

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 JUNE 2022 in the COUNCIL OFFICES COMMENCING at **6.00** pm

AGENDA

1	Apologies for absence.	
2	To receive declarations of Interest.	A
3	To resolve that the minutes of the Planning Lighting & Highways Committee meeting held on 7 th June 2022 are a correct record.	B
4	To receive an update about progress of items arising from the meeting of the Committee held on 7th June 2022 / previous meetings.	
5	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.	
6	To consider Planning applications – attached.	C
7	Norfolk County Council - Market Place – One Way Order	D
8	Dept of Transport – Proposed stopping up of Highway – Cemetery Lane	E

Council Offices
Ketts Park
Harts Farm Road
Wymondham
NR18 0UT

T B Gurney
Town Clerk
14th June 2022

Committee Members

Cllr. Broome	Cllr. Nuri-Nixon	Cllr. Murrell
Cllr. James	Cllr. Astley	

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?

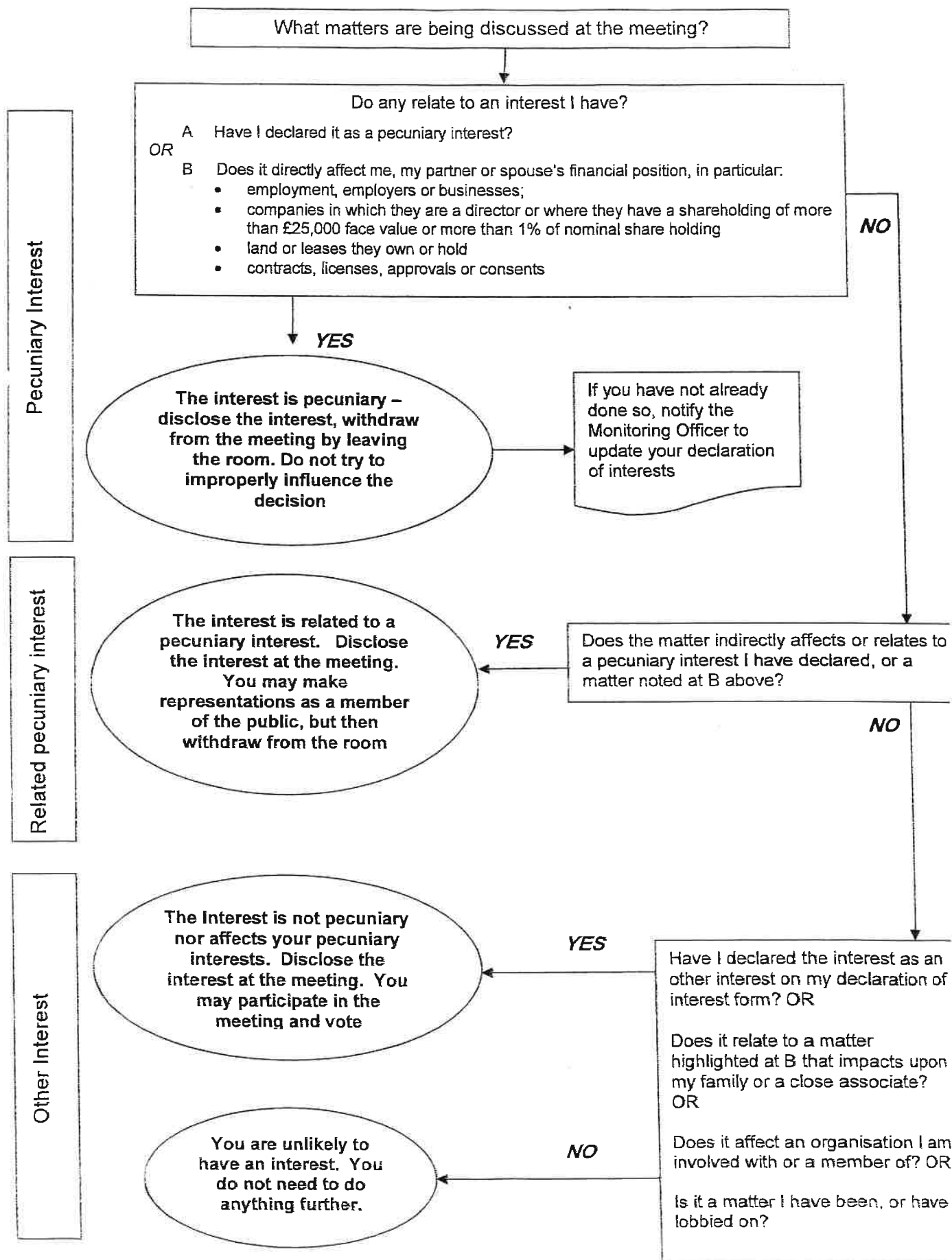
If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

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.

**FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.
PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE**

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



WYMONDHAM TOWN COUNCIL
MINUTES OF A MEETING OF THE
PLANNING LIGHTING & HIGHWAYS COMMITTEE held
on 7th June 2022 commencing at 6.00 pm in the Council Offices.

Cllrs.	P Broome (Chairman)
	A James
	J Murrell
	S Nuri-Nixon

Also Present	0 member (s) of the public
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PL045/22	<u>APOLOGIES FOR ABSENCE</u> – Cllr Astley.
PL046/22	<u>DECLARATIONS OF INTEREST</u> – Cllr Nuri-Nixon and Cllr James have been lobbied by residents on Item 7 Land North of Cemetery Lane.
PL047/22	<u>MINUTES OF MEETING</u> Upon the proposition of Cllr. James and seconded by Cllr. Nuri-Nixon the minutes of the meeting of the Planning Lighting & Highways Committee on 17th May 2022 was approved and signed by the Chairman as a true record.
PL048/22	<u>PROGRESS UPDATE</u> : None.
PL049/22	<p><u>ITEMS RAISED BY MEMBERS OF THE PUBLIC</u> – 2022/0924 residents spoke on this application. No notification given, no site notice. The path would run at the bottom of the resident’s garden, as they are not permitted to erect a fence at the bottom of their garden they would be overlooked, and people could gain access to their property. The weeds and nettles along side the river are home to water voles and newts. No Ecology report has been provided in the application. The private footpath included in the application for the new bungalows on Cemetery Lane would have to become public to join this new footpath. Dogs running loose would disturb the wildlife and be able to enter their garden.</p> <p>Police are aware of anti-social behaviour at the Cemetery Lane car park. The new path would give people an escape route when fleeing the police.</p> <p>Streetlights would need to be provided. Cemetery Lane does not have streetlights all the way along it due to it being a corridor that the bats fly along. Who is the applicant (Cemetery Lane Ltd) and what is the purpose of the path? Willow Wood adjoins Bays River and Tolls Meadow. There are constraints on the land due to protected species being present. The application says there are none near the footpath area. The entrance to Tolls Meadow is nearby on Cemetery Lane, why is this path necessary? The path will disturb the natural habitat.</p> <p>Resident was concerned about security, with people able to enter his garden. There are Water Voles, Kingfishers, Newts and Deer in Tolls Meadow and there is no need for the path when there is an entrance nearby.</p>
PL050/22	<u>PLANNING APPLICATIONS</u> These are shown separately.

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(The meeting closed at 18.31 pm)

DATED.....day of2022

SIGNED.....(Chairman)

DRAFT

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 7th JUNE 2022 in the COUNCIL
OFFICES COMMENCING at 6.00 pm

1	2022/0865	Land West Of Suton Lane Suton Norfolk	Variation of condition 2 of 2020/2102 - changes to appearances of previously approved scheme	Approved
	Extensions			
2	2022/0813	10 Clifton Road Wymondham	Demolition of garden room in part and conversion of existing carport and remaining garden room. Proposed rear extension.	Approved
3	2022/0807	19 Preston Avenue	Two storey side extension and single storey extensions to front and rear.	Approved
4	2022/1021	169 Norwich Road	Single storey side extension	Approved
5	2022/0869	3 Gaynor Close	First floor side extension above existing garage (existing garage to be re- built)	Approved
6	2022/0905	163 Norwich Road	Rear extension & re- modelling to include loft conversion	Approved
	Other			
7	2022/0924	Land North Of Cemetery Lane	Extension of riverside footpath link to rear of Cemetery Lane Car Park to connect to Tolls Meadow	Refused Impact on Wildlife. No ecology report. Loss of privacy to residents. Tolls Meadow is a designated nature reserve and County wildlife site. Home to water voles, shrews and

				newts.
8	2022/0772 (LBC)	8 Cock Street	Removal and replacement of back door and front and rear windows	Approved Subject to views od the Conservation Officer
9	2022/0236	The Abbey School Rooms Church Street	Change of use to retain existing offices class E (formally class B1) to include the addition of class F1 (a) and (b) for teaching and exhibition of art; and a sui generis use for tattoo studio.	Approved

