

## SWAFFHAM TOWN COUNCIL

Minutes of the **Planning & Built Environment Committee** meeting held on **Tuesday 26<sup>th</sup> May 2020** at **4.00pm** via virtual meeting link.

Present: Cllr L Scott (in the Chair)  
 Councillors: Mrs L Beech, Mr P Darby, Mr G Edwards, Mr C Houghton, Mrs J Skinner  
 Mr S Bell, Mrs W Bensley, Mrs S Matthews, Mr I Pilcher, Mrs J Anscombe

Town Clerk: Mr R Bishop  
 Office Administrator: Mrs H Duggan

1. **Apologies for absence**

Cllr K Sandle

2. **Declarations of interest for items on the agenda**

Cllr Edwards registered a personal interest in Application 3PL/2020/0481/HOU.

Cllr S Bell registered a personal interest in Application 3PL/2020/0410/F.

3. **Planning related issues from Non Member Councillors**

None were received.

4. **Minutes**

The minutes of Tuesday 25<sup>th</sup> February 2020 were agreed as a true and accurate copy by the Chairman. It was noted the minutes would be signed at a later date after lockdown.

5. **Outstanding actions agreed at previous meetings**

None

6. **Decisions/Information from Breckland Council**

**3PL/2020/0093/HOU** Rear and side extension permission. 16 Northfield Road. Mr. Tony Liddle. **APPROVED**

**3PL/2020/0087/D** Reserved matters following outline planning permission 3PL/2017/0460/O – one dwelling and detached garage permission. Sunset Princes Street. Mr. Joe Marengi. **APPROVED**

**3PL/2020/0007/PNE** Single Storey flat roof rear extension (permitted development) 40 Mill Farm Nurseries. Mr. Matthew Laver. **prior APPROVAL was not required.**

**3PL/2020/0069/F** Change of use from domestic garage to a two-bedroom dwelling. Site adjoining 20 Cateryne Court accessed off Spinners Lane permission. MG Property Developments Ltd. **REFUSED**

**3PL/2020/0168/EU** Certificate of lawfulness for existing use for non-compliance with condition 3 of 3/84/0015 permission. Breckland Meadows Touring Park Lynn road. Birch's Park Homes Ltd. **APPROVED**

**3PL/2020/0229/F** Retrospective application for the retention of 975kw biomass boiler, 1 flue, 2 fuel storage silos and associated equipment permission. Breckland Edge Poultry Farm Downham Market Road. Draper Ventilation Ltd. **APPROVED**

**3OB/2020/0003/OB** Modification to second schedule – Affordable Housing Part1-1 affordable Housing Scheme, schedule 3 recreation and open space Part 1 Para 1-1 Open space works specification. Schedule 5 covenants with County Council para 5.2 Footpath

scheme of pp 3PL/2015/0550/O permission Land North of Norwich Road. Persimmon Homes. **APPROVED.**

**3PL/2020/0180/LU** Install a wooden decked area on sloping garden (certificate of lawfulness) permission. 28 Pollywiggles drive. Mr. Paul Howard. **APPROVED**

**3PL/2020/0196/F** Conversion of First Floor Restaurant to 1 Bedroom Flat permission. 91 Market Place. Mr. A. Martin. **APPROVED**

**3PL/2020/0197/LB** Conversion of First Floor Restaurant to 1 Bedroom Flat listed building consent. 91 Market Place. Mr. A. Martin. **APPROVED**

**3PL/2020/0343/F** Removal of existing car wash building, and installation of 2 no. new jet wash bays and installation of new air water and vacuum machines permission. BP Petrol Filling Station, A47 Norwich Road. Motor Fuel Group Ltd. **APPROVED**

## 7. Planning Applications

**3PL/2020/0374/F** Change of use from domestic garage to a one-bedroom dwelling. Site adj. 20 Cateryne Court access off Spinners Lane. MG Property Developments Ltd.

**OBJECTION: The design does not meet NPPF127 and local Plan COM03 in respect of outlook and private amenity outside space. The character of Cateryne court is of detached 1 and 2 storey dwellings with private gardens and good outlooks.**

**3PL/2020/0410/F** development to provide 2 No detached bungalows with detached garages. Site Bears Lane. Mr. C. Bell.

**NO OBJECTION with comments: The site forms part of the Saved Employment Area SW3 under the local plan policy EC01. It is unclear why there is an access point into the adjacent site yet apparently it is not in the same ownership.**

## 8. Late applications at the discretion of the Chairman.

**3PL/2020/ 0481/HOU** Proposed Dormer windows to existing Bathroom and Bedroom to improve height over bath and eaves in bedroom. 6 Dove House Row, Norwich Road PE37 8DH Mr and Mrs B. Whitehead. **NO OBJECTIONS**

## 9. Next meeting

Tuesday 30<sup>th</sup> June 2020, 4pm.

Meeting Closed 4.55pm

Chairman.....

Initials.....