

**Planning Regulatory Committee  
Minutes of the Meeting Held on Friday 26 July  
at 11am in the Council Chamber, County Hall**

**Present:**

Cllr Colin Foulger (Chairman)  
Cllr Brian Long (Vice Chairman)

Cllr Mick Castle  
Cllr D Douglas  
Cllr David Collis  
Cllr Brian Iles

Cllr William Richmond  
Cllr Eric Seward  
Cllr Tony White

**Substitute Members Present**

Cllr Beverly Spratt for Cllr Stephen Askew

**Also Present:**

Neil Campbell  
Ralph Cox  
Jonathan Hanner  
Nick Johnson  
Jane Linley  
Andrew Sierakowski

Senior Planning Officer  
Principal Planning Officer  
Engineer, Highways Development Management  
Head of Planning  
Team Lead (Planning & Environment), nplaw  
Senior Planning Officer

**1 Apologies and Substitutions**

- 1.1 Apologies were received from Cllr S Askew (Cllr Spratt substituting), Cllr M Storey. Also absent were Cllr Brame and Cllr Sands

**2 Minutes**

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on 6 June 2019 were agreed as an accurate record and signed by the Chairman

**3 Declarations of Interest**

- 3.1 There were no declarations of interest

**4 Urgent Business**

- 4.1 There was no urgent business.

## **Applications referred to the Committee for determination.**

### **5 C/1/2018/1016, Pinkney's Field, Breck Farm, Stody Estate, Melton Constable; C/1/2018/1017, Breck Farm Reservoir, Stody Estate, Melton Constable; and C/1/2018/1018, Breck Farm Reservoir, Stody Estate, Melton Constable**

5.1.1 The Committee considered the three interlinked planning applications that sought permission to relocate one of two previously approved agricultural reservoirs to the adjacent Pinkney's field. In addition to the main application itself, two section 73 applications had also been lodged in order to facilitate this proposal.

5.1.2 The Senior Planning Officer introduced the presentation

- Planning permission had been granted in 2010 for 2 agricultural reservoirs in Stody Estate; the 3 applications being considered were for variation to the original planning permissions and construction of a further reservoir to the east of the North Reservoir, in Pinkneys Field
- The nearest properties visible from the site were to the north east and well screened by topography and trees
- Investigations into the area found that the quality of minerals was variable; the applications proposed an increase in overall total volume to be excavated from 750,000 to 880,000 tonnes, but no changes were anticipated in vehicle movements or plant capacity
- A s106 agreement was in place to limit vehicles turning right out of the site into Briston to 6 a day; in practice, less than one a day travelled in this direction. This traffic routing would be controlled by a traffic management plan should permission be granted
- Edgefield Parish Council had raised concerns about when and how the reservoirs would draw water off the river; the Officer clarified that this would be licensed by the Environment Agency to ensure water was not drawn off when river was low
- The Senior Planning Officer confirmed that planting on the new bund would be part of the approved details for the site.

5.1.3 Mr MacNicol spoke as the applicant

- The business was a working farm, and the reservoirs were to deliver irrigation for crops on the farm, such as potatoes for Kettle Chips, carrots and shallots to supply supermarkets, and barley to supply crisp maltings and also for other nearby farms. Irrigation was necessary as the soil was light and sandy.
- An extensive review of the farm had been carried out to identify the best location for the reservoir, proposed for construction in Pinkney's Field.
- The business had worked with neighbours and renewed the underground main to reach across all neighbouring farms. This would provide water to neighbours to support their cropping and help them grow higher value vegetable crops; neighbouring farms supported the project.
- The sale of minerals extracted to create the reservoirs was fundamental to finance the project; the business was satisfied with the current mineral contractor.
- The reservoir would achieve an environmental and conservation net gain as the provision of water would benefit the flora and habitat of the Glaven Valley; water extraction from the river to the reservoir would only be carried out when the river was at a high level.

- The business held regular liaison meetings with the local community, and 3 site meetings had been held for the public to explain the applications; positive feedback had been received from the Councils who attended.
- 5.2.1 The Committee took a vote on each application, C/1/2018/1016, C/1/2018/1017, and C/1/2018/1018.
- 5.2.2 The Committee **RESOLVED in respect of each application** unanimously that the Executive Director of Community and Environmental Services be **AUTHORISED** to:
- i. Grant planning permission for all three applications subject to the conditions set out in section 13 of the Officer's report.
  - ii. Discharge conditions where the permissions detailed above requires the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
  - iii. Delegate powers to Officers to deal with any non-material amendments to the applications that may be submitted.

## 6. **C/3/2018/3001: Anglian Business Centre, West Carr Road, Attleborough**

- 6.1.1 The Committee considered the application for a recycling facility for construction, demolition and excavation waste.
- 6.1.2 The Senior Planning Officer introduced the presentation
- Updates had been circulated to members before the meeting; see appendix A
  - access to the site was via a two way slip road with the A11 and West Carr Road; the application included controls which would restrict movements along West Carr Road
  - no additional landscaping had been proposed therefore no comment had been received from the Landscape Officer
  - a crusher would be used on a campaign basis only, and controlled by an environmental permit
  - the Head of Planning confirmed that the application did not include the recycling of asbestos.
- 6.2 The Committee unanimously **RESOLVED** that the Executive Director of Community and Environmental Services be **AUTHORISED** to:
- i. Grant planning permission subject to the conditions outlined in section 13 of the Officer's report.
  - ii. Discharge conditions where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
  - iii. Delegate powers to Officers to deal with any non-material amendments to the application that may be submitted.

The meeting ended at 11:38

## Chairman



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