies for absence were received from Councillors Bowes and Crane. Substitutes in attendance were Councillors Bushell and Kybird.

**59/20 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)**

**THETFORD:** Land at Pike Lane: Reference: 3PL/2019/1228/O (Minute No. 65/20f)

Councillor Kybird left the meeting prior to this application being discussed due to him expressing an interest in the matter.

**Action By**

**60/20 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

On behalf of the Committee, the Chairman wished Councillor Crane a speedy recovery.

**61/20 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)**

- Agenda item 8(a) Harling

Deferred - additional Highway information awaited.

- Agenda item 9(b) – Banham

Deferred - additional Highway information awaited.

**62/20 URGENT BUSINESS (AGENDA ITEM 6)**

Councillor Atterwill asked the Director of Planning & Building Control to clarify whether the Council was now accepting letters of support or objections from residents through the post. Members were informed that at the very start of the Covid emergency, the Council was discouraging letters being sent to the Planning Department by post due to the difficulties in accessing the office building. The letters were still being accepted but it could not be guaranteed that these would be scanned in time for the meetings. The letters have been amended stating that letters of objection or of support were now being accepted by post.

**63/20 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)**

Nothing further to report.

**64/20 DEFERRED APPLICATIONS (AGENDA ITEM 8)**

The list of deferred applications was noted.

- a) **HARLING: Land north of Kenninghall Road and south of Quidenham Road, East Harling: Reference: 3PL/2019/1076/O (this application has been deferred)**

At the request of the applicant, this application had been deferred prior to the meeting.

**65/20 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)**

The Schedule of applications was determined as follows:

- a) **ASHILL: Site Adjacent to 'Seaview' Hale Road: Reference: 3PL/2019/1343/O - 1pm**

Outline application for proposed residential development.

Consideration was given to the report presented by Naomi Minto, Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

**Action By**

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: Councillor Fabian Eagle

Applicant: Simon Broke

**DECISION: Members voted 9 x 2 contrary to the Officers recommendation of refusal.**

**REASONS: that as a material planning consideration, due consideration had been provided in respect of the Highway issues and Members felt that the application should be granted subject to the footpath being installed prior to first occupation.**

**DECISION: Members voted 8 x 3 to approve the application; subject to:**

- 1. delegated authority being granted to the Executive Director of Place to agree and impose suitable conditions; and**
- 2. the footpath being installed prior to first occupation.**

- b) **BANHAM: Hilltop Cottage, Heath Road: Reference: 3PL/2019/1408/F (this application has been deferred)**

This application had been deferred prior to the meeting to enable the applicant to submit further information.

- c) **OLD BUCKENHAM: Scales Farm, Road from Stacksford Lane to Hargham Road: Reference: 3PL/2020/0580/F - 1.30pm**

Erection of straw barn.

Consideration was given to the report presented by Rebecca Collins, Head of Development Management.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Nick Moys (to answer questions only)

**DECISION: Members voted unanimously (11 x 0) in support of the Officers recommendation of approval; subject to the conditions as listed in the report.**

- d) **SHROPHAM: Rose Cottage, Low Road: Reference: 3PL/2020/0445/D - 1.45pm**

Reserved matters erection of three dwellings following outline permission 3PL/2018/1466/O.

Consideration was given to the report presented by Naomi Minto, Development Management Planner.

Members considered the matter and fully explored the details of the application in

light of prevailing policies and guidance.

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: Councillor Philip Cowen

Applicant's Agent: David Rogers

Shropham Parish Council: Cllr David Napier

**DECISION: Members voted 9 x 2 for refusal as recommended.**

- e) **STOW BEDON/BRECKLES: Open Grazing Land adjacent to Pig Patch House, Stow Bedon: Reference: 3PL/2019/0897/F - 14.15pm**

A contemporary single storey, energy efficient Self Build dwelling including site access and hardstanding/parking arrangements

Consideration was given to the report presented by Rebecca Collins, Head of Development Management.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Philip Cowen

**DECISION: Members voted unanimously for approval as recommended; subject to:**

- 1. the conditions as listed in the report;**
- 2. any ecology matters raised by the Wildlife Trust to be delegated to the Executive Director of Place for a decision; and**
- 3. a further condition to ensure that the development complies with the mitigation measures as set out in the Flood Risk Assessment and a Family Flood Plan.**

- f) **THETFORD: Land at Pike Lane: Reference: 3PL/2019/1228/O - 14.45pm**

Six starter homes.

Councillor Kybird left the meeting prior to this application being discussed due to him expressing an interest in the matter.

Consideration was given to the report presented by Rebecca Collins, Head of Development Management.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

**Action By**

Applicant: Will Bridgeman

**DECISION: Members voted 8 x 2 to refuse the application as recommended.**

**66/20 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE  
(AGENDA ITEM 10)**

Noted.

**67/20 APPEALS DECISIONS (FOR INFORMATION) (AGENDA ITEM 11)**

Noted.

The meeting closed at 3.15 pm

CHAIRMAN