

SWAFFHAM TOWN COUNCIL

Minutes of the **Planning & Built Environment Committee** meeting held on **Tuesday 26 July 2022 at 4pm** in the Council Chamber, at the Town Hall

Present: Cllr L Scott (in the Chair)

Councillors: Mrs L Beech, Mr S Bell, Mr P Darby, Mr G Edwards, Mr C Houghton

Deputy Town Clerk: Mrs H Carrier

Office Administrator: Mrs H Duggan

1. Apologies for absence

2. Declarations of interest for items on the agenda

None received.

3. Public Open Forum

No public present

4. Planning related issues from Non-Member Councillors

None received.

5. Minutes

The minutes of Tuesday 26 June 2022 were agreed as a true and accurate record and signed by the Chairman.

6. Outstanding actions from previous meetings

Footpath Swans Nest

Cllr Scott advised he was in contact with Hugh Coggles, Breckland regarding the recent tree removals.

7. Decisions/Information from Breckland Council

None received since last meeting.

8. Planning Applications

- 8.1 **3PL/2022/0770/F** Erection and siting of fibre exchange telecommunications infrastructure to provide a full fibre (gigabit) to the premises service. Land to rear of 31 Turbine Way. Upp Ltd

NO OBJECTION with comments: Swaffham Town Council is supportive of this application as it complies with the Swaffham Neighbourhood Plan, Objective 9, 6.4.18, Policy Bus 6; access to super high speed broadband.

- 8.2 **3PL/2022/0772/HOU** Proposed Single Storey Rear Extension with Pitched Roof. 17 Forest Grove. Mr Chen

NO OBJECTIONS with comments: Swaffham Town Council acknowledges the property is on an important route into the town however the proposed work is shielded by trees and fencing.

- 8.3 **3PL/2022/0416/F** Proposed extension & alterations to form 4 no. additional flats (1 no. existing). 3 Market Place. Mr M Green. **AMENDMENT:** Amendments made in line with historic building officer comments and bin storage detail added.

COMMENTS: To date Swaffham Town Council have not entered into an agreement with the developer and neither has a formal approach been made to The Town Hall to use the council's land for a bin or bike storage area.

- 8.4 **3PL/2022/0438/LB** Proposed extension & alterations to form 4 no. additional flats (1 no. existing). 3 Market Place. Mr M Green **AMENDMENT:** Amended plans and details in line with historic buildings officer comments

COMMENTS: To date Swaffham Town Council have not entered into an agreement with the developer and neither has a formal approach been made to The Town Hall to use the council's land for a bin or bike storage area.

- 8.5 **3PL/2022/0817/VAR** Variation of Condition Number 4 on 3PL/2012/0367/F - The wording on the condition 'Leased or occupied independently' to be removed. 48 Station Street. Mr & Mrs James Luff

OBJECTION: Swaffham Town Council object to varying condition 4 – if the property were leased or occupied independently it would not satisfy planning laws for a private dwelling house and does not comply with the Swaffham Neighbourhood Plan – Policy HBE1 and HBE2, in relation to amenity space, bin storage, parking etc.

- 8.6 **3PL/2022/0805/F** Change of use from a four-bed care home for young persons (Class C3) to a six-bed care home for young persons (Class C2) including associated external alterations comprising the addition of two dormer windows. Stanfield House, Lynn Road. Compass Children's Homes

NO OBJECTION

- 8.7 **3PL/2020/1027/F** Change of use including alterations to listed buildings and erection of 6 no. Town houses with revised access to form 18 no. Dwellings. Old School House, 18 Market Place. A.R. and V. Investments Ltd. **Amended description**

NO OBJECTION

- 8.8. **3PL/2020/1028/LB** Change of use including alterations to listed buildings and erection of 6 no. Town houses with revised access to form 18 no. Dwellings. Old School House, 18 Market Place. A.R. and V. Investments Ltd **Amended description**

NO OBJECTION

Cllrs agreed the office would contact Breckland Cllr. D Wickerson to share the council's previously reported concerns requesting the renovation of the two listed buildings be undertaken as a priority as Cllr Wickerson is attending the August Breckland Planning meeting.

- 8.9. **NCC (South Acre & Swaffham (EH001) Modification Order 2022.**

Cllr Scott explained the details of the modification order to the Committee.

Cllrs agreed Dr Ormerod should be recognised and thanked by the council for the hard work and time taken by him in highlighting and registering the many footpaths and Public Rights of Way in and around Swaffham

9. **Late applications.**

- 9.1. **3PL/2022/0690/HOU** First floor extension to rear and side. 3 Westfield Road. Mr & Mrs S Craske

NO OBJECTION

10. **Public consultation - O.C.O Technologies.**

Cllrs highlighted concerns regarding the possible impact on heavy goods traffic through the Swaffham Town centre because of this development. Cllrs were asked to feed any further comments to Cllr Scott who would submit them online.

11. **Next meeting**

Tuesday 30th August 2022.