

SWAFFHAM TOWN COUNCIL

Minutes of the **Planning & Built Environment Committee** meeting held on **Tuesday 28 February 2023 at 4pm** in the Council Chamber, at the Town Hall

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

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

1. **Apologies for absence**

All present

2. **Declarations of interest**

Cllrs Darby and Bell declared an interest in Agenda item 8.6

3. **Crocus Homes**

A short presentation was given by representatives from Crocus Homes and Saffron Housing, following the recent public consultation event. Proposed site plans were shown to Committee members and suggestions discussed for potential S.106 funding including the adjacent Orford Road play area and wider play areas in Swaffham.

4. **Public Open Forum**

No public present.

5. **Planning related issues from Non-Member Councillors**

None received.

6. **Minutes**

The minutes of the Planning & Built Environment Committee, held on 25 January 2023 were agreed, and signed by the Chairman as an accurate record.

7. **Outstanding actions agreed at previous meetings**

7.1. **Barratts Development - Norwich Road crossing.**

It was resolved to write to Barratts Development to organise a site visit, to include Highways and a local resident, to review the engineers report regarding access.

7.2. **Breckland Council - CIL.**

It was unanimously agreed to write to Breckland to ask if they would consider revisiting the decision and consider bringing back CIL.

7.3. Barratts Development, front hedge

It was unanimously agreed to ask Breckland Planning to confirm if the hedge at the front of the development would be allowed to regrow, in line with the original planning application.

8. Late Decisions/Information from Breckland Council

- 8.1. **3PL/2022/0384/VAR** Variation of Condition 2 on 3PL/2021/1431/D – To amend the previously submitted drawing numbers in order to reflect the change on the proposed plans and discharge of condition 6. Spinners Lane Garage, Spinners Lane. PLS London Limited – **REFUSED**
- 8.2. **3PL/2022/0655/VAR** Variation of Condition No 3 on 3PL/2018/0759/O – To redesign the development with the previously approved documents to be replaced with new plans and discharge of conditions 6, 8, 9, 13, and 14. Spinner Lane Garage, Spinners Lane. Mr T Moore – **REFUSED**
- 8.3. **3PL/2022/1376/A** One Non-illuminated Advertising Board (Retrospective). Land south of Norwich Road. Barratt David Wilson (Cambridge) – **APPROVED**
- 8.4. **3PL/2022/1403/HOU** Extension/conversion of garage to kitchen and first floor bedroom inc dormer window to rear. Removal of render on rear extension and replace with cladding. 38 London Street. Mr & Mrs Daw – **APPROVED**
- 8.5. **3PL/2022/1448/HOU** Replacement of existing porch. Ramona, 6 Oaks Drive. Mr & Mrs Crouchman – **APPROVED**
- 8.6. **3PL/2022/0339/O** Outline application for new residential development of 4 dwellings with some matters reserved. Tower View Princes Street. MG Property Developments Ltd. - **REFUSED**

9. Planning Applications

- 9.1. **3PL/2023/0093/HOU** Proposed single story extension to rear to incorporate conservatory. 62 Longfields. Van Driel **NO OBJECTIONS**
- 9.2. **3PL/2023/0110/F** Erection of 7 dwellings with associated access and parking (Phase 2). Land east of New Spore Road. ILG (Swaffham) Limited. **OBJECTION with comments: Whilst STC are broadly supportive, there are some aspects which don't accord with policy HBE2 of our Neighbourhood Plan. Specifically, the design doesn't reflect the scale and character of existing and surrounding buildings. Whilst the parking is to development standards, our policy TRA3 requires that the design should be 'discreet'. This is particularly important fronting onto the highway. It should also be noted that the street scene visuals included with the application are insufficient to assess how the proposal fits into the landscape.**

- 9.3. **3PL/2023/0154/F** Residential development with associated access, parking, landscaping, and surface water attenuation (Phase 1). Land east of New Spore Road. ILG (Swaffham) Limited and Flagship Housing Development Ltd. **NO OBJECTION with comments: STC have no objections and are supportive of the 100% affordable housing, underground drainage design and the energy measures. Any lighting scheme should conform to NP ENV5 and the CPRE “National Planning Policy Framework (NPPF) Clause 180c and Norfolk County Council’s Environmental Lighting Zones Policy both recognise the importance of preserving dark landscapes and dark skies. In order to minimise light pollution, we recommend that any outdoor lights associated with this proposed development should be:**
- 1) fully shielded (enclosed in full cut-off flat glass fitments)
 - 2) directed downwards (mounted horizontally to the ground and not tilted upwards)
 - 3) switched on only when needed (no dusk to dawn lamps)
 - 4) white light low-energy lamps (LED) and not orange or pink sodium sources.
- 9.4. **3PL/2023/0126/HOU** Erection of solar PV panels on rear roof elevation of property. 11 Couhe Close. Mr Keith Dawson **NO OBJECTIONS**
- 9.5. **3PL/2023/0029/A** 1 No main front fascia sign box (externally illuminated), 1 No side elevation sign box (externally illuminated), 1 No projecting sign (non-illuminated) and 1 No front elevation Logo Sign (Vinyl). 61 Market Place. Domino’s **OBJECTION with comments: Swaffham Town Council feel the colour and size of the Front Elevation Logo Graphic is not appropriate for a conservation area.**
- 9.6. **3PL/2023/0030/F** Erection of plant on existing flat roof including air conditioning units and new flue (removal of redundant plant and provide new edge protection (handrails to edge of flat roof). 61 Market Place. Simon Design **NO OBJECTIONS**

10. Late applications

- 10.1. **3PL/2023/0171/HOU** Proposed extension to rear and porch to front of property. 9 Northfields Road. Mr Martin **NO OBJECTIONS**
- 10.2. **3PL/2023/0190/F** Proposed residential development 5No. new dwellings with associated access road and parking areas (revised application), Vine Cottage Pleasant Row, Mr & Mrs Swadling

It was agreed to defer discussion to the March Planning meeting.

11. Next meeting

Tuesday 28 March 2023

Meeting closed at 5.30pm

Chairman.....

Initials