

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, KING'S HOUSE, THETFORD ON WEDNESDAY 28th SEPTEMBER 2022, STARTING AT 7.00 P.M.

Present:

Councillors:

C Barreto, D Crawford, S Dowling, C Harvey,
T Jermy, B Tullett, S Wright (Chair), M MacDonald

Officers:

T Cunnell (Town Clerk), K Robinson (Committee Clerk)

There were 2 members of the public in attendance.

MINUTES

| | |
|--------|---|
| 319/22 | <p><u>DECLARATIONS OF ANY DISCLOSABLE PECUNIARY INTERESTS</u></p> <p>None.</p> |
| 320/22 | <p><u>APOLOGIES FOR ABSENCE</u></p> <p>Apologies were received from Councillors R Brame, B Canham, D Hodgkinson, J Hollis and J James.</p> <p>Absent: Councillors M Brindle, K Parker and M Taylor.</p> |
| 321/22 | <p><u>MINUTES</u></p> <p>RESOLVED: The minutes of the Planning Committee meeting held on 9th August 2022 which were approved by Full Council on 28th September 2022 are a true record and signed/initialled by the Committee Chairman.</p> |
| 322/22 | <p><u>PLANNING APPLICATIONS TO CONSIDER</u></p> <p>To discuss and agree the Town Council decisions on each of the applications below:</p> <p><u>A) Plan No 0025</u> Consultation – Prior Approval</p> <p>Applicant: Mr Tom Webster. Notification of intention to erect a single storey rear family room extension projecting from the original rear wall by 4.8m deep, with a maximum height of 2.8m and eaves height of 2.8m. 7 Norfolk Road, Thetford. Supporter.</p> |

| No | additional | comments. |
|------------------------|---|---|
| <u>B) Plan No 0215</u> | Consultation – Full - Revised plans and documents | Applicant: Cordage 36 Limited. Erection of four detached dwellings. The Albion, 93 Castle Street, Thetford. |
| Objector. | | TTC uphold previous objections. |
| <u>C) Plan No 0456</u> | Consultation – Full - Revision | Applicant: Kybird Builders Proposed redevelopment of builders' yard consisting of 2 no bungalows and 2 no pairs of semi-detached houses using existing access Land adjacent to 48 Vicarage Road Thetford. |
| Objector. | | Over development of plot. |
| <u>D) Plan No 0617</u> | Consultation - Full | Applicant: Mr Roy Brame. Change of use of building from retail (Class E) to food takeaway (Sui Generis). Installation of kitchen in the back extension with ventilation system which is not part of the listed part of the building. 5 White Hart Street, Thetford. |
| Supporter. | | TTC would encourage that the shop frontage be kept in character with the conservation area. |
| <u>E) Plan No 0828</u> | Consultation – Listed Building | Applicant: Mr David Bell. Remove plaster board to expose vaulted ceilings on the first-floor landing area & put in proper size door frames to the 3 bedrooms off the landing. Spring House Spring Walk, Thetford. |
| Supporter. | | No additional comments. |
| <u>F) Plan No 0859</u> | Consultation – Full | Applicant: Pigeon (Thetford) Ltd. Construction of cable route below the public |

highway (associated with a sub-station permitted reference 3PL/2021/1062/VAR). Land within A1075, A1066 and Castle Lane and Nuns' Bridge Road and Bury Road, Thetford.

Supporter.

TTC requests:

That the removal of any trees and hedges is kept to a minimum.

That there is minimum traffic disruption.

That any reinstating of the road surface is at least to the standard of the existing surface.

G) Plan No 0902 Consultation – Full

Applicant: Lucy Nixon. Proposed kitchen extension and shed, relocation of existing cold store, shed and fence line at existing garden centre site. Thetford Garden Centre, Kilverstone Road, Thetford.

Supporter.

No additional comments.

H) Plan No 0913 Consultation - Full

Applicant: Norlife Capital Works Ltd. Extension of existing car park. New external lift shaft. Health Centre, Croxton Road, Thetford.

Supporter.

However, TTC would like to see more disabled spaces including ones with an electric charging capability. There is also concern about the loss of green amenity space and so would prefer to see this lost space provided elsewhere.

