

MINUTES OF A MEETING OF THE PLANNING COMMITTEE,
HELD IN THE COUNCIL CHAMBER, KING'S HOUSE, THETFORD,
ON WEDNESDAY, 23RD SEPTEMBER 2009,
STARTING AT 7 P.M.

Present:

Councillor R G Kybird, Chairman

Councillors:

G P Balaam
M Brindle
T J Jermy
T J Lamb

D G Mortimer
A Paines
Mrs P P Quadling

197/09 DECLARATIONS OF INTEREST

Councillor T J Lamb declared a personal interest in agenda items 199/09(a) and (c) as a resident of Castle Street, acquainted with the applicant.

Committee Chairman, Councillor R G Kybird, declared a prejudicial interest in agenda item 199/09(h) owing to his interest in the property. He was not present for the discussion or vote of this item, which was quickly resolved by the remaining members present without the need to appoint an interim Chairman.

198/09 APOLOGIES FOR ABSENCE

Apologies were received on behalf of The Mayor, Councillor Mrs P A Spencer, and Councillors R F W Brame (work-related absence), Mrs M P Chapman-Allen, S H Chapman-Allen (work-related absence), J A Harding, B J Skull, M G Spencer (work-related absence) and S N H Wright.

199/09 PLANNING APPLICATIONS TO CONSIDER

Note: Owing to comment deadlines, it was agreed to add items (g) and (h) below; these had not been included in the published agenda sent to members.

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

- (a) Plan No. 0782 Full

Application by Mrs Bertha Swaep for single storey rear extension at 32 Castle Street

Observation

No objection, subject to neighbours' having none and the Historic Buildings Officer's guidance being received as regards choice of materials.

- (b) Plan No. 0783 Full

Application by Tesco Stores Ltd for proposed new entrance lobby, new doors to main entrance, associated street furniture relocated around entrance at main site off Kilverstone Road

Observation

No objection

- (c) Plan No. 0804 Listed Building

Application by Mrs Bertha Swaep for single storey rear extension with no alterations or demolition to Listed Building at 32 Castle Street

Observation

No objection, subject to neighbours' having none and the Historic Buildings Officer's guidance being received as regards choice of materials.

- (d) Plan No. 0806 Full

Application by Mrs L Coe for loft conversion at 60 Mackenzie Road

Observation

No objection

- (e) Plan No. 0816 Full

Application by Guildhouse UK Ltd for proposed new car park & link road at Thetford Healthy Living Centre, Croxton Road (existing use = grass amenity space)

Observation

No objection

- (f) Plan No. 0819 Full

Application by Dr Hadley Brown & Partners for constructing wheelchair ramp, sealing existing door and installing new, wider front door at The Surgery, School Lane

Observation

No objection

- (g) Plan No. 0828 Full

Application by Miss Christine Wren for erection of a 1.8m fence to side elevation and to front left hand side at 14 Monksgate (RETROSPECTIVE APPLICATION)

Observation

No objection in principle, but concern expressed at the vivid colour of the protective coating, which should be toned down

- (h) Plan No. 0854 Full

Application by Miss B Gray for single storey rear extension to provide ground floor shower room at 10 Vicarage Road

Observation

No objection

200/09

DECISIONS AT VARIANCE WITH TOWN COUNCIL'S VIEW

It was noted that the following four applications had been approved:

- (a) Plan No. 0574 Advertisement

Application by Shoe Zone Ltd for installation of new shop-front and fascia sign at 18 King Street

- (b) Plan No. 0575 Full

Application by Shoe Zone Ltd for installation of new shop-front at 18 King Street

- (c) Plan No. 0593 Advertisement

Application by Sportswift t/a Card Factory for fascia sign at 14a King Street

- (d) Plan No. 0614 Advertisement

Application by AAH plc for 2-of illuminated folded aluminium fascia, 1-of illuminated folded aluminium projecting box at 10 King Street

In all four cases, the Committee (minute 128/09 from its 22nd July 2009 meeting referred) had invoked that part of its own *Planning Policy Guidance* relating to 'Conservation Area Shop Fronts' when commenting, citing poor design and use of non-traditional materials as

reasons for refusal and going on to refer to a point made recently by English Heritage concerning falling standards in Conservation Areas.

