

## UNCONFIRMED

MINUTES OF A MEETING OF THE PLANNING COMMITTEE,  
HELD IN THE COUNCIL CHAMBER, KING'S HOUSE, THETFORD,  
ON WEDNESDAY, 4<sup>TH</sup> NOVEMBER 2009,  
STARTING AT 7 P.M.

Present:

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

Councillors:

G P Balaam	D G Mortimer
R F W Brame	B J Skull
J A Harding	M G Spencer
T J Jermy	S N H Wright

281/09      DECLARATIONS OF INTEREST

The Committee Chairman, Councillor R G Kybird, declared a prejudicial, potentially business-related interest in item 284/09(c). He was not present for the discussion or vote, with Committee Vice-Chairman Councillor M G Spencer taking the chair.

Councillor D G Mortimer declared a personal interest in item 288/09 owing to family connections with an EPR Limited employee based at the existing Thetford power plant.

282/09      APOLOGIES FOR ABSENCE

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

283/09      MINUTES

RESOLVED that the minutes of the Committee's meeting held on 14<sup>th</sup> October 2009, as received by Council on 28<sup>th</sup> September 2009 under minute 267/09(a), be confirmed as a true record and signed/initialled by the Chairman.

284/09      PLANNING APPLICATIONS TO CONSIDER

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

*Note: Owing to comment deadlines set by the planning authority, items (a) and (e) were added to the published agenda. The applications are set out in plan-numerical sequence.*

- (a)      Plan No. 0826      Full

## UNCONFIRMED

Application by Mr T Foster for conversion from A1 retail to residential (two 1-bedroom flats) at Stables Yard, Magdalen Street

### Observation

The Committee was unimpressed with the quality of the drawings submitted. The proposal constituted overdevelopment in its view, with the design deemed inappropriate for the Conservation Area.

- (b) Plan No. 0871 Full

Application by Mrs Deanne Wilson for conservatory extension at 105 Redgate.

### Observation

No objection, subject to neighbours' having none.

- (c) Plan No. 0970 Full

Application by Dr Riddell & Partners for extension to form new pharmacy, additional consulting and nurses' rooms, enlarged waiting room & admin area, alterations to car park at Grove Surgery, Grove Lane.

### Observation

No objection

- (d) Plan No. 0973 Full

Application by Tesco Stores Ltd for extension to existing foodstore, revised access, extended car park, relocation of balancing pond, landscaping & associated works at Tesco Store, Kilverstone Lane.

### Observation

Owing to the volume of information received and needing to be assimilated, the Committee would request an extension of the comment period from the planning authority, agreeing that comment would be passed at its next scheduled meeting (18<sup>th</sup> November 2009).

- (e) Plan No. 0983 Full

Application by Mr Trevor Brooke for Change of Use to B1 to process paper documents, with approx half warehouse to be used as office area at 5 Roman Way.

### Observation

The Committee was struck by the lack of detail received, noting that the unit in question was in Breckland Council ownership. More operational detail would need to be received before comment could be passed. The extent of the proposed office area was significant – why so?

## UNCONFIRMED

### 285/09 DECISION AT VARIANCE WITH TOWN COUNCIL'S VIEW

Application 3PL/2009/0662/Full: Application by Mrs Sylvia Thacker to move existing fence from back garden to inside existing hedge, making back garden larger.

RESOLVED that the granting of permission, contrary to the Town Council's wishes, be noted.

### 286/09 WITHDRAWAL OF PLANNING APPLICATIONS

RESOLVED that withdrawal of the following two applications be noted:

- (a) Application 3PL/2004/1787/Full: Application by Tesco Stores Ltd for extension Class A1 retail store, relocation of petrol filling station and balancing pond at Tesco Store, Kilverstone Lane.
- (b) Application 3PL/2009/0746/Outline: Application by The Crown Estate for renewal of Outline Planning Permission ref 3PL/2006/0851 for non-food retail development at Forest Retail Park (Phases Four and Five)

### 287/09 NOTIFICATION OF APPEAL: 37 BURY ROAD

RESOLVED that the making of an Appeal to the Secretary of State be noted regarding the following Refusal of Planning Permission: Application 3PL/2009/0038/Full: Erection of a terrace of 3 no. two-bedroom houses with amenity areas at 37 Bury Road.

