

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Tuesday, 7 June 2022 at 10.00 am in  
The Breckland Conference Centre, Anglia Room, 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 Helen Crane	Cllr Robert Kybird
Cllr Vera Dale	Cllr Keith Martin

**Also Present**

Cllr Sarah Suggitt (Ward Representative)	Cllr Fabian Eagle (Ward Representative)
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**In Attendance**

Michael Horn	Solicitor to the Council
Rebecca Collins	Head of Development Management
Matthew Blackie	Development Management Planner
Naomi Minto	Development Management Planner
Rebecca Harris	Technical Support Officer
Julie Britton	Democratic Services Officer

**49/22 MINUTES (AGENDA ITEM 1)**

The Minutes of the meeting held on 10 May 2022 were agreed as a correct record.

**50/22 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

Apologies for absence were received from Cllrs Atterwill and Clarke. There were no substitutes in attendance.

**51/22 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)**

1. Little Cressingham, Village Farm, Watton Road: Reference(s): 3PL/2021/0641/F, 3PL/2021/0699/VAR, 3PL/2021/0700/F, 3PL/2021/0701/VAR, 3PL/2021/0713/VAR

Councillor Bowes declared a personal & prejudicial interest in the above applications due to her being a personal friend of the applicant. Councillor Bowes left the room whilst these applications were discussed.

All Members had received direct correspondence from the applicant.

2. Hilborough: Stanford Training Area: Reference: 3PL/2022/0072/F

**Action By**

Councillor Bowes declared a personal & prejudicial interest in this application due to her having an interest in land adjacent to the site and left the room whilst this application was being discussed.

**52/22CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

The Chairman thanked those Members who attended the site visit held recently at Quidenham (agenda items 8(a) and 8(b) refers). However, there had been some questions asked about how the voting should subsequently be conducted on these particular items, and an email had been circulated to all Committee Members prior to the site visit explaining how this matter should be dealt with.

Mr Horn, the Council's Solicitor then explained that those Members who voted to defer these applications for a site visit and then, for whatever reason, did not attend that site visit, would be more than welcome to take part in the discussion and ask questions but they should not vote.

Councillor Gilbert asked if a recorded vote should be taken for any future applications that were subsequently deferred.

The Chairman agreed and a recorded vote would be taken for such decisions in future.

Councillor Duigan said that he did not attend the meeting when these applications were deferred and did not attend the site visit either and asked if he would still be able to vote.

In response, the Solicitor advised that Members could vote if they did not attend the said meeting or the site visit. In other words, if Members felt that they had enough information before them to vote on the matter, then this would be in the same context as a normal planning application. The issue was what could be considered as reasonable and what could potentially be judicially reviewed i.e. if a Member voted for a site visit, and then was subsequently unable to attend, but he/she then voted, this would be seen to be wholly illogical.

**53/22REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)**

The following applications were deferred at the meeting:

Agenda item 8(a): Quidenham: Anvil Park Stud, Overa House Farm, Sallow Lane: Reference: 3PL/2020/0043/F

To await accurate plans of the development on the application site.

Agenda item 9(f): Thetford: Deers Leap, 38 Norwich Road: Reference: 3PL/2022/0112/F

To await clarification of site ownership and the receipt of the certificate of ownership.

**54/22URGENT BUSINESS (AGENDA ITEM 6)**

None.

**55/22 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)**

Rebecca Collins, the Head of Development Management provided Members with the following update on the Local Plan.

Work was continuing on the preparation of the partial review of the Local Plan. The call for sites consultation ended on 20 May 2022 with almost 200 submissions for development and local green space proposals.

This information was being collated and would be published once this work had been completed.

The annual monitoring of housing was nearing completion and a report setting out the 2022 5-year housing land supply report would be presented to a future Planning Committee meeting.

The Vice-Chairman, Councillor Wilkinson queried the word 'partial' review as he thought that a full review had been agreed.

Members were informed that a partial review was still required in respect of the relevant policy within the Local Plan followed by a full review.

**56/22 DEFERRED APPLICATIONS (AGENDA ITEM 8)**

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

This application was deferred at the meeting as accurate plans of the proposed development were required.

- b) Quidenham: Anvil Park Stud, Overa House Farm, Access Road To Overa House Farm: Reference: 3PL/2021/0307/F

Erection of 4 cabins to be used as holiday accommodation.

This application was considered at the Planning Committee meeting in November 2021 but was deferred for a site visit to take place. The site visit had been held on Monday, 6 June 2022.

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:

Ward Representative: Cllr Sarah Suggitt (spoke against the application)

**DECISION: Members voted 8 x 1 in support of the Officer's recommendation of refusal.**

**57/22 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)**

The 5 x applications for Little Cressingham were presented together, but Members were asked to vote on each application.

a) Little Cressingham: Village Farm, Watton Road: 3PL/2021/0641/F

Erection of warehouse for the storage of goods in connection with STV International Ltd's pest control product business and carpark.

Councillor Bowes declared a personal & prejudicial interest in this application due to her being a personal friend of the applicant. Councillor Bowes left the room whilst this application was being discussed.

All Members had received direct correspondence from the applicant.

