

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Tuesday, 29 August 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 Paul Plummer
Cllr Peter Wilkinson (Vice-Chairman)	Cllr Taila Taylor
Cllr Roger Atterwill	Cllr Mike Brindle
Cllr Mark Kiddle-Morris	Cllr Harry Clarke
Cllr Robert Kybird	Cllr Chris Harvey

Also Present

Cllr William Nunn (Ward Representative)

In Attendance

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

70/23 MINUTES

The Minutes of the meeting held on 1 August 2023 were agreed as a correct record and signed by the Chairman.

Councillors Atterwill and Kiddle-Morris refrained from voting on these Minutes as they had sent their apologies for that meeting.

71/23 APOLOGIES & SUBSTITUTES

Apologies for absence were received from Councillors Anscombe and Bambridge.

72/23 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED

Michael Horn, the Council's Solicitor, declared a personal and prejudicial interest in agenda item 9(a) and left the room whilst this item was being discussed.

73/23 CHAIRMAN'S ANNOUNCEMENTS

Members were reminded of the Local Plan workshop that was being held immediately after this meeting.

74/23 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA

Agenda item 9(b): Old Buckenham: 3PL/2022/0433/F had been deferred.

Action By

75/23 URGENT BUSINESS

None.

76/23 LOCAL PLAN UPDATE (STANDING ITEM)

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

Members were informed that a fact-checking letter had been received from the Planning Inspector in terms of the partial review of the Local Plan that sought to address Policy INF03. This was not a final or public decision it was a letter issued to the local authority to comment on any issues of fact that maybe contained within it but was a positive letter in relation to the position of the local authority and a response would be sent to the Planning Inspector in the next 24 hours for a final decision. A report would then be produced for consideration and adoption at a future Full Council meeting.

Additionally, the Examiner's fact checking report had been received in terms of the Watton Neighbourhood Plan and this would be looked at and responded to accordingly. Further meetings would be had with the Neighbourhood Plan Group to arrange a referendum anticipated to be held at the end of this year.

Members may have heard on the news references to changes to the position around Nutrient Neutrality rules by a new Government amendment to the Levelling Up and Regeneration Bill. Not much more was known at this stage as additional information was still awaited. Members would be informed of the position and any new requirements as soon as more information had been received.

Reflecting on the last update at the previous Planning Committee meeting, a question was raised by Councillor Clarke in terms of the Brownfield register and the number of dwellings that would be provided, and it had since been calculated that there would be 613 dwellings if all those on the register were built out. A further question had been raised by Councillor Kybird in terms of the 5-year housing land supply and the fact that caravan parks were appropriate within that count and in reference to one of the parks– there was no breach of planning control that this authority was aware of and was a lawful site.

As the Chairman had mentioned earlier in the meeting, the first of a series of workshops would take place after this meeting and would be repeated on the 5 September 2023 and further sessions would be arranged in future in relation to various topics including the housing and economic assessment work that was currently being carried out.

Councillor Atterwill queried the Government's amendment to the Levelling Up and Regeneration Bill and asked if Parliament had to make a statement on this matter. The Director of Planning & Building Control was unsure all he knew was that there would be an announcement made later today.

77/23 DEFERRED APPLICATIONS

None.

78/23 SCHEDULE OF PLANNING APPLICATIONS

- a) Harling: Garden House, West Harling: Reference: 3PL/2023/0656/HOU

Proposed removal of existing timber garage and proposed new timber cart lodge.

Michael Horn, the Council's Solicitor, declared a personal and prejudicial interest in this application and left the room whilst this item was being discussed.

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.

No representations were made in respect of the application.

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

- b) Old Buckenham: Arenal, New Buckenham Road: Reference: 3PL/2022/0433/F

This application had been deferred prior to this meeting.

- c) Riddlesworth: The Pavilion, Lodge Farm Estate, Lodge Lane: Reference: 3PL/2023/0569/F

Conversion of redundant pavilion building and creation of access to provide 1 no. unit of holiday accommodation.

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.

Photographs of the interior of the property were circulated at the meeting.

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 William Nunn (spoke in support of the application)

Applicant's Agent: James Platt (Locus Planning Ltd)

DECISION: Members voted 8 x 1 for approval against the Officer's recommendation of refusal.

REASONS: Members were satisfied that the building would not have a detrimental impact on the countryside and was in accordance with Policy EC07 of the Breckland Local Plan due to the fact that historically the former building did attract visitors and was a substantial building being brought back into economic use.

DECISION: APPROVED subject to delegated authority being given to

Action By

Officers to impose suitable conditions, including:

- 1. a signed Unilateral Undertaking in terms of GIRAMs**
- 2. biodiversity net gain measures being imposed**
- 3. suitable external lighting to be installed to avoid light pollution**
- 4. restricting the use to holiday accommodation; and**
- 5. details of proposed access track and parking/curtilage**

79/23 APPLICATIONS DETERMINED BY THE DEPUTY CHIEF EXECUTIVE

Noted.

80/23 APPEALS SUMMARY (FOR INFORMATION)

Noted.

The meeting closed at 10.45 am

CHAIRMAN