

MINUTES OF A MEETING OF THE PLANNING COMMITTEE,
HELD IN THE COUNCIL CHAMBER, KING'S HOUSE, THETFORD,
ON WEDNESDAY, 9TH JUNE 2010,
STARTING AT 7 P.M.

Present:

Councillor R G Kybird, Chairman
The Mayor, Councillor Mrs P P Quadling

Councillors:

G P Balaam
M P Brindle
D G Mortimer

M G Spencer
Mrs P A Spencer

54/10 DECLARATIONS OF INTEREST

None

55/10 APOLOGIES FOR ABSENCE

Apologies were received on behalf of Councillors R F W Brame, Mrs M P Chapman-Allen, S H Chapman-Allen (work-related), J A Harding, T J Jermy, T J Lamb, A Paines, B J Skull and S N H Wright.

56/10 MINUTES

RESOLVED that the minutes of the Committee's meetings held on 5th May and 19th May 2010, as received by the Council on 26th May 2010 under minutes 35/10B(b) and (e) respectively, be confirmed as true records and signed/initialled by the Chairman.

57/10 PLANNING APPLICATIONS TO CONSIDER

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

(a) Plan No. 0494 Advertisement

Application by The Crown Estate for relocation of site marking board 50m northeast of approved position (3PL/2009/0577) at Thetford Enterprise Park, Mundford Road

Observation

No objection

- (b) Plan No. 0507 Full

Application by Domino Pizza Group Ltd for change of use to A5, new shop front, extractor duct to rear, demolition of existing garage & erection of single storey extension at 18 Well Street

Observation

The Committee objected on two counts: firstly, the proposed hours of opening and the 'coming-and-going' nature of a delivery operation would be detrimental to the quality of life of any resident occupying the flat above the premises; secondly, adding yet more unsightly and noisy extractors to the rear of these retail units would further degrade the quality of the Conservation Area.

- (c) Plan No. 0512 Outline

Application by Mr T Oulds for erection of bungalow at Woodlands, Redcastle Road

Observation

The Committee had a fundamental objection to this outline proposal in accord with what it understood to be significant neighbourhood opposition. Whilst this application for a single dwelling amounted to a significant scaling down of what had been proposed by the same applicant in 2007 (and subsequently rejected by the planning authority), it was not deemed any more acceptable.

The Committee re-affirmed key points made in 2007, namely:

- (i) the proposed dwelling would have an adverse impact on the amenity of the neighbouring dwelling by virtue of its close proximity to the site boundary;
- (ii) the setting of the only thatched house in Thetford would be irredeemably altered.;
- (iii) minimum driveway width requirements would not be met, the Committee being reminded that a separate access off Redcastle Road had been provided for 'Treetops' (being the "neighbouring dwelling" referred to in point (i) above).

It was noted that referral to the Development Control Committee would be sought by one of the town's district councillors.

- (d) Plan No. 0527 Full

Application by Mr & Mrs S Unthank for erection of single storey rear extension, pitched roof over garage/porch/ WC/existing rear extension & new extension at 7 The Covert

Observation

No objection

- (e) Plan No. 0545 Full

Application by Mr S Osborne for erection of 3 no. terrace houses with associated parking & amenity space on Garage Court at end of Bracken Road

Observation

The Committee had no objection to the proposals, subject to the conditions attached to the outline permission being adhered to and the scots pine protection measures being put in place.

- 58/10 DECISION AT VARIANCE: Application 3PL/2010/0301/Full for Dormer to form en-suites at 40 Mackenzie Road

RESOLVED that the decision to refuse permission be noted.

- 59/10 NORFOLK COUNTY COUNCIL: NORFOLK MINERALS AND WASTE LOCAL DEVELOPMENT FRAMEWORK Core Strategy and Minerals and Waste Development Management Policies Development Plan Document (DPD): Publication of Pre-Submission Document

RESOLVED that the Committee consider the Town Council's position at its next meeting (scheduled for 7th July 2010).

- 60/10 CORE STRATEGY: BRIEFING BY PLANNING OFFICERS

RESOLVED that the informal, 'interactive session' with Breckland/Capita officers take place on Wednesday, 14th July 2010, in King's House, starting at 6 p m, subject to the Town Clerk's receiving advance notice of topics members wished to raise.

Additional Item (not included in published agenda)

- 61/10 STREET NAMING: TWIGDEN HOMES DEVELOPMENT OFF MAINE STREET

Four names with no evident thematic link had been proposed by the developer.

RESOLVED that the Committee give further consideration to this at a later date, once the comment deadline was confirmed. Possible themes proposed were 'Canadian Rivers' and 'Scottish Clans' (both stemming from their perceived 'Mackenzie' association).

Chairman