

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

Present:

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

Councillors:

G P Balaam
R F W Brame
T J Jermy
D G Mortimer

A Paines
M G Spencer
Mrs P A Spencer
S N H Wright

In attendance (for item 115/10):

Mr Will van Cutsem, Pigeon Investment Management Ltd.

Note: Agenda Item 115/10 was addressed early in the meeting but the agenda numbering sequence has been abided by for minuting purposes.

106/10 DECLARATIONS OF INTEREST

Councillor G P Balaam declared a personal interest in agenda item 112/10 as a Governor of Queensway Community Junior School.

107/10 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, T J Lamb and B J Skull.

108/10 MINUTES

RESOLVED that the minutes of the Committee's meeting held on 9th June 2010, as received by the Council on 30th June 2010 under minute 86/10(b), be confirmed as a true record and signed/initialled by the Chairman.

109/10 PLANNING APPLICATIONS TO CONSIDER

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

Part A: Applications in 3PL/2010-prefixed number sequence

- (a) Plan No. 0541 Full

Application by Dr M Ter-Berg for continuation of use of portacabin as ancillary office at 15 Earls Street

Observation

The Committee would support the granting of temporary permission for a 3-year period on the understanding that a commitment be made by the applicant to the eventual introduction of a permanent structure, which would need to meet Conservation Area design guidelines.

- (b) Plan No. 0677 Full

Application by Mr P Meen for single storey extension at rear to provide dining room, kitchen & shower room at 111 Nunnery Drive

Observation

No objection, subject to neighbours' having none.

Part B: Applications in 3TL/2010-prefixed number sequence

- (c) Plan No. 0023 Time Limit

Application by Mr J Sanghera for extension of time limit on planning permission 3PL/207/0791/F – creation of 2 no. one-bed apartments on ground floor - at 3-15 Pine Close

Observation

The Committee stood by the critical comments passed in 2007 in respect of application 3PL/2007/0791/F. It did not think ground floor residential accommodation appropriate in this location and remained under the impression that there had to date been no true dialogue between the applicant and the local community group (the Barnham Action Group). In the Committee's view, the granting of permission had harmed the prospect of there being full re-development of the area.

- (d) Plan No. 0032 Time Limit

Application by Thetford Town Council for extension of time limit on planning permission 3PL/2003/1892/CU – extension to existing cemetery - at Thetford Cemetery, London Road

Observation

The Committee accepted that it would be inappropriate to comment on a Thetford Town Council application and simply noted receipt of the documentation.

110/10

DECISIONS AT VARIANCE:

- (a) Application 3PL/2010/0129/Full for conversion of redundant church building to domestic dwelling house at St Mary The Less, Bury Road

RESOLVED that the Refusal Notice dated 25th June 2010 be noted and the hope expressed that the applicant would be urged by the planning authority to produce all the further documentation required to make progress with this application.

- (b) Application 3PL/2010/0130/Listed Building for conversion of church building to domestic dwelling house at St Mary The Less, Bury Road

RESOLVED that the Refusal Notice dated 25th June 2010 be noted and the hope expressed that the applicant would be urged by the planning authority to produce all the further documentation required to make progress with this application.

- (c) Application by Mr M A Rouf for change of use of retail to coffee shop (A3) at Angel House, Market Place

RESOLVED that the details of the Permission granted on 10th June 2010 be noted.

- (d) Application 3PL/2010/0348/Change of Use for change of use to garage at 10 St Helens Way

RESOLVED that the details of the Permission granted on 16th June 2010 be noted.

- (e) Application 3PL/2010/0356/Full for erection of 2 no. 2-storey dwellings (revised scheme 3PL/2005/0991/Full) at St Nicholas House, Minstergate

RESOLVED that the Refusal Notice dated 22nd June 2010 be noted.

111/10

BRECKLAND LOCAL DEVELOPMENT FRAMEWORK: SITE-SPECIFIC POLICIES AND PROPOSALS: PREFERRED OPTIONS CONSULTATION DOCUMENT

RESOLVED that it be noted for the record that documentation had been received, covering the whole of the district with the exception of Thetford, Attleborough and Snetterton Heath, where two separate Area Action Plans were in preparation, both of which would be subject to separate and individual public consultation processes and submission timetables.

112/10 NORFOLK COUNTY COUNCIL: DECISION NOTICE RECEIVED
Queensway Community Junior School: Shared use footway and cycle
path between Fulmerston Road and Hillary Road

RESOLVED that receipt of the decision notice under cover of a Norfolk County Council letter, dated 10th June 2010, be noted. The Town Clerk would make enquiries as to whether the funding allocated for this scheme had been or was to be cut.

113/10 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

The Town Clerk handed out copies of extracts relevant to Thetford, drawing attention, in particular, to the section headed 'Transport'.

RESOLVED that agreement on any comments to be passed be reached at the Committee's next meeting, scheduled for 21st July 2010, two days before the comment deadline.

114/10 NOTIFICATION OF APPLICATIONS FOR THE GRANT OF
PREMISES LICENCES

RESOLVED that it be noted that Breckland Council's Licensing Team had issued notification letters in respect of the following businesses:

- (a) Europe Express, 11 White Hart Street
Deadline for receipt of Representations: 23rd July 2010
- (b) My Zoe, River boat, T/A The Steel River Blues, Floating
Bistro, Riverside Walk
Deadline for receipt of Representations: 22nd July 2010

Noting that both applications were incomplete and/or contradictory, it was agreed to discuss them at the Committee's next meeting, scheduled for 21st July 2010.

115/10 BURIAL SPACE PROVISION

Mr W van Cutsem was invited to make his presentation, which proved wider-ranging than what the Town Clerk had envisaged when inviting him. It addressed various 'Thetford North' issues (some preferring to make reference to 'development north of Thetford'), whilst touching on the need to provide for the living and the dead.

The need to engage with the neighbouring parishes of Croxton and Brettenham & Kilverstone was also referred to, although nothing of any particular consequence resulted from that part of the discussion.

[Afternote:

An invitation has been extended by Croxton Parish Council to attend a meeting on 26th July, which will bring together representatives of all three local councils affected by development proposals to the north of Thetford.]

Chairman