

MINUTES OF A MEETING OF THE PLANNING COMMITTEE,
HELD IN THE COUNCIL CHAMBER, KING'S HOUSE, THETFORD,
ON WEDNESDAY, 10TH FEBRUARY 2010,
STARTING AT 7 P.M.

Present:

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

Councillors:

G P Balaam
R F W Brame
M Brindle
J A Harding

T J Jermy
D G Mortimer
M G Spencer

402/09 DECLARATIONS OF INTEREST

- i) The Mayor, Councillor Mrs P A Spencer, and Councillor M G Spencer declared personal interests in item 404/09(c) given that the application site was visible from their Redgate property.
- ii) Councillor G P Balaam declared a personal interest in item 408/09 as a Governor of Queensway Junior School.
- iii) Councillor J A Harding declared a personal interest in item 404/09(e), being personally known to the applicant.
- iv) Councillor D G Mortimer declared a personal interest in item 409/09 owing to family connections with EPR's existing Thetford plant.

403/09(A) APOLOGIES FOR ABSENCE

Apologies were received on behalf of Councillors Mrs M P Chapman-Allen, S H Chapman-Allen (work-related absence), T J Lamb, A Paines, Mrs P P Quadling, B J Skull and S N H Wright.

403/09(B) MINUTES

RESOLVED that the minutes of the Committees held on 9th December 2009, 6th January 2010 and 20th January 2010, as received by the Council on 27th January 2010 under minutes 382/09(a), (b) and (c) respectively, be confirmed as true records and signed/initialled by the Chairman.

404/09 PLANNING APPLICATIONS TO CONSIDER

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

Note: Items (b) and (d) below were not included on the original agenda.

- (a) Plan No.1153 (3PL/2009 sequence) Listed Building
Application by Mr G Jones for conversion of office building to residential (two dwellings) & further new dwelling to rear after demolition of lean-to at 23 Old Market Street

Observation
No objection

- (b) Plan No. 1154 Full
Application by Mr G Jones for conversion of office building to residential (two dwellings) & further new dwelling to rear after demolition of lean-to at 23 Old Market Street

Observation
No objection

The following are all in the 3PL/2010 sequence...

- (c) Plan No. 0019 Full
Application by Hanover to remove existing window on rear elevation, create new opening & install new patio doors with external steps & handrails at Estate Manager's Office, Canterbury Way.

Observation
No objection

- (d) Plan No. 0021 Full
Application by Mr C Ballard for erection of single storey rear extension including alteration to approved plan & conversion of garage to living accommodation at 24 Redgate.

Observation
No objection, subject to neighbours' having none.

- (e) Plan No. 0034 Full
Application by DEM Ltd for ground floor extension to the side of the property to be used as a study at 2 Beatty Close.

Observation
The Committee wanted there to be a degree of pitch to the roof and assumed that no highway visibility issues would arise from the construction of the extension.

- (f) Plan No. 0047 Full
Application by Mr T Foster for conversion from A1 retail to residential (1 x 1-bed flat & 1 x bedsit flat) at Stables Yard, Magdalen Street.

Observation

The Committee remained as opposed to this application as it had been to its predecessor (namely, 3PL/2009/0826/F), for which permission had been refused. Members remained concerned about certain drawings, which were clearly not to scale.

- (g) Plan No. 0054 Full
Application by Mr Aaron Jacobs for extension to boundary wall at 56 Rosecroft Way.

Observation

No objection, on the understanding that matching materials would be used.

- 405/09 PLANNING PERMISSION GRANTED
Application 3PL/2009/1127/F: Application by Mr K Goldsmith for erection of shed (retrospective) at Plot 17, London Road Allotments

RESOLVED that the details of the permission notification, dated 27th January 2010, be noted, with the Committee reassured by the Town Clerk that the Allotments Committee was in the process of agreeing with Thetford Garden & Allotment Club representatives some points of detail relating to the Club's on-site 'presence'.

- 406/09 CONNECTING NORFOLK: NORFOLK'S THIRD LOCAL TRANSPORT PLAN

RESOLVED that, in response to the consultation documents received, the following comments be submitted to Norfolk County Council by the comment deadline of 15th February 2010:

A. General Comment

Under Growth and Regeneration (page 3 of consultation document refers)
Thetford Town Council expresses its strong support for a focus on trunk roads and strategic rail connections. In particular, it recognises the potential benefit of a Norfolk ↔ Stansted rail link to those areas not served currently by a direct London service; such a service would meet some of the climate change challenges faced currently.

