

MINUTES OF A MEETING OF THE PLANNING COMMITTEE,  
HELD IN THE COUNCIL CHAMBER, KING'S HOUSE, THETFORD,  
ON WEDNESDAY, 3<sup>RD</sup> SEPTEMBER 2008, STARTING AT 7 P.M.

Present:

Councillor R G Kybird, Chairman

Councillors:

G P Balaam  
T J Jermy  
T J Lamb  
D G Mortimer  
A Paines

Mrs T I Paines  
M G Spencer  
Mrs P A Spencer  
S N H Wright

152/08 DECLARATIONS OF INTEREST

The Committee Chairman, Councillor R G Kybird, declared a prejudicial interest in item 155/08(a) for business reasons and was not present for the discussion or vote, with Committee Vice-Chairman, Councillor M G Spencer, taking the chair. He also declared for the record that, had agenda item 155/08(f) not been withdrawn – see below – he would have been declaring a prejudicial interest in this as well.

Councillors G P Balaam and T J Jermy declared prejudicial interests in items 155/08(l) and (t) and were not present for the discussions or votes. In Councillor Balaam's case, his interest resulted from his place of residence being in proximity to the application sites; in Councillor Jermy's, his interest resulted from the working relationship that his employer, Keystone Development Trust, had with Peddars Way Housing Association (part of the Flagship Housing Group).

153/08 APOLOGIES FOR ABSENCE

Apologies were presented on behalf of the Mayor, Councillor J A Harding, and Councillors R F W Brame, Mrs M P Chapman-Allen, S H Chapman-Allen, P J Pearson and Mrs P P Quadling.

154/08 MINUTES

RESOLVED that the minutes of the meetings of the Committee, held on 9<sup>th</sup> July and 23<sup>rd</sup> July 2008 (as received by Council on 30<sup>th</sup> July 2008 under minute 136/08), be confirmed as true records and signed/initialled by the Chairman.



- any 'in-filling' required as a result should involve the use of matching flint on the external surface
- if it did not prove possible to introduce a real window, then thought should be given to the introduction of a blind window (for reasons of symmetry).

- e) Plan No. 1126 Full Application
- Description Application by Ms Susan Brown for single storey rear extension and internal alterations at 20 Magdalen Street
- Observation No objection, subject to the standard of works meeting the requirements of the Historic Buildings Officer.
- f) Plan No. 1127 Listed Building
- Description Application by Ms Susan Brown for single storey rear extension and internal alterations at 20 Magdalen Street
- Observation No objection, subject to the standard of works meeting the requirements of the Historic Buildings Officer.
- g) Plan No. 1134 Advertisement
- Description Application by the Blakeney Park Settlement for large estate agents board at corner of Brettenham Road and Norwich Road
- Observation It was noted that this application had now been withdrawn.
- h) Plan No. 1136 Advertisement
- Description Application by Thetford Physiotherapy Clinic for non-illuminated projecting hanging sign at Plantation End, Brandon Road
- Observation No objection
- i) Plan No. 1167 Full Application
- Description Application by Mr Philip Hodson for two-storey extension to an existing hostel, extension to comprise 5 living units at Nunnery Stud, Brettenham Road

	<u>Observation</u>	No objection
j)	<u>Plan No. 1170</u>	Listed Building
	<u>Description</u>	Application by May Gurney / Mott MacDonald on behalf of the Norfolk Strategic Partnership for refurbishment of waiting rooms to create WCs on each platform & convert existing store to male WC on Platform 2 at Thetford Railway Station
	<u>Observation</u>	No objection
k)	<u>Plan No. 1182</u>	Change of Use
	<u>Description</u>	Application by Mr Avaoleite for change of use from hairdressers to delicatessen/café at 51 Castle Street
	<u>Observation</u>	No objection, subject to appropriate operating conditions being determined by the Licensing Authority
l)	<u>Plan No. 1189</u>	Full Application
	<u>Description</u>	Application by Sainsbury's Supermarket Ltd to amend rear service yard, new canopy, relocate compactor, new loading bay & associated works at Forest Retail Park
	<u>Observation</u>	No objection
m)	<u>Plan No. 1196</u>	Full Application
	<u>Description</u>	Application by Mrs Laura Handford to demolish garages & erect 3 houses, 6 replacement garages & access to parking space in curtilage for 44 Ash Close
	<u>Observation</u>	No objection
n)	<u>Plan No. 1202</u>	Full Application
	<u>Description</u>	Application by Mr D Langley for two storey extension to front of existing dwelling at 3 Shelley Way

