

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 29 November 2021 at 10.00 am in
The Breckland Conference Centre, Anglia Room, Elizabeth House, Walpole Loke,
Dereham, NR19 1EE**

PRESENT

Cllr Nigel Wilkin (Chairman)	Cllr Keith Gilbert
Cllr Peter Wilkinson (Vice-Chairman)	Cllr Robert Kybird
Cllr Harry Clarke	Cllr Keith Martin
Cllr Helen Crane	Cllr Linda Monument (Substitute Member)
Cllr Vera Dale	Cllr David Wickerson (Substitute Member)

Also Present

Cllr Paul Claussen (Ward Representative)
Cllr Paul Hewett (Ward Representative)
Cllr William Nunn (Ward Representative)
Cllr Sarah Suggitt (Ward Representative)

In Attendance

Rebecca Collins	Head of Development Management
Tom Donnelly	Senior Development Management Planner
Rebecca Harris	Technical Support Officer
Michael Horn	Solicitor to the Council
Lisa O'Donovan	Development Management Planner
Simon Wood	Director of Planning & Building Control
Teresa Smith	Democratic Services Team Leader
Ruth Tudge	Democratic Services Officer

118/21 MINUTES

The minutes of the meeting held on 1 November were agreed as a correct record.

119/21 APOLOGIES & SUBSTITUTES

Apologies for absence were received from Councillors Atterwill, Bowes, Duigan and Kiddle-Morris. Councillors Monument and Wickerson were in attendance as substitutes.

120/21 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED

None.

121/21 CHAIRMAN'S ANNOUNCEMENTS

Nothing to report.

Action By

122/21 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA

None.

123/21 URGENT BUSINESS

None.

124/21 LOCAL PLAN UPDATE (STANDING ITEM)

Simon Wood, the Director of Planning and Building Control informed Members that the Local Plan review was discussed at the recent Cabinet meeting on 15 November 2021. It was agreed that there would be a single policy review of Policy INF03 that would take approximately 2 years, and a maximum of 6 years for a full review of the Local Plan.

125/21 DEFERRED APPLICATIONS

The Schedule for Deferred Applications was noted.

126/21 SCHEDULE OF PLANNING APPLICATIONS

- a) Mattishall: West End House, immediately adjacent 135 Dereham Road:
Reference: 3PL/2021/0671/F

Proposed garage / store / office and new access.

Consideration was given to the report presented by Tom Donnelly, Senior Development Management Planner.

Members considered the matter fully and 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.

Applicant's agent: Alistair Curran

Ward Representative: Councillor Paul Claussen (against the recommendation)

Mattishall Parish Council: Graham Clarke, Vice Chairman
(against the recommendation)

DECISION: Members voted 7 x 1 against the Officers recommendation of approval.

REASONS: The proposal was excess in scale and the design and materials failed to compliment the character of the area. The proposal would result in an unacceptable amenity impact in terms of noise and disturbance to nearby neighbours.

DECISION: Members voted 7 x 1 to refuse the application.

b) Quidenham: Anvil Park, Stud Overa House Farm, Sallow Lane: Reference: 3PL/2020/0043/F

Retrospective application to:

- 1) Extend commercial equestrian use to include shows/events/competitions; training/riding holidays; quiz nights and social events,
- 2) Ancillary use of PA system
- 3) Change of use of part of indoor school to café and use of building as forge
- 4) Hiring out of facilities
- 5) Six stables
- 6) Increase level of 'old' outdoor arena
- 7) Submit details of landscaping, removal of manure and lighting

Consideration was given to the report presented by Tom Donnelly, Senior 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:

Roudham & Larling Parish Council: Sarah Gosling, Chairman (against)

Ward Representatives: Councillor William Nunn (against)
Councillor Sarah Suggitt (against)

Applicant's Agent: Ashley Broughton and Marian Ayigsi

DECISION: Members voted 7 x 1 in favour of a site visit; and the item be deferred.

c) Quidenham: Anvil Park Stud, Overa House Farm, Access Road to Overa House Farm: Reference: 3PL/2021/0307/F

A deferment of this application was requested by the Applicant's agent, so that information regarding the flood risk assessment and ecology report could be submitted.

DECISION: Members voted 5 x 4 to defer the application to allow additional information to be submitted.

d) Scarning: 3 Scarning Fen: Reference: 3PL/2021/1260/F

The erection of a new attached dwelling comprising of two bedrooms.

Consideration was given to the report presented by Lisa O'Donovan, 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:

Applicant's Agent: Mr Ian Coward

Action By

Objectors: Mr & Mrs King

Ward representative: Councillor Paul Hewett (against the recommendation)

DECISION: Members voted 6 x 2 and 1 abstention in support of the Officers recommendation.

127/21 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (FOR INFORMATION)

Noted.

128/21 APPEALS (FOR INFORMATION)

Noted.

The meeting closed at 11:50

CHAIRMAN