

MINUTES OF A MEETING OF THE PLANNING COMMITTEE,
HELD IN THE COUNCIL CHAMBER, KING'S HOUSE, THETFORD,
ON WEDNESDAY, 3RD MARCH 2010,
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
R F W Brame	D G Mortimer
M Brindle	A Paines
Mrs M P Chapman-Allen	B J Skull
S H Chapman-Allen	M G Spencer
J A Harding	S N H Wright
T J Jermy	

In attendance (for Item 478/09): Mr Tim Edmunds, Norfolk County Council.

467/09 DECLARATIONS OF INTEREST

Councillor D G Mortimer declared a personal interest in item 475/09 owing to family connections with an EPR Limited employee based at the existing Thetford power plant.

Councillor A Paines declared a personal interest under item 478/09 owing to his place of residence being adjacent to the proposed bus interchange site. The meeting agreed that, were any discussion thereunder to result in any decisions needing to be taken, he would withdraw from the meeting before any motion was put and/or vote taken. In the event, this situation did not arise.

468/09 APOLOGIES FOR ABSENCE

An apology was received on behalf of Councillor Mrs P P Quadling.

469/09 MINUTES

RESOLVED that the minutes of the Committee's meeting held on 10th February 2010, as received by the Council on 24th February 2010 under minute 443/09(a), be confirmed as a true record and signed/initialled by the Chairman.

470/09 PLANNING APPLICATIONS TO CONSIDER

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

- (a) Plan No. 0064 Full

Application by The Co-operative Food for installation of smoking shelter onto a concrete base at Co-operative Services Ltd at Stephenson Way (RETROSPECTIVE)

Observation

No objection

- (b) Plan No. 0076 Advertisement

Application by Sainsburys Supermarkets Ltd to remove existing totem & erect 1 no. store totem at the entrance of the Forest Retail Park

Observation

The Committee objected to any loss of trees and wanted any replacement totem to be sited in the existing location.

- (c) Plan No. 0107 Full

Application by Flagship Housing Group for 8 supported flats with communal living area & staff accommodation & provision for training facilities on land adjacent to the Train Station on Canterbury Way

Observation

The Committee's view was markedly different to that arrived at in 2005 in respect of application 3PL/2005/1666/F, local circumstances – prompted, in particular by the 'Growth Agenda' – having, in the Committee's view, changed significantly.

At the start of its discussion, members were unclear about the status of the 'rest' of the proposed development, i.e. those units not specifically covered by this application. The views that follow were in respect of the entire development and not solely the 8 units covered by the application.

The Committee, whilst fully supportive of the importance of meeting housing need, considered this location far better suited to meeting future rail station parking requirements. This was, in the Committee's view, a far greater priority than such a high density development, the architectural merits of which were not at all evident. Furthermore, the Committee considered the proposed parking space provision to amount to 'material under-provision'.

The Committee assumed that such a significant proposal would come before the Development Control Committee and not be delegated to officers.

(d) Plan No. 0117 Hazardous Substances

Application by Jeyes Ltd for storage of sodium hypochlorite solution at Brunel Way

Observation

No objection, on the assumption that all applicable risk assessments would be carried out prior to storage container installation.

471/09 PLANNING PERMISSION GRANTED AND/OR REFUSED

(a) Application 3PL/2009/1093/A by Kwik Fit Properties Ltd for signage at Unit 2, London Road/Stephenson Way

RESOLVED that details of the split decision be noted.

(b) Application 3PL/2009/1130/F by Mr N Pettit for proposed super timber framed dwellinghouse at The Planes, 7 Old Bury Road

RESOLVED that details of the refusal be noted.

(c) Abbey Barns Decisions

RESOLVED that consideration of the detailed conclusions arrived at by the Inspector be deferred to a future meeting.

472/09 OPERATING LICENCE ISSUE
Operating Centre at 25 Brunel Way

RESOLVED that support be expressed for the comments passed by Norfolk County Council in its letter to the Office of the Traffic Commissioner, dated 9th February 2010.

473/09 PLANNING APPLICATION CONSULTEES LIST AND IMPROVING PLANNING ENGAGEMENT WITH CONSULTEES

RESOLVED that the information provided by the Norfolk Association of Local Councils under the above headings be noted and that support be expressed for the 'statutory consultee' status of town and parish councils.

474/09 DETAILED PROPOSALS AND DRAFT REGULATIONS FOR THE INTRODUCTION OF THE COMMUNITY INFRASTRUCTURE LEVY

RESOLVED that the Summary of Responses to the recent consultation exercise, as issued by the Department for Communities and Local Government, be noted.

475/09 PROPOSED RENEWABLE ENERGY PLANT

RESOLVED that Croxton Parish Council be thanked for its letter, dated 21st February 2010, and informed that the Committee saw no need to add to its previously reported comments.

476/09 THETFORD LOOPS

RESOLVED that receipt of a revised draft document be noted and that this could be commented on in the course of the Thetford Area Action Plan consultation period, commencing 17th May 2010.

477/09 INTRODUCTION OF PART NIGHT LIGHTING

RESOLVED that the responses received from Norfolk County Council's Street Lighting Manager and the responsible Cabinet Member be noted. The Town Clerk was asked to clarify whether a 'right of appeal' could be exercised.

478/09 THETFORD BUS INTERCHANGE

Mr Edmunds briefed the Committee on proposals being worked on for the potential end-use of the listed building.

RESOLVED that Mr Edmunds set out his thoughts in due course in the form of a summary letter to the Town Council.

Chairman