

MINUTES OF PLANNING COMMITTEE MEETING HELD IN  
HELD IN THE COUNCIL CHAMBER, KINGS HOUSE THETFORD  
ON TUESDAY 11<sup>th</sup> APRIL 2017 STARTING AT 7:00 P.M.

Present:

Councillors:

Mrs S J Armes (Vice Chairman)  
C R P Burnett  
D M Crawford  
Mrs J Hollis  
R G Kybird (Chairman)

M P Brindle  
Mrs B J Canham  
C Harvey  
Mrs J James  
M Taylor

Officer in attendance:

Tina Cunnell  
Chris Crimmen

Town Clerk  
Committee Secretary

Minutes

- 847/16 DECLARATIONS OF ANY DISCLOSABLE PECUNIARY INTERESTS  
To receive any additional interest not already registered.
- 848/16 APOLOGIES FOR ABSENCE  
Apologies were received from Councillors R F W Brame, T J Jermy,  
J Newton, M S Robinson S N H Wright.
- 849/16 MINUTES  
Resolved the minutes of the Committee meeting held on 14/03/2017,  
received by Full Council on 28<sup>th</sup> March 2017, as a true record and  
signed/initialled by the Committee Chairman.
- 850/16 PLANNING APPLICATIONS TO CONSIDER
- a) Plan No 0064 Consultation – Householder  
Applicant: Mr G Purnell Freestanding garage 53 Mallow Road Cloverfields.  
Objector: TTC objects to this application for the following reasons:
- The design is not in keeping with the form and character of the neighbourhood which have pan tiled pitched roofs.
  - One of the walls will abut the footpath which is in regular use by school children restricting usage.
  - The soak away cannot be legally be installed when shown on the plans.
- b) Plan No 0261 Consultation – Hazardous Substances  
Applicant: Jeyes Limited Hazardous substances consent Brunel Way.  
Supporter.
- c) Plan No 0332 Consultation – Advertisement  
Applicant: Mr Okeeffe Facia Signage and vinyl graphics to windows 17 Lime Kiln Lane Thetford.

Objector: Although TTC agree to the application in principle they object to the amount of signage proposed. The amount of window that would be obscured is excessive and there are security concerns as people would be unable to see clearly into the building.

d) Plan No 0338 Consultation – Outline

Applicant: Mr Wayne Smith Residential Development – 4 dwellings Smiths Commercial 4A Brandon Road.

Objector: TTC objects to this application for the following reason:

- Insufficient parking
- Limited maneuvering space for vehicles
- Exceeds the density of surrounding developments
- Comparable scale in this instance should be single storey.

This council concurs with the HBO's comments

e) Plan No 0341 Consultation – Full

Applicant: Mrs Lynne Ripley Development of garden area to provide a pair of semi-detached dwellings and a single detached dwelling Cotters 60 Croxton Road.

Objector: TTC objects to this application for the following reasons:

- Concerns with road safety and vehicular access
- Neighbours will suffer loss of privacy due to 1st floor windows overlooking them.
- Require clarification on bin storage areas

f) Plan No 0353 Consultation - Householder

Applicant: Ms Faith Monkwuye Replacement shed 19 Fulmerstone Road.

Objector: TTC objects to this application for the following reasons:

- Build is too close to the boundary
- Lack of construction detail provided
- Design is detrimental to the form and character of the area

g) Plan No 0405 Consultation – Householder

Applicant: Mr R Richards Single storey side extension 60 Nunnery Drive.

Supporter: Subject to neighbours comments.

h) Plan No 1179 Consultation – Change of Use

Applicant: Mr Paul Bloomfield Change of use from public house (A4) to residential dwelling (C3) Former The Rose and Crown Public House 41 St Nicholas Street Thetford.

Supporter.

i) Plan No 1156 Consultation – Householder

Applicant: Mr L Ray Rear extension & front porch 44 Pine Close Thetford Norfolk.

Supporter: Subject to neighbours comments.

851/16 DECISIONS OF VARIANCE

The Chairman to reviewed a decision of variance and this was noted by the Committee.

