

Minutes of a Planning and Forward Development Committee Meeting of Watton Town Council held on Tuesday 5th August 2008 at 7.00 pm at the Council Chambers, Wayland Hall, Watton.

Members Present: R Crabtree L McCarthy
 K Gilbert – Vice Chairman A Osborn
 M Holmes B Wykes
 R Ivory - Chairman

Officers Present: J Seal - Town Clerk

Others Present: Jamie Bird – Abel’s Homes, Agent - Plandiscil

Members of the Public Present: Twenty-Six (26)

24 APOLOGIES

Apologies for Absence were received from Councillors Rudling and J P McCarthy

25 INTERESTS

Item 32 – Planning Application 3PL/2008/0607/F - Councillor Osborne declared a personal interest as a resident of Griston Road.

Item 32 – Planning Application 3PL/2008/1076/F – Councillors Osborn and L McCarthy declared personal interests as friends of the applicant.

Item 32 – Planning Application 3PL/2008/0607/F – Councillor L McCarthy declared a personal and prejudicial interest as a director of Weeco Engineering, which is opposed to the application.

26 CONFIRMATION OF MINUTES

It was agreed by Members that the Minutes of 8th July 2008 be signed by the Chairman as a true and correct record with the amendment that Councillor Wykes was not in attendance at the meeting.

27 PLANNING APPLICATIONS

Plan No	Application	Details	W.T.C.
3PL/2008/1042/F	Abel Homes Ltd The Old School House, Little Cressingham, IP25 6NT	Demolition of existing premises and erection of residential development together with ancillary works The Stables, Norwich Rd, Watton	Objection

3PL/2008/1042/F – The Chairman welcomed Jamie Bird from Abel Homes.

Abel Homes gave a presentation and explained that the development was part brown field and part green field.

Treetots Nursery had been given a piece of land, and were fund raising to build a dedicated Nursery. The development also included a large open space, which they felt would have play equipment on.

Members of the public attended the meeting and voiced their concerns with one of the main concerns being the already existing flooding problems and felt that a development of this size would increase the problem further. Watton Green being a small hamlet, the residents was concerned that this would now become a part of Watton, which they did not want.

The developer did not think that the problem with flooding would increase, as drainage of the surface water would have to be a part of the application. The Environment Agency report would have to be adhered to. They also indicated that the remainder of the green field area had been put into the Local Development Framework for approval for residential development.

Residents also highlighted the existing anti social behaviour problems caused by youths and were concerned that this would increase with another 67 houses being built.

The Chairman thanked Mr Bird and the residents for attending the meeting.

Members expressed concern at the issue of flooding.

It was proposed by Councillor Wykes, seconded by Councillor Holmes and

RESOLVED

That refusal be recommended on the grounds that the area has problems with flooding.

28 MATTERS ARISING

27a Planning Application

Planning Application 3PL/2008/0729/O – Letter of apology received from Breckland’s Chief Executive explaining that he understands that the problem rests with the postal system which is being investigated.

20a Correspondence

Letter of complaint relating to the condition of Redhill Lane. The resident is seeking recognition of the special character of the lane, action in future to oppose further development and pressure on Norfolk County Council to accept responsibility to maintain the road surface in a fit condition for use by non-motorists.

29 CORRESPONDENCE

29a Planning Hearing

Planning application 3PL/2008/0607/F Plaswood site, Griston Rd, Watton will be heard by the Development Control Committee on 11th August 2008 at 9.30 am at Breckland Council in the New Committee Suite. Representation can be made by Watton Town Council if it wished.

29b Customer Feedback Survey

Norfolk County Council require feedback surveys to be filled in for Griston Road, Norwich Road and Harvey Street

Members agreed that the work, which had been carried out, was not satisfactory.

29c Street Naming and Numbering

The names for the former RAF Watton Base proposed by the Developer are Mosquito Close, Stirling Road, Blenheim Road, Hurricane Close, Liberator Close, Lincoln Walk, Marander Road and Lightning Close. The Councils views must be received by 11th August 2008.

Members agreed that Blenheim Road be objected to, to avoid confusion with the emergency services as there was already a Blenheim Way in Watton.

The Clerk reported that Councillor Crabtree had spoken to her with regard to the planning application for the Vocational Training Centre at Wayland Community High School. Norfolk County Council had taken observations from the Council in asking for a report on environmental issues relating to the building as an objection.

