

MINUTES OF PLANNING COMMITTEE MEETING HELD AT THE GUILDHALL,  
CAGE LANE, THETFORD, NORFOLK, IP24 2DS.  
TUESDAY 13<sup>th</sup> JULY 2021 STARTING AT 7:00 P.M.

Present:

Councillors:

C Barreto, R F W Brame, C Harvey,  
D J Hodgkinson, J James, T J Jermy, K Parker,  
M S Robinson, B Tullett, S N H Wright.

Officers:

Mark Webster Planning Officer – Tom Scott Events Officer  
Chris Crimmen Minute Secretary

MINUTES

172/21	<u>ELECTION OF CHAIR AND VICE CHAIR</u> <b>RESOLVED:</b> <b>Councillor S N H Wright was elected Chairperson.</b> <b>Councillor R Brame was elected Vice Chairperson.</b>
173/21	<u>DECLARATIONS OF ANY DISCLOSABLE PECUNIARY INTERESTS</u> None
174/21	<u>APOLOGIES FOR ABSENCE</u> Apologies were received from Councillor M P Brindle, C R P Burnett, B Canham, D M Crawford and J Hollis.
175/21	<u>MINUTES</u> <b>RESOLVED: The minutes of the Committee meeting held on 8<sup>th</sup> June 2021 received by Full Council on 30<sup>th</sup> June 2021, as a true record and signed/initialled by the Committee Chairman.</b>
176/21	<u>PLANNING APPLICATIONS TO CONSIDER</u> A: <u>Plan No 0157</u> Consultation - Discharge of Condition Applicant: Gold Leaf Property Investments Discharge of Condition No 7 on Plan No 1043 The Dolphin, 35 Old Market Street, IP24 2EQ  Supporter.  B: <u>Plan No 0821</u> Consultation – Full Applicant: Exolum Pipeline System Limited Installation of a water draw off system Thetford Petroleum Storage Depot Mundford Road  Supporter.  C: <u>Plan No 0866</u> Consultation – Householder Applicant: Mrs Julie Walton Erection of single storey double garage in a cart lodge style on the side of our property 38 Nunnery Drive  Supporter.  D: <u>Plan No 0878</u> Consultation – Householder Applicant: Mr & Mrs Evans

	<p>Front extension and alterations 11 Nunnery Drive</p> <p>Supporter.</p> <p><u>E: Plan 0934</u> Consultation – Listed Building Consent Applicant: Mr David Bell Removal of 1st floor thermalite block walls and rebuilding using timber studwork Spring House Spring Walk Thetford</p> <p>Supporter.</p> <p><u>F: Plan No 0956</u> Consultation – Householder Applicant: Mr Andrew Rolph Demolition &amp; Reconstruction of Existing Rear Porch To Form Kitchen Extension &amp; Provision of Pitched Roof Over New Extension, Existing Garage &amp; New Front Entrance Porch. 12 Burns Close</p> <p>Supporter.</p> <p><u>G: Plan No 0971</u> Consultation – Householder Applicant: Mr &amp; Mrs Woods Single storey flat roof extension to front elevation, dormer window to rear elevation and internal re-ordering. 18 Monksgate</p> <p>Supporter.</p>
177/21	<p><u>LATE PLANNING APPLICATIONS RECEIVED AFTER AGENDA WAS PUBLISHED</u></p> <p><u>Plan No 0010</u> Consultation Applicant: Norfolk County Council Change of use of building from dwelling house (Use Class C3 )to Children's Care Home (use class C2) The Director of Children's Services Ref FUL/2021/0031. 4 Minstergate Thetford IP24 1BN</p> <p>Supporter.</p> <p><u>Plan No 0174</u> Tree works G1 (Cut Leaf Beech, Holly, Box) - Remove this section of vegetation due to proximity to dwelling. T1 (Bhutan Pine) - Remove due to excessive lean. T2 (Yew) Remove due to surface damage through root incremental growth. G2 (Western Red Cedar - 9 Stems) - Remove in order to open vista through to Summerhouse The Wilderness, 57 Earls Street, Thetford IP24 2AF</p> <p>No comment to be made.</p> <p><u>Plan No 0175</u> Tree works Crab Apple Tree completely remove the tree and stump. Spring House, Spring Walk.</p> <p>Supporter.</p>

