

SWAFFHAM TOWN COUNCIL

Minutes of the **Planning & Built Environment Committee** meeting held on **Tuesday 29th March 2022** at **4.00pm** in the **Council Chamber, 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, Mrs S Matthews.

Town Clerk: Mr R Bishop (via Zoom)

Admin Assistant: Ms K Furnass

1. Apologies for absence

Cllr J Skinner

2. Declarations of interest for items on the agenda

None received

4.10pm – the meeting was adjourned to allow public participation.

Mr G Bolton addressed the meeting with his concerns on application 3PL/2022/0227/O. A full and thorough list was relayed to the Committee.

4.17pm – the meeting was resumed.

The Chairman approved for item 7.2 3PL/2022/0227/O to be discussed at this point for continuity.

7.2 3PL/2022/0227/O Single storey dwelling. 3 Haspall's Road. Mr and Mrs M. Goldsmith. **OBJECTION**, with comments – The Town Council object to this application for the following reasons:

1. The proposal fails to satisfy objective2 of the Swaffham NP, to provide high quality and well-designed development as in 6.1.11, 6.1.12 and policy HBE2. It is overdevelopment and does not respect the scale and character of the area. It will severely impact on the private amenity space of residents particularly at No 1 mill lane.
2. The access proposed from Mill Lane is within an area identified in the NP policy ENV3 as no3 Mill Lane. The policy requires that new development should not add to existing problems. This proposal will considerably increase impervious surfaces leading to additional surface water runoff.
3. Mill lane is a narrow private road and has a shared PROW. Increasing the car movements will be contrary to the aims of NP policy TRA2 and will exacerbate existing traffic issues at the junction with Haspalls Road. Furthermore, the narrow access does not appear sufficient to allow access for emergency vehicles
4. NP policy TRA3 requires private parking to be discreet and appropriate. This proposal will remove a large proportion of private amenity space from No1 mill lane leaving the remainder completely dominated by Parking and vehicle movements.
5. Although there are no details, the proposed dwelling does appear to have a very large footprint within the size of plot.
6. As there is a 5 year housing supply, there is no need to accept poorly designed windfall sites. The planning history of the site is noted for the number of refusals.

3. Planning related issues from Non Member Councillors

None received.

4. Minutes

The minutes of Tuesday 22nd February 2022 were agreed as a true and accurate record.

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5. Outstanding actions from previous meetings

None reported.

6. Decisions/Information from Breckland Council

- 6.1. **3OB/2022/0002/OB** Application to discharge the obligations in Schedule 2 (Affordable Housing) & 3 (Open Space) of the Section 106 attached to permission 3PL/2015/0917/O. Land South of Norwich Road. BDW Cambridge. **APPROVED**.
- 6.2. **3PL/2021/0748/D** Reserved matters application for 64 bed care home (use class C2), 40 assisted living dwellings (use class C2), 650 sqm retail use (class A1-A5), 160 residential dwellings (use class C3) with open space, associated infrastructure. Discharge of conditions application for conditions 4,5,6,7,9,11,16,18,19 and 22 of outline permission 3PL/2017/1487/O. Land west of Brandon Road. Abel Homes Ltd. **APPROVED**.
- 6.3. **3PL/2021/1122/F** Change of use of existing Hotel to a Holiday Let (Su Generis). Lydney House Hotel, Norwich Road. Optimum Patient Care Ltd. **REFUSED**
- 6.4. **3PL/2021/1689/F** Proposed new dwelling on land to rear of Havacre, Castle Acre Road. PIP Ref; 3PL/2021/0123/PIP approved 26th February 2021. Havacre, Castle Acre Road. Mr. Goble. **APPROVED**
- 6.5. **EH007** Byway Long Lane. Public Right of Way Application. D. Ormerod. **REFUSED**

7. Planning Applications

- 7.1. **3PL/2022/0201/HOU** Single storey extension and new dormer roof window on rear elevation. Removal of ground floor window on side elevation. 46 London Street. Mr & Mrs. Martin. **OBJECTION**, with comments – this application is within the Conservation area and forms part of the street scene from Theatre Street. The Dormer window is very large, changing the roofline. It does not enhance or preserve the character of the Conservation area. Neighbourhood Plan HBE3
- 7.2. As above
- 7.3. **3PL/2022/0245/F** installation of 1 x 21m and 1 x 12m high lightning conductor rods. Site at Redstow Renewables AD Plant, Great Friars Farm, Silver Drift/ Redstow Renewables Ltd. **NO OBJECTION**.
- 7.4. **3PL/2022/0264/HOU** Proposed single storey rear extension and associated works (Householder). **NO OBJECTION**.
- 7.5. **3PL/2020/0514/F** Use of Land for siting of static caravans for permanent occupation. Appeal reference APP/F2605/W?21/3282678 – Breckland Meadows, Lynn Road. **OBJECTION**, with comments - Swaffham TC expect that any residential development should meet the requirements laid out in their Neighbourhood Plan
The following sections of the NP are relevant to the Town Council comments.
Swaffham's NP
6.1.5 requires new developments to contribute to improving local services and infrastructure. **6.1.9** requires new homes should be of high quality
objective 2 requires that it complements the distinctive character and heritage of Swaffham
6.1.12 requires developers to demonstrate how their development complements Swaffham's character
6.1.13 allows for innovative and sensitive contemporary design
policy HBE5 Entrances and gateways 6.1.21 6.1.22
policy TRA2 walking and cycling

7.6. **3PL/2022/0065/TCA** Unsure of tree type, see photos and map attached. Fell tree as damaging path way and area. (Tree Work App CA). Market Cross, Market Place. **OBJECTION**, with comments – the council do not wish to lose a healthy tree in an air quality area. The only reason for removal appears to be damage to paving. The council ask that an alternative solution is considered to repair/replace the paving. They would like it noted that there have already been two trees removed from this area with no replacement or repair to the paving.

7.7. **3PL/2022/0327/F** Proposed fence, gate and outbuilding on existing retail site. Retail site adjacent to Station Street. Ms D. Christian. **NO OBJECTION**, with comments – The Town Council support the application and recognise policy BUS2 (6.4.8) shortage of employment opportunities.

Cllr's Darby and Bell declared an interest on item:

7.8. **3PL/2022/0339/O** Proposed development of Five Detached Dwellings with Garages. Allotment site, Princes Street. MG Properties. **OBJECTION**, with comments –

1. The site is outside the settlement boundary and there are sufficient sites in Swaffham with OPP to satisfy current housing requirements and the LPA currently has a 5 year supply.

2. Access is along a very poor unadopted restricted byway shared with pedestrians. Even if the roadway is widened to allow pedestrian and cycle separation, there is an existing dangerous narrowing prior to the site.

3. An increase in vehicle movements will exacerbate problems on both ends of Whitsands Road.

4. There are no details of drainage design

5. The site plan shows 5 dwellings, but the utility plan shows 12 please clarify

6. The narrow difficult access for construction vehicles will cause unacceptable disruption to residents, allotment holders and walkers

8. Late applications at the discretion of the Chairman.

TRE/2022/0058/TPO The Council noted that the report on a Beech tree at Settlers Court reported signs of Honey Fungus in the tree roots. The Council would like to comment that they regret the loss of a tree in the Conservation area.

9. Next meeting.

Tuesday 26th April 2022, 4pm. Town Hall

Meeting Closed 6.00pm

Chairman.....

Initials.....