

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 20 December 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 Peter Wilkinson (Vice-
Chairman)
Cllr Roger Atterwill
Cllr Claire Bowes
Cllr Helen Crane
Cllr Phillip Duigan

Cllr Keith Gilbert
Cllr Mark Kiddle-Morris
Cllr Robert Kybird
Cllr Keith Martin
Cllr Mike Brindle (Substitute Member)

Also Present

Cllr Ian Martin (Ward
Representative)

Cllr Philip Morton (Ward Representative)

In Attendance

Michael Horn
Rebecca Collins
Andrew D'Arcy
Chris Hobson
Fiona Hunter
Naomi Minto
Lisa O'Donovan
Rebecca Harris
Julie Britton

Solicitor to the Council
Head of Development Management
Planning Policy Manager
Principal Development Management Planner
Principal Development Management Planner
Development Management Planner
Development Management Planner
Technical Support Officer
Democratic Services Officer

Chairman's Opening Remarks

The Chairman welcomed everyone to the Planning Committee meeting. The procedure was explained and following introductions the meeting commenced.

129/21 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 29 November 2021 were confirmed as a correct record.

Councillors Atterwill, Bowes, Duigan and Kiddle-Morris abstained from voting on the Minutes as they had sent their apologies for this meeting.

130/21 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

An apology for absence was received from Councillor Clarke. Councillor Brindle was in attendance as his substitute.

Action By

**131/21 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED
(AGENDA ITEM 3)**

Agenda item 9(c): Yaxham

Councillor Crane declared a prejudicial interest in this application as a relative of the applicant and left the room whilst this item was being discussed.

132/21 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

None.

**133/21 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA
(AGENDA ITEM 5)**

None.

134/21 URGENT BUSINESS (AGENDA ITEM 6)

None.

135/21 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

Andrew D'Arcy, the Planning Policy Manager reported that following the approval of the Local Plan timetable for the partial review, work was continuing, including working on additional staff resources required as well as papers for the partial review and the 'Call for Sites' paper that would form part of the full update. The Statement of Community Involvement was currently out for consultation and the deadline for comments to be received had been extended by two weeks to take account of the Christmas holiday period and would now end on 21 January 2022. Further details would be reported to an all-Member Briefing that would be held on 19 January 2022.

Cabinet had also approved the final Saham Toney Neighbourhood Plan that now formed part of the Development Plan which had the same legal status as the Local Plan, and where applicable, applications seeking planning permission would be determined in accordance with the Development Plan.

The Chairman congratulated Saham Toney for all their hard work.

136/21 DEFERRED APPLICATIONS (AGENDA ITEM 8)

None.

137/21 TPO 2021 NO.10 - 124 GREEN LANE, QUIDENHAM (AGENDA ITEM 9)

RESOLVED that the formal objection to the serving of Tree Preservation Order (TPO) 2021 No. 10 be determined as follows:

Consideration was given to the report presented by Hugh Coggles, Tree & Countryside Officer.

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

No representations were made in respect of the application.

DECISION: Members voted 9 x 1 to confirm the Order.

The Tree Preservation Order 2021 No. 10 was confirmed as recommended.

138/21 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)

a) Dereham: Land at Greenfields Road: Reference: 3PL/2021/0862/D

Approval of Reserved Matters to 3PL/2016/0952/O - appearance, layout, scale and landscaping (48 dwellings).

Consideration was given to the report presented by Chris Hobson, Principal Development Management Planner.

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

In the absence of Tony Needham, the clerk of Dereham Town Council, Councillor Morton read aloud the Town's Council's representation.

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: Peter Morgan (Thrive Architects)

Ward Representative: Councillor Morton (against the application)

It was proposed and seconded to defer the application for a site visit to take place. Members voted 6 x 4 against the proposal.

