

MINUTES OF PLANNING COMMITTEE MEETING HELD ONLINE  
TUESDAY 9<sup>th</sup> FEBRURY 2021 STARTING AT 7:00 P.M.

Councillors:

C Barreto, M P Brindle (Chair), C R P Burnett, B J Canham, D M Crawford,  
C Harvey, D J Hogkinson, J Hollis, T J Jermy, S N H Wright (V Chair).

Officers:

Mark Webster Planning Officer – Chris Crimmen Committee Secretary

MINUTES

775/20	<u>DECLARATIONS OF ANY DISCLOSABLE PECUNIARY INTERESTS</u> None.
776/20	<u>APOLOGIES FOR ABSENCE</u> Apologies were received from R F W Brame and J James.
777/20	<u>MINUTES</u> <b>RESOLVED: The minutes of the Committee meeting held on 12<sup>th</sup> January 2021 received by Full Council on 26<sup>th</sup> January 2021, as a true record and signed/initialled by the Committee Chairman.</b>
778/20	<u>PLANNING APPLICATIONS TO CONSIDER</u>  A: <u>Plan No 0004</u> Consultation – Full Applicant: Marchmont Farms Ltd Refurbishment and alteration of the former M&Co (now vacant) retail premises to form 8 no. smaller units 11-19 Riverside Walk Thetford,  Supporter: Thetford Town Council strongly supports this application and has no preference between the two options for shop frontages.  B: <u>Plan No 0008</u> Consultation - Cert.Law.Prop.Use Applicant: TEC41 LTD Installation of a MOT test bay within the current building. All works are contained within existing building dimensions, no structural changes required 15 St Helens Way Thetford.  Noted.  C: <u>Plan No 0038</u> Consultation - Cert.Law.Prop.Use Applicant: Mr & Mrs Lee Sim Proposed single storey rear extension 1.9m deep 25 Woodruff Road Thetford.  Noted.  D: <u>Plan No 0040</u> Consultation – Full Applicant: Green King Construct covered pergola. Relocate smoking shelter and enclose within fence 2 Anne Gurney Close Thetford.

	<p>Supporter.</p> <p><u>E: Plan No 0064</u> Consultation - Householder  Applicant: Mr S Caldwell Replacement Rear Single Storey Extension Saxon Chace 15 Brandon Road Thetford.</p> <p>Supporter,</p> <p><u>F: Plan No 0089</u> Consultation – Full  Applicant: Wireless Information Group The installation of a new 30m high Lattice Tower on a 7.8m x 7.8m concrete slab and a total of 3No. antenna, together with development ancillary thereto at the telecommunications facility enclosed within a 1.8m high fenced compound (amendment to application Ref: 3PL/2020/0416/F, approved on 23rd June 2020) Sewage Works Southbound A11 From Parish Boundary to London Road Thetford.</p> <p>Supporter.</p> <p><u>G: Plan No 0090</u> Consultation – Full  Applicant: Anglian Water Services Ltd Installation of a dosing kiosk and emergency shower at Barnham Cross Water Treatment Works, Nunnery Drive, Thetford.</p> <p>Supporter.</p> <p><u>H: Plan No 1417</u> Consultation Amendments - Advertisement  Applicant: Forest Park Nominees Various advertising and directional signage (mixture of 19 illuminated &amp; non-illuminated) Amendment: Updates the design of the tall columns Signs H1, H2 and H3, to show a secondary drive-thru sign between the KFC and Costa signs Forest Retail Park London road Thetford.</p> <p>Supporter.</p> <p><u>I: Plan No 1467</u> Consultation – Amendment  Applicant: Robert Taylor Rear extension with a complete loft conversion, removing the existing roof and replace with attic trussed roof. Amendment: Revised design, remove one dormer to front, raise roof to same height as no. 6 Autumn Close. 5 Autumn Close Thetford.</p> <p>Supporter.</p>
779/20	<p><u>LATE PLANNING APPLICATIONS RECEIVED AFTER AGENDA WAS PUBLISHED</u></p> <p><u>A: Plan no 0117</u> Consultation - Householder</p> <p>Applicant: Mr Nigel Steggles Proposed single storey rear extension 8 Oak Close Thetford.</p>

Supporter: Thetford Town Council supports this application, although a pitched roof would be preferable if possible.

B: Plan No 0118 Consultation - Full

Applicant: Mr R Foster Extension to St. Nicholas House to provide an additional six self-contained apartments St Nicholas House St Nicholas Street Thetford.

Supporter: Thetford Town Council supports this application but regrets the lack of additional parking provision.

C: Plan No 0119 Consultation - Listed Build Consent

Applicant: Mr R Foster Extension to St. Nicholas House to provide an additional six self-contained apartments St Nicholas House St Nicholas Street Thetford.

Supporter: Thetford Town Council supports this application but regrets the lack of additional parking provision.

D: Plan No 0127 Consultation - Householder

Applicant: Mr Mrs Peacham Proposed single storey extension 13 Abbeygate Thetford.

Supporter.

