


WYMONDHAM TOWN COUNCIL

SUMMONS TO ATTEND –NOTICE IS HEREBY GIVEN THAT THERE WILL BE A PLANNING LIGHTING & HIGHWAYS COMMITTEE MEETING to be held on TUESDAY 21st MAY 2019 in the **COUNCIL OFFICES COMMENCING at 6.00pm**

AGENDA

1	Election of Chairman	
2	Election of Vice Chairman	
3	Apologies for absence.	
4	To receive declarations of Interest.	A
5	To resolve that the minutes of the Planning Lighting & Highways Committee meeting held on 30 th April 2019 are a correct record.	B
6	To receive an update about progress of items arising from the last meeting of the Committee held on 30th April 2019/ previous meetings.	
7	Public Participation – members of the public may make representations, ask or answer questions and give evidence in respect of the business on the agenda below. In accordance with standing order 3 (f) this item is limited to 15 minutes.	
8	To consider Planning applications – attached.	C

Council Offices
14 Middleton Street
Wymondham
NR18 0AD


T B Gurney
Town Clerk
15th May 2019

Committee Members

Cllr. Broome	Cllr. Nuri	Cllr. J Hornby
Cllr. James	Cllr. Flatt	

DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:

1. affect yours, or your spouse / partner's financial position?
2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is "yes" to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

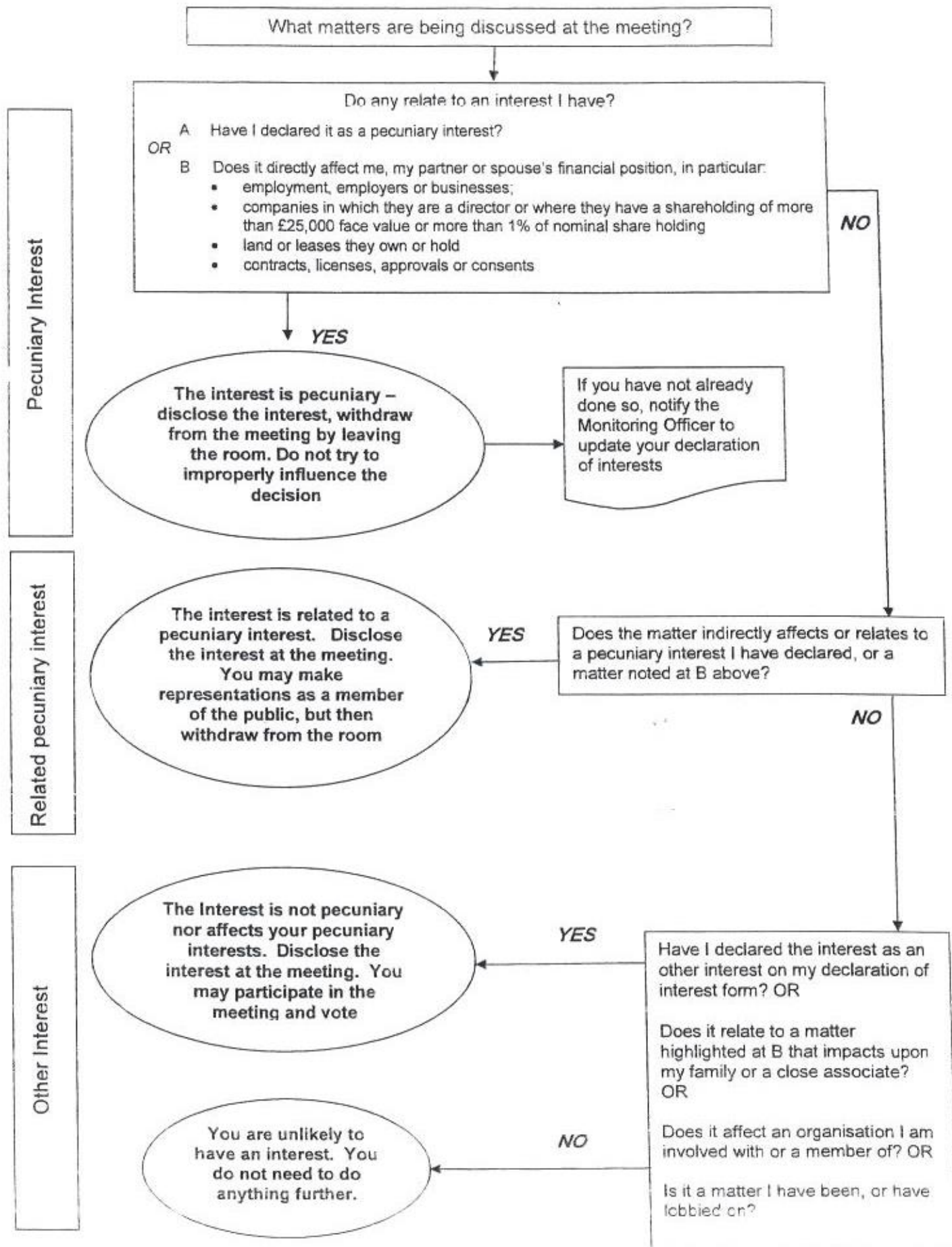
Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



