

SWAFFHAM TOWN COUNCIL

Minutes of the **Planning Committee** meeting held on **Tuesday 28th May 2019** at **4.00pm** in the Council Chamber, Town Hall, Swaffham.

Present: Cllr L Scott (in the Chair)
Councillors: Mrs J Anscombe, Mrs L Beech, Mr P Darby, Mr C Houghton, Mr K Sandle, Mrs J Skinner.

Town Clerk: Mr R Bishop
Admin Assistant: Ms K Furnass

Press: Mr B Hardy

The fire evacuation procedure was read out by the Chairman.

1. Apologies for absence

Cllr S Matthews – Prior engagement.

2. To elect a Chairman for the forthcoming year 2019-20

It was agreed for Cllr L Scott to be appointed Chairman for the forthcoming year 2019-20

3. To elect a Vice Chairman for the forthcoming year 2019-20

It was agreed for Cllr K Sandle to be appointed Vice Chairman for the forthcoming year 2019-20.

4. Declarations of interest for items on the agenda

There were no declarations of interested noted.

5. Minutes

The minutes of Tuesday 30th April 2019 were unavailable and were deferred to the next meeting for agreeing.

6. Report from the Chairman Re-Planning meeting at Breckland

Cllr Scott reported that he attended Breckland Council Planning Committee meeting this morning and conveyed the Town Council's views on three applications.

- 1) 3PL/2018/1437/O Application on former allotments at Shoulder of Mutton for 3 dwellings. Permission was granted. STC did not object to this application.
- 2) 3PL/2018/1199/O Application for 60 dwellings on former Hamonds School Field off Princes Street. Permission was unanimously refused. It was stated that this was a registered green/open space. STC objected to this application.
- 3) 3PL/2017/1487/O Application to mixed development from Abel Homes Ltd for up to 64 bed care home (Use Class C2), up to 40 assisted living dwellings (Use Class C2), 650sqm retail use (Use Class A1-A5), up to 160 dwellings (Use Class C3) with Open Space, associated infrastructure and the detailed means of access (AMENDED). Permission was granted by 6 votes to 2. STC objected to this application.

The Chairman stated that there were other objectors who spoke out at the meeting. Cllr R Atterwill asked a number of questions in relation to the development. Breckland Planning Committee read out a letter of support from Cllr S Matthews.

Cllr P Darby stated that this was an alternative site listed in the emerging Local Plan and this would have been a factor in granting permission.

There were questions raised as to why Cllr Matthews letter of support was presented at the meeting when STC had objected to the application. The Town Clerk and Cllr Darby explained that as an individual a Councillor can give their personal comments but must make it clear they are not representative of the views of the Council.

7. Decisions/Information from Breckland Council

3PL/2019/ 0323/F – Change of use to D2 for an indoor, above ground swimming pool – to provide swimming lessons and water activities to all ages, on the lower floor indoor recreational activities, such as baby massage and yoga on the first floor. 23 Turbine Way, Swaffham, Mrs Bromley. **APPROVED**

3PL/ 2019/0402/A Erection of non-illuminated fascia sign (1.2m x .2m) 27C turbine Way, Swaffham, Mr C Littler. **APPROVED**

3PL/2018/1437/O Proposed residential development, site adjacent to Tower View, Princes St Swaffham, MG Properties Ltd – **on agenda for Breckland Planning Meeting 28th May 2019**

3PL/2018/1199/O Erection of up to 60 dwellings with all matter reserved except access, and at Princes St Swaffham, Haut Ltd – **on agenda for Breckland Planning meeting 28th May 2019**

3PL/2017/1487/O The erection of up to 64 bed care home (Use Class C2), up to 40 assisted living dwellings (Use Class C2), 650sqm retail use (Use Class A1-A5), up to 160 dwellings (Use Class C3) with Open Space, associated infrastructure and the detailed means of access (AMENDED DESCRIPTION) – **on agenda for Breckland Planning meeting on 28th May 2019**

3PL/2019/0013/O Proposed residential development for a single dwelling, 69 The Oaklands, Swaffham - **an appeal has been lodged with the Secretary of State**
It was asked for the last comments made on this application by STC to be re-sent to Breckland.

8. Planning Applications

3PL/2019/0483/O Application for outline planning permission for 51 dwellings including access from New Sporle Road, Days Field, New Sporle Road, Swaffham, Swaffham Town Council.

Cllr Judy Anscombe Comments & Questions raised for the following:

1.Quote from Document dated 20th May 2019 from Natural Environment Team, Norfolk County Council, regarding Days Field which states that “the Ecological Survey Report (Turnstone Ecology March 2014) is not fit for purpose and due to the time scale that had lapsed since the site visit, the survey data is no longer considered valid and the report refers to legislation and best practice that is now out of date”. The Town Clerk estimated this survey could cost as much as £3000.

2.NCC Rebecca Collins Environment, Transport & Development document dated 23rd May 2019 for potential Infrastructure Requirements. This document highlights the education capacity and provides ‘basic needs multipliers’ to calculate requirements and states that “there would be insufficient capacity within the Early Education sector” Given that when we gathered the evidence for the Neighbourhood Plan, we found then, that there was a need for nursery places.

3.Norfolk & Waveney Sustainability & Transformation Partnership letter dated 13th May 2019 regarding the OPA for Days Field, states in paragraph 2.0 “the proposed development is likely to have an impact on the 3 main GP practices and 3 branch surgeries operating within the vicinity of the application site. The GP Practices do not have capacity for the additional growth resulting from this development”

In paragraph 5.0 it states, “development would give rise for the need to improve capacity by extension or reconfiguration of the 3 surgeries”.

4.Norfolk Police highlighted 2 properties (41/42) that have rear gardens facing the road, raising concerns over privacy, noise, criminal damage and ease of access, especially taking into account the crime trends and levels in Swaffham.

Some of the NP Polices have been included in the Design and Access statement.

Hypothetical question could this development be used for alternative usage. e.g. Sports & Leisure Facilities?

NO OBJECTIONS with comments – The application to comply with the Neighbourhood Plan with a view to when full application is submitted. Seeking Highways advice in respect of main access to the site, and close proximity of narrow stretch of road in New Sporle Road. Impact assessment in respect of air quality issues in Station Street, plus design, density, cycle way and pedestrian routes back into the Town Centre etc.

3PL/ 2019/0477/HOU Single storey rear extension and front porch extension, 8 Mill Lane Swaffham, MR & Mrs B Kilmartin **NO OBJECTIONS**

3PL/2019/0552/HOU Single storey front extension and new door to the side, 9 Nelson Crescent, Swaffham, Mr Kimmins **NO OBJECTIONS**

3PL/2019/0534/LB External repairs to failed lintels and other external cracking using a mixture of re-pointing, re-building and Helifix repair techniques to the main two storey building only. Holmwood House, 40 White Cross Road, Swaffham, Holmwood House Holdings. **NO OBJECTIONS with comments - the Town Council were happy to note that advice from Andrew Gayton had been sought on the application.**

9. Late applications at the discretion of the Chairman

3PL/2019/0152/VAR Variation of conditions no2 &3 on 3PL/2013/0623/F (anaerobic digestion renewable energy facility) revised layout and design of buildings/plants and feedstock quantum.

3PL/2019/0154/F Retention of 2x surface water lagoons and earth bunding.

As no plans were available for the meeting no decision was made at this time.

It was agreed the Planning dept would be contacted for details on what the amendments were.

10. Next meeting:

Tuesday 25th June 2019, 4.00pm.

Meeting Closed 5.30pm

Chairman.....

Initials.....