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	Extensions			
1	2022/0866	Single storey front, rear and side extension and alterations.	2A Back Lane	
2	2022/0967	Single storey extension with enlarged balcony above, including a new covered stairwell and detached garage/workshop building.	15A Chapel Lane	
3	2022/1074	Erection of garage	6 Kidds Moor Melton Road Downham Norfolk NR18 0SE	
4	2022/1081	Single storey flat roof plant room extension and biomass boiler fuel storage (Retrospective)	Stanfield Hall Stanfield Wymondham Norfolk NR18 9RJ	
5	2022/1082 (LBC)	Single storey flat roof plant room extension and biomass boiler fuel storage (Retrospective)	Stanfield Hall Stanfield Wymondham Norfolk NR18 9RJ	
	Other			
6	2022/0561	Proposed extension to Business Park for E(g) (offices/research and development/industrial processes), B8 (storage/distribution) and E(e) (doctors surgery) uses.	Elm Farm Norwich Common	
7	2022/1032	Construction of covered area and associated external works adjacent to clubhouse.	Barnard Fields, Wymondham Rugby Football Club Bray Drive	
8	2022/0767	3 x fascia signs and lighting bar above.	Wymondham Leisure Centre Norwich Road	

**INFORMATION FROM NORFOLK COUNTY
COUNCIL OF PLANNED TRAFFIC
REGULATION ORDER**Tel: 0344 800 8020
Fax: 01603 223931
Textphone: 0344 8008011
Email: phil.reilly@norfolk.gov.uk
www.norfolk.gov.uk

Wymondham Town Council

Dear Sir/ Madam

Wymondham Market Place – One Way Order.

Funds have been made available to promotion of a Traffic Regulation Order formalise the One Way Order on Market Place and associated right turn ban out of Queen Street after the Temporary Covid Order expires. The areas are indicated on the attached plan.

The purpose of this letter is to seek initial views on the proposal and so I would be grateful to receive any comments within 28 days if possible. I shall assume that you have no adverse comments if you do not contact me by the above mentioned timescale. If you require more time to respond, please do contact me as soon as possible to agree an extension. however, it should be noted that the opportunity to object will still be available during the advertisement period of associated Traffic Regulation Order.

For your convenience I have enclosed a reply slip.

I trust the above information is useful, however, should you wish to discuss the matter further please do not hesitate to contact me on 01603 224203

Yours Sincerely



Phill Reilly (Programme Engineer)

Reply Slip

Wymondham Market Place – One Way Order.

From: Wymondham TC

I / We have considered the above proposals and:

am/are in favour / object (please tick as appropriate)
do not object

Comments:

.....
.....
.....
.....
.....

Signed: Dated:

Name (please print):

Please return by to:
Norfolk County Council
Department of Community & Environmental Services
Floor 2 County Hall
Martineau Lane
Norwich
NR1 2SG
For the attention of Phill Reilly

Or email your response to
Phil.reilly@norfolk.gov.uk



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INITIALS	DATE	DRAWING NO.
SURVEYED BY	DESIGNED BY	PROJECT TITLE
DRAWN BY	CHECKED BY	Wymondham Market Place TPO
PR	DC22	SUBALL
		FILE NO.

REV	DESCRIPTION	DRAWN BY	CHECKED	DATE

DRAWING TITLE
Wymondham Market Place
Proposed One Way and No Right Turn

Tom McCabe
Executive Director of
Community and Environmental Services
Norfolk County Council
High Street
Norwich NR1 2BG



TOWN AND COUNTRY PLANNING ACT 1990

THE STOPPING UP OF HIGHWAY (EAST) (NO.) ORDER 202

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990 ("the Act").

1. The Secretary of State authorises the stopping up of the highway described in the Schedule to this Order and shown on the plan numbered NATTRAN/E/S247/5054, to enable development to be carried out in accordance with the planning permission granted by South Norfolk Council, under reference 2020/1439.
2. No part of the said highway shall be stopped up pursuant to this Order until the Council certify to the developer that the provisions of article 3 (1) of this Order have been complied with.
3. (1) The developer shall to the reasonable satisfaction of Norfolk County Council provide:-
 - (a) new highway as proposed and detailed in the approved planning permission, development plans and associated legal agreements with the Council; and
 - (b) improvement of the highway as proposed and detailed in the approved planning permission, development plans and associated legal agreements with the Council.
3. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highway authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after that highway is stopped up as they had immediately beforehand.
4. This Order shall come into force on the **(Date of publication)**.

