

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, KING'S HOUSE, THETFORD ON WEDNESDAY 5TH MARCH 2008 STARTING AT 7.00 P.M.

Present:

The Mayor and Committee Chairman, Councillor R G Kybird

Councillors:

G P Balaam	A Paines
R F W Brame	Mrs T I Paines
J A Harding	Mrs P P Quadling
D G Mortimer	M G Spencer

351/07 DECLARATIONS OF INTEREST

The Mayor, Councillor R G Kybird, declared personal interests in items 357 and 358/07, given that he might be affected by various forms of development.

Councillor R F W Brame declared a personal interest in item 357/07, given that he might be affected by town centre developments.

352/07 APOLOGIES FOR ABSENCE

Apologies were presented on behalf of Councillors Mrs M P Chapman-Allen, S H Chapman-Allen, P J Pearson, G M O Pickering, M G Spencer and S N H Wright.

353/07 MINUTES

RESOLVED that the minutes of the meeting of the Committee held on 13th February 2008 be confirmed as a true record and signed/initialled by the Chairman.

354/07 CHANGES TO PLANNING PROCEDURES

RESOLVED that the contents of the letter dated 19th February 2008, received from Breckland Council's Development Services Manager, be noted.

355/07 PLANNING APPLICATIONS

The following planning applications received from Breckland Council were considered:

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| a) | <u>Plan No.0125</u> | Advertisement RESUBMISSION |
| | <u>Description</u> | Application by CWS Retail Financial Services for erection of fascia sign (externally illuminated) and non illuminated projecting sign at 40 King Street. |

	<u>Observation</u>	The Committee objected to this application, which did not reflect the planning authority's supportive stance as regards traditional shop-fronts.
b)	<u>Plan No. 0136</u>	Full Application
	<u>Description</u>	Application by Diss Thetford & District CAB for siting of portacabin (renewal) at 15 Earls Street.
	<u>Observation</u>	The Committee would support permission being granted for a further three years, specific to the applicant.
c)	<u>Plan No. 0166</u>	Full Application
	<u>Description</u>	Application by Mr & Mrs S Wicks for proposed sun lounge at 46 Tennyson Way.
	<u>Observation</u>	No objection subject to neighbours' having none.
d)	<u>Plan No. 0173</u>	Full Application
	<u>Description</u>	Application by Paul Green for replacement of existing storm porch with single storey enclosed porch at 5 Melford Court.
e)	<u>Plan No. 0180</u>	Full Application
	<u>Description</u>	Application by Mr M Champion for bedroom extension at 70 Nunnery Drive.
	<u>Observation</u>	No objection, subject to neighbours' having none.
f)	<u>Plan No. 0187</u>	Full Application
	<u>Description</u>	Application by Fibrophos Ltd for change of use of store to office & staff facilities at Fibrothetford Ltd, Mundford Road.
g)	<u>Plan No. 0195</u>	Advertisement
	<u>Description</u>	Application by Geopost UK Ltd for erection of non illuminated fascia sign at 10 Burrell Way.
h)	<u>Plan No. 0225</u>	Full Application
	<u>Description</u>	Application by Pace Petroleum for demolition of existing sales building and replacement with new sales building at Fuel Filling Station A11 Westbound.

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| i) | <u>Plan No. 0243</u> | Full Application RESUBMISSION |
| | <u>Description</u> | Application by Mr & Mrs B Ahmed for proposed extension at 3 Plover Close. |
| | <u>Observation</u> | No objection, subject to neighbours' having none. |
| j) | <u>Plan No. 0250</u> | Full Application |
| | <u>Description</u> | Application by Mr & Mrs R Taylor for conversion of domestic garage to living accommodation & building link from garage to existing house at 16 Canons Close. |

RESOLVED that no objections be raised to plans listed (a) to (j) above, except where indicated.

356/07 DECISION AT VARIANCE WITH TOWN COUNCIL RECOMMENDATIONS
Plan No. 3PL/2007/1801/LB - Application by Mrs P Snow to hang a new shop sign from existing bracket (retrospective) at 8 White Hart Street.

RESOLVED that this decision be noted.

357/07 CORE STRATEGY AND DEVELOPMENT CONTROL POLICIES PREFERRED OPTIONS 2007

The draft comments resulting from the previous meeting were not changed and follow below as part of the response to be submitted to the planning authority by the comment deadline (noon on 10th March 2008).

RESOLVED that the following comments be submitted:

CORE STRATEGY AND DEVELOPMENT CONTROL POLICIES PREFERRED OPTIONS 2007

Preferred Option SS1: Preferred Spatial Strategy (pages 12-14)

Regeneration should respect the older historic character and be focused substantially on the elements that comprise the 1960s and 1970s town centre development.

We welcome the focus on expanded leisure / cultural / educational facilities and look forward to Breckland Council's defining further the 'civic hub'.

We hope that regeneration will include substantial aesthetic upgrading of areas currently in public ownership.

The Strategy should support the expansion of the Thetford administrative area to the full extent of any extended settlement boundary i.e. any urban extensions should be incorporated in their entirety.

