

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Tuesday, 14 March 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 Roy Brame (Substitute Member)

Also Present

Cllr Philip Cowen (in his
capacity as an agent)

Cllr Philip Morton (Ward Representative)

In Attendance

Michael Horn
Rebecca Collins
Matthew Blackie
Richard Fisher
Chris Hobson
Lisa O'Donovan
Rebecca Harris
Julie Britton

Solicitor to the Council
Head of Development Management
Senior Development Management Planner
Tree & Countryside Officer
Principal Development Management Planner
Senior Development Management Planner
Technical Support Officer
Democratic Services Officer

22/23 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 14 February 2023 were agreed as a correct record and signed by the Chairman.

23/23 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillors Bowes and Martin.

Councillor Brame was in attendance as substitute for Councillor Bowes.

**24/23 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED
(AGENDA ITEM 3)**

Councillor Plummer declared a personal & prejudicial interest in Agenda item 10(f) Mattishall and left the room whilst this item was being discussed.

25/23 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

Members were reminded that the next Planning Committee meeting on Tuesday, 18 April 2023 would be held at the Carnegie Rooms in Thetford.

One Member was still required for the Chairman's Panel meeting on 26 April 2023, and the Panel meeting on 22 March 2023 would now be starting at 9.30am instead of 10am.

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**26/23 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA
(AGENDA ITEM 5)**

The following applications were deferred to allow further consideration of the reports:

Agenda item 10(c): Litcham: land at Wellingham Road and Weasenham Road:
Reference: 3OB/2002/0011/OB

Agenda item 10(d): Litcham: Land off Wellingham Road: Reference:
3PL/2022/0340/D

Agenda item 10(e): Litcham: Land off Weasenham Road: Reference:
3PL/2022/0371/D

All applications would be brought back to the Planning Committee at a later date.

27/23 URGENT BUSINESS (AGENDA ITEM 6)

None.

28/23 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

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

The Examination into the single policy partial update of the Local Plan, Policy INF03, would be taking place between Tuesday, 18 April and Thursday, 20 April 2023 at the Dereham Memorial Hall. The Programme Officer, Nikki Clarke, an Independent Officer, would be acting as the contact for any person who had an interest in the Examination and her contact details could be found on the Council's website <https://www.breckland.gov.uk/planning-policy/examination-library>.

With regard to the full update, the Issues & Options consultation had started on 10 March and would continue until 19 May 2023, and was an important part of the Local Plan process as the community was asked how they would like to tackle a range of issues and proposed options for the future development of the district. The consultation did not identify potential sites or draft policy wording. Further details could be found on the Council's website and the commonplace community engagement platform <https://brecklandlocalplan.commonplace.is/>.

The Council had recently appointed two community engagement specialists to work with the Planning Team throughout the issues and options consultation process.

Further evidence was being commissioned on housing and economic development needs, gypsy & traveller and travelling show people needs and flood risk.

If Members had any questions they would be directed to Simon Wood, the Director of Planning & Building Control for a response.

**29/23 TREE PRESERVATION ORDER (TPO) 2022 NO.10: BANHAM (AGENDA
ITEM 8)**

Formal objection to the serving of Tree Preservation Order (TPO) 2022 No. 10,

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Banham.

Consideration was given to the report presented by Richard Fisher, 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:

Supporter: Mr R Plom

Objector: Mr O Ashford

DECISION: Members voted unanimously to confirm the Order.

The Tree Preservation Order 2022 No. 10 was confirmed as recommended.

30/23 DEFERRED APPLICATIONS (AGENDA ITEM 9)

a) Shropham: Caretakers House, Larling Road: Reference: 3PL/2022/0439/F

This application had been deferred at the Planning Committee meeting on 17 January 2023 for a site visit which had since been undertaken.

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.

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: Mr Phil Cowen (Cowen Consulting)

Shropham Parish Council: Cllr David Napier (Chairman), in support

Applicants: Mr & Mrs Moorfoot

DECISION: Members voted 8 x 0 + 2 abstentions against the Officer's recommendation of refusal.

REASON(S): Members felt that the proposals were in general conformity with Policy HOU13 of the Breckland Local Plan and there were other material planning considerations that weighed in favour of the development including the sustainable building technics/proposals, the self-build development and security matters.

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

31/23 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)

- a) Dereham: Land off Shipdham Road, Westfield Road and Westfield Lane:
Reference: 3PL/2022/1065/VAR

Variation of Conditions 3, 15, 16 & 17 on 3PL/2022/0669/VAR - Amendments to the wording of Condition 3 (Approved Drawings and Documents); Condition 15 (flood and ecological works to the River Tud); and Condition 16 (Construction Environmental Management Plan (CEMP)); Condition 17 (Ecological Management Plan (EMP)).

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.

Applicants Agent: Terry Harper (Lanpro)

Dereham Town Council: Tony Needham

Ward Representative: Councillor Philip Morton (spoke against the application)

DECISION: Members voted 6 x 4 for approval in support of the Officer's recommendation subject to the imposition of conditions as listed in the report.

- b) Dereham: Land to the east of Westfield Road and to South of Westfield Lane:
Reference: 3PL/2022/1071/O

Outline planning application for development of a maximum of 89 dwellings and associated infrastructure (all matters reserved).

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.

Applicants Agent: Terry Harper (Lanpro)

Dereham Town Council: Tony Needham

Ward Representative: Councillor Philip Morton (spoke against the application)

DECISION: The vote was tied, 5 x votes in support of the application and 5 x votes against. The Chairman then used his casting vote and voted in support of the Officer's recommendation of approval; subject to:

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1. the conditions as listed in the report;
2. an additional condition as set out in the supplementary agenda (see page 78 of the agenda pack);
3. amended ecology conditions to reflect the Council's Ecologist's recommended conditions;
4. no objections being raised by Natural England and National Highways (formerly Highways England); and
5. delegated authority be given to Officers to complete a S106 Agreement to secure the planning obligations and mitigations measures as set out in the report.

- c) Litcham: Land at Wellingham Road & Weasenham Road: Reference: 3OB/2022/0011/OB

This application was deferred (see Minute No. 26/23 above).

- d) Litcham: Land off Wellingham Road: Reference: 3PL/2022/0340/D

This application was deferred (see Minute No. 26/23 above).

- e) Litcham: Land off Weasenham Road: Reference: 3PL/2022/0371/D

This application was deferred (see Minute No. 26/23 above).

- f) Mattishall: Rimington, 93 Dereham Road: Reference: 3PL/2022/1415/HOU

Conversion to a chalet bungalow, dormers to front and rear and extensions to front and rear.

Councillor Plummer declared a personal & prejudicial interest in Agenda item 10(f) Mattishall and left the room whilst this item was being discussed.

Consideration was given to the report presented by Lisa O'Donovan, Senior 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.

Objector: Suzanne Askair

DECISION: Members voted 8 x 1 for approval in support of the Officer's recommendation subject to the conditions as listed in the report.

**32/23 APPLICATIONS DETERMINED BY THE DEPUTY CHIEF EXECUTIVE
(AGENDA ITEM 11)**

Noted.

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33/23 APPEALS SUMMARY - MARCH (AGENDA ITEM 12)

Noted.

The meeting closed at 12.30 pm

CHAIRMAN