

SWAFFHAM TOWN COUNCIL

Minutes of Planning & Built Environment Committee meeting held on Tuesday 24 February 2026 at 11am in the Town Hall

Councillors: L Beech, P Darby (Vice Chairman), G Eves, L Scott (Chairman) and J Zielinski

Town Clerk: L Jarrett

Minute Taker: D Hamilton

P103/25 Apologies for absence

None received

P104/25 Declarations of interest

None received

P105/25 Minutes: Planning & Built Environment Committee 27 January 2026

The minutes of the Planning & Built Environment Committee meeting held on the 27 January 2026 were agreed and signed by the Chairman as an accurate record

P106/25 Outstanding actions

Cllr Scott confirmed that the Local Plan Review Bypass letter as actioned within minute P100/25 was sent out and it was noted that a response will be discussed in house and they will get back to us

Cllr Scott also noted that Breckland District Council have sent out Regulation 18 responses and encouraged all committee members to view it

ACTION: Cllr Scott will forward the Regulation 18 responses to all Committee members for review via email and this will be an item to be discussed on the next Planning & Built Environment committee agenda for March

P107/25 Public Forum

There were no members of the public present.

P108/25 Planning & Built Environment related issues from Non-Member Councillors

None received.

P109/25 Late Decisions/Information from Breckland District Council

- 109.1 **PL/2026/0011/CLOPUD** Application for a Lawful Development Certificate for a Proposed Use or Development Town and Country Planning Act 1990 (as amended) To verify the premises fall within Use Class E category. Drainmasters, 57 Turbine Way, Swaffham, Norfolk, PE37 7XD. **Information Only**
- 109.2 **PL/2026/0164/DCA** Discharge of condition 5 on pp 3PL/2024/0457/F. Carol House, South Pickenham Road, PE37 8DA. **Information Only**
- 109.3 **PL/2025/1263/FMIN** Proposal to install New ATM with Camera and Light, new Aluminium automatic Bi-parting sliding door and all frames to be painted in Anthracite RAL 7016. New Convenience Store, Land off Brandon Road, PE37 7ED **APPROVED**
Swaffham Town Council Comments: NO OBJECTIONS
- 109.4 **PL/2026/0174/CLOPUD** Demolition of existing conservatory and erection of a single-storey side extension. Avellan, Northwell Pool Road, Swaffham, PE37 7HW. **Information Only**
- 109.5 **PL/2026/0194/DCA** Discharge of Conditions 12 & 14. Land West Of Brandon Road, Swaffham. **Information Only**
- 109.6 **PL/2025/0997/OMIN** Sub-division of garden land at 11 New Sporle Road to provide new 1No dwelling with all matters reserved. 11, New Sporle Road, Swaffham, PE37 7JD. **WITHDRAWN**
Swaffham Town Council Comments: NO OBJECTIONS, we have no objections in principle but would object to an exemption from BNG legislation. The existing ecology makes a valuable contribution. We would support replacement and improvement with native species.

109.7 **PL/2025/1600/HOU** Proposed side and rear extensions, new front garden wall including gates. Cherry Trees West Acre Road, Swaffham. **GRANTED WITH CONDITIONS**
Swaffham Town Council Comments: NO OBJECTIONS

PL/2025/1854/FMIN Proposal to install New ATM with Camera and Light, new Aluminum automatic Bi-parting sliding door and all frames to be painted in Anthracite RAL 7016. Land At Brandon Road, PE37 7FP. **GRANTED WITH CONDITIONS**

Swaffham Town Council Comments: NO OBJECTIONS, the technical specifications and function of the lighting should conform to our NP Dark Skies policy ENV5. The site is not only on the edge of the countryside but adjacent to the SPA buffer zone.

P110/25 Planning Applications

110.1 **PL/2025/1838/FMIN** Proposed change of use of the ground floor shop to form a 1-bed residential flat, including a single-storey rear extension. 14 Station Street, Swaffham

Swaffham Town Council Comments: NO OBJECTIONS, so long as the historic building is preserved and the room sizes meet the government standards. STC are generally supportive of residential conversions in this area.

110.2 **PL/2025/1837/LB** Proposed change of use of the ground floor shop to form a 1-bed residential flat, including a single-storey rear extension. 14 Station Street, Swaffham

Swaffham Town Council Comments: NO OBJECTIONS, so long as the historic building is preserved and the room sizes meet the government standards. STC are generally supportive of residential conversions in this area.

110.3 **PL/2026/0232/HOU** Proposed front extension & canopy to side elevation. 44 The Oaklands, Swaffham.

Swaffham Town Council Comments: NO OBJECTIONS.

P111/25 Late Applications

None received

P112/25 CPRE - The Drove Solar Farm Registration of Interest

ACTION: The Deputy Clerk will write to the CPRE to request clarification on the specific actions they are seeking from the Council regarding the registration of interest. Once a response is received, the Deputy Clerk will circulate it to the Committee.

P113/25 Next meeting

The next meeting is on Tuesday 31 March 2026 to be held at 11am in the Council Chamber at the Town Hall.

Meeting Closed 11:38am

Chairman.....