

MINUTES OF A MEETING OF THE PLANNING COMMITTEE,
HELD IN THE COUNCIL CHAMBER, KING'S HOUSE, THETFORD,
ON WEDNESDAY, 22ND OCTOBER 2008,
STARTING AT 7 P.M.

Present:

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

Councillors:

G P Balaam	P J Pearson
R F W Brame	Mrs P P Quadling
T J Jermy	M G Spencer
T J Lamb	Mrs P A Spencer
D G Mortimer	S N H Wright

207/08

DECLARATIONS OF INTEREST

The Committee Chairman, Councillor R G Kybird, declared a prejudicial interest in item 212/08 owing to property interests in the vicinity. He was not present for the discussion or vote; Committee Vice-Chairman, Councillor M G Spencer, chaired this item.

Recording of Abstentions

Councillor Mrs P A Spencer asked for it to be put on record that, owing to her membership of Breckland Council's Development Control Committee and in conformity with guidelines received on non-predetermination, she would abstain from voting on items 209/08(a) and (b) below.

208/08

APOLOGIES FOR ABSENCE

Apologies were received on behalf of Councillors Mrs M P Chapman-Allen, S H Chapman-Allen, A Paines and Mrs T I Paines.

Note: Item 209/08(e) was not included in the published agenda but, owing to comment deadlines set by the planning authority, it was agreed to deal with it at the meeting. It was agreed to add item 214/08 as a matter of routine information.

209/08

PLANNING APPLICATIONS

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

a) Plan No. 1339 Listed Building

Description Application by H G Developments for demolition of buildings on site and erection of 15 units, conversion of barns to 6 units and conversion of listed building to 5 units at Abbey Barns, Monksgate (**RESUBMISSION**)

Observation

The Committee was reminded of its comments on the three previous applications from this applicant [applications 3PL/2007/1054/F, 1055/LB and 1890/LB referred; minutes 112/07,167/07 and 277/07(a) referred]. After reassessing these, it was agreed to report the following statement to the planning authority:

“Since Thetford Town Council’s Planning Committee first commented on site proposals from this applicant, the site has been specifically referred to in the public consultation for *Moving Thetford Forward*. What resulted from that exercise was the expression of a clear preference for public use. The Committee strongly endorses that view, believing that public use would sit well with the emerging ‘Historic Past and Healthy Future’ theme, underlying the planned regeneration of Thetford.

The Committee does not want any new dwellings to be introduced onto the site and wishes to make seven further points:

- i) It notes with concern that the barns remain on the *Buildings At Risk* Register.
- ii) It wishes the views of the Norfolk Historic Buildings Trust and other interested amenity societies to be sought by the planning authority, as a priority has to be the retention of the historic and architectural integrity of the listed buildings.
- iii) It notes with regret the seeming inability of English Heritage to support financially an alternative use of the site to that proposed by the applicant.
- iv) It wishes the Grade 1 Listed buildings to be thatched where roof pitches permit.
- v) It does not wish any future development to compromise the open aspect to the south of the Grade 1 listed buildings.
- vi) It has no objection to the demolition of the North East range.
- vii) As regards the South West range, it understands the boundary wall to be of mixed flint construction and asks that this be retained with no reduction in height. “

b) Plan No. 1340 Full Application

Description

Application by H G Developments for demolition of buildings on site and erection of 15 units, conversion of barns to 6 units and conversion of listed building to 5 units at Abbey Barns, Monksgate (**RESUBMISSION**)

Observation

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- v) It does not wish any future development to compromise the open aspect to the south of the Grade 1 listed buildings.
- vi) It has no objection to the demolition of the North East range.
- vii) As regards the South West range, it understands the boundary wall to be of mixed flint construction and asks that this be retained with no reduction in height. “

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| c) | <u>Plan No. 1421</u> | Change of Use |
| | <u>Description</u> | Application by F1 Computer Services & Training Ltd for change of use from A1 retail to D1 education & training at 27 Riverside Walk
(RETROSPECTIVE) |
| | <u>Observation</u> | No objection |
| d) | <u>Plan No. 1458</u> | Advertisement |
| | <u>Description</u> | Application by Camvac Ltd for erection of illuminated sign showing new company name following change of ownership at Burrell Way |
| | <u>Observation</u> | No objection |
| e) | <u>Plan No. 1470</u> | Listed Building |
| | <u>Description</u> | Application by Miss H Cook & Mr I Knight to remove front bay window and fit new window at 67 Bury Road. |

Observation No objection, subject to the Historic Buildings Officer's determining the choice of materials.

210/08 DECISION AT VARIANCE
Application 3PL/2008/0976/F: Erection of new shop & hot food takeaway with 2 flats on 1st floor following demolition of existing timber buildings at The Candy Shop, 8-10 Station Road

RESOLVED that the granting of permission for the takeaway operation be noted (Breckland Council's decision notice dated 10th October 2008 referred).

211/08 STREET LIGHTING
Development at Jubilee Close by Icen Homes Ltd

RESOLVED that Norfolk County Council be asked to pay heed to the British Astronomical Society's Dark Skies Initiative when determining the quality of street lighting (Norfolk County Council's letter dated 9th October 2008 referred).

212/08 THETFORD COTTAGE HOSPITAL: RECEIPT OF PETITION

RESOLVED that the Town Clerk thank the Earls Street resident, who had organised the petition, and that the document be forwarded to the planning authority well ahead of the Development Control Committee meeting scheduled for 24th November 2008. At the same time, the Town Clerk would advise the resident that individual letters from residents addressed to the planning authority would "carry more weight" than a petition.

213/08 STREET TRADING AND PERFORMING MATTERS

(a) Response to letter received from Billy the Busker
Copies of the letter, dated 8th October 2008, had been included in the agenda papers.

RESOLVED that an expression of support of busking be issued, conditional on buskers not causing unwanted disturbance and being engaged in charity fundraising rather than the pursuit of personal financial gain.

(b) Complaints received about burger vendor in King Street
The Town Clerk reported that he had not seen the consultation document, which the licensing authority was insisting had been issued in August 2008. The views of the town council and police – amongst others – had apparently been sought but, in the event, none had been received. Consequently, licensing

officers had permitted the van to trade without referral to the district council's Licensing Committee.

The Committee was aware of complaints made by retailers in the vicinity. The Town Clerk reported that at least one service in St Cuthbert's Church had been disturbed by the noise of the generator.

RESOLVED that the Town Clerk write to the licensing authority, asking why ward members had not been consulted. He would also raise the matter of referrals to the Licensing Committee: why had this not taken place, given the sensitivity of the location? What was the scope and extent of the delegated authority granted to officers? The Committee was also concerned at the low charge levied (£6 per day) and wanted to know how this could be justified.

214/08

WITHDRAWAL OF PLANNING APPLICATION

Application 3PL/2008/1258/F for development of five car parking spaces & extension of the turning head on Beech Close

RESOLVED that withdrawal by Flagship Housing Group of the above application be noted.

Chairman