

SWAFFHAM TOWN COUNCIL

Minutes of the **Planning & Built Environment Committee** meeting held on **Tuesday 26th April 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 C Houghton, Mrs S Matthews from Agenda item 3.

Town Clerk: Mr R Bishop

Office Administrator: Mrs H Duggan

1. Apologies for absence

Cllr G Edwards - prior commitment

2. Declarations of interest for items on the agenda

None received

4.01pm - the meeting was adjourned to allow public participation

Ms Butters and her brother, representing themselves and residents of Spinners Lane voiced their objections to Planning Application 3PL/2022/0348/VAR.

Cllrs thanked the resident for attending the meeting and their objections were noted for further discussion later in the meeting..

4.10pm - the meeting was resumed

It was agreed to discuss Agenda item 7.1 at this stage in the meeting.

7.1 **3PL/2022/0384/VAR** Variation of Condition 2 on 3PL/2021/1431/D - To amend the previously submitted drawing numbers in order to reflect the change on the proposed plans. Spinners Lane Garage, Spinners Lane. PSL London Ltd

OBJECTION with comment: Swaffham Town Council strongly believes the amendments in the VAR Application reflect substantially more than minor material changes and so request a fresh Application is called for.

Additionally the amendments quoted not comply with the Swaffham Neighbourhood Plan Policy HBE2, in particular item HBE2 i. – respect the scale and character of existing surrounding buildings reinforcing local development patterns, form, scale, massing and character of adjacent properties (including building setbacks and arrangements of front gardens, walls, railings or hedges) where this provides a positive contribution.

3. Planning related issues from Non Member Councillors

Cllr Anscombe circulated a proposed letter to be issued to businesses on Station Street to encourage discussion on how the Council could work with them on how the properties could be rented out and/or frontages improved.

After discussion it was proposed to finalise the letter with the Chairman and send on to the respective landlords.

It was unanimously agreed to finalise the letter and send to the respective landlords.

4. Minutes

The minutes of Tuesday 26th March 2022 were agreed as a true and accurate record.

5. Outstanding actions from previous meetings

Enforcement Letter, London St shop – the Town Clerk confirmed this had been reported to Breckland DC.

War Memorial Tree - it was proposed the Town Clerk should speak with Steve Hitchman, Breckland DC to discuss the plans for the tree with a view to delaying the tree removal until alternative options had been included.

It was agreed the Town Clerk would speak with Steve Hitchman, Breckland DC to discuss the plans for the tree with a view to delaying the tree removal until alternative options had been included.

A site visit with Cllrs from the planning Committee was suggested.

6. Decisions/Information form Breckland Council

- 6.1 **3PL/2022/0177/F** Renewal of Permission for Installation of Temporary Building and Storage Container. Campingland. The Campingland Surgery **APPROVED**
- 6.2 **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, **APPROVED**
- 6.3 **3PL/2022/0227/O** Single storey dwelling. 3 Haspalls Road. Mr and Mrs M Goldsmith **REFUSED.**
- 6.4 **3PL/2022/0264/HOU** Proposed single storey rear extension and associated works. 61 The Oaklands. Victory Housing Trust. **APPROVED**
- 6.5 **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 **APPROVED**

7. Planning Applications

- 7.2 **APPLICATION TO MODIFY OR DISCHARGE A PLANNING OBLIGATION:**
3OB/2022/0019/OB Proposal - 3PL/2015/0917/D Covenant 1.1 of Schedule 3 (Public Open Space) of the section 106 Agreement. Land South Of Norwich Road. BDW Cambridgeshire **NO OBJECTION**
- 7.3 **3PL/2022/0416/F & 3PL/2022/0438/LB** Proposed extension & alterations to form 5 no. additional flats (1 no. existing). 3 Market Place. Mr M Green
NO OBJECTION with comments: Swaffham Town Council are not opposed to the application in principle however would wish to highlight a queries as follows;
1 - The proposed plan shows ownership of a piece of land not owned by the applicant – ground floor, bike rack & bin area
2 – there is no parking available in the near vicinity for 5 new properties
3 – the proposed position and appearance of the café extractor flue – very close to an upstairs window and within a Conservation Area.
4 – rooms sizes, do these confirm to government min requirements
5 – materials used need to consider the Conservation Are location, brick instead of cladding is required.
- 7.4 **3DC/2022/0031/DOC** Discharge of Condition 17 on 3PL/2015/0917/O. Land south of Norwich Road. BDW Cambridgeshire. **NO OBJECTION**

8. Late applications

- 8.1 **3PL/2022/0402/F** Erection of 7No. new dwellings with associated access road and parking areas, including demolition of 129 London Street. Vine Cottage Pleasant Row. Mr & Mrs Swadling
OBJECTION with comments; Swaffham Town Council would like to raise the following issues:
- 1 - Access issues – increasing traffic onto London Street, A1065 is of great concern. This road is already extremely congested with many parked cars and the new proposed access route is very close to the already busy Watton Road junction.**
 - 2 – Demolition of 129 London Street – the design and access statement does not contain any information or assessment of the historic value of this building which is some 300 years old.**
 - 3 – Units 1 & 2 - do not comply with Swaffham Neighbourhood Plan Policy HBE2 – respect the scale and character of existing surrounding buildings reinforcing local development patterns, form, scale, massing and character of adjacent properties (including building setbacks and arrangements of front gardens, walls, railings or hedges) where this provides a positive contribution.**
 - 4 – the building makes an important contribution to the street scene of historic cottages and terraced housing on a main route into and adjacent to the Conservation Area.**

9. Next meeting.

Tuesday 24th May 2022, 4pm. Town Hall

Meeting Closed 5.40pm

Chairman.....

Initials.....