

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Tuesday, 15 February 2022 at 10.00 am in  
The Breckland Conference Centre, Elizabeth House, Walpole Loke, Dereham, NR19  
1EE**

**PRESENT**

Cllr Nigel Wilkin (Chairman)	Cllr Phillip Duigan
Cllr Peter Wilkinson (Vice-Chairman)	Cllr Keith Gilbert
Cllr Claire Bowes	Cllr Mark Kiddle-Morris
Cllr Harry Clarke	Cllr Robert Kybird
Cllr Helen Crane	Cllr Keith Martin
Cllr Vera Dale	Cllr Taila Taylor (Substitute Member)

**Also Present**

Cllr Richard Duffield (Ward Representative)

**In Attendance**

Michael Horn	Solicitor to the Council
Simon Wood	Director of Planning & Building Control
Rebecca Collins	Head of Development Management
Hugh Coggles	Tree & Countryside Officer
Nicolla Ellis	Senior Development Management Planner
Chris Hobson	Principal Development Management Planner
Fiona Hunter	Principal Development Management Planner
Rebecca Harris	Technical Support Officer
Chris Fitzgerald	
Julie Britton	Democratic Services Officer
Teresa Smith	Democratic Services Team Leader

**Chairman's Opening Remarks**

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

**1/22 MINUTES (AGENDA ITEM 1)**

The Minutes of the meeting held on 20 December 2021 were confirmed as a correct record and signed by the Chairman.

**2/22 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

An apology for absence was received from Councillor Roger Atterwill. Councillor Taila Taylor was in attendance as his substitute.

**3/22 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)**

Agenda item 11(a): Beetley: Shortthorns Garden Centre, Elmham Road, Beetley:

**Action By**

(Reference: 3PL/2021/1524/F)

Cllr Clarke declared an interest in this application due to him knowing the objectors and the applicant and did not take part in the discussion or vote on this application.

All Members had received direct correspondence in respect of Agenda items 11(e) and 11(g), the Wellingham applications.

**4/22 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

The Chairman reported that Planning Committee meetings would always be held on a Tuesday in future and no further virtual meetings, or virtual attendance would be held going forward.

**5/22 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)**

TPO 2021 No. 15: Dereham: Rookery Farm Barns, Elsing Lane

This application had been deferred and would be discussed at the next meeting in March.

**6/22 URGENT BUSINESS (AGENDA ITEM 6)**

None.

**7/22 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)**

Simon Wood, the Director of Planning & Building Control reported that as part of the Local Plan process the call for sites was now being considered. This would be in respect of sites for any land use, including residential, employment, leisure as well as sites for local green spaces. A report would be presented to the Cabinet meeting in March and subject to Cabinet's approval, the process should then commence in April.

**8/22 DEFERRED APPLICATIONS (AGENDA ITEM 8)**

The schedule of deferred applications was noted.

**9/22 TPO 2021 NO.15: DEREHAM: ROOKERY FARM BARNs. ELSING LANE (AGENDA ITEM 9)**

This application had been deferred prior to the meeting and would be discussed at the next meeting in March.

**10/22 TPO 2021 NO.17: ATTLEBOROUGH: THE NOOK, BUCKENHAM ROAD (AGENDA ITEM 10)**

Formal objection to the serving of Tree Preservation Order (TPO) 2021 No. 17, Attleborough.

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.

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

Objectors: Mr & Mrs Redfern

**DECISION: Members voted 10 x 1 to confirm the Order.**

**The Tree Preservation Order 2021 No. 17 was confirmed as recommended.**

**11/22 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 11)**

- a) Beetley: Shortthorns Garden Centre, Elmham Road: Reference: 3PL/2021/1524/F

Cllr Clarke declared an interest in this application due to him knowing the objectors and the applicant and did not take part in the discussion or vote on this application.

Proposed mixed use garden centre and stationing of static caravans & utility blocks for residential use inclusive of all ancillary utilities.

