

SWAFFHAM TOWN COUNCIL

Minutes of the **Planning & Built Environment Committee** meeting held on **Tuesday 25 January 2023** at **4pm** in the Council Chamber, at the Town Hall

Present: Cllr P Darby (in the Chair)
 Councillors: Mr S Bell, Mrs L Beech, Mr G Edwards, Mr C Houghton, Mrs S Matthews

Breckland DC Cllr D Wickerson

Deputy Town Clerk: Mrs H Carrier
 Office Administrator: Mrs H Duggan

1 Apologies for absence

Cllr Scott.

2 Declarations of interest

None.

3 Public Open Forum

No public present.

4 Planning related issues from Non-Member Councillors

None received.

5 Minutes

The minutes of the Planning & Built Environment Committee, held on 29 November 2022 were agreed, and signed by the Chairman as an accurate record.

6. Outstanding actions agreed at previous meetings

3PL/2022/0655/VAR 3PL/2022/0384/VAR Spinners Lane Garage
 A draft letter, composed by Cllr Scott, was discussed.

It was unanimously agreed to issue the draft letter to Breckland Planning, Will Hornbuckle, BDC Chief Exec, Rebecca Collins, Simon Wood and Nigel Wilkins, on behalf of Swaffham Town Council Planning Committee.

Cllr Wickerson endorsed the letter and also advised he had held a private discussion with Rebecca Collins on the matter who said she was not happy with the plans and would most likely be voting to refuse the application, at the Chairmans Panel'

7. To receive notification of any Late Decisions/Information from Breckland Council

7.1. **3OB/2022/0054/OB** Application to discharge the planning obligation on 3PL/2015/0550/O - Second Schedule, Affordable Housing, Part 1, 1.2 Exchanged Unconditional Contract and Third Schedule, Recreation and Open Space, Part 1, 1.2 Nominated Body. Application provides details required by the S106 - Details of the nominated body for the Open Space and the Affordable Housing Exchanged Unconditional Contract. Land North off Norwich Road. Persimmon Homes **APPROVED**

7.2. **3PL/2022/0923/F** New single-storey dwelling including garage. Land at the northern end of Acorn Drive. Mr John Ball **APPROVED**

7.3. **3PL/2022/1122/F** Change of Use of Existing Games Room with Kitchen to Residential Annexe Ancillary to Main Dwelling. Thurne House, Shouldham Lane. Mr & Mrs S Green. **APPROVED**

- 7.4. **3PL/2022/1145/VAR** Removal of Conditions(s) 3 and 6 on 3PL/2020/0087/D, The Nook, 9A Whitsands Road, Mr Joseph Marengi. **APPROVED**
- 7.5. **3PL/2022/0402/F** Erection of 5No. new dwellings with associated access road and parking areas, including demolition of 129 London Street, Me & Mrs Swadling - **REFUSED**
- 7.6. **3PL/2022/0416/F** Proposed extensions & alterations to form 4 no. additional flats (1 no. existing), 3 Market Place, Mr M Green - **APPROVED**
- 7.7. **3PL/2022/0986/F** Construction of New Plant Room, Holmwood Care Centre, 40 White Cross Road, Holmwood House Holdings - **APPROVED**
- 7.8. **3PL/2022/0987/LB** Construction of New Plant Room, Holmwood House Care Centre, 40 White Cross Road, Holmwood House Holdings – **APPROVED**
- 7.9. **3PL/2021/1683/F** Change of Use of land to residential and erection of single storey dwelling. Low Road. PSB Services (Norfolk) Limited – **REFUSED**
- 7.10. **3PL/2022/1165/O** Outline Permission for up to a total of 44no. Dwellings (including up to 5 Self-Build Plots) with all matters reserved except Access. Land to the West of South Pickenham Road. V Lewis – **REFUSED**
- 7.11. **3PL/2022/1165/O** Outline Permission for up to a total of 44no. Dwellings (including up to 5 Self-Build Plots) with all matters reserved except Access. Land to the West of South Pickenham Road. V Lewis – **REFUSED**
- 7.12. **3PL/2022/1294/VAR** Variation of Condition No 5 on 3PL/2019/0606/VAR, Residential Development, Acorn Drive, Pellamay Properties - **APPROVED**
- 7.13. **3PL/2022/1277/A** Proposed 1no. static non-illuminated advertisement, Brandon Road A1065, Prior to roundabout, Market Force Limited - **REFUSED**
- 7.14. **3PL/2022/1279/A** Proposed 1no. static non-illuminated advertisement, Brandon Road A1065, Prior to Waitrose, Market Force Limited – **REFUSED**
- 7.15. **3PL/2020/1027/F** Change of use including alterations to listed buildings, demolition of two existing buildings and erection of 6 no. Town houses with revised access to from 18 no. Dwellings. (Amended Description), Old School House, 18 Market Place, A.R. and V. Investments Ltd - **APPROVED**
- 7.16. **3PL/2022/1247/HOU** Replace existing fencing with metal post fencing and gate to the front garden. 1 Admiral Wilson Way. J Ponsford **APPROVED**
- 7.17. **3PL/2022/1224/F** Erection of 2 no. bungalows. Limetree Lodge, Spinners Lane. Mr Grief **APPROVED**
- 7.18. **3PL/2022/1314/HOU** New first floor extension, demolition and associated works. Walnut Cottage Ash Close. Mr and Mrs Overman **REFUSED**
- 7.19. **Breckland Design Guide** Breckland DC is running some Design Guide workshops in conjunction with a survey. **NOTED, a copy of the guide was requested by Cllrs Beech and Darby**
8. **To receive and consider the following Planning Applications:**

