

MINUTES OF A MEETING OF THE PLANNING COMMITTEE,
HELD IN THE COUNCIL CHAMBER, KING'S HOUSE, THETFORD,
ON WEDNESDAY, 2ND SEPTEMBER 2009,
STARTING AT 7 P.M.

Present:

Councillor R G Kybird, Chairman
The Mayor, Councillor Mrs P A Spencer

Councillors:

G P Balaam	T J Lamb
M Brindle	D G Mortimer
Mrs M P Chapman-Allen	B J Skull
J A Harding	M G Spencer
T J Jermy	S N H Wright

In attendance, representing Breckland Council/Capita Symonds (for item 186/09):

Nick Moys, Principal Planning Officer (Major Projects)
David Spencer, Principal Planning Policy Officer
Sue Bloomfield, Planning Obligations Officer

183/09 DECLARATIONS OF INTEREST

There were no interests declared.

184/09 APOLOGIES FOR ABSENCE

Apologies were received on behalf of Councillors R F W Brame, S H Chapman-Allen (work-related absence), A Paines and Mrs P P Quadling.

185/09 PLANNING APPLICATIONS TO CONSIDER

RESOLVED that the following Observations be submitted to the planning authority (Breckland Council):

(a) Plan No. 0662 Full

Application by Mrs Sylvia Thacker to move existing fence from back garden to inside existing hedge, making back garden larger, at 1 Bracken Road

Observation

The Committee could see no merit in the proposal, which would fail, in its view, to improve or enhance the visual character of the highway.

- (b) Plan No. 0720 Full
Application by Mr J Chapman for erection of conservatory to rear of 87 Mallow Road

Observation

No objection

- (c) Plan No. 0741 Full
Application by Mr & Mrs Bevington for proposed first floor extension at 55 Highlands

Observation

No objection, subject to neighbours' having none.

- (d) Plan No. 0746 Outline
Application by The Crown Estate for renewal of Outline Planning Permission ref 3PL/2006/0851 at Forest Retail Park, London Road (being Phases Four and Five)

Observation

The Committee re-stated previously expressed concerns over the likely consequences of this entire area being devoted to retail activity, foreseeing a further threat to the town centre's 'viability' as a shopping destination and anticipating worrying levels of on-site traffic movement, not to mention site access and egress issues.

It urged once more thought to be given to a significant part of the 'Phases Four/Five' site area being used for the provision of a leisure facility.

- (e) Plan No. 0750 Full
Application by Mr Jeff Kew for kitchen extension at 9 Mackenzie Road

Observation

No objection

186/09 PUBLIC OPEN SPACE ALLOCATIONS, COMMUTED SUMS, SECTION 106 PAYMENTS

A discussion developed with the three Breckland Council /Capita Symonds present, who had agreed to come and answer any

questions put to them by members on points of principle and/or practice. No resolved matters resulted from the discussion.

187/09

TREE PRESERVATION ORDER 2009 NO. 32: KIMMS BELT

RESOLVED that the details received of a proposed Order, to include the belt of scots pine running along the boundary of the cemetery land behind Fulmerston Road/Sweyn Close properties, be noted.

188/09

CROXTON ROAD: SHARED USE FACILITY PROPOSALS

The Road Safety Committee had, at its meeting the previous week, commented unfavourably on proposals made by Norfolk Council. The Chairman of the Croxton Road Residents Association had been present at that meeting. After a brief discussion, it was:

RESOLVED to endorse the views expressed by the Road Safety Committee, strong opposition being expressed to any shared use facility being created on either side of Croxton Road. The following comments would be submitted to Norfolk County Council:

Members first acknowledged that the scheme before them was, in any event, being proposed for the wrong side of the road (the western rather than the eastern side) if, that is, it was intended to be primarily – at least, in the immediate term – for the benefit of, in particular, young cyclists attending either of the schools reached off Croxton Road and aiming to use the underpass. They understood the side chosen to be ‘the cheaper option’, but could not agree that this was justification.

Whilst not in principle against shared use in other parts of the town, members went on to agree that any such arrangement was unsuited to Croxton Road at the moment, with concerns expressed regarding pedestrian welfare. They were concerned at this scheme’s amounting to the premature introduction of a piecemeal measure. They urged Norfolk County Council to take a broader view and recognise that the pressing priority for many local people was the serious road traffic problem at the Croxton Road/Mundford Road junction. A shared-use facility might be looked upon more favourably in due course as a ‘follow on’ measure (from, say, the introduction of traffic lights at the junction), but its introduction as a first step would make little sense to local residents.

It was recognised that cyclists’ competence (or lack of) might always be an issue, whether on or off the public highway, and that cyclist training remained an important need.

189/09

MUNDFORD ROAD ROUNDABOUT (OPPOSITE WYATT WAY)

RESOLVED that information received from Norfolk County Council under cover of a letter dated 11th August 2009, relating to the required Highway Authority Design & Build Agreement, be noted.

190/09

A NEW FRAMEWORK FOR THE GROWTH OF ST EDMUNDSBURY

RESOLVED that the information received from St Edmundsbury Borough Council with a comment deadline of 7th October 2009 be noted, with members advised that they bring to the Committee's next meeting, scheduled for 23rd September 2009, any comments they might wish to see passed.

191/09

SUFFOLK COUNTY COUNCIL: WASTE CORE STRATEGY (FINAL CONSULTATION) AND ACCOMPANYING SUSTAINABILITY APPRAISAL REPORT (JULY 2009)

RESOLVED that, in response to information received from Suffolk County Council with a comment deadline of 9th October 2009, the usual expression of concern be submitted in respect of HGV use/abuse of Bury Road.

Chairman