

BRECKLAND COUNCIL

At a Meeting of the

DEVELOPMENT CONTROL COMMITTEE

**Held on Monday, 21 September 2009 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Councillor E. Gould (Chairman)	Mr J.P. Labouchere
Mr W.P. Borrett	Mr T.J. Lamb
Councillor Claire Bowes	Mr S. J. P. Rogers
Mrs M.P. Chapman-Allen	Mr B. Rose
Mr P.J. Duigan	Mr F.J. Sharpe
Mrs D.K.R. Irving	Mrs P.A. Spencer
Mr M.A. Kiddle-Morris	Mr N.C. Wilkin (Vice-Chairman)

Also Present

Mrs L.H. Monument	Mrs A.L. Steward
Mr J.W. Nunn	

In Attendance

Mike Brennan	- Principal Development Control Officer
Heather Burlingham	- Assistant Development Control Officer
John Chinnery	- Solicitor & Standards Consultant
Phil Daines	- Development Services Manager
Helen McAleer	- Member Services Officer
Nick Moys	- Principal Planning Officer (Major Projects)
David Spencer	- Principal Planning Policy Officer

141/09 MINUTES (AGENDA ITEM 1)

The minutes of the meeting held on 2 September 2343 confirmed as a correct record and signed by the Chairman.

142/09 APOLOGIES (AGENDA ITEM 2)

Apologies for absence were received from Mr A Byrne, Mr M Fanthorpe, Mr P Francis, Mr R Kemp and Mr M Spencer.

**143/09 DECLARATION OF INTEREST AND OF REPRESENTATIONS
RECEIVED (AGENDA ITEM 3)**

Members and Officers were asked to declare any interest at the time the applications were introduced.

It was noted that all Members of the Committee had received direct representation concerning Item 1 (Harling) and Item 4 (Scarning).

144/09 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman reminded Members of the forthcoming bus tour to be held on Friday 16 October 2009.

Action By

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145/09 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

It was noted that Item 8a (Hockham) had been deferred from the agenda, as advice from English Heritage was awaited.

146/09 LOCAL DEVELOPMENT FRAMEWORK (AGENDA ITEM 7)

The Principal Planning Policy Officer advised Members that the Inspector's report on the Core Strategy was expected by the end of the month. The report would be 'fact checked' before public release, which should be in mid October.

The Site Specifics process would commence on 23 September, with a meeting in Watton to discuss sites in Watton and Harling. Further meetings would be held on 14 October – re sites in Swaffham and Narborough; 3 November – re sites in Dereham, Shipdham and Swanton Morley; and 24 November – when the Settlement Boundaries of rural parishes would be reviewed.

Work was progressing on the Thetford Area Action Plan, with detailed discussion with stakeholders taking place.

The Attleborough Task Force were meeting on 23 September but future progress was dependant on the outcome of the Inspector's report.

147/09 DEFERRED APPLICATIONS

- a) **3PL/2008/0526/F: Hockham: Land Adjacent North Farm, Shropham Road: Demolition of barn/shed and erection of 4 No. dwellings and garages for Mr Trappes-Lomax (Agenda Item 8a)**

This application had been deferred. See Minute No 145/09 above.

148/09 3PL/2009/0589/F : HARLING: PROPOSED RESIDENTIAL DEVELOPMENT, LOPHAM ROAD FOR MR D TAYLOR (AGENDA ITEM 9)

This full application proposed 15 dwellings outside the Settlement Boundary on land adjacent to the site of a previous application for ten dwellings.

The current application proposed 15 houses (including five affordable units) in the same format, character and style as the previous scheme and included a footpath link to the adjacent site and an area of public open space. The proposal performed well against some of the national policy criteria in PPS3. However, the Council's Principal Housing Officer was concerned that the scheme was not in the best place and the proposed mix of affordable housing was not well related to local need.

