

**Minutes of a Planning and Forward Development Committee Meeting of Watton Town Council held on Tuesday 15<sup>th</sup> July 2008 at 7.00 pm at the Council Chambers, Wayland Hall, Watton.**

Members Present: K Gilbert – Vice Chairman A Osborn  
R Ivory - Chairman R Rudling  
J P McCarthy B Wykes  
L McCarthy

Officers Present: J Seal - Town Clerk

Members of the Public Present: Mr Paul Garner, Mr Took and 32 other Members of the Public

**15 APOLOGIES**

Apologies for Absence were received from: Councillors R Crabtree, M Holmes

**16 DECLARATION OF INTEREST**

Item 19 - Councillors J P McCarthy and L McCarthy declared Personal and Prejudicial interests as owing property adjacent to the site of Planning Application 3PL/2008/0607/F.

**17 CONFIRMATION OF MINUTES**

It was agreed by Members that the Minutes be signed by the Chairman as a true and correct record

**18 PLANNING APPLICATION**

Plan No	Application	Details	W.T.C.
3PL/2008/0729/O	Paul Garner Developments Ltd Grays Farm, 116 Hills Road, Saham Hills IP25 7EW	Erection of 8 no holiday let units, 6 with attached garages Land to the West of Swaffham Road Saham Toney	Refusal

The Chairman adjourned the meeting to allow the Public to speak.

3PL/2008/0729/O – Members of the Public voiced their concerns regarding the problems of flooding and sewage problems that already exist and felt that the new development would add to the problems and cause extra strain on the system. There were also concerns that the area was an existing flood plane area and understood that the Government had ruled that no development should take place on these areas.

The Developer and his representatives explained that tests had been carried out by both themselves and the Environment Committee. If the development was granted a full risk flooding issue would be carried out and the problems of flooding would be redirected.

One Member of the Public had produced a report on the land, which had been supplied to the Council, suggesting that the land was not suitable for development.

Councillor Gilbert stated that objections should be made on planning issues and planning law not on emotions.

He said that the development was outside the Settlement Boundary, the site access was inappropriate and that it was not in the right place for holiday lets.

The Chairman brought the meeting back in Session and thanked the public for their views.

It was agreed that the Council would support the objection from Saham Toney and recommend Refusal.

The Clerk explained that Breckland had told many residents that they could view plans at the Council offices. It appeared that Breckland had sent the plans to the Wayland Partnership and not the Council. The plans had not been forwarded from the Partnership, which had caused distress amongst residents.

It was proposed by Councillor Rudling and seconded by Councillor J P McCarthy and

**RESOLVED**

That a letter be sent to the Chief Executives of both Breckland District Council and Norfolk County Council asking them to instruct their officers to send all paperwork relating to local authority business to the Town Council and not the Partnership.

## **19 PUBLIC CONSULTATION**

Planning application 3PL/2008/0607/F – Serruys Property C Ltd – Demolish existing industrial units & erection of 24 no residential dwellings & garage for plots 1, 2 & 4 Plaswood site, Griston Road, Watton.

The Chairman adjourned the meeting to allow the public to speak.

Two Members of the Public were concerned that they would lose part of their garden for a footpath. They felt that the development would cause extra traffic on an already busy road, parking problems would increase and the amount of extra pedestrians was of great concern.

It was felt that a footpath would make it much safer.

Councillor J P McCarthy felt that it would be better to widen the existing footpath. As the owner of Weeco Engineering he had planning permission to build two more factories on the site and fully intended to do so.

One Member of the Public thanked the Council for allowing the residents of Griston Road to air their views.

The Chairman brought the meeting back into session and thanked Members of the Public for attending and giving their views.

20           **CORRESPONDENCE**

20a           **Complaint**

A member of the public has complained that Redhill Lane is being spoilt by inappropriate development, the motley collection of buildings close to the lane and concrete site entrance an eyesore. Rubble has been spread over the surface of the track to make it more convenient for motor vehicles, which make it unpleasant for walkers and riders.

It was agreed that a speed restriction be asked for.

