

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Tuesday, 1 November 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 Harry Clarke	Cllr Robert Kybird
Cllr Helen Crane	Cllr Keith Martin
Cllr Vera Dale	

Also Present

Cllr Susan Dowling (Ward Representative)	Cllr William Nunn (Ward Representative)
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In Attendance

Michael Horn	Solicitor to the Council
Simon Wood	Director of Planning & Building Control
Rebecca Collins	Head of Development Management
Matthew Blackie	Senior Development Management Planner
Barbara Greengrass	Principal Development Management Planner
Chris Hobson	Principal Development Management Planner
Naomi Minto	Development Management Planner
Rebecca Harris	Technical Support Officer
Julie Britton	Democratic Services Officer

107/22 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 4 October 2022 were agreed as a correct record and signed by the Chairman.

108/22 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

An apology for absence was received from Councillor Atterwill. No substitute was in attendance.

109/22 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

Watton: Field Maple Road: Reference: 3PL/2022/0296/F (Agenda item 9(d))

All Members had received a written representation on this application.

Thetford: Land adjacent to 48 Vicarage Road: Reference: 3PL/2022/0456/F (Agenda item 9(c))

As the applicant, Councillor Kybird declared a personal & prejudicial interest in

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respect of this application and left the room whilst this item was being discussed.

Attleborough: Cakes Hill Barn, Ellingham Road: Reference: 3PL/2022/0867/F (Agenda item 9(e))

Councillor Bowes and Councillor Crane declared a personal & prejudicial interest in this application as they were friends of the applicant, and they left the room whilst this application was being discussed.

The Head of Development Management also left the room.

110/22 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

None.

111/22 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

None.

112/22 URGENT BUSINESS (AGENDA ITEM 6)

None.

113/22 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

Simon Wood, the Director of Planning & Building Control provided Members with the following update.

The Local Plan partial review Regulation 19 public consultation ends on 11 November 2022, and a report would be presented to Cabinet at its meeting on 21 November 2022.

The period for the call for sites had been extended until 1 December 2022. A briefing for all Members had been arranged to take place in the Anglia Room at midday on 16 November 2022. Invites had already been sent.

The draft Issues & Options paper was scheduled to go to Cabinet in January 2023. If approved, a public consultation period would then commence.

All information could be found on the website using the following link:
<https://brecklandlocalplan.commonplace.is/>

Councillor Kiddle-Morris asked if Members would be provided with a regular monthly update on the call for sites.

Members were informed that all information would be available on the Commonplace website from 1 December 2022.

Councillor Clarke asked a question in respect of the Norfolk Nutrient Neutrality process and asked if there would be an update on this matter.

The Director of Planning & Building Control explained that the Norfolk Districts had been working together with Royal Haskoning on the Norfolk calculator. Discussions had been had with Natural England and they were happy with the Norfolk calculator, and both would be offered for developers to use.

Councillor Wilkinson, the Vice-Chairman asked if Breckland Council would be looking at investment zones that were being encouraged by Government.

Members were informed that Breckland Council had already submitted relevant applications in this regard. Housing targets would still have to be applied and there would be many policy decisions that would have to be made.

114/22 DEFERRED APPLICATIONS (AGENDA ITEM 8)

a) 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.

This application had been deferred at the Planning Committee meeting on 15 February 2022 for a site visit to be undertaken. This was undertaken on 14 March 2022. The application was subsequently deferred at the 15 March 2022 Planning Committee in order to consider and seek ecology advice on further objections received regarding impacts on nearby habitats.

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: Richard Thompson

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

Parish Council: Cllr Ellis (Chairman of Wellingham Parish Council - spoke against the application)

Supporters: Stephen Olley and Oliver Munday

Objector: James Rivett

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. a Section 106 Agreement securing 1.6Ha of mitigation land and its ongoing management in perpetuity as set out in the supplementary report on page 40 of the agenda pack.

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

Erection of farm worker's dwelling.

This application had been considered alongside application 3PL/2020/1484/F for a new dairy unit and associated works on land immediately to the south of the proposed dwelling and to which the proposed dwelling would serve. These

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applications had been deferred at Planning Committee on 15 February 2022 for a site visit to be undertaken. This was undertaken on 14 March 2022. The application was subsequently deferred at the 15 March 2022 Planning Committee in order to consider and seek ecology advice on further objections received regarding impacts on nearby habitats.

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: Richard Thompson

Agent: Nick Moys (Brown & Co)

Parish Council: Cllr Ellis (Chairman of Wellingham Parish Council - spoke against the application)

Supporters: Stephen Olley and Oliver Munday

Objector: James Rivett

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

- 1. a S106 Agreement to tie the occupation of the dwelling to the adjacent dairy unit;**
- 2. the conditions as listed in the report; subject to the removal of conditions 15 and 16 as these conditions were not relevant to this permission; and**
- 3. delegated authority be given to Officers to grant planning permission, subject to the receipt of a satisfactory financial contribution towards GIRAMs.**

c) 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 kitchen/office
4. Hiring out of facilities
5. Erection of stables
6. Increase level of 'old' outdoor arena and use as car park
7. Submit details of landscaping, removal of manure and lighting
8. Construction of new arena
9. Construction of outside exercise area/manege.

This application had been deferred from the Planning Committee meeting on 29

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November 2021 as Members requested a site visit for both this application and the now refused application reference 3PL/2021/0307/F on the same site for holiday accommodation. The site visit had been undertaken and during the site visit discrepancies with the plans and the description of development had been identified. These matters have been subsequently addressed in consultation with the applicant and officers and the application was returning to Planning Committee with an updated description of development which could be seen on the application.

