

WYMONDHAM TOWN COUNCIL
MINUTES OF A MEETING OF THE PLANNING
LIGHTING & HIGHWAYS Committee
held on 5th July 2012 commencing at 6.30pm
in the Abbey Hall Church Street

Present: J Turner (substitute for N Ward)
C Longhurst
D Fernee
J Andrews (substitute for K Cooper)
A Gardiner

Also Present: 14 members of the public
Cllrs. Hockaday & Savage

PL95/12 APOLOGIES FOR ABSENCE K Cooper & N Ward

PL96/12 DECLARATIONS OF INTEREST Cllr. Turner in respect of planning application 2012/1049. See attached.

PL97/12 ITEMS RAISED BY MEMBERS OF THE PUBLIC

R Woodhead – were committee members aware of the planning policy for travellers site 2012 document. Yes all members had a copy.

Cllr. Hockaday raised concerns from residents as follows:

- Lack of time to respond
- Site notice went up late
- Two previous applications had been refused
- Outside development boundary
- Site had sewage/ surface water problems
- Local school was full
- Development in open countryside
- Poor visibility from site onto road
- Lack of footpath from site to Spooner Row
- Train stopped at Spooner Row on only a few occasions
- No shop or health facilities in Spooner Row
- Fires on the site had resulted in smoke drifting onto A11.

Other points

- EDP advert on 21/6/12 specified development does not accord with development plan
- Survey of needs in 1996 indicated a site was not needed. A new survey is required.
- Awaiting LDF re Gypsy & Travellers site. Application pre-empts this.
- SNC website not resident friendly
- SNC will accept comments right up to planning meeting (possible dates 15.8.12 or 12.9.12 when Development Management Committee meet.

P Harradine

Proposal is only on half the site and if approved could double in size overnight.

Cllr. Turner commented he had been made aware that horses and up to 6 caravans were on the site.

D Thurston commented that Breckland District Council were proposing to build a site nearby at Turnpike Farm.

Mr Heard asked if the committee had received a copy of the National Policy Framework and the Planning Policy for Traveller sites. Cllrs confirmed they had, Cllr Gardiner re-iterated that he had received the documents on Saturday but had not had time to read them.

R Hughes. Could councillors confirm that they consider Spooner Row & Sutton to be part of Wymondham as South Norfolk were not including the villages in the Wymondham Area Action Plan. Cllr. Fernee confirmed that the Town Council viewed both as part of the Parish of Wymondham.

Cllr. Hockaday asked if South Norfolk had started to assess sites as part of the LDF. Cllr. Savage replied that he did not know of any specific sites but assumed that South Norfolk would be looking.

A request was made that the Town Council report the illegal encampment on the site to South Norfolk Council.

PL98/12 PLANNING APPLICATIONS These were presented by Cllr. Fernee and are shown separately

PL99/12 MINUTES OF MEETING Upon the proposition of Cllr. Gardiner and seconded by Cllr Andrews the minutes of the meeting of the Planning Lighting & Highways Committee held on 19th June 2012 were signed by the Chairman as a true record.

PL100/12 MATTERS ARISING None

PL101/12 SOUTH NORFOLK COUNCIL Application to amend licence for the Feathers PH Town Green was discussed in detail. It was agreed that South Norfolk Council be requested to allow a deferment to the next meeting scheduled for 17th July to allow for further public consultation.

[The meeting closed at 19.40 pm]

DATED this day of2012.

SIGNED (Chairman)

WYMONDHAM TOWN COUNCIL
 PLANNING APPLICATIONS DISCUSSED at a
 PLANNING, LIGHTING & HIGHWAYS MEETING
 held on 5th JULY 2012 in the Abbey Hall Church Street
commencing at 6.30 pm

1	2012/1049	The Caravan Green Field Farm Chepore Lane Spooner Row	Change of use from agricultural to residential for the siting of 6 additional pitches together with the division of the existing 'double plot' for 2 mobile homes into 2 pitches with provision for 1 mobile home, 1 touring caravan and the erection of 1 no utility room/day room, and parking for 2 vehicles on the 8 pitches each with a paddock for the keeping of horses together with the extension of the existing access road, for an extended Romany Gypsy family.	Refused see attached letter.
	Extensions			
2	2012/1026	42 Chapel Lane	Erection of single storey utility room side extension	Approved
3	2012/1067	21 Chapel Lane	Extension and new attic roof to create one and half storey dwelling	Approved
	Other			
4	2012/1085	Lenrys Lodge Suton Street Suton	Removal of condition 3 of planning permission 1991/0031 due to closure of business –company ceased trading 10 years ago.	Approved



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C Trett
Development & Environment
South Norfolk Council
Swan Lane
Norwich
NR15 2XE

6th July 2012

Dear Chris

Planning application 2012/1049
The Caravan Green Field Farm Chepore Lane Wymondham

The Town Council's Planning Lighting & Highways Committee has now discussed the above application and I am instructed to advise you that the Council recommends refusal on the following grounds:

- The proposal is outside the development boundary
- It is on a Greenfield site and development is therefore inappropriate and contrary to policy ENV8
- The local school at Spooner Row does not have the capacity to take additional pupils and any increase would put an undue strain on this limited resource.
- Traffic concerns as follows, and is therefore contrary to policy IMP8.
 - The proposed entrance to the site is on a corner and dangerous to the free and safe flow of traffic.
 - There are no footpaths between the site and Spooner Row
 - Is therefore dangerous to any pedestrians walking to Spooner Row.
 - The road is used by a considerable number of lorries.
- There is no health provision in Spooner Row.
- Concerns over the affect on the nearby settled communities of Spooner Row and Sutton, especially if the site grows bigger. We understand that this application relates to only half of the possible site. This and any possible further development could dominate the nearby settled community. It is therefore contrary to policy IMP9.
- The current South Norfolk Council Development does not specify this as a Gypsy & Traveller site.
- Concerns over the treatment and dispersal of foul and surface water.
- Concerns that this application pre-empts the forthcoming Local Development Framework.

Other points for consideration/noting.

- Concerns were expressed the SNC website was difficult to access and that an important map had originally been omitted and only recently added to the site
- Lack of time for local residents to respond with the site notice going up late.
- Local residents are aware that Breckland District Council are proposing Gypsy & Traveller sites, possibly at nearby Turnpike Farm.
- The site has already been occupied by at least 6 caravans which do not have planning permission.
- Fires have been started on the site and smoke has drifted across the carriageway of the A11.
- Is there a proven need for these sites, should a further needs survey be carried out before determining the application.

Yours sincerely

Trevor Gurney
Town Clerk