

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Tuesday, 14 February 2023 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 Harry Clarke  
Cllr Vera Dale  
Cllr Phillip Duigan

Cllr Keith Gilbert  
Cllr Mark Kiddle-Morris  
Cllr Robert Kybird  
Cllr Paul Plummer  
Cllr Taila Taylor (Substitute Member)

**In Attendance**

Michael Horn  
Simon Wood  
Rebecca Collins  
Matthew Blackie  
Lucy Gaffer  
Gemma Manthorpe  
Mandy Cunnington  
Julie Britton

Solicitor to the Council  
Director of Planning & Building Control  
Head of Development Management  
Senior Development Management Planner  
Graduate Development Management Planner  
Principal Development Management Planner  
Technical Support Officer  
Democratic Services Officer

**12/23 MINUTES (AGENDA ITEM 1)**

The Minutes of the meeting held on 26 January 2023 were confirmed as a correct record and signed by the Chairman.

**13/23 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

Apologies for absence were received from Councillors Bowes and Martin. Councillor Taylor was in attendance as substitute.

**14/23 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED  
(AGENDA ITEM 3)**

Councillor Duigan declared a personal and prejudicial interest in Agenda item 9(a) as he had received direct representation from one of his Constituents in his Ward.

**15/23 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

The Chairman thanked those Members for attending the recent site visits held on Monday, 13 February 2023, it had been well attended and very informative.

**16/23 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA  
(AGENDA ITEM 5)**

None.

**Action By**

**17/23 URGENT BUSINESS (AGENDA ITEM 6)**

None.

**18/23 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)**

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

The Housing & Economic Needs Assessment was out for tender. This was a piece of work that would help the Council to understand the housing requirements in the district, particularly in relation to specialist groups such as affordable housing, extra care units etc. This piece of work in terms of the Tender was expected to be completed in March 2023, then the work itself would take place over the next 2 or 3 months and then the findings from this work would be presented to Members through an all-Member Briefing in due course.

Members were reminded that the National Planning Policy Framework (NPPF) consultation was still on-going, and the closing date was 2 March 2023. Members were encouraged to either email any comments they had to the Planning Policy inbox or to make their own representations on the Department of Levelling Up, Housing and Communities (DLUHC) website by 17 February 2023. If further clarification was required, Members were asked to contact him or Andy D'Arcy, the Planning Policy Manager.

Councillor Atterwill believed that the Planning Team was looking to recruit a Community Liaison Officer to assist with the Local Plan and asked if this person was already in post and what this person's role would entail.

The Director of Planning & Building Control advised that this person would support the Planning Policy Team with community engagement. This had been out to Tender and five responses had been received and it was hoped that the successful applicant would be appointed soon. Once appointed their first piece of work would be in relation to the Issues & Options consultation, to support the Team in identifying smaller groups within the community and look at different ways of engagement, as well as making sure that all engagement was easily understood. This person would also take the lead on some of the work that the Planning Policy Team would be taking to the wider community groups.

Councillor Kiddle-Morris had seen some recent news in the local press about a number of wetland projects that had been identified in the Breckland area to alleviate nutrients and asked for an update.

Members were informed that Natural England were undergoing a process that involved them in identifying sites within Norfolk that would, on the face of it, be suitable to provide mitigation for Nutrient Neutrality and were now in the process of going out to the market to have consultants carrying out feasibility work on these sites. Three of these sites were in Breckland, one of which was on Council land in Scarning. The Council owned land was not suitable by itself for wetland development as it was too small, but it could provide other quick wins such as riparian zones that could also deal with nutrient neutrality as well.

This was all at a relatively early stage, but wetlands were a solution that would take some time to come forward. The way that Natural England was looking to do this was to provide credits on a 3-stage basis over an 18 month period, the details of which were explained. All authorities were now working closely on this matter with Natural England and good progress was being made.

Councillor Duigan asked how many planning applications were now on hold due to Nutrient Neutrality.

The Director of Planning & Building Control said that approximately 1,000 dwellings were now on hold and a list was being prepared to inform the work being carried out by Natural England.

Councillor Atterwill was concerned that such work had only just started and the affect that this would have on the Council's 5-year housing land supply, and asked if the Government had provided any advice.

Members were informed that no advice had been received from the Government but the main housing delivery areas for Attleborough and Thetford, to a degree, were not affected by Nutrient Neutrality so housing could still be delivered. Unfortunately, Norwich, South Norfolk and much of Broadland were much more affected and South Norfolk had recalculated and had made the decision that they no longer had a 5-year housing land supply. Breckland Council had chosen not to recalculate, and at the moment all that was being done in relation to the affected catchment areas was to push the delivery of housing back rather than taking them out of the 5-year cycle.

#### **19/23 DEFERRED APPLICATIONS (AGENDA ITEM 8)**

a) Old Buckenham: Cuffer Lane: Reference: PL/2021/1528/F

Erection of a new agricultural building.

This application had been deferred at the Planning Committee meeting on 13 December 2022 for a site visit. The guidance that the Solicitor to the Council had previously given Committee in respect of voting when a site visit had taken place was acknowledged and clarified where required.

This application was considered in conjunction with Agenda item 8(b).

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.

