

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Tuesday, 4 July 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 Robert Kybird
Cllr Peter Wilkinson (Vice-Chairman)	Cllr Paul Plummer
Cllr J Anscombe	Cllr Taila Taylor
Cllr Roger Atterwill	Cllr Harry Clarke
Cllr Gordon Bambridge	Cllr Terry Land (Substitute Member)
Cllr Mark Kiddle-Morris	

Also Present

Cllr Stephen Askew (Ward Representative)	Cllr Philip Cowen (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
Chris Hobson	Principal Development Management Planner
Matthew Blackie	Senior Development Management Planner
Barbara Greengrass	Principal Development Management Planner
Edward Small	Graduate Development Management Planner
Rebecca Harris	Technical Support Officer
Julie Britton	Democratic Services Officer

46/23 MINUTES

The Minutes of the meeting held on 18 April 2023 were agreed as a correct record and signed by the Chairman.

47/23 APOLOGIES & SUBSTITUTES

Apologies for absence were received from Councillors Brindle and Harvey. Councillor Land was in attendance as substitute.

48/23 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED

Councillor Kybird declared an interest in agenda item 10 due to one of the applications being for George Kybird Ltd.

49/23 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed new Members to the Committee including a returning Member Councillor Bambridge.

He also mentioned the need for Members to sit on the Chairman's Panel

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meetings and urged them to inform the Planning Team if they were able to attend.

The Chairman then introduced the young work experience students who were in attendance to observe the meeting.

50/23 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA

Dereham: 15 Yaxham Road: Reference: 3PL/2022/0590/F (Agenda item 9(b))

This application had been deferred as further clarification was required for Norfolk County Council Highways in respect of land ownership.

51/23 URGENT BUSINESS

None.

52/23 LOCAL PLAN UPDATE (STANDING ITEM)

Simon Wood, the Director of Planning & Building Control provided Members with an update in respect of the Examination that took place in April 2023 in terms of Policy INF03 of the Local Plan that required this authority to submit a full review of Local Plan Policies relating to housing, employment, space standards and gypsies and travellers by November 2022. For various reasons it had been impossible to submit this review and the Council took the view to start its full Local Plan update. On 14 June 2023, the Inspector's interim report had been received. In this report, the Inspector supported the Council's position in relation to the removal of the deadline in respect of Policy INF03 and was satisfied that the Council was able to demonstrate that it was making progress on the Local Plan update.

The report typified the excellent work carried out by the Planning Policy Team and the Planning Policy Manager and was an endorsement of the approach that this Council had taken to address what was quite a complicated issue and was not without risk. The interim report was available to view on the website but if Members had any questions, they were asked to direct them to him or Andy D'Arcy, the Planning Policy Manager.

The Inspector had indicated that her final report was expected to be sent at some point during the month of July. There would be a two-week window to fact check the report which would then go back to the Planning Inspectorate for conclusion in due course. If the timeline remained on course, the final report would be presented to Full Council in September for adoption.

In terms of the Local Plan update, Members sessions were being organised to take place in late August, early September to discuss the issues arising from the Issues & Options consultation. All Members were encouraged to attend as these sessions would be an important vehicle for Members to put their views forward to Officers as to the direction they would prefer the Local Plan to take and to clearly identify the issues and opportunities for the district. Officers would then be able to take those matters on board when starting to consider allocations and policies, such as settlement boundaries, and the development strategy.

Councillor Atterwill welcomed the news on Policy INF03 but asked if it could be confirmed whether those affected policies that this Council was supposed to review under INF03 would now carry full weight for the life of the existing Local Plan until the new Local Plan was adopted.

Members were informed that Policies would continue to carry full weight as would the Local Plan itself but there were issues and potential circumstances that could occur, if the Council failed to have a 5-year housing land supply as this would affect relevant housing policies etc. The NPPF recommended that authorities review its Local Plan every 5 years, and this Council was timetabling this as such to be concluded in 2024/25.

Councillor Kiddle-Morris endorsed the hard work carried out by the Planning Policy Manager and his Team, it had been a great achievement, but felt this had been helped by having a very pragmatic Planning Inspector who had produced a report that vindicated all the issues that Members had put forward in terms of Policy INF03.

