

## SWAFFHAM TOWN COUNCIL

Minutes of the **Planning Committee** meeting held on **Tuesday 26<sup>th</sup> March 2019** at **12 noon** in the Council Chamber, Town Hall, Swaffham.

Present: Cllr L Scott (in the Chair)  
Councillors: Mr P Darby, Mr R Bartram, Mrs J Skinner, Mrs B Bowler, Mrs S Matthews, Mr Colin Houghton, Mrs Jan Buckley-Stevens

Town Clerk: Mr R Bishop  
Admin Assistant: Mrs H Duggan

Public: 5  
Swaffham Old School Mr John Putnam, Mr Steven Lucas

1. **Apologies for absence**

None were received.

2. **Declarations of interest for items on the agenda**

There were no declarations of interest noted.

12.06 – the meeting was opened to the Public

See Appendix 1

12.25 The meeting was resumed

3. **Minutes**

The minutes of Tuesday 29<sup>th</sup> February 2019 were agreed by the Committee and signed as a true copy by the Chairman.

4. **Decisions/Information from Breckland Council**

**3PL/2019/0032/F** Single storey side extension to forecourt sales building with new timber bin store to front or extension. A47 Swaffham Service Station, Motor Fuel Ltd. **APPROVED**

**3PL/2019/0036/F** Reconfigure the site office layout with new kitchen and hygiene facilities. Site Office 1, Swaffham splashes Traveller Site, Castle Acre Road. **APPROVED.**

**Received late - 3PL/2018/1381/A** 1 fascia sign (externally illuminated), 1 projecting sign and 3 window menus. 40-42 Market Place. The works Stores Ltd. **APPROVED**

**Received late - 3PL/2019/0030/VAR** Variation of condition number 4 on 3PL/2017/0117/F to include car sales (sui generis), in addition to Use Class B1 (excluding B1a0, B2 and B8) Development Plot Adj Unit 1 Tower Meadows. Glen House Estates Ltd. **APPROVED**

5. **Planning Applications**

**3PL/2019/0196/LB** Change of use including alterations to listed buildings and erection of 8 Town Houses with revised access to form 20 dwellings. Old School House, 18 Market Place. A.R. and V. Investments Ltd

12.35 - The Committee agreed to suspend Standing Orders to allow the applicant and architect to address the committee.

The architect, John Putman provided an overview acknowledging the points raised by the Council after the initial presentation which were in the process of being addressed and amended by the applicant.

12.52 – the meeting was resumed.

**NO OBJECTIONS with comments:** Swaffham Town Council are in support of the development however wish to record their continued reservations regarding traffic implications and volumes expected as a direct result of the development. The Council would like Highways to look at the accumulative effect of current and proposed developments specifically regarding access, volume and visibility on the Whitsands Road and at the junction with Princes St and Kings St.

**3PL/2019/0238/F** Refurbishment, replacement windows, door and replace roof covering. Zoe Hair Design, Ash Close. **NO OBJECTIONS**

**3PL/2019/0165/F** Use of land for standing 47 Self Storage Containers. Land adjacent to Icen House, Jack Boddy way. Mr. Kumar Patel.

**OBJECTION, with comments:** Swaffham Town Council strongly object to this application on the following points:

1 – current site has an ecological value,

2 - the proposed development is a poor quality development which it is believed will adversely affect the health and wellbeing of the local residents and those closest in the Icen Residential Care Facility; many of whom suffer from dementia.

2 – the development is adjacent to a key entrance to the town and will be visible from the A1065 main road

3 This is a business park and the application is for an industrial unit which is detrimental to the adjacent existing business.

The Council ask that should the application be given approval, a number of conditions are considered as followed;

- Screening is installed to shield the development from the main A1065 road.
- The container units are painted to camouflage them with the surrounding environment
- Access to the site is restricted to a daytime schedule, no evening access.
- No floodlights are installed that would be intrusive to local adjacent businesses
- Containers are installed no more than 1 container high
- Use is restricted to storage only, no businesses are allowed to operate from the development or containers.

**3PL/2019/0259/F** Change of use of existing warehouse to mixed office and warehouse use and 2 external condenser units to rear of the building (ground floor only). 33 Turbine Way. NSHI Ltd. **NO OBJECTIONS**

**3PL/2012/0576/O** Abel Homes – further to the granting of outline planning permission, the applicants are seeking to agree the specification for the open space and LEAP(s). Town Council comments are required by 2<sup>nd</sup> April 2019. **NO OBJECTIONS**

**6. Late applications at the discretion of the Chairman**

There were no late applications for consideration

**7. Notification of public consultation on Main Modifications to the Breckland Local Plan, 18<sup>th</sup> February to 5pm on 1<sup>st</sup> April 2019**

There were no comments to be made by the Committee.

**8. Next meeting**

Tuesday 30<sup>th</sup> April 2019, the last Committee meeting of the current Council, just before the election on 2<sup>nd</sup> May.

Meeting Closed 1.35pm

Chairman.....

Initials.....

## **Public Participation**

**3PL/2019/0165/F** Use of land for standing 47 Self Storage Containers. Land adjacent to Icen House, Jack Boddy way. Mr. Kumar Patel.

Joanne Paton, administrator and Helen O'Brian, Manager Icen House Care Home expressed their grave concerns regarding the proposed development and the detrimental affect it would have on the residents and visitors to Icen House Care Facility. Key areas of concern included:

- The view from the care home would be severely affected
- Noise levels from use of the storage containers would be severely disruptive to the residents, many of whom suffered from dementia and are very noise sensitive.
- Access to the new development is adjacent to the Care Home and traffic would adversely affect resident and visitors, the area directly surrounding both promises is regularly used for parking cars and a new development would increase this

Mr Keith Barton, whose mother is resident at the Icen House Care Home echoed the concerns raised by Ms Paton and Ms O'Brian and asked about the planning process, who to speak to etc.

Cllr Scott and Darby explained the process and potential for being present at the Breckland Planning Meeting, additionally if anyone wished to they should register their individual concerns on the Breckland Council website.

### **Plymouth Brethren Christian Church.**

Mr Jonathan Jackson wished to let the Committee know that their previous application for a Gospel Hall on the New Sporle Road was due to be re-submitted shortly. The application had been amended to take into account the Council's concerns in 2018, namely access and traffic volumes and these had hopefully been addressed to warrant support from the Committee.

Highways had been consulted and new splays were in plan to address the access issues and as the current congregation used a building on the proposed site already there was no expected increase in traffic volume.

Cllrs thanked Mr Jackson for his update prior to the application coming through.