WYMONDHAM OWN COUNCIL
MINUTES OF A MEETING OF THE
PLANNING LIGHTING & HIGHWAYS COMMITTEE
 held on 30th April 2019 commencing at 6.00 pm
 in the COUNCIL OFFICES.

Present

Cllrs.	S Nuri
	J Halls
	C Longhurst
	P Broome (Chairman)
	L Hornby (substitute for S Sayer)

Also Present	2 Member (s) of the Public Cllr J Hornby
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PL048/19	<u>APOLOGIES FOR ABSENCE</u> – Cllr. Sayer.
PL049/19	<u>DECLARATIONS OF INTEREST</u> – None.
PL050/19	<u>MINUTES OF MEETING</u> Upon the proposition of Cllr. Halls and seconded by Cllr. Nuri the minutes of the Planning Lighting & Highways Committee meeting held on 16th April 2019 were signed by the Chairman as a true record.
PL051/19	<u>PROGRESS UPDATES</u> – None.
PL052/19	<p><u>ITEMS RAISED BY MEMBERS OF THE PUBLIC</u> –</p> <ul style="list-style-type: none"> • R Parker strongly objected to application 2019/0780. This development would close the strategic gap between Wymondham and Hethersett. Traffic will turn right out of the development and go through Hethersett. Facilities will be stretched even further. Has the land supply been met? • Cllr J Hornby – 2019/0780 & 2019/0882 The two sites equal 1280 additional houses. Development will be the same size as South Wymondham. Whispering Oaks and Becketts Grove have already received over 1000 houses. The road already has several junctions and traffic does not adhere to the 30mph speed limit. South Norfolk Council already has its 5 year land supply. Speculative development. • D Roberts – 2019/0780 This development has 2-5 bed properties which will have approx. 2400 people. NCC schools cannot support this growth. There are not sufficient doctors and dentists etc to cope with a new development of this size. Ecology reports don't stand up. Birds of prey can be seen hovering over the site. No reports were from this time of year. The report says there were no badger sets. As it is prohibited under the Protection of Badgers Act 1992 to enter a badger set how can this be proven? Highways have also objected and are awaiting a report in July 2019.
PL053/19	<u>PLANNING APPLICATIONS</u> These were presented by Cllr. Broome and are shown separately.

(The meeting closed at 18.19 pm)

DATED.....ay of2019

SIGNED.....(Chairman)

WYMONDHAM TOWN COUNCIL
PLANNING APPLICATIONS DISCUSSED AT A
PLANNING LIGHTING & HIGHWAYS COMMITTEE MEETING
 held on 30th April 2019 in the Council Offices commencing at 6.00pm

1	2019/0780	Land south of Norwich Common.	Outline planning application for the erection of up to 630 dwellings, land for a two form entry primary school, local centre, 0.83ha for apartments with care (C2 use), public open space, allotments, landscaping and sustainable drainage system (SuDS) and four vehicular access points from Norwich Common. All matters reserved except means of access.	Refused – see below.
2	2019/0758	Derelict Buildings adj to Browick Works Browick Road.	Demolition and removal of existing units to be replaced with a single storey lab building.	Approved
	Extensions			
	Other			
3	2019/0846	15 Sawmill Close	Change of use of land to residential curtilage and erection of wall.	Deferred as revised plan received.
4	2019/0882	Land at North East of Norwich Common	Environmental Impact Assessment – Scoping Opinion. (An Outline planning application will be submitted for the construction of up to 650 residential units, land reserved for a 2 Form Entry (FE) primary school, 6 th form education provision, associated infrastructure and landscaping.	See attached