Signed by authority of
the Secretary of State
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DAVE CANDLISH
An Official in the
National Transport Casework Team
Department for Transport

THE SCHEDULE

Description of highway to be stopped up

The highway to be stopped up is at Wymondham in South Norfolk, shown on the plan and is a length and part width of Cemetery Lane. It commences 10 metres north east of the western corner of Wymondham Station extending in a north easterly direction for a maximum distance of 155 metres when measured along its eastern boundary and having a maximum width of 18 metres.

PUBLIC NOTICE

DEPARTMENT FOR TRANSPORT

TOWN AND COUNTRY PLANNING ACT 1990

The Secretary of State gives notice of the proposal to make an Order under section 247 of the above Act to authorise the stopping up of a length and part width of Cemetery Lane at Wymondham in South Norfolk.

If made, the Order would authorise the stopping up only to enable development as permitted by South Norfolk Council, under reference 2020/1439.

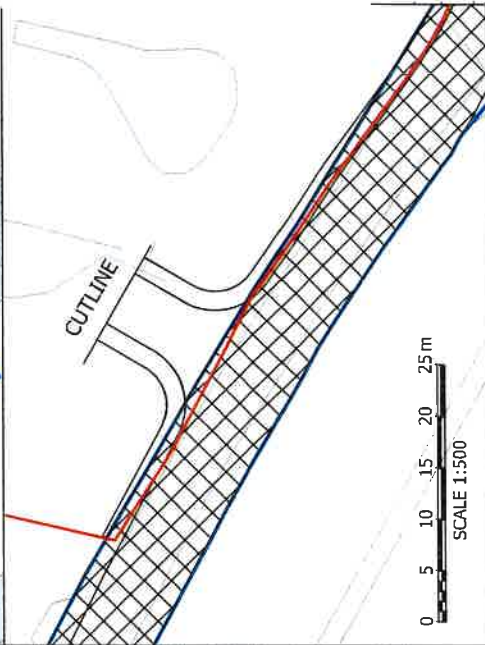
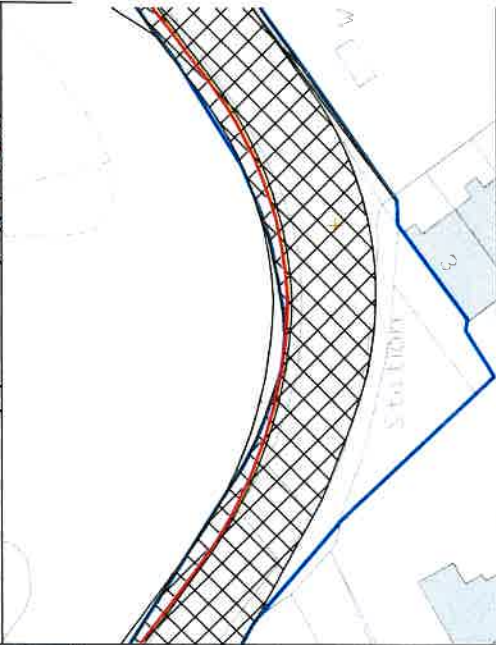
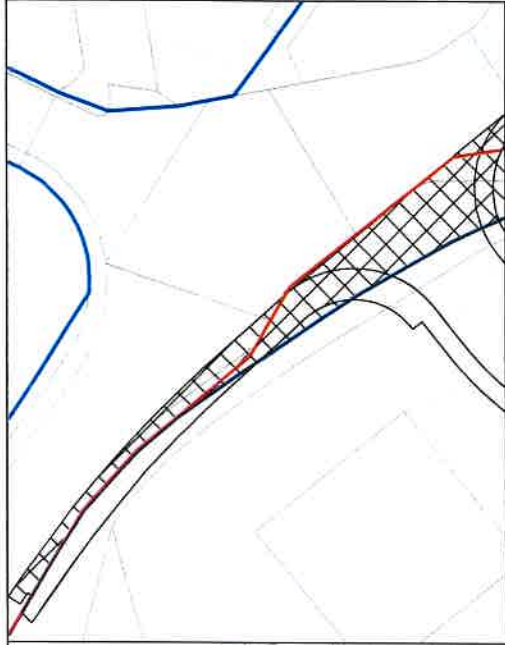
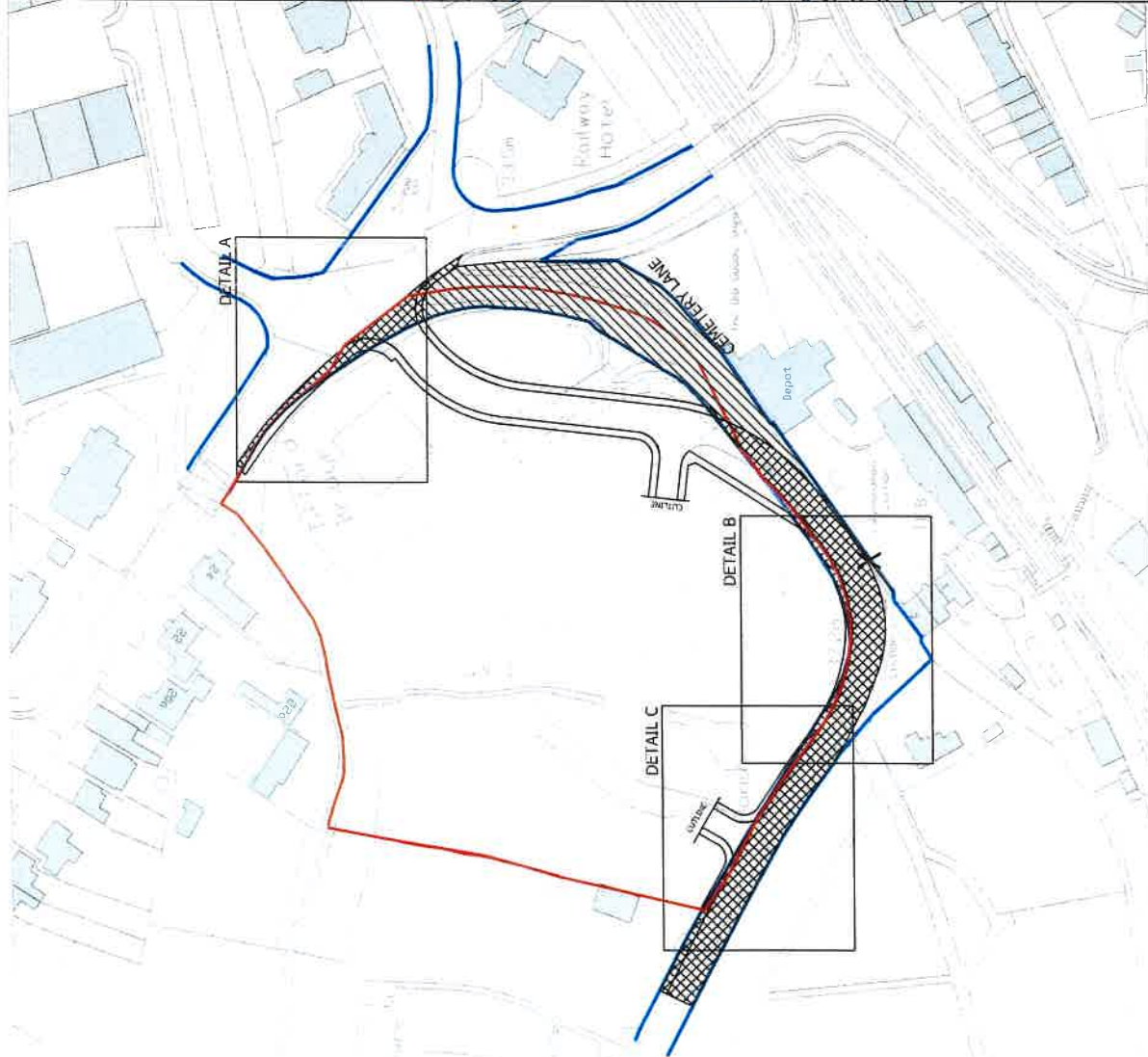
Copies of the draft Order and relevant plan will be available for inspection during normal opening hours at Wymondham Library, Back Lane, Wymondham, NR18 0QB in the 28 days commencing on 16 June 2022, and may be obtained, free of charge, from the addresses stated below quoting NATTRAN/E/S247/5054.

Any person may object to the making of the proposed order by stating their reasons in writing to the Secretary of State at nationalcasework@dft.gov.uk or National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle upon Tyne NE4 7AR, quoting the above reference. Objections should be received by midnight on **14 July 2022**. Any person submitting any correspondence is advised that your personal data and correspondence will be passed to the applicant/agent to be considered. If you do not wish your personal data to be forwarded, please state your reasons when submitting your correspondence.



D Hoggins, Casework Manager

HIGHWAY AT WYMONDHAM IN SOUTH NORFOLK



Key Scale 1:1250 @ A3



Highway to be stopped up



Proposed highway to be improved



Proposed new highway

National Transport Casework Team

Department for Transport

Plan No: NATTRAN/ES247/6054

Signed by Authority of the Secretary of State

on:

Signature:

DAVE CANDLISH
An Official in the
National Transport Casework Team
Department for Transport