

SWAFFHAM TOWN COUNCIL

Minutes of the **Planning & Build Environment Committee** meeting held on **Tuesday 27 June 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
Office Administrator: N Forrest

P14/23 Apologies for Absence

None received

P15/23 Declarations of Interest

Cllr Darby declared a non-pecuniary interest in Item 8.5.
Cllr Scott declared an interest in item 22.1.

P16/23 Public Open Forum

No members of the public were in attendance.

P17/23 Minutes

The minutes of the Planning & Built Environment Committee held on 30 May 2023 were agreed and signed by the Chairman as an accurate record.

P18/23 Outstanding actions agreed at previous meetings

The Old School is no longer for sale, the building needs intervention for urgent repairs. Cllr Scott will draft a letter to the responsible authority to request the works be completed.

Norwich Road hedge needs clarification regarding documentation.

Cllr Scott to write to highways to gain clarification on protection of Longlane hedge.

The Council will monitor bikes on the pavement outside Dominoes and watch for bins being placed at the back of the building.

P19/23 Issues received from non-Councillors

None received

P20/23 Decisions/Information from Breckland Council

20.1 3PL/2023/0292/F Change of use from Class E Business to Class C3 dwelling, 28 Market Place, AC Williamson & Son

APPROVED

20.2 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

APPROVED

20.3 3PL/2023/0404/F Installation of new "Folded Roof" concept, comprising of aluminium cladding and associated works. Installation of new and replacement

Initial _____

fascia signage. Filling Station, McDonalds Restaurant – A47 from Castle Acre Road to Necton Parish Boundary. McDonalds Restaurants Ltd

APPROVED

- 20.4 3PL/2023/0405/A Installation of new and replacement fascia signage. Filling Station, McDonalds Restaurant – A47 from Castle Acre Road to Necton Parish Boundary. McDonalds Restaurants Ltd

APPROVED

P21/23 Planning Applications

- 21.1 3PL/2023/0554/F Replacement of modern shop fronts with traditional style shop fronts, 46 Market Place (Mr Chips & Tutankhamun's) Gorgate LTD.

NO OBJECTION

Comments: The Town Council are very supportive of this application

- 21.2 3PL/2023/0555/LB Replacement of modern shop fronts with traditional style shop fronts, 46 Market Place (Mr Chips & Tutankhamun's) Gorgate LTD.

NO OBJECTION

Comments: The Town Council are very supportive of the application

- 21.3 3PL/2023/0578/LB proposed replacement bathroom window – with materials to match existing. Valley Farm North Pickenham Road, Mr & Mrs Taylor.

NO OBJECTION

Comments: noted with no addition comments.

- 21.4 3PL/2023/0095/VAR variation of Condition 1 on 3PL/2018/0261/VAR to allow for the period of operation of the wind turbines to extend from the date electricity first generated (20th October 2006) and extend the lifetime of the development by 10 years to 35 years operational period. (EIA Development), Disused North Pickenham Road Airfield. North Pickenham Wind Farm LLP.

NO OBJECTION

Comments: As previously commented, 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.

- 21.5 3PL/2023/0592/VAR variation of Condition 3 on 3PL/2022/1040/F – Revised scheme to reduce the approved dwelling in size and amended proposed garage form two-bay to three-bay, Rookery Hill House Norwich Road. Mr and Mrs J Gilbert.

NO OBJECTION

Comments: noted with no additional comments

- 21.6 3PL/2023/0594/LB addition of Emergency Escape Stairs to rear of building from first floor down, 91 and Flat 91A Market Place, Mr AD & JS Martin.

NO OBJECTION

Comments: There appears to be a flue adjacent to the stairs and seek assurance it will not be a fire hazard.

- 21.7 3PL/2023/0593/F addition of Emergency Escape Stairs to rear of building from first floor down, 91 and Flat 91A Market Place, Mr AD & JS Martin.

NO OBJECTION

Comments: There appears to be a flue adjacent to the stairs and seek assurance it will not be a fire hazard.

P22/23 Consider late applications

22.1 3PL/2023/0607/HOU Proposed external alterations to elevations and roof incorporating new integral balcony on front elevation, Greenhoe Norwich Road, Mr Scott.

NO OBJECTION

Comments: noted with no additional comments.

P23/23 Date of next meeting

The next Planning & Built Environment Committee meeting is confirmed for Tuesday 25 July 2023 at 11am, to be held in the Council Chamber at the Town Hall.

Meeting Closed at 11.45pm

Chairman.....

Initial _____