

Minutes  
Planning Committee  
Planning

Date 16/01/2024  
Time 19:00 – 20:07  
Location King's House; Council Chamber.  
Present Carla Barreto, Ann Blackbourn, David Blackbourn, Mike Brindle, Kristopher Brooks, David Evans, Chris Harvey, Douglas Jefferson, Terry Jermy, Terry Land, Mac MacDonald (Vice Chair), Hazel McCambridge, Victor Peters, Matthew Stirrup, and Stuart Terry.  
  
Officer Alan Yorke (Acting Town Clerk).  
  
Members of the Public There were no members of the public in attendance.

## MINUTES

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### 586/23 DECLARATIONS OF ANY DISCLOSABLE PECUNIARY INTERESTS

None.

### 587/23 APOLOGIES FOR ABSENCE

Apologies: Councillors Adam Mitchell and Stuart Wright (Chair).  
Absent: Councillor Ronald Wood.

### 588/23 MINUTES

**RESOLVED: The minutes of the Planning Committee meeting held on 12th December 2023 are a true record and be signed/initialled by the Committee Chairman.**

### 589/23 PLANNING APPLICATIONS TO CONSIDER

The Planning Committee discussed and made decisions on each of the applications as set out below:

**A) Plan No 0003 Consultation - Householder**

Applicant: Mr Adrian Lee. Extend the rear of the garage, remove existing roof and replace with a new gable end roof, the gables will face the road and the rear neighbours, the front will get a new larger garage door. 41 Coney Close. Thetford.

Supporter

No additional comments

**B) Plan No 0726 Consultation - Full**

Applicant: Mr B Rouf. Proposed single storey commercial building (Class E - Commercial, business and service) and new cycle storage building. Land to the rear of 17 Lime Kiln Lane. Thetford.

Supporter

Additional Comment: Request a condition that refuse bins be stored at the rear of the building.

**C) Plan No 1205 Consultation - Householder**

Applicant: Mr Krzysztof Saladra. Front first floor extension & internal alterations. 141 Fairfields. Thetford.

### **Objection**

The proposed development is not keeping with the rest of the street. There is a concern that if this development proceeds, it may set a precedent for similar developments that will change the character of the area. Comments of neighbour are supported.

#### **D) Plan No 1214 Consultation - Householder**

Applicant: Mr Langham. Replacement PVCu windows to front elevation and installation of new front door. 57 St Nicholas Street. Thetford.

Supporter

Additional Comment: As in a historical part of Thetford, materials proposed must be used.

### **590/23 LATE PLANNING APPLICATIONS RECEIVED AFTER AGENDA WAS PUBLISHED**

The Planning Committee discussed and made decisions on each of the applications as set out below:

#### **E) Plan No 0034 Consultation – Householder**

Applicant: Mr Rob Breen. Proposal to construct a rear 1.5 storey extension. 2 Lime Kiln Lane. Thetford.

Supporter

Additional Comment: Recommend that materials used are in keeping with existing properties.

#### **F) Plan No 0072 Consultation – Discharge of Condition**

Applicant: Mr Dikov. Discharge of Condition 13 on 3PL/2019/1565/F. 23 Old Market Street. Thetford.

No Comment.

### **591/23 DECISIONS OF VARIANCE**

Applicant: Unit 3 at the Breckland Retail Park, Caxton Way, IP24 3RZ. Planning application 3PL/2023/1144/VAR The Council had objected to the Variation of Condition 12 to allow the Shoe Zone to occupy Unit 3 at the Breckland Retail Park.

Breckland Council gave permission for this Variation of Condition.

The decision of variance was noted.

Applicant: Breckland Leisure Centre Croxton Road, IP24 1JD.

The Council had supported this application but had requested two conditions. Condition One was to request baffles on the lights and a further assessment of the height and robustness of the backstop netting.

Condition Two was to move the development away from houses to make the pathway safer.

These were not included in the full permission to the plan by Breckland Council.

The decision of variance was noted.

Applicant to rear of 21-25 Guildhall Street IP24 2DT

Breckland Council had given full permission. The Council had objected to this development and were disappointed with the Decision of Variance. The following matters were discussed:

- The lack of knowledge of Thetford by officers and councillors making planning decisions at Breckland Council.
- There was an acknowledgement that planning training for Thetford Councillors and Officers was lacking and therefore planning objections were not being appropriately worded or articulated.
- There could be a need to attend Planning Committee meetings by Officers and Councillors.
- There was a perceived bias towards developers because Breckland have financial disincentives to reject develop planning applications.

It was requested that a letter be written to Breckland Council by the Mayor expressing the disappointment with some of the planning decisions made, including this planning application.

#### **592/23 ITEMS TO BE REFERRED TO THE GREATER THETFORD PARTNERSHIP (GTP)**

None.

#### **593/23 COMMUNITY ENGAGEMENT**

None.

#### **594/23 COMMITTEE OFFICER'S UPDATE**

The Acting Town Clerk explained that invitations had been received inviting Councillors to attend and speak at Breckland Planning Committee meetings. It was explained what these invitations were. It was agreed that the Acting Town Clerk will distribute these to Councillors.

Chairman