	<p><u>Plan No 0995</u> Consultation – Householder  Applicant: Karen Lynch  New Front porch and single storey side &amp; rear extension with a flat roof.  7 Woodlands Drive</p> <p>Supporter - Thetford Town Council supports this application but would prefer to see a pitched roof.</p> <p><u>Plan No 1011</u> Consultation – Full  Applicant: Premier Inn Hotels Limited  The installation of 3 No. Air Conditioning Units  Premier Inn Brandon Road Brandon Road</p> <p>Thetford Town Council supports this application, subject to assurances from Environmental Health that the noise levels will be within acceptable limits.</p>
178/21	<p><u>DECISIONS OF VARIANCE</u>  Councillors noted Application Number 0037 Land North of Thetford, Havebury HA dwellings in sub-phase 1a of the development – application including the removal of Section 106 obligations has been approved, but “The Housing Enabling Team have been consulted on the application and have raised objections to certain amendments being proposed. As a result the proposed modifications now only seek to amend the MIP clause in 2.2.5(c) of Schedule 1 (Affordable Housing), and add additional text to clause 2.2.5(a) to add clarity by specifically referencing the right to buy The Council's Housing Team have subsequently not raised objections to the modifications.” Note: objection from Housing team as follows: “1. We cannot agree to exclude the Register Provider from liability under the s106 - not agreed for the reasons set out by our legal advisers. 2. It has already been agreed to add the wording "including the preserved right to buy". 3. MIP clause - the standard national securitisation working group standard can be agreed.</p>
179/21	<p><u>ITEMS TO BE REFERRED TO THE GREATER THETFORD PARTNERSHIP</u>  Councillor S Wright reported concerns over the appearance of the roundabouts on the A11, especially that at the junction with Mundford Road. Signs there had been down for a year and the chevrons need cleaning. It was agreed that the Town Council should write to the GTP asking them to raise these issues during their conversations with the Highways Agency.</p>
180/21	<p><u>SUFFOLK CC PLANNING APPLICATION 0005</u>  There was nothing to report.</p>
181/21	<p><u>PARISH PARTNERSHIP SCHEME</u>  Ideas for a project to request funding for this year were requested. Councillor C Harvey suggested three ideas:</p> <ul style="list-style-type: none"> <li>• The right of way between Hilary Road and Fulmerston Road (alongside the Diamond Academy School) has become very overgrown.</li> <li>• Plaques on Icknield Way and Newtown have become illegible.</li> <li>• Planters could be installed under the Barnham Cross Estate signs on Bury Road and London Road.</li> </ul> <p>Councillor D Hodgkinson suggested the upgrade of the Green Lane path between Tescos and the Garden Centre. It was noted that sections of this are boggy and others have trip hazards.</p> <p>Councillors noted that the criteria for funding under the scheme are as follows:</p> <ul style="list-style-type: none"> <li>• Small lengths of formal footway</li> <li>• Trods (a simplified and low-cost footway),</li> <li>• Improved crossing facilities</li> </ul>

	<ul style="list-style-type: none"> <li>• Improvements to Public Rights of Way.</li> <li>• Flashing signs to tackle speeding.</li> <li>• Part-time 20mph signs with flashing warning lights, outside schools.</li> <li>• “Keep Clear” carriageway markings outside schools.</li> <li>• New Bus Shelter or Shelter Lighting.</li> </ul> <p>It was agreed that the Planning Officer would make enquiries as to whether any of the suggestions made were suitable for this scheme, and also confirm with Breckland District Council whether they had any objection to the path improvements on Abbey Meadows which was approved for funding under the Parish Partnership scheme last year.</p>
182/21	<p><u>SAMS2 MACHINE/30 FOR THETFORD</u></p> <p>A working group consisting of Councillor T Jermy, Councillor J James and Councillor D Hodgkinson was set up to examine the issues of siting and putting up / taking down the SMAS2 machines.</p>
183/21	<p><u>COMMITTEE OFFICERS UPDATE</u></p> <p>Councillors noted that the Power Station’s application for 7-day working and unbadged deliveries has been approved.</p>
184/21	<p><u>COMMUNITY ENGAGEMENT</u></p> <p>Councillor C Harvey said that the West Suffolk NHS Foundation Trust were interested in doing a presentation to councillors on plans for a new hospital site in Bury St Edmunds. It was agreed that they would be invited to do so at or before a future committee meeting.</p>

Chairman.