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: Councillor Nunn (spoke against the application)

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, and additional conditions as follows:**
- 2. to restrict the events to equestrian events only;**
- 3. to only allow events to take place from 8am to 9pm; and**
- 4. to restrict the use of the PA system for events only.**

Councillors Kiddle-Morris and Duigan abstained from voting on this application as they had not attended the Committee meeting when the site visit had been agreed or the actual site visit itself.

- d) Thetford: Foot Path outside Light Cinema, Anchor Place: Reference: 3PL/2022/0709/F

Removal of existing BT Phone Box and installation of a proposed replacement BT Street Hub and associated display of advertisement to both side of the unit.

This application had been deferred from the Planning Committee meeting on 6 September 2022 as alternative locations were being sought for the installation of the BT LCD display screens following an objection from the Council's Property Team.

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.

No representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings.

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 Officers to approve the application subject to no objections being received, that had not already been addressed in the Officer's report, by 8 December 2022, the end of the consultation period.**

- e) Thetford: Footpath outside Light Cinema, Anchor Place: Reference: 3PL/2022/0711/A

Two Digital 75-inch LCD Display Screen One on each side of the Street Hub Unit.

This application had been deferred from the Planning Committee meeting on 6 September 2022 as alternative locations were being sought for the installation of the BT LCD display screens following an objection from the Council's Property Team.

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.

No representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings.

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 Officers to approve the application subject to no objections being received, that had not already been addressed in the Officer's report, by 8 December 2022, the end of the consultation period.**

115/22 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

- a) Harling: 7 Hamblings Piece: Reference: 3PL/2022/0781/HOU

Retrospective planning permission to retain 1.8m fence around the curtilage of the property.

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.

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: Councillor Nunn (spoke in support of 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) North Lopham: 2 The Street: Reference: 3PL/2022/0739/F

Erection of one detached dwelling; parking & turning, use of existing access.

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: Councillor Nunn (spoke in support of the application)

Applicant's Agent: Sarah Roberts (Roberts Molloy Architects)

DECISION: Members voted 7 x 3 against the Officer's recommendation of refusal.

REASONS: Contrary to the Officer's view, Members felt that a Heritage Statement was not required in this instance to enable them to conclude that the proposed dwelling would conserve or enhance the existing character and appearance of the Conservation area.

DECISION: Members voted 7 x 3 for approval; subject to delegated authority being given to Officers to agree and impose suitable conditions.

c) Thetford: Land adjacent to 48 Vicarage Road: Reference: 3PL/2022/0456/F

Proposed redevelopment of builder's yard consisting of 2 no bungalows, 1 no pair of semi-detached houses and 1 detached dwelling using existing access.

As the applicant, Councillor Kybird declared a personal & prejudicial interest in respect of this application and left the room whilst this item was being discussed.

Consideration was given to the report presented by Matthew Blackie, 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: Councillor Dowling (spoke against the application)

Applicant's Agent: Paul Scarlett (Brown & Scarlett Architects)

Objector: Glen Williams

DECISION: Members voted 7 x 2 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 Officers on ecological considerations for biodiversity net gains related matters.**

d) Watton: Field Maple Road: Reference: 3PL/2022/0296/F

4no. new dwellings.

All Members of the Committee had received written representations.

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.

Councillor Kiddell (a Ward Representative) had sent a written statement objecting to the application which was read aloud by the Head of Development Management.

Applicant's Agent: Andrew Clarke (Cannon Clarke Architects)

Objectors: James Watling and Lucinda Scott-James

DECISION: Members voted 7 x 3 for approval in support of the Officer's recommendation; subject to:

- 1. delegated authority be given to Officers to grant planning permission, subject to the receipt of a satisfactory Unilateral Undertaking to secure required contributions towards GIRAMs;**
- 2. delegated authority also be given to Officers to refuse planning permission if a satisfactory Unilateral Undertaking is not received; and subject to:**
- 3. the conditions as listed in the report;**
- 4. an additional condition in respect of slab levels; and**
- 5. a S106 Agreement to secure the provision and upkeep of public open space and footpath.**

e) Attleborough: Cakes Hill Barn, Ellingham Road: Reference: 3PL/2022/0867/F

Continued use of Cakes Hill Barn, agricultural workers dwelling as a holiday let, for a temporary period of two years, as temporarily approved under BDC reference 3PL/2020/1335/CU.

Councillor Bowes and Councillor Crane declared a personal & prejudicial interest in this application as they were friends of the applicant and left the room whilst this application was being discussed. The Head of Development Management

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also left the room.

Consideration was given to the report presented by Barbara Greengrass, Principal 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 in accordance with the Council's scheme of public speaking at Planning Committee meetings.

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

f) Thetford: Health Centre, Croxton Road: Reference: 3PL/2022/0913/F

Extension of existing car park. New external lift shaft.

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.

No representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings.

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 5 to be amended to read: prior to the first use of the 'car park'....

g) Watton: Footpath outside 7 Chaston Place: Reference: 3PL/2022/0718/F

Removal of existing BT Phone Box and installation of a proposed replacement BT Street Hub and associated display of advertisement to both sides of the unit.

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.

No representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings.

It was proposed and seconded that this application be deferred to allow the siting of this proposed replacement BT street hub to be moved.

DECISION: Members voted 7 x 2 not to defer the application.

Members then voted on the substantive proposal of approval.

DECISION: Members voted 7 x 2 for approval in support of the Officer's

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recommendation subject to the conditions as listed in the report.

h) Watton: Footpath outside 7 Chaston Place: Reference: 3PL/2022/0717/A

Two digital 75-inch LCD Display Screens one each site of the Street Hub unit.

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.

No representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings.

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

116/22 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 10)

Noted.

117/22 APPEALS (FOR INFORMATION) (AGENDA ITEM 11)

Noted.

The meeting closed at 2.45 pm

CHAIRMAN