Members were concerned that their observations had been viewed in this way. The observations made were asking for a report on materials etc that were being used and the environmental issues relating to the building of a new public building.

It was proposed by Councillor Wykes, seconded by Councillor Osborn and

RESOLVED

That a full report be requested from Norfolk County Council as previously asked for.

31 PLANNING RESULTS

Plan No	Application	Detail	WTC	BC
3PL/2008/0810/F	Mr & Mrs T Smith 14 Ringmere Road Watton IP25 6LH	Garage	No Objection	Refusal
3PL/2008/0875/A	Alliance Boots 1a Thane Rd, Nottingham NG90 1BS	Erection of 3 non illuminated fascia signs and 1 internally illuminated projecting sign Boots Alliance, 1 Chaston Place, 29 High Street, Watton	No Objection	Approval
3PL/2008/0887/F	Mr C Walls Stone Cottage, Watton Green, Watton	Two storey extension to dwelling Stone Cottage, Watton Green, Watton and Carbrooke	No comment made	Approval
3PL/2008/0814/CU	Mr R Ray Total Health Pharmacy 14 Gregor Shanks Way Watton IP25 6FA	Change of use from accountants office (A2) to therapy centre (D1) non residential institution 22 Thetford Road, Watton	No Objection	Approval

32 PLANNING APPLICATIONS

3PL/2008/1098/F	Mr & Mrs A Bickers 13 Regal Court, Watton IP25 6UT	Single storey front extension 13 Regal Court, Watton	Objection
-----------------	----------------------------------------------------------	---------------------------------------------------------	-----------

3PL/2008/1098/F – The Chairman allowed a Member of the Public to speak.

Concerns were raised by the member of the public that the extension to the front would be in contravention of the covenant and would spoil the area.

Members agreed to recommend refusal as it was over development of the site and not in keeping with the surrounding area.

3PL/2008/1032/F	Mrs S Nicholls 5 North Rd, Watton, IP25 6AT	Change of use of land to garden land with fence around. 5 North Rd, Watton	Objection
-----------------	---------------------------------------------------	----------------------------------------------------------------------------------	-----------

3PL/2008/1032/F – Members discussed the ownership of the piece of land which they felt was not clear.

It was agreed that refusal be recommended on the grounds that the piece of land is public open space.

3PL/2008/1076/F	Mr & Mrs Dockray 130 Dereham Rd, Watton IP25 6HA	Single storey dwelling 130 Dereham Rd, Watton	No Objection
3PL/2008/1100/A	Mrs R Ray Total Health Therapy 22 Thetford Road Watton IP25 6BS	Main shopfront fascia sign over shop window & entrance with trough light 22 Thetford Road, Watton	No Objection
3PL/2008/1101/A	Mr R Ray Total Health Pharmacy 14 Gregor Shanks Way Watton IP25 6FA	Fascia sign on side of building 14 Gregor Shanks Way Total Health Pharmacy Watton	No Objection
3PL/2008/1157/F	Richmond Park Golf Club Saham Road, Watton IP25 6EA	Alterations to plots 11-13 inclusive Richmond Park Golf Club Saham Road	No Objection
3PL/2008/0607/F	Surrays Property Co Ltd Atlas Works, Norwich Rd, Lenwade, Norwich	Plaswood site Griston Rd.	Objection

3PL/2007/0607/F – Councillor L McCarthy declared a personal and prejudicial interest and left the meeting. At this point the Committee was not quorate. Councillor R Crabtree arrived at the meeting making it quorate.

Members discussed the various issues relating to the footway.

It was proposed by Councillor Holmes, seconded by Councillor Wykes and

RESOLVED

(1) That Councillor Osborn attends the Planning Meeting at Breckland on 11th August to forward the objections of the Council that there is a change of use from Industrial to housing; the previous site had a boundary to shield the Industrial area from the housing area, a two-metre footway to Norwich Road crossing, the un-adopted road of Wood Lane and that the two metre footway to Norwich Road would reduce the width of Griston Road to a single carriage way at the junction of Norwich Road.

(2) That if Councillor Osborn was unable to speak on behalf of the Council due to having an interest Councillor Ivory would attend in his place.

(Councillor Osborn agreed to contact the Monitoring Officer at Breckland to ascertain whether he had an Interest.)

The Meeting ended at 9.45pm

JS