2019/0780

B - We consider the application should be Refused for the following reasons :-

The proposed development will result in significant harm to the character and appearance of the area, including the Hethersett to Wymondham strategic gap. The application does not comply with Policy 2 of the joint core strategy or policies DM1.4 (d.i), DM3.8 and DM4.7 of the South Norfolk Local Plan Development Management Policies Document 2015.

The proposed development is not supported by any specific Development Management policy which allows for development outside of the development boundary and nor does it represent overriding benefits when having regard to the harm identified above. As such, the application does not satisfy the requirements of either items 2 (c) or (d) of policy 3 of the South Norfolk Local Plan Development Management Policies Document 2015 nor the Wymondham Area Action Plan.

Office | Wymondham Town Council

From: Office | Wymondham Town Council
Sent: 08 May 2019 13:18
To: planning@s-norfolk.gov.uk
Subject: RE: Environmental Impact Assessment 2019/0882

F.A.O Chris Watts

Hello Chris

Planning Ref 2019/0882
Land at North East Wymondham Norwich Common

Your letter dated 23rd April 2019 has now been discussed by the Town Council's Planning Lighting & Highways Committee. The following has been minuted.

Scoping exercise in respect of an Environmental Impact Assessment re proposed development of 650 residential units, land reserved for a 2 form entry (FE) primary school, 6th form education provision, associated infrastructure and landscaping) was considered. Cllr Broome read out information on scoping exercises and it was resolved to write to SNC outlining concerns that more information should be provided particularly in areas such as traffic assessment, travel plans, impact on health and traffic noise. SNC should also be asked to obtain the required information that is needed for the Committee to make a balanced and sound response to any forthcoming planning application.

Please can you accept this as our response.

Many thanks

Trevor Gurney
Town Clerk
Wymondham Town Council
14 Middleton Street
Wymondham
Norfolk
NR18 0AD
Tele 01953 603302
Email office@wymondhamtc.co.uk

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-----Original Message-----

From: planning@s-norfolk.gov.uk <planning@s-norfolk.gov.uk>

Sent: 23 April 2019 11:43

To: hethersett.pc@tiscali.co.uk; chrisdavidlacey@yahoo.com; Office | Wymondham Town Council <Office@wymondhamtc.co.uk>

Subject: Environmental Impact Assessment 2019/0882

please see attached letter

C

WYMONDHAM TOWN COUNCIL

PLANNING APPLICATIONS to be DISCUSSED at a
 PLANNING LIGHTING & HIGHWAYS MEETING
 To be held on 21st MAY 2019 in the **COUNCIL OFFICES**
COMMENCING at 6.00 pm.

1	2019/0987 2019/0988 LBC	Sub- division of Garden at 19 Middleton Street.	Single storey dwelling and remove part of existing stables also construction of new garden wall.	
	Extensions			
2	2019/0853	11 Silfield Road.	Proposed single storey front extension.	
3	2019/0979	23 Petunia Court.	Two storey side extension.	
4	2019/0936	Gunvil Hall Farm	Garden Room extension.	
5	2019/0932	45 High House Avenue.	Proposed dormer and loft conversion.	
	Other			
6	2019/0915	4 & 4A Church Street.	Change of use of existing office to form dwelling and new pitched roof to form 2 nd floor extension.	
7	2019/0846	15 Sawmill Close.	Change of use to residential curtilage, erection of wall and garage.	
8	2019/0899 2019/0900 LBC	Green Dragon 6 Church Street.	Installation pf external security cameras.	
9	Norfolk County Council Ref Y/7/2019/7005	Wymondham High Academy Folly Road	Demolition of existing changing room, dining area and reception area; Extension and refurbishment works to existing buildings and external areas, including north block dining hall, hall annex, storage areas, and the addition of a library extension.	