

SWAFFHAM TOWN COUNCIL

Minutes of the **Planning & Built Environment Committee** meeting held on **Tuesday 28 March 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, Mrs S Matthews

Deputy Town Clerk: Mr R Bishop
Office Administrator: Mrs H Duggan

1. Apologies for absence

Cllr C Houghton – prior engagement

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 28 February 2023 were agreed, and signed by the Chairman as an accurate record.

6. Outstanding actions agreed at previous meetings

6.1. Barratts Development - Norwich Road crossing.

It was resolved to raise a complaint with Breckland DC and Norfolk County Council regarding the way in which a local resident had so far been treated regarding issues with the development over the last few years.

6.2. Breckland Council - CIL.

Delayed from the last meeting, it was resolved to write to Breckland to ask if they would consider revisiting the decision and consider bringing back CIL.

6.3. Barratts Development, front hedge

Delayed from the last meeting, it was 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 and to include mention of the side hedge bordering Captains Close.

6.4. Breckland Council

The Town Clerk advised a letter had been received that day regarding the Days Field/Crocus Homes development and potential S106 contributions.

It was resolved to advise Breckland that a s106 contribution would be welcome towards a new leisure centre for the town.

6.5. Days Field/Crocus Homes

Following the presentation at the last meeting it was resolved to summarise Cllrs views and send this on to Crocus Homes for consideration and to suggest a potential s106 contribution would be welcome towards a new leisure centre for the town.

7. Late Decisions/Information from Breckland Council

- 7.1. **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, Domino's Pizza UK & Ireland Ltd - **ACCEPTED**
- 7.2. **3PL/2023/0093/HOU** Proposed single story extension to rear to incorporate conservatory, 62 Longfields, Van Driel - **APPROVED**
- 7.3. **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 - **WITHDRAWN**
- 7.4. **3PL/2023/0126/HOU** Erection of solar PV panels on rear roof elevation of property, 11 Couhe Close, Mr Keith Dawson – **APPROVED**
- 7.5. **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 – **APPROVED**
- 7.6. **NCC Upgrade Footpath No 51 to Restricted Byway - APPROVED**

8. Planning Applications

- 8.1 **3PL/2023/0190/F** Proposed residential development 5 No. new dwellings with associated access road and parking areas (revised application). Vine Cottage Pleasant Row. Mr & Mrs Swadling – deferred from February meeting.
OBJECTION: Swaffham Town Council maintain their objection to the original application: 3PL/2022/0402/F – lodged MAY 2022 regarding access issues as follows:
1 - Access issues - increasing traffic onto London Street, A1065 is of great concern. This road is already extremely congested with many parked cars and the new proposed access route is very close to the already busy Watton Road junction. The property 129 London Street is a prominent building within the street scene which extends from the junction of Watton Road right up to the Conservation Area. This street is included in the Neighbourhood Plan as part of the Historic Centre

(appendix B Swaffham Character Assessment) and makes an important contribution to the visual aspect of a key gateway into swaffham (NP HBE5 v. and HBE3 iv). This important street scene of c18 and c19th century cottages forms the character and appearance of the area. It also illustrates the historical development of the Town. This building makes a positive contribution to the character of Swaffham and although there is a Heritage statement, a compelling argument has not been made that there is no alternative to demolition. ENV08 requires that this should include a structural survey and evidence that there is not a viable alternative to provide an acceptable standard of accommodation. Furthermore, the proposed replacement building is a poorly proportioned pastiche of the existing.

- 8.2 **3PL/2023/0219/LB** External repairs to render and coatings, Repairs and replacement to rainwater goods including lead sheet concealed valley gutters. Assembly Rooms, 1 Market Place, Icen Partnership. **NO OBJECTIONS**
- 8.3 **3PL/2023/0218/F** External repairs to render and coatings, Repairs and replacement to rainwater goods including lead sheet concealed valley gutters. Assembly Rooms, 1 Market Place, Icen Partnership. **NO OBJECTIONS**
- 8.4 **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) (Non Illuminated), 61 Market Place, Domino's. **NO OBJECTIONS**
- 8.5 **3PL/2023/0095/VAR** Variation of condition 1 on 3PL/2018/0261/VAR Conditions(s) Variation of Condition 2 on 3PL/2004/0465/F – 25 year period of operation. Amendment to allow period of operation to extend from the date electricity first generated. Disused North Pickenham Airfield, North Pickenham Wind Farm LLP. **NO OBJECTIONS: Swaffham Town Council request an extension to the North Pickenham Wind Farm funding programme. It is also note that there was no pre application consultation with the Town Council as suggested by the Developer in their report.**
- 8.6 **3PL/2023/0268/HOU** Proposed loft conversion with dormer windows and associated internal alterations, 51 Mill Farm Nurseries, Mr & Mrs C Allen. **OBJECTION: Swaffham Town Council believe the proposed loft conversion is out of keeping with the local area and is detrimental to the amenity of the neighbours, due to overlooking and its locality within a row of small bungalows.**
9. **Late applications**
- 9.1 **3PL/2023/0302/VAR** Variation of Condition no 2 on 3PL/2023/0093/HOU – Alteration of flat roof to pitch over kitchen, 62 Longfields, Van Driel. **NO OBJECTIONS**
- 9.2 **3PL/2023/0311/F** Use of land for proposed additional self-storage containers, The Old Train Shed Station Street, Mr Matthew Green. **OBJECTION: The Engine Shed is a listed non designated Heritage asset – see Appendix D of the Swaffham Neighbourhood Plan – as part of the railway complex. The proposal will have a detrimental effect on**

its setting. The site is also alongside a key gateway into the town, the close proximity of units to the road is therefore visually intrusive.

10. Next meeting

The Town Clerk noted that Cllrs had now agreed to amend the Planning Committee to a Working Group and further instructions were awaited. In the meantime, Tuesday 25 April 2023 was set aside as a potential next meeting date for the Working Group.

Meeting closed at 5.00pm

Chairman.....

Initials