Applicant's Agent(s): Jasmine Ayton & Oliver Jones (Plandescil Ltd)

New Buckenham Parish Council: Andrew Bingham (Vice-Chairman) (spoke against the application)

**DECISION: Members voted 7 x 0 + 1 abstention against the Officer's recommendation of refusal.**

**REASON(S): Members felt that the proposed building would not have a detrimental impact on the character of the surrounding area and that it would not intrude into the open countryside, as was concluded in the Officer report. Accordingly, they did not feel that the proposed building**

would fail to preserve or enhance the intrinsic character and beauty of the countryside. In reaching their planning judgments on this application they took into account that within certain parameters, a building could be erected with permitted development rights if the site remained agricultural land.

**DECISION: Approved, subject to delegated authority being given to Officers to impose suitable conditions.**

- b) Old Buckenham: Land at 608360 291240, Cuffer Lane: Reference: PL/2021/1690/F

Change of use of land from agriculture land to mixed use of agriculture and leisure & domestic use (retrospective). Erection of fencing, entrance gate, bell tent, outdoor kitchen, chicken feed store, beehives, chicken feed store, chicken coop & earth bund and alterations to existing pond (retrospective).

This application had been deferred at the Planning Committee meeting on 13 December 2022 for a site visit. The guidance that the Solicitor to the Council had previously given Committee in respect of voting when a site visit had taken place was acknowledged and clarified where required.

This application was considered in conjunction with Agenda item 8(a).

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.

Applicant's Agent(s): Jasmine Ayton & Oliver Jones (Plandescil Ltd)

New Buckenham Parish Council: Andrew Bingham (Vice-Chairman) (spoke against the application)

**DECISION: Members voted 7 x 0 + 1 abstention against the Officer's recommendation of refusal.**

**REASON(S):** Members felt that the change of use was considered acceptable as overall, it neither detrimentally impacted the appearance of the area, nor did it fail to preserve or enhance the intrinsic character and beauty of the countryside. Furthermore, Members did not consider that the proposed change of use would give rise to an unacceptable opportunity for activities not appropriate to its location in the open countryside and that it could result in detrimental impact on the amenities of residents along Cuffer Lane and the wider area including New Buckenham.

**DECISION: Approved, subject to delegated authority being given to Officers to impose suitable conditions; including:**

1. hedging being planted along the road to soften the look of the fence;
2. no other structures to be erected without the prior written approval of the Local Planning Authority; and subject to:

**3. the matter of ecology to be resolved with no objection and the receipt of a suitable Unilateral Undertaking or alternative package of mitigation measures in relation to GIRAMS.**

**20/23 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)**

a) Dereham: 9 School Lane: Reference: 3PL/2022/1284/HOU

Erection of fence (retrospective).

Consideration was given to the report presented by Lucy Gaffer, Graduate Development Management Planner.

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

Councillor Duigan declared a personal and prejudicial interest as he had received direct representation from one of his constituents in his Ward.

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(s): Jonathan Burton (Jonathan W Burton Architectural Design)

Supporter: Debbie Hook

**DECISION: Members voted 5 x 4 against the Officer's recommendation of refusal.**

**REASON(S): Members felt that the height and design would have no detrimental impact on the character or appearance of the street scene.**

**DECISION: Approved.**

b) Great Dunham and Little Dunham: Land West of Palgrave Road: Reference: 3PL/2022/1215/F

Construction and operation of a solar photovoltaic farm with battery storage and associated infrastructure, including inverters, substations, security cameras, fencing, access tracks and landscaping.

Consideration was given to the report presented by Gemma Manthorpe, 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: Matt Lomax (on behalf of the applicant)

Great Dunham Parish Council: Brenda Upton (spoke against the application)

Little Dunham Parish Council: Simon Fowler (Chairman of the Parish)

**Action By**

Council, spoke in support of the application)

Supporter: Craig Rogers

Objectors: John Butterfield, Chris Ridout & Danielle Duffie

Eastern Daily Press: Charles Mylchreest (questions only)

Applicant's Agent: Rob Booth (questions only)

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

- 1. no objections being received from the outstanding consultees, Highways and Drainage consultant;**
- 2. delegated authority be given to Planning Officers to add any conditions at the consultees request;**
- 3. the conditions as listed in the report;**
- 4. condition 22 (Decommissioning) being updated to include a scheme for the recycling/re-use of panels and other equipment where possible; and**
- 5. condition 8 (Management and Maintenance) being updated to include fencing.**

c) Necton: National Grid Necton 400kV Substation, Off Norwich Road (A47):  
Reference: 3PL/2022/1003/F

Proposed extension to the eastern end of the existing Necton 400kV substation (installation of a new bus coupler (Bus Coupler 3)). The need for the proposed substation extension is to ensure the network remains secure, resilient and reliable with the increase in generation in the wider region, ensuring compliance with the Security and Quality of Supply Standard.

Consideration was given to the report presented by Simon Wood, Director of Planning & Building Control.

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. delegated authority being given to Officers to issue the decision notice once the S106 Legal Agreement has been finalised; and**
- 2. the conditions as listed in the report.**

**Action By**

Noted.

The meeting closed at 1.15 pm

CHAIRMAN