

WYMONDHAM TOWN COUNCIL
MINUTES OF A MEETING OF THE PLANNING
LIGHTING & HIGHWAYS Committee
held on 6th JUNE 2012 commencing at 6.00pm
in the Council Chamber

Present: J Andrews (substitute for N Ward)
C Longhurst
D Fernee
M Gibbins (substitute for K Cooper)

Also Present: 2 members of the public
Cllrs. Hockaday & Wright

PL77/12 APOLOGIES FOR ABSENCE K Cooper & N Ward

PL78/12 DECLARATIONS OF INTEREST
Cllr Gibbins in respect of planning application 12/0839. Previous business relationship with land owner. Left room when item discussed, and took no part in debate or vote.

PL79/12 ITEMS RAISED BY MEMBERS OF THE PUBLIC
Cllr. Hockaday – agenda item 7 – advised that she had spoken to Silfield & Stanfield Homes Action Group and that they should be advised of any future correspondence received from Norfolk County Council.
Mr Heard asked what systems the Council had in place to advise groups. Cllr. Fernee responded that this was being considered by a communications working group.
Mr Walker in respect of planning application 12/0839 commented that he had severe reservations regarding further expansion, impact of additional traffic flows and wished to wait for the result of the Area Action Plan currently being put together by South Norfolk Council

PL80/12 PLANNING APPLICATIONS These were presented by Cllr. Fernee and are shown separately

PL81/12 MINUTES OF MEETING Upon the proposition of Cllr. Fernee and seconded by Cllr. Longhurst the minutes of the meeting of the Planning Lighting & Highways Committee held on 15th May 2012 were signed by the Chairman as a true record.

PL82/12 MATTERS ARISING None

PL83/12 NORFOLK COUNTY COUNCIL – Minerals Site Specific Allocations – DPD- Pre submission was accepted.

PL84/12 NORFOLK COUNTY COINCIL – Advice of a footpath improvement scheme in Silfield Street was noted.

PL85/12 SOUTH NORFOLK COUNCIL - Advice that appeal against planning application refusal (2010/1241 Carpenters Farm) is to be held on Tuesday 10th July at Long Stratton was noted. Cllrs Ward & Fernee to attend.

PL86/12 NORFOLK COUNTY COUNCIL – details of road improvements to the Market Place including the proposed new surface material around the Market Cross was noted.

[The meeting closed at 18.38 pm]

DATED this day of2012.

SIGNED (Chairman)

DRAFT

WYMONDHAM TOWN COUNCIL
PLANNING APPLICATIONS DISCUSSED at a
PLANNING, LIGHTING & HIGHWAYS MEETING
held on 6th JUNE 2012 in the COUNCIL CHAMBER
commencing at 6.00 pm

1	12/0839	Land North – West of Carpenters Farm Norwich Common	Proposed residential development (class C3) up to 350 dwellings with associated access on land at Carpenters Barn, Norwich Common. To include the infrastructure associated with the residential development, public open space and new vehicular and pedestrian access routes.	Refused See attached letter to SNC.
2	12/0791	9-11 Town Green	Partial demolition with conversion and extension of remaining building to create 2 dwellings plus erection of 2 further dwellings.	Refused <ul style="list-style-type: none"> • Overdevelopment of site. Contrary to policy IMP18 in terms of scale form and massing affects the character and appearance of the area. • Traffic concerns Contrary to Policy TRA13 the lack of a suitable vision splay and number of vehicle movements prejudices the safe and free flow of traffic onto the main road.
	Extensions			
3	12/0822	183 Norwich Road	Proposed new boundary wall, asphalt drive and front first floor extension.	Approved
4	12/0893	55 Folly Road	Proposed porch extension to front and car port/garage to side (permeable paving to front garden area)	Approved
5	12/0932	14 Kimberley Street	Demolish rear extension – build new extension to rear.	Approved
	Other			
6	12/0853	1 Station Cottages Station Approach	Internal alterations at ground and first floor levels. External alterations to form new doorway and window.	Approved subject to the views of the Conservation Officer.
7	12/0780	Unit 3 The Apex Gateway 11 Farrier Close	Change of use from B1 to D1.	Approved
8	12/0930	12 Bridewell Street	Remove roof tiles, repair/replace woodwork as necessary, insulate, felt and re-tile. Fit new downpipe from gutter to pavement on right hand side of front elevation.	Approved subject to the views of the Conservation Officer



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P Whitham
Development & Environment
South Norfolk Council
Swan Lane
Long Stratton
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NR15 2XE

7th June 2012

Dear Paul

**Land North West of Carpenters Farm Wymondham
Ref 2012/0839**

The Town Council considers that this application should be refused for the following reasons:-

1. The land is outside the present development boundary and is therefore contrary to policy ENV2
2. The development would erode the gap between Wymondham & Hethersett and is therefore contrary to the adopted Joint core strategy for Broadland, Norwich & South Norfolk.
3. Contrary to SP1 Sustainable development in that this proposal does not protect the historic character and setting of Wymondham as an historic Market Town. and its agricultural surroundings.
4. Contrary to SP4 Impact on Infrastructure & IMP 7 – As an addition to already approved adjacent development this proposal will put an unacceptable strain on existing public and social infrastructure such as education and healthcare.
5. Contrary to SP 6 Employment in that it does not provide, sustain or promote small businesses. It does not address localised unemployment problems and does not provide an alternative to commuting into Norwich.
6. Contrary to ENV8 Development in open Countryside – Does not meet any of the laid down criteria.
7. Contrary to ENV21 Protection of Land for agriculture – Does not meet any of the criteria and will result in the loss of agricultural land.
8. Contrary to IMP 8 that taken in conjunction with existing planning permission re adjacent land there are considerable concerns over the safe and free flow of traffic onto an already heavily congested road network.
9. Applicants should await completion of the Wymondham Area Action Plan which is currently being prepared.

For all of these reason's we would urge South Norfolk Council, as the planning authority, to refuse this application.

Yours sincerely

Trevor Gurney
Town Clerk