- 8.1. **3PL/2022/1255/F** Change of use of land agricultural for the siting of storage containers and change of use of existing agricultural buildings to storage (Class B8) use. Land at Downham Market Road. J + R Barker.
NO OBJECTION with comments. The proposed new containers should be screened and painted dark green so to lessen their impact. Any lighting scheme should accord with NP dark skies policy.
- 8.2. **3PL/2022/1314/HOU** New first floor extension, demolition, and associated works. Walnut Cottage Ash Close. Mr and Mrs Overman.
OBJECTION - due to the loss of amenity to neighbouring properties particularly from overlooking full height southern stair window and rooflights. Also, the parking provision will not be sufficient. If permission is granted, we request it be conditioned to ensure that neighbouring properties are not impacted by construction traffic.
- 8.3. **3PL/2022/1247/HOU** Replace existing fencing with metal post fencing and gate to the front garden. 1 Admiral Wilson Way. Jean Ponsford.
OBJECTION - the alteration will affect the design of the whole frontage on a key gateway to the town.
- 8.4. **3PL/2022/1376/A** One Non-Illuminated Advertising Board (Retrospective), Land South of Norwich Road, Barratt David Wilson (Cambridge) – **NO OBJECTIONS**
- 8.5. **3PL/2022/1403/HOU** Conversion of Garage to kitchen and first floor bedroom including Dorma window to rear. Removal of render on rear extension and replace with cladding, 30 London Street, Me & Mrs Daw
NO OBJECTION – as the property is within the Conservation Area, the proposed flintwork and joinery should be of an appropriate quality agreed with the Conservation officer. We would also encourage retention of brickwork to the rear of the property wherever possible.
- 8.6. **3PL/2022/1386/LB** Removal of former garage. Remove and rebuild part defective boundary wall, Holmwood House Care Centre, 40 White Cross Road. Holmwood House Care Centre.
Replaced with a late amended application see agenda item 9.3
- 8.7. **3PL/2022/1438/F** Removal of former garage. Remove and rebuild part defective boundary wall, Holmwood House Care Centre, 40 White Cross Road. Holmwood House Care Centre.
Replaced with a late amended application see agenda item 9.2
- 8.8. **3PL/2022/1448/HOU** Replacement of existing front porch, Ramona, 6 Oaks Drive, Mr & Mrs Crouchman. **NO OBJECTIONS**
- 8.9. **3PL/2023/0028/LU** Use of land for the siting of up to 54no touring caravans and 2no static caravans for permanent residential occupation - Certificate of Lawfulness - Proposed Use. Breckland Meadows Touring Park Lynn Road. Birch's Park Homes Ltd.
The Council has received the above application; they are not seeking views as the application merely seeks a legal determination based on the scheme submitted. This will be considered solely against the tolerances set out in Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). NOTED
9. **To receive and consider any late applications at the discretion of the Chairman**
- 9.1. **3PL/2023/0040/F** Change of use from bank (Class E) to hot food takeaway (sui generis); installation of extraction and external alterations including replacement shopfront. 61 Market Place. Dominos Pizza UK & Ireland Ltd.

NO OBJECTIONS with comments: The Council has asked that the extractor fan is deemed adequate to ensure no adverse issues to the local area and residents.

- 9.2. **3PL/2022/1438/F** Amended plans - Removal of former garage. Remove and rebuild part defective boundary wall. Holmwood House Care Centre, 40 White Cross Road. Holmwood House Care Centre. **NO OBJECTIONS with comments: The Council support the Conservation Officer comment asking for a schedule of works and his agreement to mortar colour and methods. The Council are aware it is a historic boundary predating the house and wish to ensure the flint and wall are duly protected.**

- 9.3. **3PL/2022/1386/LB** Amended plans - Removal of former garage. Remove and rebuild part defective boundary wall. Holmwood House Care Centre, 40 White Cross Road. Holmwood House Care. **NO OBJECTIONS with comments: The Council support the Conservation Officer comment asking for a schedule of works and his agreement to mortar colour and methods. The Council are aware it is a historic boundary predating the house and wish to ensure the flint and wall are duly protected.**

- 10. **Date of next meeting:** Tuesday 28 February 2023

Meeting closed at 5pm

Chairman.....