

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Tuesday, 5 July 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 Keith Gilbert
Cllr Peter Wilkinson (Vice-Chairman)	Cllr Mark Kiddle-Morris
Cllr Claire Bowes	Cllr Robert Kybird
Cllr Helen Crane	Cllr Keith Martin
Cllr Phillip Duigan	

Also Present

Cllr Claire Bowes (Ward Representative)
Cllr Tina Kiddell (Ward Representative)

In Attendance

Michael Horn	Solicitor to the Council
Simon Wood	Director of Planning & Building Control
Rebecca Collins	Head of Development Management
Chris Hobson	Principal Development Management Planner
Naomi Minto	Development Management Planner
Rebecca Harris	Technical Support Officer
Lisa O'Donovan	Development Management Planner
Ruth Tudge	Democratic Services Officer

60/22 MINUTES

The Minutes of the meeting held on 7 June 2022 were agreed as a correct record.

61/22 APOLOGIES & SUBSTITUTES

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

62/22 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED

Watton: Land to the rear of Dorrington House, 73 Norwich Road:
Reference: 3PL/2022/0398/F

Councillor Bowes declared a personal & prejudicial interest in the above application due to property ownership in the surrounding area. Councillor Bowes left the room whilst this application was discussed.

63/22 URGENT BUSINESS

None.

Action By

64/22CHAIRMAN'S ANNOUNCEMENTS

The Chairman reminded Members of the site visit to Griston on Monday 25th July 2022.

65/22REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA

The following application was deferred at the meeting:

Agenda item 9(b): Dereham: 19 Church Street: Reference: 3OB/2022/0010/OB

To await further information that has been requested.

66/22LOCAL PLAN UPDATE (STANDING ITEM)

Simon Wood, the Director of Planning and Building Control provided Members with the following update on the Local Plan.

The call for sites ended on 20 May 2022. 278 submissions had been received in relation to residential development, 17 submissions in relation to economic development and 66 submissions in relation to local green spaces. The team were currently working on collating the information and redacting private information, in order that it can be published on the website as raw data within the next few weeks.

Papers on the partial review of policy INF03 as well as a paper following the consultation exercise on the statement of community involvement was going to Cabinet on 25 Jul 2022. Those papers would be the subject of an all Members briefing to be held in the Anglia Room at 3.30pm Friday 8 July 2022.

Figures were being finalised in relation to the five-year housing land supply and it was hoped to publish that within the next few weeks and bring to the next committee meeting for information.

Councillor Wilkinson asked if nutrient neutrality would have an impact on the five-year housing supply figures. Simon Wood explained that it had slowed things down, but it was more likely to have an impact on the 2022/2023 figures.

67/22DEFERRED APPLICATIONS

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

a) Thetford: Deer's Leap, 38 Norwich Road: Reference: 3PL/2022/0112/F

Demolition of the remaining part of the public house building and erection of a two storey 66 no. bed care home for the elderly with associated works.

This application was deferred from Planning Committee on 7 June 2022 due to a query over the ownership certificate submitted with the application. This matter had now been resolved and the determination of the application could proceed.

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.

Agent: Ms Tracey Spencer

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

68/22 SCHEDULE OF PLANNING APPLICATIONS

a) Dereham: 19 Church Street: Reference: 3OB/2022/0010/OB

This application was deferred at the meeting as further information was awaited.

b) Shipdham: Parfitt Nurseries, The Cricket Players, Old Post Office Street: Reference: 3PL/2020/0906/F

Residential Development for 23 no. dwellings and associated car parking and garages and associated public open space and highway improvements.

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's Agent: Tom Ayres
Objector: David Hill
Objector: Colleen Langham

DECISION: Members voted unanimously in support of the Officer's recommendation of approval subject to the conditions as set out in the report, and delegated authority being given to officers to complete the Section 106 Agreement and resolve matters relating to Nutrient Neutrality.

c) Thetford: 36 King Street: Reference: 3PL/2022/0223/F

Change of use from Class E(9b) (Former bank) to an adult gaming centre (sui generis) and associated alterations to the shopfront.

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's Agent: Alexandra Webster
Ward Representative: Cllr Jane James
Chairman – Safer Thetford Action Group: Mac Macdonald

DECISION: Members voted unanimously for approval in support of the Officer's recommendation.

- d) Watton: Land to the rear of Dorrington House, 73 Norwich Road: Reference: 3PL/2022/0398/F

Proposed siting of 6 mobile homes on the land for occupation by members of staff for a temporary period.

Councillor Bowes declared a person & prejudicial interest in this application due to ownership of property in the surrounding area. Councillor Bowes left the room whilst this application was being discussed.

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: Steve Dorrington
Ward Representative: Cllr Tina Kiddell
Objector: Carl Alderton

DECISION: Members voted 4 x 3 in support of the Officer's recommendation of refusal.

69/22 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE

Noted.

70/22 APPEALS SUMMARY (JUNE)

Noted.

The meeting closed at 12.20 pm

CHAIRMAN