852/16 LATE PLANNING APPLICATIONS RECEIVED AFTER AGENDA WAS PUBLISHED

a) Plan No 0401 Consultation – Full

Applicant: Eprojem Property Investment Management Construction of 1 No Dwelling connected to a recently constructed dwelling Land adjacent 6A Keats Close IP24 1UL.

There were 5 objectors to this application present and the Chairman suspended the meeting to allow their spokesman to speak. He stated they strongly object to the application on parking and turning issues, overdevelopment and the foundations go under the footpath. The Chairman thanked him for his contribution and reopened the meeting.

Objector: TTC objects to this application for the following reasons:

- Concur with objections from Tree Officer
- Over development of area.
- Exacerbation of parking and manoeuvring issues as turning area already compromised.
- No path on left hand side so development will increase risk to pedestrians.
- In order to construct the footpath will be restrained and foundations may need to go under the public footpath thus building on public land.
- Too close to the railway so the noise is a potential hazard to the occupants.
- Similar developments of further development to end of terrace houses have been refused by BDC so a precedent has been set.

b) Plan No Y/3/2014/3009 Variance of Conditions

Applicant: Drake Infant School and Nursery Landscaping and External works fencing Drake Infant School Thetford.

Supporter.

853/16 GOVERNANCE REVIEW

The Chairman to review and agree the submission of the Governance requirements following the approval of the report submitted by the Governance sub-group to this committee. After a discussion it was resolved :

**RESOLVED:** By reason of Thetford Town Councils recommendation the Town Clerk sought a meeting with the neighbouring Parish Council's who declined our offer and therefore the Council will send a request to Breckland Council for a Governance Review using the supporting statements of the Sub-group already agreed by Council. These are:

**Request for Community Governance review.**

On 5th July 2012 the District Council adopted as a set of planning policies the Thetford Area Action Plan.

As part of this process an enlarged settlement boundary for Thetford was established, this included the entire area of the Thetford Sustainable Urban extension, and Arlington way, currently part of Brettenham. Subsequently outline planning permission has been given for the Urban extension.

The Urban extension is phased, and initial phases are primarily in the Parish of Croxton, later phases in the combined Parish of Kilverstone and Brettenham.

Phase 1 includes the area of Land bounded by the Thetford to Norwich Railway line and the A1075 Thetford to Watton Road.

This land is contiguous with the existing Admirals Estate forming part of the Parish of Thetford, and as regards vehicular travel distance is closer to Thetford Town Centre facilities than the village hub.

The Admirals Estate was at one time part of the Parish of Kilverstone, as was the vast majority of the Cloverfields Estate.

Without Boundary review the existing village Parish Councils will end up with majority representation from new estates rather than the village core and risk losing the "local" from their representation. Furthermore, in the past, the Parish Councils have been established partially by co-option and without competitive elections; such Councils lack the power of general competence that allows a wider remit of service provision.

**Precedent**

There have been at least two prior occasions when the Parish Boundaries of Thetford have been extended to accommodate Urban Expansion. (Paras 15-17 of the guidance are relevant).

The Local Government Boundary Commission for England have published (Mar 2010) a document "Guidance on community governance reviews."

Responsibility and ability to carry out such reviews now rests with the District Council (Para 8 b) of the guidance)

A review can be carried out upon request and must be carried out if a defined percentage of the voting population demand one in the form of a petition (Paras 40 -44 refer).

**Formal request**

Thetford Town Council request a Local Governance review in respect of the settlement boundary of Thetford with a preferred outcome of including the entirety of the SUE within the Parish of Thetford.

We consider that paragraphs 45 and 48 of the guidance have particular relevance.

### Timing

The request is provided now to give adequate time for alternative election arrangements in 2019 including both the size of Town and Parish Councils, and the relevant warding arrangements. However see the recommendation to Council before submission of the formal request.

(Para 24 b) could delay this process *if a District wide review is imminent*).

### Size of Council

In considering the size of Town Council Thetford Town Council suggests an additional two Town Councillors in respect of that element of the SUE within Croxton Parish and a further two in respect of that element of the SUE within the parish of Kilverstone.