In addition, the wider aspect of the affect of a further 15 houses on the emerging LDF process needed to be addressed. Under the submitted Core Strategy there was a proposed allocation of 50 houses for Harling up to 2026. If approved, this application together with the previously approved ten houses, would take up half of the proposed allocation in advance of the adoption of the Site Specifics DPD.

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A meeting of the LDF Task and Finish Group was due to take place the following day. This would discuss Site Specifics in Harling. The question was raised as to whether approval of the current application would pre-empt that process.

Other issues to be considered were:

- the position of the proposal on a prominent edge to the village. It was felt that as a clear field boundary of hedging with trees already existed, this would not affect the general character of the area;
- relationship of development with existing trees. The Council's Tree & Countryside Officer had concerns that the close proximity of some of the dwellings could lead to future pressure to lop or remove the trees;
- security concerns raised by the police in relation to the open space and the footpath linking the two sites.

An amended layout had very recently been provided by the applicant and this appeared to overcome these concerns. If Members were minded to approve the application the Officer suggested that the amended layout was an improvement.

The Development Services Manager felt that this proposed change to the layout was too great to accept as an amendment and therefore a new application would be required. He therefore suggested that the current application should be withdrawn or determined.

The meeting was adjourned to allow a brief discussion between the officers and the applicant following which the applicant confirmed that he wished the application to be determined as presented, but that he would be submitting a new application, with the amended layout, the next day.

The Principal Planning Policy Officer clarified the position with regard to the forthcoming LDF Task & Finish Group meeting. He explained that the Group would be asked for their views and observations concerning proposed sites for development in Harling. These would be reported to Cabinet which would actually make the decision on which sites would be adopted. That decision would not be made before February/March 2010.

Concerning the decision to be taken by the Development Control Committee, he agreed that from a policy perspective this would have a consequence on the allocation of other sites in Harling.

Mr Taylor (applicant) considered that the proposal was a logical Phase II to the previous application. The finance was in place to commence development and the scheme could be delivered within the next five years. The application met PPS3 Policy criteria and he asked the Committee to be consistent in their approval.

Mr Brown (agent) said they had produced a scheme to mirror the previous approval. They had received 62 letters of support from villagers and no objections. They were willing to alter the layout.

A Member said that he had supported the previous application because it represented infill between the village and existing commercial units, but this application site was not sustainable.

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RESOLVED to refuse the application as recommended.

Mr M Kiddle-Morris (as Chairman) and Mr P Duigan (as a member) of the LDF Task & Finish Group both abstained from voting on this item.

149/09 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)

RESOLVED that the applications be determined as follows:

- (a) Item 1: Harling: Land east of Lopham Road: Residential development (15 units) for Scott Brown Partnership: 3PL/2009/0589/F

Refused as recommended. See Minute No 148/09.

- (b) Item 2: Carbrooke: Former Technical Site, RAF Watton: Re-plan of 11 residential units (private dwellings) including associated infrastructure for Taylor Wimpey: 3PL/2009/0627/F

This application proposed a re-plan of an existing permission for 11 dwellings which formed part of a large housing development. The proposed layout was almost identical to that previously approved. The changes were to the house types and internal layout of the dwellings. The rear wing of the four corner plot houses was to be increased from one and a half to two storeys and four other plots previously approved as two and a half storeys would be reduced to two storey houses. The character of the area would be maintained and the changes would provide more marketable house types.

Members sought clarification on the possibility of requesting a higher build standard at this stage and were advised that it would not be reasonable to require a different standard for a small section of a much larger development.

The Development Services Manager agreed with this but said that the developer could be asked if they would be willing to introduce changes. He also confirmed that the appropriate Code level was required on all new developments.

Approved, as recommended.