B. Specific Questionnaire Responses

(For the purposes of providing a comprehensive record in these minutes, the so-called 'questions' - in reality, statements - are set out in full below)

Thetford Town Council's nine priority options, defined as those accorded a '1' (= 'very effective') rating, are as follows:

- i) Question 3 (under *Climate Change*)
Encourage the take-up of low emission vehicles and low carbon travel by supporting complementary infrastructure, like electric charging points
- ii) Question 9 (under *Growth and Regeneration*)
Focus on getting improvements on strategic connections into, out of and within the county, particularly to connect to and promote the role of transport gateways and to key employment centres like Norwich
- iii) Question 10 (under *Growth and Regeneration*)
Focus spending on achieving a high quality townscape in areas of regeneration.
- iv) Question 13 (under *Equality of Opportunity*)
Concentrate on improving the availability of public and community transport by enhancing demand-responsive transport, which complements regular bus services.
- v) Question 14 (under *Equality of Opportunity*)
Develop centres in our market towns and larger villages for the surrounding community to access a range of services, like healthcare, training, advice and guidance.
- vi) Question 17 (under *Equality of Opportunity*)
Establish work hubs in market towns and larger villages
- vii) Question 23 (under *Quality of Life and Health*)
Prioritise money on adapting streets, bus stations and train stations for people with disabilities instead of spending money on new infrastructure like cycleways elsewhere.
- viii) Question 26 (under *Safety and Security*)
Prioritise training and publicity measures to target high risk road user groups.
- ix) Question 29 (under *Safety and Security*)
Work in partnership with a range of other agencies, especially in urban areas, with a view to improving people's actual, as well as feelings of, safety and personal security during every stage of their journey.

407/09 ST EDMUNDSBURY BOROUGH COUNCIL: DOCUMENTATION RECEIVED

RESOLVED that the documents received in respect of that Council's Draft Infrastructure Delivery Plan and Core Strategy be noted.

408/09 QUEENSWAY INFANT AND JUNIOR SCHOOL SHARED USE FACILITY

RESOLVED that the letter received from Norfolk County Council's Engineer (Design South), dated 21st January 2010, be noted.

409/09A

PROPOSED THETFORD RENEWABLE ENERGY PLANT

RESOLVED that the contents of the newsletter issued by agents acting for EPR Ltd be noted, with the Committee anticipating an imminent, further opportunity to comment on the planning application submitted recently to Norfolk County Council. If said application were received ahead of 3rd March 2010 (being the date of the Committee's next scheduled meeting), then the Town Clerk would simply submit the comments already reported to EPR Ltd and copied to Norfolk County Council.

Note: It was agreed to pass comment under the following three headings notwithstanding these not being included in the published agenda.

409/09B

INTRODUCTION OF PART NIGHT LIGHTING

The response letter, dated 2nd February 2010, received from Norfolk County Council's Information Officer had been e-mailed to members in the days preceding the meeting.

RESOLVED that the Town Clerk, in response to the above letter, request that any future correspondence and/or consultation documents issued by Norfolk County Council relating to specific, presently lit locations in the town be copied to the respective ward members.

The Town Clerk would also express the Town Council's expectation that due heed would be paid to the Dark Skies Initiative when contemplating any changes.

At the same time, he would ask for clarification on what was currently envisaged for Castle Street, in particular, and within the Conservation Area, in general.

409/09C

INSPECTOR'S REPORT ON ABBEY BARNS

This had recently been published.

RESOLVED that this be an agenda item for the Committee's next meeting (scheduled for 3rd March 2010), when the need for the planning authority to monitor closely the materials prescribed for the new development would be one of the topics raised.

409/09D

THETFORD LOOPS

Copies of the draft consultation document had been e-mailed to members. It was agreed to devote more time to this at a future meeting, but amongst the initial comments passed were:

- Have all landowners been approached?
- 'Shared use' risks need to be addressed.
- Loop in closest proximity to the Danger Area: is it well clear of the 'at risk' zone?
- Elveden Loop: can this be superimposed on a map showing the post-dualling scene?

Chairman