

MINUTES OF PLANNING COMMITTEE MEETING HELD ONLINE

TUESDAY 13th APRIL 2021 STARTING AT 7:00 P.M.

Present:

The Mayor M S Robinson

Councillors:

C Barreto, M P Brindle (Chair), B J Canham, D M Crawford,

C Harvey, D J Hogkinson, J Hollis, S N H Wright (V Chair).

Officers:

Mark Webster Planning Officer – Chris Crimmen Committee Secretary

MINUTES

938/20	<u>DECLARATIONS OF ANY DISCLOSABLE PECUNIARY INTERESTS</u> None.
939/20	<u>APOLOGIES FOR ABSENCE</u> Apologies were received from Councillors J James and T J Jermy.
940/20	<u>MINUTES</u> RESOLVED: The minutes of the Committee meeting held on 9th March 2021 received by Full Council on 30th March 2021, as a true record and be signed/initialled by the Committee Chairman.
941/20	<u>PLANNING APPLICATIONS TO CONSIDER</u> Decisions Required: To discuss and agree the Town Council decision on each of the applications below. <u>A: Plan No 0004</u> Consultation - Full Applicant: NPS Group Norfolk County Council Installation of a canopy to replace a collapsed external canopy on the south-west of the main school building Drake Primary School Fairfields Thetford. Supporter. <u>B: Plan No 0016</u> Consultation – Prior Approval Applicant: Rafal Wedrychowicz Single storey rear extension (prior Approval). 51A Ickniel Way Thetford. NOTE: This application has been withdrawn and resubmitted under 941/20 Late Applications (H) Plan No 0480. <u>C: Plan No 0118</u> Consultation Amendments - 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.

D: 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.

E: Plan No 0240 Consultation – Full
Applicant: Mr Stuart Neal.

Erection of a 3 storey dwelling, connected to the existing no. 55 Hawthorn Walk Thetford.

Objector: Thetford Town Council objects to this application on the grounds of overdevelopment and lack of sufficient parking provision. Several councillors have visited this site and found that there is already a lack of sufficient parking provision for the pre-existing householders - this development will only make the situation worse.

F: Plan No 0348 Consultation - Full
Applicant: Marchmont Farms Ltd c/o Kirkby

Replacing existing shopfront glazing, entrance doorway and brick stall riser with updated fully glazed extruded aluminium shopfront and entrance door 18 Riverside Walk Thetford.

Supporter.

G: Plan No 0376 Consultation – Listed Build Consent
Applicant: Mr David Bell.

Install Sky dish on side/rear of property Spring House Spring Walk.

Supporter.

H) Plan No: 0388 Consultation – Full
Applicant: Keir Living Ltd

Temporary Construction access and change of use to a temporary vehicular access for land subject to a Reserved matters planning approval ref 3PL/2020/1047/D as well as the subject of a current construction management plan application ref 3DC/2021/0033/DOC

Land to the East of Norwich Road Phase 1a Kingsfleet Norwich Road Thetford.

Supporter.

I) Plan No 0401 Consultation: Full

Applicant: Gold Leaf Property Investments.

Conversion and Extension of Public House and Outbuildings to form Seven Dwellings with Associated Works, Including; Provision of Car/Cycle Parking

and Landscaping (Revised Application following an approval under the Reference Number:3PL/2019/1043/F) The Dolphin 35 Old Market Street Thetford.

Supporter.

J: Plan No 0402 Consultation – Listed Build Consent

Applicant: Gold Leaf Property Investments.

Conversion and Extension of Public House and Outbuildings to form Seven Dwellings with Associated Works, Including; Provision of Car/Cycle Parking and Landscaping (Revised Application following an approval under the Reference Number:3PL/2019/1043/F) The Dolphin 35 Old Market Street Thetford.

Supporter.

K: Plan No 0416 Consultation - Full

Applicant: All Sub Venture Ltd

Installation of new shop front 2 King Street Thetford.

Objector - Thetford Town Council objects to this application on two grounds:

1. The town council is against the proposal to reduce access from two doors to one, for reasons of CoVid social distancing, and evacuation in the event of fire or other emergency.
2. The town council is concerned that the opportunity is being missed to enhance the appearance of our Conservation Area with a more appropriate shop front, especially in King Street which is a key heritage area for the town.

The town council would like to draw the attention of the applicant to the Breckland District Council grant scheme which is currently available for enhancing or replacing shop fronts: [Spring Back Business Grants - Breckland Council](#)

Relevant sections from the town council's policy on planning matters are given below:

- o Conservation Areas

- (d) In addition to the policies stated in the next section (Design and Environment), the Town Council expects all development within these areas to be of a high standard and to enhance the area.

