

MINUTES OF PLANNING COMMITTEE MEETING HELD AT THE CARNEGIE,  
CAGE LANE, THETFORD, NORFOLK, IP24 2DS.

WEDNESDAY 12<sup>th</sup> May 2021 STARTING AT 7:00 P.M.

Present:

Councillors:

C Barreto, M P Brindle (Chair), C R P Burnett,  
D J Hogkinson, B Tullett, S N H Wright (V Chair).

Officers:

Mark Webster Planning Officer – Tom Scott Events Officer

MINUTES

1005/20	<u>DECLARATIONS OF ANY DISCLOSABLE PECUNIARY INTERESTS</u> None.
1006/20	<u>APOLOGIES FOR ABSENCE</u> Apologies were received from Councillors J James, J Hollis, C Harvey and T Jermy.
1007/20	<b><u>MINUTES</u></b> <b>RESOLVED: The minutes of the Committee meeting held on 13<sup>th</sup> April 2021 received by Full Council on 27<sup>th</sup> April 2021, as a true record and be signed/initialled by the Committee Chairman.</b>
1008/20	<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 0516</u> Consultation - Full Applicant: Mr Roger Nurse Conversion & extension of existing outbuilding to 2 x 2 bedroom flats  Supporter - Thetford Town Council is however concerned regarding the safety of access/egress onto the Highway given the narrow space between the houses.  <u>B: Plans No 0517</u> Consultation – Listed Build Consent Applicant: Mr Roger Nurse Conversion & extension of existing outbuilding to 2 x 2 bedroom flats  Supporter - Thetford Town Council is however concerned regarding the safety of access/egress onto the Highway given the narrow space between the houses.  <u>C: Plan No 0524</u> Consultation - Full Applicant: Kinetic Science Foundation

	<p>Proposed addition of use class F1(a) Provision of education to the currently approved use classes of:- E(b) &amp;- Sui Generis (from 1 September 2020, previously Class A3, A4 &amp; A5) For Unit 4.</p> <p>Supporter.</p> <p><u>D: Plan No: 0607</u> Consultation – Householder  Applicant: Mr &amp; Mrs Veldtman  Rear flat roof kitchen extension and front entrance extension / alterations.</p> <p>Supporter.</p>
<p>1009/20</p>	<p><u>LATE PLANNING APPLICATIONS RECEIVED AFTER AGENDA WAS PUBLISHED</u></p> <p>To discuss and agree the Town Council decision on any of the late applications below.</p> <p><u>A: Plan No 0504</u> Consultation – Full  Applicant: Mr Christopher Sharman.  Erection of flue extract</p> <p>Supporter - but the town council would like to request that the flue be a more muted colour than bold black, so as to blend in better.</p> <p><u>B: Plan No 0628</u> Consultation - Householder  Applicant: Mr M Blake  Demolition of existing rear extension and erection of part single storey, part two storey rear extension.</p> <p>Supporter.</p> <p><u>C: Plan No 0648</u> Consultation – Householder  Applicant: Howard Baker  Two bay open fronted cart lodge.</p> <p>Supporter</p> <p><u>D: Plan No 0654</u> Consultation – Full  Brandon &amp; District Rotary Club  Erection of an Oak framed timber covered area/ canopy</p> <p>Supporter.</p> <p><u>E: Plan No 0037</u> Consultation - Non Mat Minor Amend  South Norfolk Developments Ltd  change to the site layout: Change the car park from serving the Doctors Surgery to being accessed from the site side and provide additional car parking to neighbouring Oddfellows Hall.</p>

	<p>Supporter - The town council would also welcome the provision of pedestrian access through the site to the doctors' surgery, this could be open only during the surgery opening hours.</p>
1010/20	<p><u>DECISIONS OF VARIANCE</u></p> <ul style="list-style-type: none"> <li>• 0416 Subway, 2 King St – approved, although Breckland Planning and the GTP have both agreed to take the Town Council's Policy on Planning Matters (which includes shop front design aspirations) into consideration.</li> <li>• 0358 Old Market St / Cecil Court, garden fence access – withdrawn.</li> <li>• St Nicholas House – refused on the grounds of “The development would cause substantial harm to the residential amenity of the site's immediate residential neighbours to the north, within Burrell House, by way of being too close in proximity, thereby causing a loss of direct and indirect sun / natural light to existing windows of habitable rooms” and “The extension as seen from the east (St Nicholas Street) would be prominent and doubles the width of the existing north-east elevation. The end facade has limited articulation and differs from the original building as it has only one small window opposed to three large ones on the original building. These two aspects of the design result in a distinct and prominent extension to the original building, and by its bulk together with limited elevation articulation would cause harm”.</li> </ul>
1011/20	<p><u>ITEMS TO BE REFERRED TO THE GREATER THETFORD PARTNERSHIP</u> It was felt by councillors that a request to further promote the shop front funding scheme to Thetford town centre businesses should be conveyed to the GTP. This will be carried out by the Planning Officer.</p>
1012/20	<p><u>SUFFOLK CC PLANNING APPLICATION 0005</u> There was no progress to report.</p>
1013/20	<p><u>COMMITTEE OFFICERS UPDATE</u></p> <ul style="list-style-type: none"> <li>• Conversion of former Dolphin pub to SEVEN units (rather than six) approved.</li> </ul> <p>Tree works (TPO / Conservation Area approved as follows):</p> <ul style="list-style-type: none"> <li>• 0093 (Conservation Area) No Objection: 8 Avenue Gardens, Thetford, IP24 1FB. Proposal: T1 - Unknown, possibly sycamore - Prune judiciously, secondary branches only; to clear by up to 3m buildings.</li> <li>• 0110 (Conservation Area) No Objection: 23 Lamberts, Thetford, IP24 2EE. Proposal: T1 Eucalyptus Fell because of damage to footpath and nearby drain.</li> <li>• 0119 (TPO) Work Refused: 5 Hastings Close, Thetford, IP24 2ZF. Proposal: Scots Pine-(Pinus Sylvestris)- T1- Fell to ground level. Very large mature tree standing in the rear garden of 5 Hastings Close.</li> </ul>
1014/20	<p><u>COMMUNITY ENGAGEMENT</u> None.</p>

Chairman.