20b           **Defence Estates**

A presentation of the proposed planning application to develop two Middle Eastern Style Villages on the training area is to be held on Friday 18<sup>th</sup> July 2008. Defence Estates request that a representative from the Council attend.

It was agreed that the Chairman Councillor Roy Ivory attend the meeting.

20c           **Horse Fair**

Copy of a letter to Breckland from Little Cressingham and Threpton Parish Council relating to the Horse Fair. The Council had received complaints regarding the Travellers parking overnight in the villages and feel that Breckland should grant a temporary licence to the organiser to allow the caravans to be parked on the site of the Horse Fair so that the organisers bear the costs.

Councillor Gilbert reported that this was being discussed at the Scrutiny Committee at Breckland.

20d           **Training**

At the recent meeting with the Planning Officers at Breckland training was requested. Specific training needs need to be given so that a course can be put together.

Members asked that reading plans and explanations of what is not a planning matter be put into a training session.

20e           **Tree Preservation Order**

Tree Preservation Orders have been made on numbers 6, 54, 61 and 65 Nelson Court

20d           **Appeals**

The appeal hearing for planning application 3PL/2008/0465/F - Erection of bungalow & attached garage – 50 Norwich Road, Watton will start on 8<sup>th</sup> July 2008.

Planning Application 3PL/2007/1091/O – erection of one dwelling and garage – 2 West Road, Watton. - Mr & Mrs T Everett. Both Breckland and Watton Town Council recommended refusal. The appeal has been granted by the Planning Inspectorate.

**PLANNING RESULTS**

Plan No	Application	Detail	WTC	BC
3PL/2008/0717/F	Ms Helen Scott Satellite Info Services Whitehall Ave, Kingston Milton Keynes MK10 0AD	Installation of Satellite dish 15 High St. Watton	No Objection	Approved
3PL/2008/0703/F	Mr & Mrs L Wicks 63 Thetford Rd, Watton	Proposed extension, garage and car port 63 Thetford Rd, Watton	No Objection	Approved
3PL/2008/0647/F	I Simpson 1 Trenchard Cres. Watton	Extension to form garages & garden store with storage over (amendment to previous) 1 Trenchard Cres. Watton	No Objection	Approved
3PL/2008/0540/F	Bowes of Norfolk Ltd Brandon Road, Watton IP25 6LW	Construction of access road from Linmore Court & new staff car park	No objection	Approval
3PL/2008/0772/F	Mr G James 3 Monkspath Hall Road, Solihul, West Midlands B90 4SJ	Provision of 2 no jumbrellas enclosing wall and railings 25 High Street, Watton	No objection	Refusal
3PL/2008/0773/LB	Mr G James 3 Monkspath Hall Road, Solihul, West Midlands B90 4SJ	Provision of 2 no jumbrellas enclosing wall and railings 25 High Street, Watton	No objection	Refusal

**LOCAL DEVELOPMENT FRAMEWORK REVIEW**

It was agreed that this would be discussed at the forthcoming meeting with David Spencer from Breckland.

**PLANNING APPLICATIONS**

Plan No	Application	Details	W.T.C.
3PL/2008/0841/F	Mrs L Green	Demolition of HGV shed and erection of two detached houses and detached garage. High Field House, Watton Green, Watton & Carbrooke	No Objection

3PL/2008/1022/F	Mr A Mitchell 42 Vicarage Walk Watton	Single storey side & rear extensions to existing dwelling 42 Vicarage Walk Watton	No Objection
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3PL/2008/0991/D	Zest Partnership & Henry Davidson Develo c/o Island Property Group 49 Darkley Rd, Keady Armagh, BT60 3AX	Proposed 64 bed care home Site adj. RAF Watton Base Carbrooke and Watton	Refusal
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3PL/2008/0991/D – It was agreed with four voting for recommending Refusal with 1 Abstention that it was an inappropriate Residential development on a commercial site. Members felt that it was not viable to mix a care home with light industry.

3PL/2008/1019/F	Abel Homes Ltd The Old School House Little Cressingham IP25 6NT	New Creche/Nursery Facility and ancillary works (temporary consent) The Stables, Norwich Road Watton	No Objection
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The Meeting ended at 8.55 pm  
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