

SWAFFHAM TOWN COUNCIL

Minutes of the **Planning & Build Environment Committee** meeting held on **Tuesday 30 May 2023 at 11am** in the Council Chamber, at the Town Hall

Present: Cllr Scott (in the Chair)
Councillors: Cllr Bell, Cllr Cooper, Cllr Darby, Cllr Edwards, and Cllr Eves

Deputy Town Clerk: H Carrier
Member of Public: One

P1/23 Election of Chair

Cllr Scott was nominated by Cllr Edwards and seconded by Cllr Eves. With no further nominations all agreed to elect Cllr Scott as Chair.

P2/23 Election of Vice-Chair

Cllr Edwards was nominated by Cllr Eves and seconded by Cllr Scott. With no further nominations all agreed to elect Cllr Edwards as Vice-Chair.

P3/23 Apologies for Absence

Apologies were received from Cllr Beech.

P4/23 Declarations of Interest

None received.

P5/23 Public Open Forum

One MOP attended the meeting to discuss the access to Long Lane from Peddlars Meadows Estate. Comments were given to the meeting and will be discussed at item P7/23.

P6/23 Minutes

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

P7/23 Long Lane Access

After hearing comments from the member of public who attended the public forum, it was decided to

- contact Breckland Tree Officer to check whether the hedgerow is protected
- contact enforcement regarding the new entrances that have been made in the hedgerow
- check that the built out has been made according to the plans approved by the planning authority

P8/23 Outstanding actions agreed at previous meetings

No outstanding actions.

Initials_____

P9/23 Issues received from non-Councillors

None received

P10/23 Decisions/Information from Breckland Council

- 10.1 **3PL/2023/0268/HOU** Proposed loft conversion with Dormer window and associated internal alterations, 51 Mill FARM Nurseries, Mr and Mrs Allen – **REFUSED**
- 10.2 **3PL/2023/0311/F** Use of land for proposed additional self-storage containers, The Old Train Station Street, Me Matthew Green – **APPROVED**
- 10.3 **3OB/2022/0066/OB** Discharge the planning obligation under section 3, Parts 1.4 & 1.5 of the section 106 agreement dated 30th January 2020 relating to pp **3PL/2015/0917/O**, Land South of Norwich Road, BDW Cambridgeshire (A trading name of BDW Trading Ltd) - **APPROVED**
- 10.4 **3PL/2023/0302/VAR** Variation of Condition no 2 on 3PL/2023/0093/HOU – Alterations to flat to pitched roof over kitchen conservatory. 62 Longfields, Van Driel - **APPROVED**

P11/23 Planning Applications

- 11.1 [3PL/2023/0441/F](#) Construction of 150 Dwellings together with the associated Highways and Landscaping works, Land of the West of Spore Road, Crocus Contractors Limited

Comments: Open Spaces

Swaffham Town Council (STC) note the lack of open spaces in the development and acknowledge that the developers will invest in the current 'Orford Road Open Space' adjacent to the development currently owned and managed by STC or other open spaces in Swaffham owned by STC. STC can refuse the right to hand over the Orford Road Open Space if an inappropriate investment is offered. The amount of and conditions of the 106 agreement.

STC acknowledge and are concerned by the comments made by Penny Turner, Designing Out Crime Officer, specifically that the properties on the western boundary do not face onto the Orford Road open space.

Landscaping

Lighting should not be excessive and should accord with the Swaffham NP policy ENV5 Dark Skies.

Swaffham TC welcome the use of flint and encourage the best quality workmanship possible.

STC were disappointed with the poor illustrations of the finished site which makes it difficult to comment. A 3D view would have helped.

STC would ask the developers to consider more colour choices to windows and doors to make the site more attractive.

- 11.2 [3PL/2023/0292/F](#) Change of use from Class E Business to Class C3 dwelling, 28 Market Place, AC Williamson & Son. **Amended Plans**

Comments: noted with no addition comments.

- 11.3 [3PL/2023/0293/LB](#) Erection of railings and gate to the rear as part of the proposals to facilitate a change of use from business to single dwelling, 28 Market Place, AC Williamson & Son. **Amended Plans**
Comments: noted with no additional comments.

P12/23 Consider late applications

None received.

P13/23Date of next meeting

The next Full Council meeting is confirmed for Tuesday 27 June 2023 at 11am, to be held in the Council Chamber at the Town Hall.

Meeting Closed at 12.15pm

Chairman.....