	<u>Observation</u>	The Committee deemed this proposal unacceptable on grounds of scale (deemed to be over-development)
o)	<u>Plan No. 1214</u>	Advertisement
	<u>Description</u>	Application by Sainsbury's Supermarket Ltd for pole mounted totem sign (PFS) adjacent to site entrance at Forest Retail Park
	<u>Observation</u>	No objection, subject to Sainsbury's undertaking to refrain from placing promotional banners on their boundary fencing along the by-pass. The Committee had long bemoaned this practice and wanted enforcement action to be taken by the relevant authority if it continued.
p)	<u>Plan No. 1225</u>	Change of Use
	<u>Description</u>	Application by CHP Management Ltd for use of premises as a tattoo and body piercing shop at 16 Guildhall Street (RETROSPECTIVE)
	<u>Observation</u>	No objection
q)	<u>Plan No. 1226</u>	Change of Use
	<u>Description</u>	Application by CHP Management Ltd for use of premises as a tanning shop/salon at 20-22 Guildhall Street (RETROSPECTIVE)
	<u>Observation</u>	No objection
r)	<u>Plan No. 1238</u>	Full Application
	<u>Description</u>	Application by Mrs S Glossop on behalf of Thetford Town Council to replace play equipment at Castle Park Play Area
	<u>Observation</u>	In light of the Town Council's involvement as applicant, the Committee simply noted - without further comment - that this application had been submitted to the planning authority.
s)	<u>Play No. 1248</u>	Listed Building
	<u>Description</u>	Application by Bowman (Cambs) Ltd for boundary wall repair at Ford Place Care Home
	<u>Observation</u>	Whilst having no objection to this particular repair, the Committee drew attention to other areas of walling needing extensive repair. It

noted also that the coping at the adjacent entrance had never been completed.

- t) Plan No. 1251 Advertisement
- Description Application by Mr C Bradley on behalf of the British Heart Foundation for fascia signage (2 no.) on rear and side/gable elevations at 2-3 The Burrells, Minstergate
- Observation No objection
- u) Plan No. 1258 Full Application
- Description Application by Flagship Housing Group for development of five car parking spaces & extension of the turning head on Beech Close
- Observation No objection
- v) Plan No. 1277 Listed Building
- Note: Description and Observation all as per following item w).*
- w) Plan No. 1278 Full Application
- Description Application by Dr M & Mrs D Funnell to remove & erect new wall & railings and internal alterations at 105 Castle Street
- Observation No objection to what the Committee deemed to be quality improvements all-round.

156/08 AMENDED APPLICATION

Application 3PL/2008/0724/F by Greene King for erection of 4 single storey dwellings with access road on land to the rear of The Albion Public House, Castle Street

RESOLVED that the refusal by the planning authority to grant permission (date of decision 19<sup>th</sup> August 2008) be noted. The Committee supported the decision.

157/08 DECISIONS AT VARIANCE

RESOLVED that the following decisions at variance with the Town Council's comments be noted:

- a) 2008/0483/Change of Use: Land adjacent to 12 Kimms Belt

- b) 2008/0545/Full Application: 4 Campion Road
- c) 2008/0656/Full Application: Riverside Walk Shopping Centre
- d) 2008/0938/Conservation Area Consent: The Anchor Hotel, Bridge Street
- e) 2008/0996/Full Application: Units 2, 3 & 4 Townsend House, Guildhall Street

158/08 DECISION NOTICE: 55 EARLS STREET

RESOLVED that receipt of a copy of the letter dated 13<sup>th</sup> August 2008, issued by the Planning Enforcement Assistant, be noted.

159/08 APPEAL DECISIONS

RESOLVED that receipt from the Planning Inspectorate of copies of the Decision Notices in respect of the following be noted:

- a) 2007/1668/Full Application: 3 Minstergate
- b) 2008/0243/Full Application: 3 Plover Close

160/08 APPLICATION RECEIVED FROM NORFOLK COUNTY COUNCIL  
Application by Fibrophos for erection of building for collection and curing of ash from bio-fuelled Power Stations on land at Two Mile Bottom, Mundford Road

RESOLVED that the Committee express no objection to the proposal received under cover of Norfolk County Council's letter, dated 8<sup>th</sup> August 2008.

Chairman