I) Plan No 0921 Consultation – Householder

Applicant: Laszlo Totfalusi. Demolish existing garage and porch, erection of two storey side extension to include a new garage, WC and new master bedroom. Single storey pitched roof extension to ground floor. Remove wall to the side of the property and replace with a 1.8m close board fence. 29 Shelley Way, Thetford.

Supporter.

No additional comments.

J) Plan No 0925 Consultation – Householder

Applicant: Mrs Caron Aydin. Single Storey Side Extension, Garage Conversion & increased height of rear wall from 2m to 2.6m with use of bamboo fencing. 11 Water Lane, Thetford.

Supporter.

No additional comments.

K) Plan No 0944 Consultation – Householder

Applicant: Mr Alfred Pawlowski. Proposed new gym and workshop (Retrospective). 10 Redgate, Thetford.

Objector.

Over development of plot.

L) Plan No 0945 Consultation – Listed Building

Applicant: Mr Dikov. Replacement of all existing painted timber single-glazed casement windows with slimline double-glazed painted timber flush casement windows. 23 & 23A Old Market Street, Thetford.

Supporter.

No additional comments.

M) Plan No 0946 Consultation – Listed Building

Applicant: Mr Dikov. Replacement of all existing painted timber single-glazed sash windows with slimline double-glazed painted timber sash windows. 23 & 23A Old Market Street, Thetford.

Supporter.

No additional comments.

N) Plan No 0952 Consultation – Householder

Applicant: Mr Alfred Pawlowski. Proposed side extension and window blocked up at front elevation. 10 Redgate, Thetford.

Objector.

Blocking of windows not in keeping with other properties in the area.

O) Plan No 0956 Consultation – Full

Applicant: Fulmerston Christian Fellowship. Continued use of flat roof building for church activities approved under 3PL/2019/0791/F. Fulmerston Christian Fellowship, Fulmerston Road, Thetford.

Supporter.

No additional comments.

P) Plan No 0973 Consultation - Householder

Applicant: Mr Jordan Perkins. Two storey extension to the side of a detached property. 16 Sorrel Drive, Thetford.

Supporter.

No additional comments.

Q) Plan No 0976 Consultation – Advert

Applicant: Chongie Entertainment Ltd. Proposed 1 no. fascia sign & 1 no. projecting sign. 36 King Street, Thetford.

Objector.

Not in keeping with character of conservation area.

References

Character, Design, Appearance and Impact on Conservation Area and Listed Buildings 1.1 Section 12 of the NPPF and Policies GEN02 and COM01 of the of the Breckland Local Plan (adopted 2019).

R) Plan No 0979 Consultation – Householder

Applicant: Mr M Elliott. Single storey front extension. 51 Redgate, Thetford.

Supporter.

No additional comments.

S) Plan No 0999 Consultation – Advert

Applicant: Hughes Electrical. Proposed 2no. Fascia Signs (One internally illuminated, and one non illuminated) and stickers to be applied to existing totem sign. 4 Stapleford Way, Thetford.

Supporter.

No additional comments.

T) Plan No 1019 Consultation – Obligation

Applicant: Mr & Mrs Amis. Outline planning application including access with all other matters reserved for the (demolition of existing garage,) sub-division of plot and erection of a single new dwelling and associated works including stopping up of the current site access and provision of a new access for number 57. 57 Newtown, Thetford.

Supporter.

No additional comments.

| | |
|--------|--|
| 323/22 | <u>LATE PLANNING APPLICATIONS RECEIVED AFTER AGENDA WAS PUBLISHED</u> None. |
| 324/22 | <u>DECISIONS OF VARIANCE</u> None. |
| 325/22 | <u>ITEMS TO BE REFERRED TO THE GREATER THETFORD PARTNERSHIP (GTP)</u> The topics from the previous meeting were not discussed as the GTP meeting was cancelled, but a rescheduled meeting is due to take place on 3 rd November 2022. <ul style="list-style-type: none"> • To consider the timescale of electrical works. The update was noted. |
| 326/22 | <u>SUFFOLK COUNTY COUNCIL (SCC) PLANNING APPLICATION 0095</u> Decision still outstanding. Suffolk Wildlife Trust has upheld their objection due to the cumulative vehicle emissions. The update was noted. |
| 327/22 | <u>COMMUNITY ENGAGEMENT</u> None. |
| 328/22 | <u>COMMITTEE OFFICERS UPDATE</u> None. |

Chairman.