E: Plan No 0171 Consultation Householder

Applicant: Mr Baker Proposed single storey extension 34a Magdalen Street Thetford.

Supporter.

F: Plan No 0172 Consultation

Applicant: Mr Neil Searl Reserved matters application for the Appearance of the development following outline permission Reference number 3PL/2020/1057/VAR - Erection of storage and distribution warehouse (use class B8) with offices (use class B1) Tulip Saxon Caxton Way Thetford.

Supporter: Thetford Town Council supports this application, with the following provisos:

- We would welcome the installation of litter bins on the walking routes approaching the site.
- Signage for lorries indicating that they should turn right out of Caxton Way should be installed on site in addition to those already in situ outside on the road.
- Given the site's proximity to parts of Maine St, Mackenzie Road and St Martin's Way, Breckland Environmental Officers' judgements over

	<p>noise levels must be given due consideration to ensure that residents in those areas do not suffer disturbance.</p> <ul style="list-style-type: none"> <li>• The fencing facing St John’s Way should be painted green in order to lessen the site’s visual impact.</li> <li>• For the same reason, the rear elevation of the building should also be of a less bright colour.</li> <li>• Cycle provision must be implemented and monitored to ensure that it remains adequate.</li> </ul> <p><u>G: Plan No 0095</u></p> <p><u>Consultation on Planning Application which will be determined by Suffolk County Council</u></p> <p>Extraction of sand and gravel and subsequent importation of inert waste material to achieve a beneficial restoration of the site back to heathland on land at North Farm, Barnham. Location: North Farm, Elveden Road Barnham Thetford IP24 2PH. The above application will be determined by Suffolk County Council.</p> <p>The Planning Officer introduced this item by saying we are only a consultee to the Suffolk County Council and that he was alerted to this application by the Clerk of Barnham Parish Council. This application would send three or four full HGV vehicles an hour, up to forty heavy loads a day, through Thetford on the Bury Road.</p> <p>Committee members commented on the application:</p> <ul style="list-style-type: none"> <li>• This application is very concerning for the Town of Thetford – There have been decade long issues with HGV traffic going through town damaging our roads and being a danger to pedestrians. This project will last 5 years and we must write to NCC to have HGV Restrictions covering the whole of Thetford.</li> <li>• There will be too much pressure, and damage on the roads with more broken drain covers and damaged kerbs.</li> <li>• This traffic could come off the A11 past the Gorse industrial estate missing the town altogether.</li> <li>• The amount of HGV traffic in the town now is already more than it can cope with.</li> </ul> <p>It was decided:</p> <ul style="list-style-type: none"> <li>• To write to Suffolk County Council to strongly object to this application.</li> <li>• To write to Norfolk County Council and Breckland District Council to ask them to support the Councils objections to this application.</li> <li>• To write to NCC to impose a HGV restriction on the Bury Road (A134).</li> <li>• Publicise this planning application on Social media with a link to the Suffolk CC planning application so the residents of Thetford can express their views on this proposal.</li> </ul>
780/20	<u>DECISIONS OF VARIANCE</u>

	<p><u>Plan No1400 Change of use of garage to hairdressers 68 Fairfields Thetford – this application was approved by Breckland District Council.</u></p>
781/20	<p><u>ITEMS TO BE REFERRED TO THE GREATER THETFORD PARTNERSHIP</u></p> <p>The Chair asked Councillor T Jermy, as a member of the GTP Board, to give an update.</p> <ul style="list-style-type: none"> <li>• There will be a meeting of the Board tomorrow 10<sup>th</sup> February 2021.</li> <li>• There is a booklet with the Mc &amp; Co premises changes to smaller units.</li> <li>• Jack Weaver has launched a new website for the GTP which has the minutes of the past meetings for all to see. It was suggested that Thetford Town Council has a link on their website to the GTP.</li> <li>• He reported the work being done with Wayne Hemmingway.</li> <li>• The River Report from the ALP meeting this month will be discussed in the GTP April meeting.</li> </ul>
782/20	<p><u>STREET NAMES</u></p> <p>The Chair asked councillors to put forward street names for future new homes in Thetford to be put to Breckland District Council and developers. He had circulated a paper which governed the naming of street names and there followed a discussion. Councillors were in favour of compiling a bank of names and this item will be put on the agenda from time to time for this purpose.</p>
783/20	<p><u>BIKE RACKS</u></p> <p>The Chair reported Breckland District Council are proposing to install bike racks on Castle Park. They had sent a photograph of the proposed site and had asked the council to agree the placement. It had been pointed out that as Castle Park was an Ancient Monument this location would not be allowed. After a discussion it was proposed they should be placed further right behind the toilets which was outside the bounds of Castle Park.</p>
784/20	<p><u>COMMITTEE OFFICERS UPDATE</u></p> <p>None.</p>
785/20	<p><u>COMMUNITY ENGAGEMENT</u></p> <p>Publicise the Suffolk County Council planning application on Social media with a link to the Suffolk CC planning application so the residents of Thetford can express their views on this proposal.</p>

Chairman.