

## SWAFFHAM TOWN COUNCIL

Minutes of the **Planning & Built Environment Committee** meeting held on **Tuesday 22<sup>nd</sup> February 2022** at **4.00pm** in the **Council Chamber, Town Hall.**

Present: Cllr L Scott (in the Chair)  
 Councillors: Mrs J Anscombe (until 4.35pm), Mrs L Beech, Mr S Bell, Mr P Darby, Mr G Edwards, Mr C Houghton, Mr I Pilcher, Mrs J Skinner (until 4.35pm).

Town Clerk: Mr R Bishop

Admin Assistant: Ms K Furnass

### 1. **Admission to Meetings Act (Public Bodies) 1960**

#### 1.1. **Early engagement presentation regarding a possible development on land off the Castle Acre Road.**

A pre-application discussion and presentation relating to a site off the Castle Acre Road, Eco-Tech Business Park was given by two representatives.

**It was unanimously agreed that there would be no objection to the developer moving the access road on the proviso that the roadway was constructed with services to the western edge of their site. A draft agreement would be required to be signed off by the Council at the 9<sup>th</sup> March Full Council meeting.**

### 2. **To resolve to open the meeting to the public**

The meeting was resumed.

### 3. **Apologies for absence**

Cllr S Matthews

### 4. **Declarations of interest for items on the agenda**

None received

### 5. **Planning related issues from Non Member Councillors**

None received.

### 6. **Minutes**

The minutes of Tuesday 25<sup>th</sup> January 2022 were agreed as a true and accurate record.

### 7. **Outstanding actions from previous meetings**

7.1 To update and consider the gym equipment design at the Swans Nest development. To note only the design had not yet been finalised and will go to Full Council when received.

### 8. **Swaffham Conservation Area**

8.1 To note HSHAZ public consultation on the Swaffham Conservation Area appraisal. One of the queries raised in the Conservation Area appraisal was Providence Terrace. Councillors were informed that individual comments could be entered on-line and were urged to look through the paper and particularly at new additions and any removals.

8.2 To discuss referring to BDC enforcement concerns regarding the placement of panels on a building in the Swaffham Conservation area – located at the old convent, Mangate Street.

**It was agreed for the Clerk to write to Enforcement to ask if permission was needed to install solar panels on the building at the old convent.**

### 9. **Decisions/Information from Breckland Council**

- 9.1. **3PL/2021/1396/F** Construction of potato storage building divided into four storage areas with covered area between. Snails Pit Farm Cley Road. Heygate Farms Swaffham Ltd. **APPROVED.**
- 9.2. **3PL/2021/1431/D** Approval of Reserved Matters Application (Appearance and Landscaping only) following outline permission 3PL/2018/0759/O (approved access, layout & scale) - Erection of 4 No. dwellings. Development Site Spinners Lane,. Mr Philip Wattam. **APPROVED.**
- 9.3. **3PL/2021/1625/LB** Proposed alterations and repairs. Valley Farm North Pickenham Road Mr & Mrs Taylor **APPROVED**
- 9.4. **3PL/2022/0005/HOU** Convert existing double garage into habitable living space/annexe for family use and erection of new timber double garage. 8 Mill Lane. Sharon Kilmartin. **APPROVED.**

## 10. Planning Applications

- 10.1. **3PL/2021/1683/F** Change of Use of land to residential and erection of single storey dwelling. Low Road, Swaffham. PSB Services (Norfolk) Ltd. **NO OBJECTION with comments – The Town Council note that the railway line is listed as a local green space, ENV6 in the Neighbourhood Plan. Therefore, they would like to see a legal protection as a formal space and wildlife corridor in place.**
- 10.2. **3PL/2021/1688/F** Erect a single story L shaped log cabin to use for a small office and trade counter/shop for a building supply's shop and erect a light weight steel framed single story building to store building products in. 20 Brocks Road, Swaffham. Mr Alan Bailey. **NO OBJECTION.**
- 10.3. **3OB/2022/0002/OB** Application to discharge the obligations in Schedule 2 (Affordable Housing) & 3 (Open Space) of the Section 106 attached to planning permission 3PL/2015/0917/O. Land South of Norwich Road. BDW Cambridge. **NO OBJECTION with comments - Under the recent application to discharge obligations of the planning application 3PL/2015/0917/O, plan 05 00002 boundary treatment shows the north eastern area as 'Vegetation and trees to be retained'. As this hedge has previously been removed but the stumps have been left, the Council wish for confirmation that it is to be allowed to regrow and regenerate? It was an original planning condition that the boundary hedge be retained. When it was cut down it was the subject of a large number of complaints from local residents because of the detrimental effect on this important gateway to the Town.**
- 10.4. **3PL/2022/0076/HOU** Single storey side extension, two storey rear extension, bay window to side and extension to existing detached garage. 32 Theatre Street, Swaffham. S Saunders & K Palmer. **NO OBJECTION.**

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

- 11.1 **3PL/2021/1689/F** Proposed new dwelling on land to rear of Havecre, Castle Acre Road. Mr Goble. **NO OBJECTION.**
- 11.2 **3PL/2022/0177/F** Renewal of permission for installation of temporary building and storage container. Campingland. The Campingland Surgery. **NO OBJECTION.**

12. Pedestrian Refuge at Barratts development on Norwich Road.  
The Chairman reported that a decision of where the refuge would be located had not yet been confirmed by the highways.

**It was agreed to write to Andrew Willeard at Norfolk County Council in this regard to convey the concerns of a local resident living in the area.**

**13. Next meeting.**

Tuesday 29<sup>th</sup> March, 4pm. Town Hall

Meeting Closed 6.40pm

Chairman.....

Initials.....