53/23 DEFERRED APPLICATIONS

a) Litcham: Land at Wellingham Road & Weasenham Road: 3OB/2022/0011/OB

3PL/2018/0694/O & 3PL/2018/0698/O Planning Obligations – The reduction of the Affordable Housing Provision from 40% (6 dwellings) to 12.5% (2 dwellings).

This application was deferred at the Planning Committee meeting on 14 March 2023 (deferred prior to the meeting).

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.

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings.

Applicant: Nigel Robson (Breckland Bridge Ltd)

Applicant's Agent: Iain Hill (Bidwells LLP)

Applicant's Architect: Craig Driver (Hoopers Architects)

DECISION: Members voted unanimously for approval in agreement with the Officer's recommendation; subject to, delegated authority being given to enter into a deed of variation to amend the affordable housing obligations accordingly.

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

Reserved matters application for erection of 8 dwellings following outline permission 3PL/2018/0698/O and discharge of Planning Obligation - Affordable Housing Part 1 Condition 1.1.1 & 1.1.2 of 3PL/2018/0698/O.

This application was deferred at the Planning Committee meeting on 14 March 2023 (deferred prior to the meeting).

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 C/o Agent: Nigel Robson (Breckland Bridge Ltd)

Applicant's Architect/Agent: Craig Driver (Hoopers Architects)

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

1. the conditions as listed in the report;
2. delegated authority being given to Officers to grant planning permission, subject to the receipt of a satisfactory financial contribution towards GIRAMs; and
3. delegated authority being given to Officers in terms of a Deed of Variation to include open space provision and an affordable housing scheme.

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

Reserved Matters application for erection of 8 dwellings following outline permission 3PL/2018/0694/O and discharge of Planning Obligation - Affordable Housing Part 1 Condition 1.1.1 & 1.1.2 of 3PL/2018/0694/O.

This application was deferred at the Planning Committee meeting on 14 March 2023 (deferred prior to the meeting).

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 C/o Agent: Nigel Robson (Breckland Bridge Ltd)

Applicant's Architect/Agent: Craig Driver (Hoopers Architects)

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

1. the conditions as listed in the report;
2. delegated authority being given to Officers to grant planning permission, subject to the receipt of a satisfactory financial contribution towards GIRAMs; and
3. delegated authority being given to Officers in terms of a Deed of Variation to include open space provision and an affordable housing scheme.

54/23 SCHEDULE OF PLANNING APPLICATIONS

- a) Banham: Land to the north-east and south-west of Greyhound Lane:
Reference: 3PL/2022/0247/F

Construction of 48 dwellings (Class C3), creation of Public Open Space and associated works.

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.

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 Stephen Askew (spoke against the application)

Applicant: Nigel Robson (Breckland Bridge)

Applicant's Agent: Iain Hill (Bidwells LLP)

Highways/Drainage Consultant: Martin Doughty (Norfolk County Council)

Banham Parish Council: Cllr Keith Drewry (Vice-Chairman)

Objectors: Kerry Belham & Verity Spencer

DECISION: Members voted 6 x 4 in support of the Officer's recommendation of approval subject to:

1. the conditions as listed in the report; and

2. the completion of a S106 Agreement, to secure the planning obligations as listed in the application report, including a satisfactory financial contribution towards GIRAMs.

- b) Dereham: 15 Yaxham Road: Reference: 3PL/2022/0590/F

This application was deferred as further clarification was awaited from NCC Highways in terms of land ownership.

- c) Snetterton: Land at Heath Road (adj to A11 London Road): Reference:
3PL/2022/1166/F

Application for pallet storage and recycling facility including demolition of the existing building and replacement with a new workshop, managed storage, landscaping and means of enclosure.

Consideration was given to the report presented by Ed Small, Graduate Development Management Planner.

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

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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 Phil Cowen (spoke in support of the application)

Applicant's Agent: Alex Munro (Armstrong Rigg Planning (ARP))

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

d) Thetford: 30 Raymond Street: Reference: 3PL/2023/0419/LB

External work to rear wall.

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 this application.

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

55/23 APPLICATIONS DETERMINED BY THE DEPUTY CHIEF EXECUTIVE

Councillor Kybird declared an interest in this item due to one of the applications being for George Kybird Ltd.

The report was otherwise noted.

56/23 APPEALS SUMMARY (FOR INFORMATION)

Noted.

The meeting closed at 12.25 pm

CHAIRMAN