Consideration was given to the report presented by Matthew Blackie, 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:

Parish Council: Cllr Tony Abel (Chairman)

Applicant: Mr S Scott

Applicant's Agents: Mr O Jones and Mr D Barker (Plandescil Ltd)

**DECISION: Members voted 7 x 1 for approval in support of the Officer's recommendation; subject to:**

- 1. the conditions as listed in the report;**
- 2. delegated authority to be given to Officers to grant planning permission, subject to the receipt of satisfactory comments from the Ecological Consultant in regard to ecological considerations for biodiversity net gain related matters; and**
- 3. an additional condition be imposed in respect of times of loading and unloading HGV vehicles.**

b) Little Cressingham: Forge House, Watton Road: Reference: 3PL/2021/0699/VAR

Variation of Condition No. 5 on 3PL/2007/0304/F – Variation of operating hours – 2 shifts from 6am to 10pm from Monday to Friday and from 8am to 6pm on Saturdays.

Councillor Bowes declared a personal & prejudicial interest in this application due to her being a personal friend of the applicant. Councillor Bowes left the room whilst this application was being discussed.

All Members had received direct correspondence from the applicant.

Consideration was given to the report presented by Matthew Blackie, 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:

Action By

Parish Council: Tony Abel (Chairman)  
Applicant: Mr S Scott  
Agents: Mr O Jones & Mr D Barker (Evolution Town Planning Ltd)

**DECISION: Members voted 7 x 1 in support of the Officer's recommendation of approval; subject to the conditions as listed in the report.**

c) Little Cressingham: Forge House, Watton Road: Reference: 3PL/2021/0700/F

Erection of an acoustic boundary screen fence.

Councillor Bowes declared a personal & prejudicial interest in this application due to her being a personal friend of the applicant. Councillor Bowes left the room whilst this application was being discussed.

All Members had received direct correspondence from the applicant.

Consideration was given to the report presented by Matthew Blackie, 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:

Parish Council: Cllr Tony Abel (Chairman)  
Applicant: Mr S Scott  
Applicant's Agents: Mr O Jones and Mr D Barker (Evolution Town Planning Ltd)

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

d) Little Cressingham: Forge House, Watton Road: Reference: 3PL/2021/0701/VAR

Variation of Condition No. 6 on 3PL/1998/1199/F – Variation of operating hours – 2 shifts from 6am to 10pm from Monday to Friday and from 8am to 6pm on Saturdays.

Councillor Bowes declared a personal & prejudicial interest in this application due to her being a personal friend of the applicant. Councillor Bowes left the room whilst this application was being discussed.

All Members had received direct correspondence from the applicant.

Consideration was given to the report presented by Matthew Blackie, 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:

Parish Council: Tony Abel (Chairman)  
Applicant: Mr S Scott  
Agents: Mr O Jones & Mr D Barker (Evolution Town Planning Ltd)

**DECISION: Members voted 7 x 1 in support of the Officer's recommendation of approval; subject to the conditions as listed in the report.**

- e) Little Cressingham: Forge House, Watton Road: Reference: 3PL/2021/0713/VAR

Variation of Condition No. 6 on 3PL/2014/1129/F – Variation of operating hours – 2 shifts from 6am to 10pm from Monday to Friday and from 8am to 6pm on Saturdays.

Councillor Bowes declared a personal & prejudicial interest in this application due to her being a personal friend of the applicant. Councillor Bowes left the room whilst this application was being discussed.

All Members had received direct correspondence from the applicant.

Consideration was given to the report presented by Matthew Blackie, 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:

Parish Council: Cllr Tony Abel (Chairman)  
Applicant: Mr S Scott  
Applicant's Agents: Mr O Jones and Mr D Barker (Evolution Town Planning Ltd)

**DECISION: Members voted 7 x 1 in support of the Officer's recommendation of approval; subject to the conditions as listed in the report.**

- f) Thetford: Deers Leap, 38 Norwich Road: Reference: 3PL/2022/0112/F

This application was deferred at the meeting as clarification of site ownership was awaited.

- g) Watton: 12 Sharman Avenue: Reference: 3PL/2021/1329/HOU

Rear garden summer house (retrospective).

Consideration was given to the report presented by Matthew Blackie, Development Management Planner.

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

**Action By**

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

Objector: Liz Whitcher (Chairman of Watton & Saham Flood Action Group)

**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. delegated authority be given to the Officers, following consultation with the Lead Local Flood Authority, to update wording of conditions 4 and 5, to ensure relevant works be undertaken in respect of drainage.

h) Thetford: Thetford Town Football Club, Mundford Road: Reference: 3PL/2021/1712/F

Erection of 2.4m perimeter fence with an anti-climb gate and entrance for equipment.

Consideration was given to the report presented by Matthew Blackie, Development Management Planner.

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

No representations were made in respect of the application.

**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. condition 3 be updated to require 'green' finish to fencing.

i) Hilborough and Ickburgh: Stanford Training Area: Reference: 3PL/2022/0072/F

Proposed additional 40 tonne bridge located across the river Wissey along with an improved track route, fencing, gates, cattle grids, signage etc either side of the bridge.

Councillor Bowes declared a personal & prejudicial interest in this application due to her having an interest in land adjacent to the site and left the room whilst this application was being discussed.

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: Cllr Fabian Eagle (spoke against the application)

Parish Council: Cllr Henry Sands (spoke against the application)

Action By

**DECISION: Members voted 6 x 2 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 in respect of ecology considerations; and**
- 3. additional conditions be imposed in terms of mitigation measures to address potential flooding as recommended in the submitted Flood Risk Assessment.**

**58/22 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE  
(FOR INFORMATION) (AGENDA ITEM 10)**

Noted.

**59/22 APPEALS (MAY) - FOR INFORMATION (AGENDA ITEM 11)**

Noted.

The meeting closed at 12.30 pm

CHAIRMAN