

MINUTES OF A MEETING OF THE PLANNING COMMITTEE,
HELD IN THE COUNCIL CHAMBER, KING'S HOUSE, THETFORD,
ON WEDNESDAY, 5TH MAY 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
T J Jermy
T J Lamb

D G Mortimer
Mrs P P Quadling
B J Skull
M G Spencer

583/09 DECLARATIONS OF INTEREST

There were no declarations of interest.

584/09 APOLOGIES FOR ABSENCE

Apologies were received on behalf of Councillors M P Brindle, Mrs M P Chapman-Allen, S H Chapman-Allen (work-related absence), J A Harding and S N H Wright.

585/09 MINUTES

RESOLVED that the minutes of the Committee's meeting held on 14th April 2010, as received by the Council on 29th April 2010 under minute 570/09(a), be confirmed as a true record and signed/initialled by the Chairman.

586/09 PLANNING APPLICATIONS TO CONSIDER

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

(a) Plan No. 0205 Change of Use

Application by Mr M Ter Berg for change of use to D1 (Dental Surgery) at 15 Earls Street

Observation

No objection, being looked upon as a welcome proposal.

(b) Plan No. 0269 Advertisement

Application by Mr S Butcher (Greene King Plc) for erection of fascia & projecting signs including external illumination at The Bell Hotel, King Street.

Observation

No objection, being looked upon as a marked improvement on the present signage.

- (c) Plan No. 0270 Listed Building

Application by Mr S Butcher (Greene King Plc) to replace existing signs with new signage and repainting of building at The Bell Hotel, King Street.

Observation

No objection, being looked upon as a marked improvement on the present signage.

- (d) Plan No. 0290 Change of Use

Application by Mrs S Southwell for change of use to D1 and A1 (Dog training centre with small shop) at 6-13 Faraday Place.

Observation

No objection, subject to any permission granted being 'personal to the applicant' and not transferable to any third party.

- (e) Plan No. 0321 Full

Application by BK & EWL Partnership for construction of type B1 business unit on part of previously approved site at 51 Brunel Way.

Observation

No objection

- (f) Plan No. 0334 Full

Application by Mr M A Rouf for change of use of retail to takeaway at 7 Market Place.

Observation

The Committee objected to any change to the currently permitted use, i.e. retail.

- (g) Plan No. 0348 Change of Use

Application by Mr M Raczynski for change of use to garage at 10 St Helen's Way

Observation

The Committee wanted there to be no retail counter sales permitted. A general point was made about the seeming introduction of retail operations onto this industrial estate, a trend criticised by the Committee, which was not convinced that these all had planning permission.

- (h) Plan No. 0356 Full

Application by LGL Developments Ltd for erection of 2 no. 2-storey dwellings (revised scheme 3PL/2005/0991/Full) at St Nicholas House, Minstergate.

Observation

No objection, subject to the Historic Buildings Officer's views on the choice of materials (these must be appropriate to the Conservation Area) and 'fine' architectural detailing being adhered to.

- (i) Plan No. 0357 Listed Building

Application by LGL Developments Ltd for erection of 2 no. 2-storey dwellings (revised scheme 3PL/2005/0995/Listed Building) at St Nicholas house, Minstergate.

Observation

No objection, subject to the Historic Buildings Officer's views on the choice of materials (these must be appropriate to the Conservation Area) and 'fine' architectural detailing being adhered to.

- (j) Plan No. 0378 Full

Application by The Incumbent & PCC of St Cuthbert's for proposed alterations to 20th Century extension at St Cuthbert's Parish Church, King Street/Well Street

Observation

No objection to the scope of work, subject to the views of the Historic Buildings Officer being respected.

Owing to comment deadlines, it was agreed to comment on the following two applications, not included in the published agenda:

- (k) Plan No. 0202 Listed Building

Application by Mr M A Rouf for 13.5-metre galvanised railings on edge of existing flat roof at 19a White Hart Street.

Observation

Despite the drawings submitted not being to scale, the Committee did not object to what was proposed, subject to any 'offset' not exceeding 50mm and to compliance with Building Regulations being confirmed prior to permission being granted.

- (l) Plan No. 0203 Full

Application by Mr M A Rouf for 13.5-metre galvanised railings on edge of existing flat roof at 19a White Hart Street.

Observation

Despite the drawings submitted not being to scale, the Committee did not object to what was proposed, subject to any 'offset' not exceeding 50mm and compliance with Building Regulations being confirmed prior to permission being granted.

587/09 DECISIONS AT VARIANCE

- (a) Application 3PL/2009/0977/Full: for conversion of original hospital building into 4 flats, demolition of remainder & residential development of remainder of site at former Thetford Cottage Hospital site, Earls Street

RESOLVED that the details of the refusal notice be noted.

- (b) Application 3PL/2010/0107/Full: for 8 supported accommodation flats with communal living area & staff accommodation, provision for training facilities on Land Adjacent to the Train Station, Canterbury Way

RESOLVED that the details of the permission notice be noted and that the Town Clerk write to the Chairman of Breckland Council's Development Control Committee, reporting the Town Council's great disappointment at the decision taken.

588/09 DECISION IN ACCORD

Application 3PL/2010/0165/Full: for erection of 4 detached dwellings with garages, new access arrangements & associated landscaping on Land Off Nightingale Way

RESOLVED that the details of the refusal notice be noted.

589/09 ST JOHN'S WAY / PRIOR STEPHEN WAY: IMPLEMENTATION OF 20 MPH ZONE TRAFFIC REGULATION ORDER

RESOLVED that Norfolk County Council be informed of the Town Council's support for the introduction of this speed limit.

590/09 ST EDMUNDSBURY BOROUGH COUNCIL: LOCAL DEVELOPMENT FRAMEWORK

RESOLVED that the Town Council's long-standing view regarding HGVs along the A134 Bury Road be re-stated.

591/09 STATUS OF LAND TO REAR OF SWEYN CLOSE

RESOLVED that the contents of the letter, dated 17th March 2010, received from the Council's solicitor and addressing the history of land identified on old maps as used for allotments, be noted.

592/09 COMMUNITY CHEST APPROACH TO INFRASTRUCTURAL PROVISION

RESOLVED that the Town Clerk write to the Chairman of the Moving Thetford Forward Board proposing a joint Board/Town Council visit to Bingham in Nottinghamshire, where local district and town councils have adopted a novel approach to meeting developmental needs through joint working.

593/09 THETFORD BUS INTERCHANGE: PROGRESS REPORT

RESOLVED that the contents of Mr Edmunds' Progress Report to the Moving Thetford Forward Board be noted.

Chairman