

MINUTES OF A MEETING OF THE PLANNING
COMMITTEE HELD IN THE COUNCIL CHAMBER,
KING'S HOUSE, THETFORD ON WEDNESDAY 23RD
APRIL 2008, STARTING AT 7.00 P.M.

Present

The Mayor and Committee Chairman, Councillor R G Kybird

Councillors

G P Balaam
J A Harding
D G Mortimer

M G Spencer
Mrs P A Spencer

398/07 DECLARATIONS OF INTEREST

The Mayor and Committee Chairman, Councillor R G Kybird, declared a prejudicial interest in item 400/07(a) owing to family connections and was not present for the discussion of vote, with Committee Vice-Chairman, Councillor M G Spencer in the chair.

399/07 APOLOGIES FOR ABSENCE

Apologies were presented on behalf of Councillors R F W Brame, Mrs M P Chapman-Allen, S H Chapman-Allen, T J Lamb, A Paines, Mrs T I Paines, P J Pearson, G M O Pickering, Mrs P P Quadling and S N H Wright.

400/07 PLANNING APPLICATIONS

The following planning applications received from Breckland Council were considered:

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| a) | <u>Plan No. 2069</u> | Certificate of Lawfulness for proposed use. |
| | <u>Description</u> | Application by Mr John Mayes for conversion of building within curtilage of existing building to living accommodation at 66 Castle Street. |
| | <u>Observation</u> | Noted |
| b) | <u>Plan No. 0325</u> | Full Application |
| | <u>Description</u> | Application by R G Carter Thetford Ltd for new secure vehicle compound, ground retaining structures & refurbishment works at Station Lane, Mundford Road. |
| c) | <u>Plan No. 0420</u> | Full Application |
| | <u>Description</u> | Application by Mr & Mrs B Holt for single storey rear extension at 34 Benbow Road. |
| | <u>Observation</u> | No objection subject to neighbours' having none |

- d) Plan No. 0429 Advertisement
- Description Application by Total Employment for erection of shop signs including double sided hanging sign at 6 Market Place.
- Observation The Committee wished the Historic Buildings Officer's view to hold sway
- e) Plan No. 0477 Full Application
- Description Application by Mr & Mrs Gost to re-roof flat roofed extension and garage at Lake House, Castle Lane.
- f) Plan No. 0483 Change of Use
- Description Application by Mr Martin Staines for change of use from amenity land to vehicle hard standing on land adjacent to 12 Kimms Belt.
- Observation No objection subject to surface materials being approved and agreement reached on the owner's keeping the application site litter-free
- g) Plan No. 0491 Full Application **(RESUBMISSION)**
- Description Application by C R A (Commerce) Ltd for change of use of part of hotel car park to domestic car park and formation of vehicular access on land to the South of 31 White Hart Street.
- h) Plan No. 0493 Outline Application
- Description Application by Peddars Way Housing Association for demolition of garages and erection of 4 no three bedroom two storey houses at garage site off Anne Bartholomew Road/Celia Phillips Close.
- Observation
- No objection to this scheme was raised subject to:
- compensatory parking arrangements being provided elsewhere on the Estate;
 - sufficient garage facilities being provided to meet tenants' requirements throughout the Estate.

In addition, the Committee wanted one of the four houses to be offered as a low cost sale unit, along the lines achieved recently at Tithing Close.

- i) Plan No. 0494 Outline Application
- Description Application by Peddars Way Housing Association for demolition of garages and erection of 6 no. two storey flats at garage site off Mother Julian Close/Celia Philips Close.
- Observation
- No objection to these schemes was raised subject to:
- compensatory parking arrangements being provided elsewhere on the Estate;
 - sufficient garage facilities being provided to meet tenants' requirements throughout the Estate.
- In addition, the Committee wanted two of the six flats to be offered as low cost sale units, along the lines achieved recently at Tithing Close.
- j) Plan No. 0495 Full Application
- Description Application by Mr J Byrne for residential development consisting of 2 no three bedroom semi-detached houses with assoc. parking at 1 Newtown.
- Observation No objection, subject to the build materials aping Newtown dwellings and not Dane Close properties.
- k) Plan No. 0507 Full Application
- Description Application by S Jones for proposed extension to provide additional storage facility at Nuns Bridges Filling Station, Bury Road.
- l) Plan No. 0545 Full Application
- Description Application by Mr & Mrs Nicholson for proposed conservatory at 4 Campion Road.
- Observation The Committee objected to the flat roof.

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| m) | <u>Plan No. 0591</u> | Full Application |
| | <u>Description</u> | Application by Allaway Acoustics Ltd for extension to form reception/sound testing laboratory at Unit 6 St Helens Way. |
| | <u>Observation</u> | No objection, subject to laboratory noise levels not causing any unacceptable disturbance to other businesses in the vicinity. |

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

401/07 NORFOLK COUNTY COUNCIL TOWN AND COUNTRY PLANNING ACT 1990 - PROPOSED DEVELOPMENT BY THE COUNCIL COUNCIL : ROSEMARY MUSKER HIGH SCHOOL, CROXTON ROAD

RESOLVED that the proposals received under cover of Norfolk County Council's letter, dated 4th April 2008, be noted.

402/07 LAND ADJOINING THETFORD POWER STATION, TWO MILE BOTTOM, MUNDFORD - ERECTION OF BUILDING FOR COLLECTION AND CURING OF ASH FROM BIO-FUELLED POWER STATION

RESOLVED that the proposals received under cover of Norfolk County Council's letter, dated 15th April 2008, be noted.

403/07 DECISIONS AT VARIANCE WITH TOWN COUNCIL RECOMMENDATIONS

- a) Plan No. 3PL/2008/0173/F - Application by Paul Green for replacement of existing storm porch with single storey enclosed porch at 5 Melford Court.
- b) Plan No. 3PL/2008/0243/F - Application by Mr & Mrs B Ahmed for proposed extensions (re-submission) at 3 Plover Close

RESOLVED that the above decisions be noted.

With the Chairman's agreement, details of a third decision were tabled:

- c) Plan No. 3PL/2007/1054/F – Application by H G Developments for conversion of highway depot to residential use creating 26 units, with external works, at Abbey Barns, Monksgate

RESOLVED that this too be noted.

404/07 ADOPTION OF THE ST EDMUNDSBURY STATEMENT OF COMMUNITY INVOLVEMENT

RESOLVED that the contents of the letter dated 11th April 2008, received from the Planning Policy & Specialist Services Manager of St Edmundsbury Borough Council, be noted.

Mayor and Chairman