- a. Definition of Good Design

- (a) The Town Council believes that, in order to promote good design, developers must give consideration to whether any proposed new dwellings or town centre commercial properties respect the established patterns of the locality, including any existing buildings, and take account of materials, which should be traditional, durable and compatible with the location.

2.5 Conservation Area Shop Fronts

1. The Town Council will oppose all shop fronts within the Conservation Area constructed of materials other than stone and brickwork, painted or varnished timber, or non-obscured glass.

L: Plan No 0432 Consultation – Full

Applicant: Mr David Galloway.

Single storey rear extension 42 Nunsgate Thetford.

Supporter – Subject to Neighbours.

M: Plan No: 0442 Consultation – Householder

Applicant: Mr R Denyen & Miss K Peach Erection of a Single Storey Hipped roof To Front 9 Nunnery Drive.

Supporter.

N: Plan No; 0454 Consultation – Variation of Conditions

Applicant: Mr R Foster Variation of Condition No 2 on 3PL/2020/1313/HOU- vary the position and size of the openings within the extension 99 Admiral Way Thetford.

Supporter - Thetford Town Council supports this application, but is concerned about the possible use of this building as a house in multiple occupation. The town council would like to know if this will be monitored.

O: Plan No: 0475 Consultation - Householder

Applicant: Mr & Mrs Halhead Replacement of conservatory with sunroom and associated work 4 Bergamot Close Thetford.

Supporter – Subject to Neighbours.

LATE PLANNING APPLICATIONS RECEIVED AFTER AGENDA WAS PUBLISHED

To discuss and agree the Town Council decision on any of the late applications below.

A) Plan No 0079 Discharge of Conditions

Applicant: Baxter Healthcare Ltd Discharge of Conditions Caxton Way Thetford.

Supporter - Thetford Town Council supports this application if all of the recommendations of the report are fulfilled. The town council would also expect that checks will be carried out to see that noise levels have in fact been reduced to acceptable levels.

B) Plan No 0084 Discharge of Conditions

Applicant: Mr P Nuemann Discharge of conditions land at Forest Retail Park London Road Thetford

Supporter - Thetford Town Council supports this application. The town council would like to see consideration given to the following sites for possible off-site mitigation: Thomas Paine Walk (London Road near the Thomas Paine Hotel), Frederick's Wood, Maine St Wood, School Plain, woodland alongside Norwich Road and along Green Lane (Hurth Way – Tesco store). The town council would also like consideration given to having a one-way system for vehicle access to the retail park.

C) Plan No 0358 Consultation

Applicant: Mr Lauro Chaves Removal of rear garden fence to provide vehicular access from Lord Cecil Court 11 Old Marker Street Thetford.

Objector: Thetford Town Council objects to this application on the grounds of potential conflict over parking / vehicle access.

D) Plan No 0404 Consultation - Full

Applicant: Hughes Electrical Proposed extension to existing warehouse, new mezzanine floor, reconfiguration of parking 20-22 Fison Way Thetford.

Supporter.

E) Plan No 0405 Consultation

Applicant: Hughes Electrical Proposed extension to existing warehouse, new mezzanine floor, reconfiguration of parking 20-22 Fison Way Thetford.

Supporter.

F) Plan No 0470 Consultation

Applicant: LKL Properties Erection of Steel Framed Lean To Extension To Back Elevation of Warehouse Linux House Stephenson Way Thetford.

Supporter.

G) Plan No 0480 Consultation

Applicant: Rafal Wedrychow Single storey rear extension 51A Icknield Way Thetford.

Supporter – Subject to Neighbours.

943/20	<u>DECISIONS OF VARIANCE</u> None received.
944/20	<u>ITEMS TO BE REFERRED TO THE GREATER THETFORD PARTNERSHIP</u> It was felt by councillors that the discussion earlier regarding the Town Council views on the Heritage area of Thetford regarding shop fronts and other properties in Town should be conveyed to the GTP for future reference. This will be carried out by the Planning Officer.
945/20	<u>SUFFOLK CC PLANNING APPLICATION 0005</u> There was no progress to report.
946/20	<u>COMMITTEE OFFICERS UPDATE</u> <ul style="list-style-type: none"> • 0004 Application to convert the former M&Co store into smaller retail units has been approved. • 1323 Application for the new fencing at Tanner House has been approved. • 0085 TPO works to reduce some of the branches of trees at 1 Priory Park (below) has been approved as follows: T1 Sycamore to reduce the roadside stem branch ends by 3m and the remaining crown branch ends by 2m; T2 Sycamore to reduce the lowest branch by 2m; T3 Pine to reduce the top, the branch extending over the neighbours and the lowest branch ends by 3m; T4 Sycamore to remove the lowest 3 branches.
947/20	<u>COMMUNITY ENGAGEMENT</u> None.

Chairman.