It is the view of the task and finish group that this should be phased as follows:

Two additional Councillors initially, plus a further two upon the commencement of either phase 4 or 5 (those land areas currently in Kilverstone Parish)

Warding arrangements associated with the above recommendation, phase 1 Boudica ward +1 and Anne Bartholomew Ward +1, phase 2 Castle Ward +2. In each case the recommendation is for expansion of contiguous boundaries of existing wards into the SUE.

Notwithstanding the warding recommendation in the previous paragraph, the group felt that the separate single member wards should be folded back in to the adjacent 3 member ward to achieve consistency with District Councillor representation within the Town of Thetford.

It is ultimately for the District Council to recommend ward boundaries and representation. Thetford Town Council is of the view that existing wards should be expanded, to accommodate growth areas rather than have a short term position of wards with few residents.

### Material considerations

The Urban extension is expected to include allotments, a community hub, and regular public transport links into the Town Centre. Healthcare and secondary schooling lie within the Town of Thetford, as do myriad community hubs, organisations, shops, supermarkets etc.

Paras 48, 63-64 of the guidance state the following:

**48.**

*Central to the concept of sustainable communities is community cohesion. The impact of community governance on cohesion is an issue to be taken into account when taking decisions about community governance arrangements.*

**63.**

*Local communities should have access to good quality local services, ideally in one place. A parish council may be well placed to do this. With local parish and town councils in mind, effective and convenient local government essentially means that such councils should be viable in terms of providing at least some local services,*

*and if they are to be convenient they need to be easy to reach and accessible to local people.*

**64.**

*In responding to the requirement for effective and convenient local government, some parish councils are keen, and have the capacity to take on more in the provision of services. However, it is recognised that not all are in position to do so. The 2007 Act provides a power of well-being to those parish councils who want to take on more, giving them additional powers to enable them to promote the social, economic and environmental well being of their areas. Nevertheless, certain conditions must be met by individual parish councils before this power is extended to them.*

The majority phase of employment expansion also sits within the Town of Thetford, residents of the Urban extension might expect as far as possible, a single point of contact regarding local services.

#### Other matters

Thetford Town Council is aware that the Town boundary extends partially around the village of Croxton, in particular runs through the property known as Croxton Park, the LGBCE make particular note that such anomalies should be resisted.

854/16

#### NEIGHBOURHOOD PLAN

After a discussion it was agreed to appoint a new working group to progress the Neighbourhood Plan after the District and County elections and Mayor Making have taken place.

855/16

#### TERMS OF REFERENCE

The Town Clerk had prepared a draft copy of the Terms of Reference of the Planning Committee. There followed a discussion where various amendments were made and Councillor C Burnett proposed and Councillor C Harvey seconded:

**RECOMMENDATION: That Thetford Town Council accept that the Planning Committee Terms of Reference (see Appendix A) are adopted.**

856/16

#### PLANNING PRIORITIES

The Chairman reminded the committee that at last months Full Council the Planning Committee main priority was resolved to progress and regular review the Neighbourhood Plan. After a discussion two other priorities were agreed:

- To review all Planning Applications received on a monthly basis.
- To define the conservation area of the town as this area is Thetfords jewel in the crown and the Council must get the detail right first time.

At this point Councillor C Burnett left the meeting.

857/16

#### PROPOSED BASE STATION UPGRADE

The Committee reviewed the upgrade of the Base Station Upgrade of the local mobile phone signal for the area based at Thetford Fire Station. After a discussion the Committee fully supported this upgrade which will improve mobil signal for the residents of Thetford.

858/16 ITEMS OF URGENT BUSINESS

a) PUBLIC SPACE PROTECTION ORDER CONSULTATION

The Town Clerk had received a request from Steve James of Breckland Council to address the Council prior to the Planning Committee meeting on 2<sup>nd</sup> May 2017. This was agreed and will start at 6.30 p.m. prior to the meeting.

859/16 PRESS RELEASES

None.

Chairman