

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE, HELD ON
WEDNESDAY, 9TH JULY 2008, IN THE COUNCIL CHAMBER, KING'S HOUSE,
THETFORD, STARTING AT 7 P.M.

Present:

Councillor R G Kybird, Chairman
The Mayor, Councillor J A Harding

Councillors:

G P Balaam
R F W Brame
D G Mortimer
P J Pearson

Mrs P P Quadling
M G Spencer
Mrs P A Spencer

In attendance (for item 97/08): Richard Kay, Principal Planning Officer (Growth Point)

94/08 DECLARATIONS OF INTEREST

Councillor G P Balaam declared a prejudicial interest in item 100/08(b) given the proximity of his place of residence to the application site and to having gone on record with his views. He was not present for the discussion or vote.

The Committee Chairman, Councillor R G Kybird, declared a personal interest in item 100/08(c) owing to family connections. He signalled his intention to withdraw from the meeting, if at any other point in the meeting the discussion touched on Kilverstone Estate matters.

95/08 APOLOGIES FOR ABSENCE

Apologies were presented on behalf of Councillors Mrs M P Chapman-Allen, S H Chapman-Allen, T J Lamb, A Paines, Mrs T I Paines and S N H Wright.

96/08 INFORMATION BOOKLET ON PLANNING MATTERS

RESOLVED that the contents of the June 2008 *Information Booklet on Planning Matters for Town & Parish Councils*, issued by Breckland Council, be noted.

97/08 THETFORD AREA ACTION PLAN (= TAAP): ISSUES AND OPTIONS

Richard Kay, Breckland Council's Principal Planning Officer (Growth Point) held a discussion with members about the consultation process, responding to various points raised and clarifying one or two issues.

Amongst other things, he confirmed the following:

- i) the process would be unaffected by the local government review being carried out by the Boundary Committee;
- ii) the jobs figure was a minimum target, based on a guiding principle of 1 house = 1 job;
- iii) the educational requirement in terms of school provision would become much clearer come January 2009;

- iv) the public would, in January/February 2009, have an opportunity to comment on the published results of this initial consultation exercise.

The following two-part resolution resulted from the discussion.

RESOLVED that:

(a) the Town Clerk write to the Leader of Norfolk County Council, referring to the local government review process and asking whether, in the County Council's view, there would prove to be scope to amend the boundaries of the posited Community Partnership Board areas and have the three parishes of Thetford, Croxton, and Brettenham & Kilverstone included in the same area.

(b) a corporate response to the consultation document be agreed at the next meeting of the Committee, scheduled for 23rd July 2008, with allowance to be made to permit members to comment individually on certain points of detail.

98/08 LOCAL DEVELOPMENT FRAMEWORK – SITE SPECIFIC ISSUES AND OPTIONS CONSULTATION

RESOLVED that the contents of the letters dated 30th May and 30th June 2008, received from Breckland Council's Environmental Planning Manager, be noted.

99/08 PUBLICATION OF REVISION TO THE REGIONAL SPATIAL STRATEGY (RSS) FOR THE EAST OF ENGLAND

RESOLVED that the contents of the letter dated May 2008 (sic), received from G0-East's Head of Regional Planning, be noted.

100/08 PLANNING APPLICATIONS

To consider the following planning applications received from Breckland Council:

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| a) | <u>Plan No. 0533</u> | Listed Building |
| | <u>Description</u> | Application by Mr Kevin Milligan for various repair works to the external elevations of the building at 47 King Street. |
| | <u>Observation</u> | No objection, subject to Historic Buildings Officer being satisfied with quality. |
| b) | <u>Plan No. 0662</u> | Full Application |
| | <u>Description</u> | Application by Mr J Silva for change of use from old canteen (factory) to a restaurant and dancing (retrospective) at Ashley House 1 st Floor, Stephenson Way. |
| | <u>Observation</u> | The Committee objected strongly to introducing such a venture into an industrial area, |

expressing major concerns about traffic movement implications.

- c) Plan No. 0724 Full Application
- Description Application by Greene King for erection of 4 single storey dwellings with access road on land rear of The Albion PH, Castle Street.
- Observation Whilst having no objections in principle to residential development of this site, the Committee was of the view that the build quality and choice of materials, as proposed, would fail to enhance the Conservation Area. It advocated the inclusion of flint elements and natural clay pantiles.
- d) Plan No. 0768 Listed Building
- Description Application by Wilkinson for replacement of existing 'Somerset' logo with 'Wilkinsons' logo at 1 Minstergate House, White Hart Street.
- Observation No objection
- e) Plan No. 0784 Full Application
- Description Application by Whitfield Group for extension to office to include locker/cloaks/store at ground floor and 3 offices at first floor at Howlett Way, Fison Industrial Estate.
- Observation No objection
- f) Plan No. 0874 Full Application
- Description Application by Mr S Basey-Fisher for construction of industrial units at Brunel Way.
- Observation The Committee very much looked forward to this exemplary scheme going ahead.
- g) Plan No. 0890 Change of Use
- Description Application by Maria De Sousa for change of use to hairdresser, support agency, insurance co., letting agency, cyber café & recruitment agency at 55 Earls Street.
- Observation The Committee was dismayed by the inadequacy of the application documentation, deeming it impossible to base a view on. It was

surprised that the planning authority had seen fit to process it.

- h) Plan No. 0892 Full Application
- Description Application by Mr & Mrs Judd for proposed residential extension at 30 Vicarage Road.
- Observation No objection
- i) Plan No. 0938 Conservation Area
- Description Application by Mr M Lahiff for demolition of late C20 two storey hotel bedroom block at The Anchor Hotel, Bridge Street
- Observation The Committee was not convinced that this demolition, in isolation, would enhance the Conservation Area. It wanted the Historic Buildings Officer to require a landscaping scheme proposal to be forthcoming from the applicant prior to any consent being considered.
- j) Plan No. 0961 Full Application
- Description Application by Mr J Peacock for new two storey detached dwelling with parking space on land adjoining 40 Harwood Avenue.
- Observation No objection, subject to neighbours' having none.
- k) Plan No. 0976 Full Application
- Description Application by Mr Jegan for erection of 2 new shops on ground floor 2 flats on first floor following demolition of existing timber buildings at The Candy Shop, 8-10 Station Road.
- Observation The Committee was very supportive of this scaled-down scheme, subject to the choice of materials being deemed appropriate.

The following additional application, not included in the published agenda, was commented on:

- l) Plan No. 1009 Advertisement
- Description Application by Mr Ian Rudling for erection of 2 fascia signs at St Helen's Court, St Helen's Way

Observation

No objection.

101/08 ENFORCEMENT APPEAL: 44 EARLS STREET

RESOLVED that details of the Appeal hearing be noted.

102/08 CROXTON ROAD FOOTBRIDGE: PROPOSED MAINTENANCE WORKS

RESOLVED that the details received under cover of Norfolk County Council's letter, dated 27th June 2008, be noted.

Chairman