

## SWAFFHAM TOWN COUNCIL

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

Present: Cllr Scott (in the Chair)  
Councillors: Mr Bell, Mrs Beech, Mr Darby, Mr Edwards, and Mrs Matthews

Deputy Town Clerk: H Carrier  
Office Administrator: N Forrest

**1. Apologies for absence**

Cllr Houghton

**2. Declaration of Interest**

Cllr Scott declared a non-pecuniary interest in Item 9.1.

**3. Public Open Forum**

No public present.

**4. Planning related issues from Non-member Councillors**

- 4.1 Several residents have complained regarding Persimmons Homes' new development on Norwich Road. Residents feel the houses do not meet with the details set out in the current planning application and they are building on what was shown as open space.

**It was resolved that the Deputy Clerk would email the Breckland District Council (BDC) Planning Enforcement Officer.**

- 4.2 Old Hamonds School is now back up for sale, the building has dilapidation works that need essential works carried out, the question was asked if BDC could pay for these works to be carried out

**It was resolved that the Deputy Clerk would email Andrew Gayton regarding the building.**

**5. Minutes**

The minutes of the Planning & Built Environment Committee held 28 March 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.

**Referring to the previous meeting Cllr Scott will keep the resident informed with updates.**

## **7. Decisions/Information from Breckland Council**

- 7.1 **3PL/2023/0171/HOU** Proposed Extension To Rear & Porch To Front Of Property. 9 Northfield Road. Mr Martin **APPROVED**
- 7.2 **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 **APPROVED**
- 7.3 **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 Ltd. **APPROVED**
- 7.4 **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 Ltd. **APPROVED**
- 7.5 **3PL/2023/0848/LU** Replace the Windows with The Same Casement Opening Style Windows but In UPVC. Certificate of Lawfulness. 19, 23 & 25 Mangate Street. Miss Nicola Ison - **FOR INFORMATION ONLY**
- 7.6 **3PL/2023/0305/HOU** First floor rear extension (revised scheme), 3 Westfield Road, Mr & Mrs Craske - **APPROVED**

## **8. Planning Applications**

- 8.1 **3PL/2023/0292/F** Change of use from Class E business to Class C3 dwelling, 28 Market Place, AC Williamson & Son. **NO OBJECTIONS**
- 8.2 **3PL/2023/0293/LB** Erection of railings and gate to the rear as part of proposals to facilitate a change of use from business to single dwelling, 28 Market Place, AC Williamson & Son. **NO OBJECTIONS**
- 8.3 **3PL/2023/0387/F** Demolition of existing structures and construction of 4 dwellings, Spinners Lane Garage, Spinners Lane, Mr T Moore.

**OBJECTION – The site abuts the Swaffham CA and as the planning history shows four two bed properties is the maximum to ensure there is not a detrimental impact on the character of Spinners lane in relation to the CA. This proposal further increases onsite parking needs which will in turn add to existing issues of roadside parking on Spinners Lane. The Heritage Report does not contain any records of the important Flint walling which should be retained on the boundary where it makes an important contribution to the character of Spinners lane. (as per Cond 16 of 3PL/2018/0759/O)**

- 8.4 **3PL/2023/0404/F** Installation of a new “Folded Roof” concept, comprising of aluminium cladding and associated works. Installation of new and replacement fascia signage., Filling station, McDonalds Restaurant – A47 from Castle Acre Road to Necton Parish boundary. McDonalds Restaurant Ltd.

**NO OBJECTION – It was agreed by four Councillors, one abstained, and one against, to leave a comment stating, Lighting should not be excessive and should accord with the Swaffham NP policy ENV5 Dark Skies.**

- 8.5 **3PL/2023/0405/A** Installation of new and replacement fascia signage. Filling Station, McDonalds Restaurant A47 Castle Acre Road to Necton Parish boundary, McDonalds Restaurant Ltd.

**NO OBJECTION – It was agreed by four Councillors, one abstained, and one against, to leave a comment stating, Lighting should not be excessive and should accord with the Swaffham NP policy ENV5 Dark Skies.**

## **9. Late Applications**

- 9.1 **3PL/2023/0351/F** Proposed replacement dwelling, Limetree Lodge Spinners Lane, Mr M Grief – Cllr L Scott did not participate in the discussion of this item.

**OBJECTION - The proposed overall size and design is not consistent with the character of Ash Close CA04 of the Swaffham Conservation Area. It is also significantly larger than the existing building. There are also a number of mature trees on the site which require an Arborist report.**

- 9.2 **3PL/2023/0302/VAR** Variation of condition 2 on 3PL/2023/0093/HOU – Alteration of flat roof to pitch over kitchen, 62 Longfields, Van Driel – **NO OBJECTIONS**

- 9.3 **3PL/2023/0311/F** Use of land for proposed additional self-storage containers, The old Train Shed Station Street, Me Matthew Green – Amended Plans – **NO OBJECTIONS**

## **10. To agree a date for the next Working Group**

**It was unanimously agreed to keep the Planning & Build Environment as a Committee. The next committee meeting will be held on Tuesday 30 May 2023 at 4pm, in the Council Chambers at the Town Hall.**

Meeting Closed at 5.15pm

Chairman.....