### 288/09 PROPOSED THETFORD RENEWABLE ENERGY PLANT

RESOLVED that the following comments be passed to EPR Limited and copied to both Norfolk County Council and Carter Jonas (the latter acting for the Crown Estate):

- i) The Committee's view, in summary, was that this was the right facility in the wrong place.
- ii) The Committee supported the principle of combining with a 'steam client', albeit not in this particular location, noting that, to its disappointment, there had been very little disclosure of the nature of the discussions that EPR Ltd had held with the Crown Estate, resulting in the choice of this site. As not only the elected body closest to local people but also as an owner of land in the immediate vicinity, the Town Council was very disappointed to have been given no opportunity to participate in any discussions.
- iii) The Committee noted that EPR Limited had seemingly not seen fit to bring forward its scheme proposal in time for

## UNCONFIRMED

Norfolk County Council to incorporate it in its revised Waste Strategy. Nor was any reference made to it in any LDF or Thetford Area Action Plan documentation produced to date.

- iv) The Brecks Study advocated a 'softened edge' for Thetford and this proposed development hardly constituted that.
- v) The proposed development would be on a greenfield site; one of the mitigating factors of the existing biomass facility had been its use of a brownfield site.
- vi) The Committee was concerned at the prospect of a limited fuel supply within the suggested 100-km radius of the site resulting, in operational reality, in many more, longer journeys from outside that area to deliver fuel. EPR Ltd was perceived to have been less than forthcoming to date on this particular point. Furthermore, if it transpired that the preferred fuel type was not available in sufficient quantity, what would happen?

289/09      NORFOLK MINERALS AND WASTE LOCAL DEVELOPMENT FRAMEWORK: MINERALS AND WASTE SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENTS: CONSULTATION ON FURTHER ISSUES AND OPTIONS (PREFERRED OPTIONS)

RESOLVED that the Committee note that its previously expressed concern about vehicle movements on Bury Road was referred to on page 92 of the Waste Site Allocations document under reference WAS 32 (Thetford Transfer Station, Burrell Way).

290/09      NOTIFICATION OF THE PUBLICATION OF THE INSPECTORS' REPORT ON THE BRECKLAND CORE STRATEGY AND DEVELOPMENT CONTROL POLICIES DOCUMENT

RESOLVED that, in light of the complexity of detail, consideration be given to the Inspectors' Report at the Committee's next meeting, scheduled for 18<sup>th</sup> November 2009.

291/09      CHALK CLOSE DEVELOPMENT OFF NORWICH ROAD: PROPOSED 20MPH ZONE

RESOLVED that support be expressed for the proposal set out in Norfolk County Council's letter of 22<sup>nd</sup> October 2009.

292/09      BURY ROAD FOOTWAY LINK

RESOLVED that the details received under cover of a Norfolk County Council letter, dated 9<sup>th</sup> October 2009 and relating to

## UNCONFIRMED

accessing the crossing facility on Bury Road from Queensway, be noted.

### 293/09 CONFIRMATION OF TREE PRESERVATION ORDERS

RESOLVED that confirmation of the following be noted:

- (a) TPO 2009 No. 32: Kimms Belt
- (b) TPO 2009 No. 34: Land Adjacent A11.

*Note: It was agreed to add the following item to the published agenda.*

### 294/09 PROPOSED PUFFIN CROSSING: PUFFIN CROSSING

RESOLVED that the details received under cover of a Norfolk County Council letter, dated 29<sup>th</sup> October 2009, be noted.

Chairman