RESOLVED that concern be expressed to the Development Services Manager over the seeming degree to which officer delegation was resulting in decisions being reached to the detriment of the Conservation Area.

201/09

DECISION DETAILS

Application 3PL/2009/0530/Full: Proposal by Abbey Developments Ltd for erection of 4 detached dwellings, garages, new access, drainage, landscaping and ancillary works on land off Nightingale Way

RESOLVED that the contents of the 'Refusal of Planning Permission' document, dated 9th September 2009 and included in the agenda papers, be noted.

202/09

ABBEY BARNS INQUIRY: INVITATION TO EXPERT WITNESS

RESOLVED that the Town Clerk take steps to secure the participation at the November 2009 Inquiry of Norfolk County Council's Heritage & Landscape Building Conservation Officer.

203/09

REGIONAL HOUSING GROWTH OVER NEXT TWENTY YEARS

RESOLVED that consideration of this item (a letter issued by the East of England Regional Assembly) be deferred to the Committee's next meeting, scheduled for 14th October 2009.

204/09

A11 IMPROVEMENTS: FIVEWAYS TO THETFORD

RESOLVED that the date set for a Pre-Inquiry Meeting (29th September 2009 in the Carnegie Room) be noted, with a degree of bemusement expressed regarding the failure to date to give any indication of what some 'objectors' were objecting to. The concerns of horse-riders and the RSPB had been given detailed press coverage over recent months and partly addressed, but what about other reported concerns and/or objections from other parties? The Committee hoped all would be made clearer at the Pre-Inquiry Meeting.

205/09

NORFOLK MINERALS & WASTE SITE ALLOCATIONS DPD (= DEVELOPMENT PLAN DOCUMENT)

Thetford Waste Site Proposal

RESOLVED that the following three comments be passed to Norfolk County Council's Planning Officer (Minerals & Waste) in advance of the public consultation period, starting late October 2009:

- i) The Committee agreed with the exclusion of the pyrolysis plant.
- ii) It noted that the various junctions along London Road are already extensively loaded; consequently, there is a need for a properly controlled junction or roundabout at the official entrance to the Stephenson Way trading estate.
- iii) It wanted Norfolk County Council to give consideration to not proceeding with its Thetford proposal until completion of the A11 dualling scheme.

206/09

VARIATION OF PREMISES LICENCE: CLUB ICE

Notification of an application to vary a Premises Licence at 35-37 Riverside Walk had been received from the licensing authority (Breckland Council) under cover of a letter, dated 1st September 2009.

RESOLVED that the following comments be submitted to the licensing authority for consideration:

There was major concern expressed over any proposed reduction in door supervision staff; existing arrangements were deemed satisfactory, at least in terms of staff levels and no 'relaxation' should be permitted. That said, one councillor recounted his experience of alerting door staff to acts of drug-taking and underage drinking on the premises, only to elicit a very passive, disengaged response. Therefore, the club management must require its door staff in future to be more responsive and vigilant.

The Committee was aware of late-night public order and littering issues in the town; if this application were to be approved, then that situation, in its view, only risked becoming worse.

207/09

PROHIBITION OF WAITING ORDERS

RESOLVED that the issue by Norfolk County Council of further documents in respect of the following locations be noted:

- (a) Priory Park/Station Road
- (b) School Lane /Well Street/Tanner Street

208/09

TREE PRESERVATION ORDERS

- (a) RESOLVED that the receipt of further documents issued by Breckland Council in furtherance of the implementation of the following four Orders be noted:

- i. TPO 2009 No.28 (St John's Way / St Martin's Way / Prior Stephen Way)
- ii. TPO 2009 No.29 (Burrell Way / Stephenson Way)
- iii. TPO 2009 No.30 (Caxton Way)
- iv. TPO 2009 No.31 (Canterbury Way)

(b) RESOLVED that the serving by Breckland Council of a Schedule in respect of the following new Order be noted:

TPO 2009 No. 34 (= Land Adjacent A11).

Chairman