DECISION: Members voted 6 x 4 for approval in support of the Officer's recommendation, subject to:

- 1. no objections being raised by the County Ecologist;**
- 2. the conditions as listed in the report;**
- 3. to ensure that a boundary treatment condition is in place in respect of sustainable drainage systems (SUDs) and;**
- 4. a further condition (the wording of which to be delegated to Officers) to secure details of lockable gates to be provided to access rear garden plots nos. 46/47.**

A note to be included in the consent in relation to a Member's desire to include hedgehog holes in ecological mitigation and the Agent to speak to Dereham Town Council in respect of open space/S106 Agreement and sports provision.

b) Yaxham: Land Off Elm Close: Reference: 3PL/2021/0629/F

Change of use of land to enable installation of surface and foul water drainage systems, including surface water detention pond, underground pumping station with associated (above ground) control kiosk, telemetry equipment, maintenance lighting and hardstanding enclosed by a 1.8 metre brick wall and steel gate, transmission network (pipes) and easements/maintenance access (including turning head) - pursuant to planning consents: 3PL/2014/0820/O and

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3PL/2018/0021/D.

Councillor Crane declared an interest in this matter due to her being related to the applicant and left the room whilst this item was being discussed.

Consideration was given to the report presented by Fiona Hunter Principal Development Management Planner.

Members considered the matter and fully explored the details of the application and the supplementary information on pages 55 & 56 of the agenda pack 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 Ian Martin

Applicant's Agent: John Long (John Long Planning Ltd)

Applicant's: Chris Sperrin & Ross Jones (Flagship Housing Development)

Yaxham Parish Council: Cllr Ben Conway

Anglian Water: Hannah Hayden & Claire Wooton

A proposal to defer the application was not seconded.

DECISION: Members voted unanimously for approval in support of the Officer's recommendation, subject to:

- 1. the conditions as listed in the report;**
- 2. the two associated Non-Material Amendment applications being approved and the Environment Agency not raising an objection by 17th January 2021 (the planning permission to include any conditions that the Environment Agency advise); and**
- 3. prior to the commencement of development, other than to the attenuation basin, a further condition be added to include the detailed design of the foul water strategy including wet well store shall be submitted to and approved in writing by the Local Planning Authority. The development will take place in total accordance with the approved details.**

c) Hardingham: Adjacent to Plough Lane and High Common: Reference: 3PL/2021/1362/F

Proposed dwelling & garage.

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

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Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: Councillor Ian Martin (against)

Applicant's Agent: Gary Pearce (GMP Architecture)

Objector: Anthony Denny

DECISION: Members voted unanimously for approval in support of the Officer's recommendation, subject to the conditions as listed in the report.

- d) Whinburgh & Westfield: Barn 2, Manor Farm, Church Road: Reference: 3PL/2021/1128/F

Demolish redundant agricultural barn and erection of 1 no. two storey 4 bedroom property and 1 no. 2 bedroom single storey property.

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:

Ward Representative: Councillor Ian Martin (against)

Whinburgh & Westfield Parish Council: Cllr Mark Hansell (against)

DECISION: Members voted 9 x 1 for approval in support of the Officer's recommendation, subject to:

- 1. the conditions as listed in the report; and**
- 2. no adverse comments being received from the Council's Ecologist.**

- e) Thetford: Land at Former Elm Road Day Centre, Elm Road: Reference: 3PL/2021/1420/F

Construction of 5 no. dwellings with associated infrastructure works.

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:

Applicant: Ed Mumford-Smith

Applicant's Agent: Jake Lambert (Bidwells)

DECISION: Members voted unanimously for approval in support of the

Officer's recommendation, subject to:

- 1. the conditions as listed in the report; and**
- 2. no adverse comments being received from Natural England or Ecology.**

139/21 S106 ANNUAL INFRASTRUCTURE FUNDING STATEMENT 2020/2021 (AGENDA ITEM 11)

Rebecca Collins, the Head of Development Management presented the report that advised Members of the publication of the Council's Annual Infrastructure Funding Statement 2020-2021.

The Statement showed that as of 31 March 2020 the total amount of S106 monies held by the Council that had not yet been allocated, spent or transferred totalled £2,728,182.54. It also showed that the total amount received/invoiced by the Council during the financial year April 2020 to March 2021 was £523,196.77

No questions were asked.

The contents of the report were otherwise noted.

140/21 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (FOR INFORMATION) (AGENDA ITEM 12)

Noted.

141/21 APPEALS DECEMBER (FOR INFORMATION) (AGENDA ITEM 13)

Noted.

The meeting closed at 1.10 pm

CHAIRMAN