

SWAFFHAM TOWN COUNCIL

Minutes of a Planning & Build Environment Committee meeting held on Tuesday 25 July 2023 at 11am in the Town Hall

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

Deputy Town Clerk: L Jarrett
Finance Officer: H Duggan

P24/23 Apologies for absence

All present.

P25/23 Declarations of interest

None received.

P26/23 Minutes of the Planning & Built Environment Committee 27 June 2023

The minutes of the Ordinary meeting held on 27 June 2023 were agreed and signed by the Chairman as an accurate record.

P27/23 Outstanding actions

Old School

It was resolved to send a letter to Chris Holden, Breckland District Council drafted by the Chairman, regarding the state of the building.

A copy of the letter will be sent to the current owners, Breckland District Cllrs, Andrew Gayton, Liz Truss MP, and English Heritage asking for support in this matter.

P28/23 Public Forum

There were no public present

P29/23 Planning & Built Environment related issues from Non-Councillors

There were no issues raised

P30/23 Legal Significance of the Neighbourhood Plan

It was resolved to acknowledge the report and to ask for input on what next steps would be applicable.

It was resolved to write to Barrats Development and ask that they ensure the hedges are allowed to regrow and regenerate.

P31/23 Decisions/Information from Breckland District Council

31.1 [3PL/2023/0190/F](#) Proposed residential development 5 No. new dwellings with associated access road parking areas (revised application), Vine Cottage Pleasant Row, Mr & Mrs Swadling -
Approved by Breckland District Council

Initial _____

Swaffham Town Council Comments:

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.

- 31.2 [3PL/2023/0578/LB](#) Proposed replacement bathroom window – with materials to match existing, Valley Farm North Pickenham Road, Mr & Mrs Taylor – **Approved by Breckland District Council**

Swaffham Town Council Comments:

SUPPORT – No additional comments

- 31.3 [3PL/2023/0592/VAR](#) Variation of condition 3 on 3PL/2022/1040/F – Revised scheme to reduce the approved dwelling in size and amend proposed garage from two-bay to three-bay, Rookery Hill Norwich Road, Mr and Mrs J Gilbert. – **Approved by Breckland District Council**

Swaffham Town Council Comments:

SUPPORT - No additional comments.

- 31.4 [3PL/2023/0555/LB](#) Replacement of modern shop fronts with traditional style shop fronts, 46 Market Place (Mr Chips & Tutankhamun's) Gorgate Ltd – **Approved by Breckland District Council**

Swaffham Town Council Comments:

Support - The Town Council are very supportive of this application

- 31.5 [3PL/2023/0554/F](#) Replacement of modern shop fronts with traditional style shop fronts, 46 Market Place (Mr Chips & Tutankhamun's) Gorgate Ltd – **Approved by Breckland District Council**

Swaffham Town Council Comments:

Support - The Town Council are very supportive of this application

- 31.6 [3PL/2022/1255/F](#) Change of use of existing agricultural building to storage (Class B8) use, Land at Downham Market Road, J + R Barker – **Approved by Breckland District Council**

Swaffham Town Council Comments:

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.

P32/23 Planning Applications

32.1 [3PL/2023/0678/VAR](#) Variation of conditions 2 on 3PL/2022/1122/F New sunroom with revised layout, Thurne House Shouldham Lane, Mr Smith
NO OBJECTION with comments: Swaffham Town Council are supportive of this application however request that a condition be made that the property cannot be sold separately to the main house.

32.2 [3PL/2023/0705/HOU](#) Erection of garden shed/workshop to front of principle elevation. White Cottage 1 the Campingland, Mr Clive Woolls
NO OBJECTION

P33/23 Late applications at the discretion of the Chairman

33.1. [3PL/2023/0703/HOU](#) New Greenhouse and alterations and extension to existing outbuilding. Rookery Farm Norwich Road. Mr K Freezer
NO OBJECTION

33.2. [3PL/2023/0732/HOU](#) Proposed garage and home office. Vine Cottage Pleasant Row. Mr & Mrs G Swadling
OBJECTION with comments; Swaffham Town Council would like to raise the issue of access being through the new development and not Pleasant Row as at present. There are concerns access via the new development would increase traffic onto London Street, A1065; this road is already extremely congested with many parked cars.

P34/23 Date of the next meeting

Tuesday 29 August 2023, 11am, Town Hall.

Agenda items for next meeting

Dominoes Bins – check response to request for internally stored wheelie bins as per original application

Meeting Closed at 12.00

Chairman.....

Initial _____