

MINUTES OF A MEETING OF THE PLANNING COMMITTEE,
HELD IN THE COUNCIL CHAMBER, KING'S HOUSE, THETFORD,
ON WEDNESDAY, 8TH OCTOBER 2008,
STARTING AT 7 P.M.

Present:

Councillor R G Kybird, Chairman

Councillors:

G P Balaam
R F W Brame
T J Jermy
D G Mortimer

P J Pearson
M G Spencer
Mrs P A Spencer

193/08 DECLARATIONS OF INTEREST

Councillor G P Balaam declared a personal interest in item 195/08f owing to his place of residence being fairly close to the application site.

Councillor P J Pearson declared a prejudicial interest in item 200/08 owing to business interests. He was not present for the discussion or vote.

194/08 APOLOGIES FOR ABSENCE

Apologies were received on behalf of the Mayor, Councillor J A Harding, and Councillors Mrs M P Chapman-Allen, S H Chapman-Allen, T J Lamb, A Paines, Mrs T I Paines, Mrs P P Quadling and S N H Wright.

195/08 PLANNING APPLICATIONS

RESOLVED that the following observations be forwarded to the planning authority (Breckland Council):

- a) Plan No. 1139 Full Application
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|--------------------|--|
| <u>Description</u> | Application by Finefare Developments Ltd to demolish car maintenance garage, erect retail A1 unit at ground floor and change use of part 1 st floor to residential at 20 Castle Street |
| <u>Observation</u> | The Committee had no objection to anything covered in the application description, subject to the Historic Buildings Officer's requirements being met. That said, the Committee wanted it to be made absolutely clear to the applicant that <u>only true A1 uses</u> would be permitted in the proposed retail unit. |

b) Note: 2 applications covered hereunder

i. Plan No. 1192 Full Application

ii. Plan No. 1193 Listed Building

Description

Application by Mr M Dickerson for erection of 3 no. two-bedroom semi-detached houses with associated parking and amenity areas at 37 Bury Road

Observation

The Committee objected to these applications on the following five grounds:

1. What was proposed amounted to, in essence, the overdevelopment of a backland site, which would do nothing to enhance the setting of the listed building
2. The vehicular access/egress arrangements were demonstrably inadequate
3. There would be an unacceptable loss of amenity space to the existing flat occupiers
4. There would be a loss of privacy to neighbouring properties
5. This would be setting an unacceptable precedent for this neighbourhood

In passing, it asked the planning authority to confirm when the conversion of the listed building (into 37/37a) had been agreed.

c) Plan No. 1247 Full Application

Description

Application by Mrs D Smith (Breckland Council) for adaption of existing homeless hostel and new build self-contained homeless persons accommodation at John Room House, London Road

Observation

The Committee, whilst appreciating the importance of meeting the needs of the homeless, objected strongly to the poor design quality of the new-build element.

d) Plan No. 1333 Full Application

Description

Application by Mrs S L Dzendzera for proposed erection of two pairs of semi-detached dwellings at 14 Norwich Road

Observation

No objection

- e) Plan No. 1342 Full Application
- Description Application by Mr M Gates for single storey side & rear extension to house & detached garden workshop building (for domestic use) at 61 Mingay Road
- Observation No objection, subject to neighbours' having none.
- f) Plan No. 1393 Change of Use
- Description Application by Mrs Edite Moura for change of use from showroom (furniture) & distribution centre to food co-operative & cash & carry at Ashley House, Stephenson Way
- Observation The Committee deemed a retail venture of the type proposed to be entirely unsuited to the site. The proposed 7-day-week operating hours were unacceptable and insurmountable vehicle movement issues would, in the Committee's view, be bound to arise.

196/08 DECISION AT VARIANCE
Application 3PL/2008/0961/F for new two storey detached dwelling with parking space on land adjoining 40 Harwood Avenue

RESOLVED that the planning authority's reasons for refusing permission be noted (Breckland Council's Senior Development Control Officer's letter of 8th August 2008 referred).

197/08 AMENDED APPLICATIONS
Application 3PL/2008/1118/F to demolish boundary wall & assoc outbuilding, erect glazed façade single storey extension at Former Station House, Station Road

RESOLVED that the Committee note the additional reference "Use as Offices", added to the proposal description (Breckland Council's letter of 18th September 2008 referred).

198/08 APPLICATIONS WITHDRAWN
Application 3PL/2008/1196/F to demolish garages & erect 3 houses, 6 replacement garages & access to parking space in cartilage for 44 Ash Close

RESOLVED that withdrawal of the above application be noted (Breckland Council's letter of 23rd September 2008 referred).

199/08 STREET NAMING AND NUMBERING

a) Proposed new walkway extending from Fir Road

RESOLVED that no objection be expressed regarding the proposed name, 'Fir Walk' (Breckland Council's letter of 19th September 2008 referred).

b) New road continuing on from Jubilee Close

RESOLVED that the Committee, whilst having no fundamental objection to the name 'Saxon Bank', report its concern about the scope for confusion with Saxon Close, some distance away. In the event of Royal Mail sharing that concern, the Committee would propose 'Jubilee Bank' as a logical alternative.

200/08 SUFFOLK COUNTY COUNCIL: WASTE CORE STRATEGY ISSUES AND OPTIONS DOCUMENT AND "CALL FOR SITES" AND SUSTAINABILITY APPRAISAL

RESOLVED that the Committee stand by its previously stated view that any HGV movements resulting from site developments should not aggravate the already unacceptable position on Bury Road.

Chairman