

MINUTES OF A MEETING OF THE PLANNING COMMITTEE,  
HELD IN THE COUNCIL CHAMBER, KING'S HOUSE, THETFORD,  
ON WEDNESDAY, 18<sup>TH</sup> FEBRUARY 2009,  
STARTING AT 7 P.M.

Present:

Councillor R G Kybird, Chairman

Councillors:

G P Balaam	Mrs T I Paines
T J Jermy	M G Spencer
T J Lamb	Mrs P A Spencer
D G Mortimer	S N H Wright
A Paines	

In attendance (for item 354/08):  
Mr Stuart Wilson from the Thetford Society

349/08      DECLARATIONS OF INTEREST

The Chairman, Councillor R G Kybird, declared a personal interest in item 355/08b as the owner of a property in the immediate vicinity.

Councillor G P Balaam declared a personal interest in item 351/08d as a resident in the area and member of the Barnham Cross Action Group.

Councillor T J Jermy declared a prejudicial interest in item 351/08d in light of his terms and conditions of employment. He was not present for the discussion of and vote on this item.

350/08      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.

*Note: Item 354/08 was addressed at this point in the meeting, but is minuted further on below in order to respect the agenda numbering sequence.*

351/08      PLANNING APPLICATIONS

[ Note: Three more applications than appeared in the original agenda were commented on, being Plans c, d and f below.]

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

- a) Plan No. 0007 Full Application
- Description Application by Barchester Healthcare for extension (dayroom) at Ford Place Care Home
- Observation The Committee regretted not having a full 'existing elevation' drawing to hand, which would have been of assistance in forming a complete judgement.  
It saw no advantage in introducing a third window style into the building and, for that reason, was opposed to this application.
- b) Plan No. 0021 Listed Building
- Description Application by Barchester Healthcare for extension (dayroom) at Ford Place Care Home
- Observation The Committee regretted not having a full 'existing elevation' drawing to hand, which would have been of assistance in forming a complete judgement.  
It saw no advantage in introducing a third window style into the building and, for that reason, was opposed to this application.
- c) Plan No. 0038 Full Application
- Description Application by Mr M Dickenson for erection of a terrace of 3 no. two-bedroom houses with amenity areas at 37 Bury Road
- Observation The Committee saw no reason to modify the views it had expressed on both failed application 3PL/2008/1192/F and withdrawn application 3PL/2008/1193/LB.
- 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
- The vehicular access/egress arrangements were demonstrably inadequate.
- There would be an unacceptable loss of amenity space to the existing flat occupiers
- [In passing, it again asked the planning authority to confirm when the conversion of the listed building (into 37/37a) had been agreed.]*

- d) Plan No. 0067 Full Application
- Description Application by Flagship Housing Group for demolition of existing garages for erection of 3 houses, with 6 replacement garages & access to parking space at garage court at the end of Ash Close
- Observation Whilst having no objection in principle to the alternative use to be made of this site, the Committee was disappointed by the bland, featureless design of the proposed dwellings. Yes, these were 'in keeping' with existing, adjacent buildings, but should new developments of this type not be exercises in raising standards rather than resorts to dull conformity?
- e) Plan No. 0113 Full Application
- Description Application by Mr Brian Keane for proposed B1 unit with 15 proposed parking spaces at 51 Brunel Way
- Observation No objection
- f) Plan No. 0119 Change of Use
- Description Application by Mr Belai Rouf for change of use of A1 use to A2 at former Angel Public House, Guildhall Street
- Observation The Committee deemed this a premature move, wanting construction to be completed first and an attempt made then to market the unit for A1 use on a 'ready to move in' basis. Only then could true demand be gauged.

352/08

BRECKLAND LOCAL DEVELOPMENT FRAMEWORK: CORE STRATEGY AND DEVELOPMENT CONTROL POLICIES DEVELOPMENT PLAN DOCUMENT INCORPORATING PROPOSALS MAP: RESPONSE AGREED AT LAST MEETING

RESOLVED that the response annexed hereto, relating specifically to Policy CP10, be noted as an approved submission.

353/08

LOCAL DEVELOPMENT FRAMEWORK – SITE SPECIFICS POLICIES AND PROPOSALS AND ATTLEBOROUGH AND SNETTERTON HEATH AREA ACTION PLAN – ADDITIONAL SITES CONSULTATION

A copy of the letter received from Breckland Council's Environmental Planning Manager, dated 12<sup>th</sup> February 2009, had been included in the agenda papers.

RESOLVED that the following response be submitted:

'The Committee noted that substantial investment in infrastructure was a prerequisite, for which no central government funding appeared to be being made available.

The Committee was not in favour of exception sites failing to meet the core requirements of the Local Development Framework.'

354/08

PROPOSED RESIDENTIAL DEVELOPMENT: ABBEY FARM BARN

A letter from Breckland Council's Principal Planning Officer (Major Projects), dated 5<sup>th</sup> February 2009, had been included in the agenda papers.

The Chairman invited Mr Stuart Wilson, representing the Thetford Society, to join the discussion on preparing a response.

Councillor S N H Wright spoke with feeling both as a councillor and as Chairman of the Thetford Society.

The consensus view arrived at was that there was merit in 're-visiting' some previously conceived schemes - combining heritage promotion and tourist accommodation potential - and to seize the opportunity, seemingly brought about in part as a result of the relative collapse in the residential housing market. The Committee wondered about the degree to which the private owner of the site was now weighing his options. Could an eventual return of the site into public ownership now be contemplated?

The Committee was keen to support the views being articulated by representatives of the Thetford Society and the following resolution resulted.

RESOLVED that the Committee Chairman liaise with Councillor S N H Wright and Mr Wilson in preparing a joint position statement on Abbey Barns, which both the Thetford Society and Town Council would be willing to endorse. Said statement would be presented to the Council for approval at its meeting on 25<sup>th</sup> February 2009.

355/08

LICENSING ACT 2003: NOTIFICATION OF APPLICATIONS

- (a) Grant of Premises Licence at International Groceries, 25 Guildhall Street

(b) Variation of Premises Licence at Thetford Snooker Centre, Earls Street

RESOLVED that, in respect of both these applications, the Town Council confirm its support of any comments the police might wish to pass.

356/08

8 WHITE HART STREET: UNAUTHORISED SIGNAGE

RESOLVED that the letter issued by the Planning Enforcement Assistant, dated 28<sup>th</sup> January 2009, be noted.

357/08

PROPOSED DEVELOPMENT BY NORFOLK COUNTY COUNCIL AT THE BISHOPS CHURCH OF ENGLAND PRIMARY SCHOOL, CANTERBURY WAY

Replacement of fencing and gates to front elevation

RESOLVED that receipt of proposals be noted.

Chairman