Consideration was given to the report presented by Nicola Ellis, 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:

Ward Representative: Cllr Richard Duffield (spoke against the application)

Applicant's Agent: Howard Cardus (Architect Design & Planning)

Beetley Parish Council: Cllr Stephen Boyce (Chairman) (spoke against the application)

**DECISION: Members voted 9 x 1 for approval in support of the Officer's recommendation; subject to the conditions as listed in the report.**

- b) Besthorpe: Land North of Norwich Road: Reference: 3PL/2021/1311/O

8 Dwelling Houses.

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.

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

Kenninghall Parish Council: Cllr Alison Holman (Chairman) (spoke in support of the application)

**Action By**

Supporter: Mr Brian Taylor (Mary Bowles Charity)

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

1. the conditions as listed in the report;
2. no objections being received from the Council's Ecologist;
3. a further condition in respect of the height of the dwellings being limited to no more than 9m in height and restricted to 2 storey dwellings only; and
4. an amendment to Condition 13 to secure the submission and approval of a detailed surface water drainage scheme and foul water drainage scheme prior to commencement of development.

c) Croxton and Kilverstone: Land at Sub-Phase 1b Kingsfleet: Reference: 3PL/2021/1319/D

Reserved Matters application relates to Sub-Phase 1b of the consent and seeks permission for 225 dwellings, public open space and associated infrastructure and details relating to layout, scale, appearance and landscaping following outline permission 3PL/2011/0805/O.

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.

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

Applicant: Nicole Lane (Taylor Wimpey East Anglia)

Applicant's Agent: Libby Hindle (Boyer Planning)

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

1. no objections being received from the Highways Authority; and
2. the conditions as listed in the report.

**Note: the applicant was encouraged to include swift bricks to the dwellings and hedgehog highways.**

d) Narborough: Land North of 1-14 Swaffham Road: Reference: 3PL/2021/0304/D

Reserved matters application following outline permission 3PL/2017/1046/O for 6 No. market sale building plots and 4 No. affordable homes.

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.

**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: Cllr Peter Wilkinson (spoke against the application)

Narborough Parish Council: Cllr Robert Hayes (spoke against the application)

Applicant's Agent: Nick Moys (Brown & Co.)

**DECISION: Members voted 7 x 2 for approval in support of the Officer's recommendation subject to the conditions as listed in the report.**

e) Swaffham: Land west of Brandon Road: Reference: 3PL/2021/0748/D

Reserved Matters application for 64 bed care home (use class C2), 40 assisted living dwellings (use class C2), 650 sqm retail use (class A1-A5), 160 residential dwellings (use class C3) with open space, associated infrastructure. Discharge of conditions application for conditions 4, 5, 6, 7, 9, 11, 12, 16, 18, 19 and 22 of outline permission 3PL/2017/1487/O.

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 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: Paul LeGrice (Abel Homes Ltd)

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

f) Wellingham: Land to the west of The Street: Reference: 3PL/2020/1466/O

Erection of farm worker's dwelling.

See Minute No.11/22(g) below.

**DECISION: Members voted unanimously in favour to defer the application for a site visit to take place.**

g) Wellingham: Land to the west of The Street: Reference: 3PL/2020/1484/F

Erection of dairy unit, including cattle house, milking parlour, loose yard building, general purpose building, feed store, feed bin, milk silo, silage clamps, slurry lagoon, attenuation pond, hard standings and new access.

All Members had received direct correspondence in respect of this application.

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 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:

Wellingham Parish Council : Cllr Ross Donaldson, Chairman (spoke against the application)

Objector: : James Rivett QC (representing residents) (spoke against the application)

Applicants: Richard Thomson/Mr & Mrs Munday

Applicant's Agent: Nick Moys (Brown & Co)

It was proposed and seconded to defer the application for a site visit.

**DECISION: Members voted unanimously in favour to defer the application for a site visit to take place.**

**12/22 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 12)**

Noted.

**13/22 APPEALS: DECEMBER & JANUARY (FOR INFORMATION) (AGENDA ITEM 13)**

Noted.

The meeting closed at 2.25 pm

CHAIRMAN