- (c) Item 3: Blo'Norton: Oak House, The Street: Proposed erection of two storey chalet cottage style dwelling and detached garage for Mr & Mrs P Palmer: 3PL/2009/0684/O

This outline application sought permission for a single cottage style dwelling on part of a large garden set behind mature hedges. All matters were reserved, but indicative plans had been submitted showing a proposed access and siting of the dwelling to the rear of the plot approximately 14m back from the boundary.

A previous application for two dwellings on the site had been refused and dismissed at appeal. The Inspector had considered that the dwellings were too cramped but had not objected to the principle of development.

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Mr Nunn, Ward Representative, had requested the application be heard at Committee because he had objected to the previous submission. However, having seen the officer's presentation he had no objection, provided any approval closely followed the indicative plans.

Members discussed the effect of this proposal on the street scene. There was concern that if large visibility splays were required at the access point a lot of hedge would be lost. It was agreed that as long as the Reserved Matters submission closely followed the indicative plans, approval could be granted.

Approved, as recommended, subject to a condition requiring the Reserved Matters application to closely follow the layout and design indicated, with the proviso that the access point should be sited to minimise its impact on trees/hedging.

- (d) Item 4: Scarning: Foresters Lodge, Bradenham Lane: Proposed two storey side extension and single storey rear extension to dwellinghouse for Mr S and Mrs T Fryett: 3PL/2009/0685/F

This application proposed a two storey extension to an existing Foresters Lodge. Occupation of the Lodge was tied to the forestry business operating from the site. The design, detailing and scale of the extension were in keeping with the dwelling.

Due to the existing layout of the dwelling the proposed extension might allow future sub-division of the property. A condition was therefore attached, limiting the additional accommodation to ancillary use only.

One letter had been received raising issues which were being looked at by various departments of the Council, but which were not considered relevant to the application.

A Member suggested that a legal agreement should be required to prevent future sub-division of the dwelling, but this proposal was not supported.

Approved, as recommended.

- (e) Item 5: Dereham: 17 Highfield Road: Move existing fence to a new position at boundary of property (retrospective) for Mr K Thrower: 3PL/2009/0686/F

This retrospective application was for the re-siting of a boundary fence, closer to the highway.

Members were shown photographs of the surrounding area, highlighting the open-plan nature of the estate. It was considered that the 1.8m close boarded fence, so close to the highway, introduced a hard edge to the street scene to the detriment of the area. It was also considered that approval would set a dangerous precedent.

Mrs Monument, Ward Representative, explained that the corner

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bungalows on the estate were all orientated to face side roads. This meant that their 'back' gardens fronted Highfield Road leading to lack of privacy and security. The applicant had moved his fence to improve the privacy of his bathroom which was being affected by people using the area on the corner as an unofficial bus-stop. She showed photographs of similar properties where walls or hedges had been used. Visibility was not affected as there was 13 feet from the edge of the fence to the kerb.

A Member noted that there would be no planning control over a hedge, and in many cases these were more intrusive than fences due to overhanging the footway. However, other Members were against the fence considering that it was out of character with the area.

Refused, as recommended, and enforcement action authorised.

Notes to the Schedule

<u>Item No</u>	<u>Speaker</u>
1	Mr David Taylor – Applicant Mr Scott Brown - Agent
3	Mr W Nunn – Ward Representative
5	Mrs L Monument – Ward Representative Mr Thrower - Applicant

Written Representations taken into account

<u>Reference No</u>	<u>No of Representations</u>
3PL/2009/0589/F	63
3PL/2009/0684/O	2
3PL/2009/0685/F	1
3PL/2009/0686/F	9

150/09 APPLICATIONS DETERMINED BY THE DEPUTY CHIEF EXECUTIVE (AGENDA ITEM 11)

This items was noted.

151/09 ENFORCEMENT ITEMS (AGENDA ITEM 12)

This item was noted.

152/09 APPLICATIONS DETERMINED BY NORFOLK COUNTY COUNCIL (AGENDA ITEM 13)

This item was noted.

The meeting closed at 11.42 am

CHAIRMAN