

MINUTES OF PLANNING COMMITTEE MEETING HELD IN
HELD IN THE COUNCIL CHAMBER, KINGS HOUSE THETFORD
ON TUESDAY 12th MARCH 2019 STARTING AT 7:00 P.M.

Present:

Councillors:

S J Armes (Vice Chair)
B J Canham
C Harvey
J James
S N H Wright

C R P Burnett
D M Crawford
J Hollis
R G Kyblrd (Chair)

Officers in attendance:

Tina Cunnell
Chris Crimmen

Town Clerk
Committee Secretary

Minutes

- 787/18 DECLARATIONS OF ANY DISCLOSABLE PECUNIARY INTERESTS
None.
- 788/18 APOLOGIES FOR ABSENCE
Apologies were received from Councillors R F W Brame, M P Brindle and T J Jermy.
- 789/18 MINUTES
RESOLVED: The minutes of the Committee meeting held on 12th February 2019 received by Full Council on 26th February 2019, as a true record and signed/Initialed by the Committee Chairman.
- 790/18 PLANNING APPLICATIONS TO CONSIDER
- a) Plan No 0106 Consultation - Full
Applicant: East Anglia's Children's Hospice Proposed new vehicular access with security gates & fencing 11 Lime Kiln Lane Thetford.
Objector: TTC fully support the objections from NCC Highways. The retail site was never designed to accept rear access to the site due to substantial differences in ground levels.
- b) Plan No 0128 Consultation - Full
Applicant: Care of Michael Brewer Change of use, and re-configuration rooms on the ground floor and first floor from B&B to school boarding accommodation 4 Raymond Street Thetford.
Supporter: No additional comments.
- c) Plan No 0129 Consultation – Listed Build Consent
Applicant: Care of Michael Brewer Change of use, and re-configuration rooms on the ground floor and first floor from B&B to school boarding accommodation 4 Raymond Street Thetford
Supporter: No additional comments.

d) Plan No 0174 Consultation – Full
Applicant: Mr A Rouf Change of use of existing retail unit (A1) creating 3no. residential flats (C3) and 1no. retail unit (A1) (mixed use) 10 King Street Thetford.

Objector: TTC have objected for the following reasons:

1. No designated parking and a 3 bedroom flat with no parking is against planning policy.
2. No indication of the statutory staff facilities required in the retail area.
3. No provision for waste storage and disposal.
4. Access to cycle store is via a pedestrianised street that bans cycling.
5. Inadequate attention of ground floor detail on plan.

e) Plan No 1497 Consultation – Listed Build Consent
Applicant: Mr Ruben Osie Conversion of upper floors to 6 no. one bed flats. Convert outhouse building at the rear to a two storey bedroom town house. Erection of a stand alone 3 bedroom detached house to the extreme north at the rear. Refurbishment of public house 23-27 the Kings Head White Hart Street Thetford.

Objector: TTC have objected for the following reasons:

1. Back land and overdevelopment.
2. Inconsistency of application respect of description of accommodation.
3. No evidence of right of way for proposed pedestrian access.
4. No plan for allocated parking.
5. Restricted view on exit of yard to increased traffic, potential easement issues via back gates.
6. Access via White Hart Street is compromised in respect of safe access and egress and emergency vehicle access.
7. No reference on plan to cycle parking.
8. Design of 3 bedroomed houses does not reflect the design and character of the historic building.
9. The rebuild of the collapsed barn should reflect its historic use and not be a new build.

f) Plan No 1499 Consultation – Full
Applicant: Mr Ruben Osie Conversion of upper floors to 6 no. one bed flats. Convert outhouse building at the rear to a two storey bedroom town house. Erection of a stand alone 3 bedroom detached house to the extreme north at the rear. Refurbishment of public house 23-27 the Kings Head White Hart Street Thetford.

Objector: TTC have objected for the following reasons:

1. Back land and overdevelopment.
2. Inconsistency of application respect of description of accommodation.
3. No evidence of right of way for proposed pedestrian access.
4. No plan for allocated parking.
5. Restricted view on exit of yard to increased traffic, potential easement issues via back gates.
6. Access via White Hart Street is compromised in respect of safe access and egress and emergency vehicle access.
7. No reference on plan to cycle parking.
8. Design of 3 bedroomed house does not reflect the design and character of the historic building.

9. The rebuild of the collapsed barn should reflect its historic use and not be a new build.

791/18 **LATE PLANNING APPLICATIONS RECEIVED AFTER AGENDA WAS PUBLISHED**

- a) Plan No 0150 Consultation - Full

Change of use from Restaurant to Residential 10 Raymond Street Thetford.

Supporter.

- b) Plan No 0201 Consultation – Householder

Applicant: Mrs Keeley Miller Garage conversion to habitable room 7 Woodruff Road Thetford.

Supporter – subject to neighbours.

- c) Plan No 0236 Consultation - Listed Build Consent

Retrospective planning application for change of use 10 Raymond Street Thetford.

Supporter.

792/18 **DECISIONS OF VARIANCE**

None.

793/18 **NCC ENVIRONMENT DEVELOPMENT AND TRANSPORT COMMITTEE**

The Chairman asked the committee to review the Market Town Transport Network Improvement report dated 8th March 2019. The committee agreed with the highlighted A134 problems which have been raised by Thetford Town Council in successive local plans but County seem unable to agree solutions with Suffolk CC. The residents of Bury Road continue to suffer daily inconvenience from noise and vibration that causes damage to their properties. The committee welcome the further work being put underway by NCC to consider the study finding and potential mitigation measures and look forward to seeing the final report on the way forward.

794/18 **LOCAL PLAN**

The Chair asked councillors to consider a consultation response to amendments to the Local Plan and after a discussion agreed on the following:

- It was agreed the Thetford Town Council support 2.52 "The overarching vision for Thetford as put forward in the adopted TAAP is still considers to reflect the aspirations for growth in the Town".
- The Chairman reported that the principal changes to the Local Plan that relate to this document are corrections and presentation of the retained properties and policies of the TAAP.
- It was agreed that following a recent boundary review the wording referring to Thetford and the adjacent parishes need to reflect the intended change of the boundary.
- Policy ENV 04 Open Space Sport and Recreation – it was decided the there is a shortfall of recreational space in Thetford that needs to be addressed.

- It was agreed that the developer contribution to amenity space should include single dwelling units that will benefit parish council and the whole community.

795/18 COMMITTEE OFFICERS UPDATE
None.

796/18 COMMUNITY ENGAGEMENT
None.

Chairman.