Preferred Option CP1: Housing Provision (pages 21-22)

Housing need still needs to allow for an 'exception site' policy.

Preferred Option CP2: Gypsies and Travellers (page 27)

Provision should be distributed across the district according to need.

Preferred Option CP3: Employment (pages 29-30)

We support the Thetford-specific comments, but would preface the figure of 5,000 with the word 'minimum'.

Preferred Option CP4: Infrastructure (page 33)

We support this.

Preferred Option CP5: Town Centres (page 36)

We question why the Thetford figure is lower than Dereham's.

Preferred Option CP6: Natural Resources (page 39)

No comment

Preferred Option CP7: Pollution and Waste (page 41)

No comment

**Preferred Option CP8: Sites of Special Scientific interest (SSSI)
(pages 43-44)**

The Southern Link discussion may require nature conservation bodies to review previously stated positions.

**Preferred Option CP9: Protection and Enhancement of the Landscape of
the District (page 47)**

This needs to reflect very strongly the Brecks Study, which covers this much more comprehensively.

Preferred Option CP10: Design (page 49)

There needs to be further definition – beyond formal listings - of what constitutes the 'historic'.

Preferred Option CP11: Energy (page 52)

Supported

Preferred Option CP12: Accessibility (page 55)

Supported

Preferred Option CP13: Sustainable Rural Communities (page 58)

No comment

Preferred Option DC1: Protection of Amenity (page 62)

Supported

Preferred Option DC2: Principles of New Housing (page 64)

Notwithstanding the policy statement, reference in the case of Thetford needs to be made to the Brecks Study, which talks of 'softened edges' to developments; these spaces should be excluded when it comes to calculating 'higher density'.

Preferred Option DC3: Replacement Dwellings (page 68)

Supported

Preferred Option DC4: Affordable Housing Principles (page 70)

The 40% figure is deemed to be too high.

Preferred Option DC5: Affordable Housing on Exception Sites (page 74)

No comments

Preferred Option DC6: Protected Employment Sites (page 77)

We are supportive of this, especially in locations where good screening already exists. In areas of proposed development, there will be a need for screening to protect residential areas.

Preferred Option DC7: Employment Development Outside of Protected Sites (page 79)

Supported

Preferred Option DC8: Tourism-related Development (page 82)

Supported

Preferred Option DC9: Proposals for Town Centre Uses (page 85)

Supported

Preferred Option DC10: Telecommunications (page 88)

Supported

Preferred Option DC11: Green Infrastructure (page 91)

Supported

Preferred Option DC12: Existing Open Space, Sport and Recreational Facilities (page 94)

Supported

Preferred Option DC13: Trees and Landscape (page 99)

Supported

Preferred Option DC14: Flood Risk (page 101)

Supported

Preferred Option DC15: Energy Efficiency (page 103)

Supported

Preferred Option DC16: Renewable Energy (page 105)

Supported

Preferred Option DC17: Design (page 107)

Supported

Preferred Option DC18: Historic Environment (page 109)

Supported

Preferred Option DC19: Conversion of buildings of particular historic or architectural merit (page 111)

Supported

Preferred Option DC20: Provision of community facilities, recreation and leisure (page 113)

Supported

Preferred Option DC21: Protection of key services and facilities (page 115)

Supported

Preferred Option DC22: Highway Safety (page 117)

Supported

Preferred Option DC23: Parking Provision (page 118)

Examples exist where the application of a national standard has worked to the detriment of public safety: planners must pay heed to this.

Preferred Option DC24: Corridors of Movement (page 120)

Supported

Preferred Option DC25: Conversion of Buildings in the Countryside (page 122)

Supported

Preferred Option DC26: Farm Diversification (page 125)

Supported.

358/07 NORFOLK MINERALS AND WASTE DEVELOPMENT FRAMEWORK

The main point the Committee wanted to make, in response to the consultation documentation received, was that traffic moving waste from transfer station to allocated site should use the bypass and not, for example, the Bury Road.

RESOLVED that this comment be submitted.

359/07 GUILDHALL STREET: PROPOSED ONE-WAY SYSTEM

Information received from Norfolk County Council's Traffic Design Engineer had been included in the agenda papers.

RESOLVED that the Town Council support abandonment of the scheme.

360/07 CROXTON ROAD: TRAFFIC CALMING

RESOLVED that the contents of the Public Information Notice, issued by Norfolk County Council on 18th February 2008, be noted.

361/07 ENFORCEMENT MATTER: 11 GLEBE CLOSE

RESOLVED that the contents of the letter dated 11th February 2008, issued by the Planning Enforcement Assistant, be noted.

362/07 TREE PRESERVATION ORDERS

RESOLVED that the following be noted:

New Orders

The Covert
Auto-Finish Car Sales, Burrell Way

Variation

London Road Cemetery

Revoked/Replaced

2a Norwich Road
Ford Place
Canon's Close
St Mary the Less

Revoked

Baptist Church

Land South of the Nunnery and east of Wagtail Way
and Kingfisher Close

The Chantry, Whitehart Street

Woodlands Close

Mayor and Chairman