


## 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 March 2023 in the COUNCIL  
OFFICES COMMENCING at **6.00** pm

### AGENDA

1	Apologies for absence.	
2	To receive declarations of Interest.	<b>A</b>
3	To resolve that the minutes of the Planning Lighting & Highways Committee meeting held on 7 <sup>th</sup> March 2023 are a correct record.	<b>B</b>
4	To receive an update about progress of items arising from the meeting of the Committee held on 7 <sup>th</sup> March 2023 / 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.	<b>C</b>
7	South Norfolk Council – Tree Preservation Order – Land rear of 5&7 Silfield Road	<b>D</b>
8	South Norfolk Council – Premises Licence alteration – 11 Market Street	<b>E</b>

Council Offices  
Ketts Park  
Harts Farm Road  
Wymondham  
NR18 0UT

  
T B Gurney  
Town Clerk  
15th March 2023

### 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?

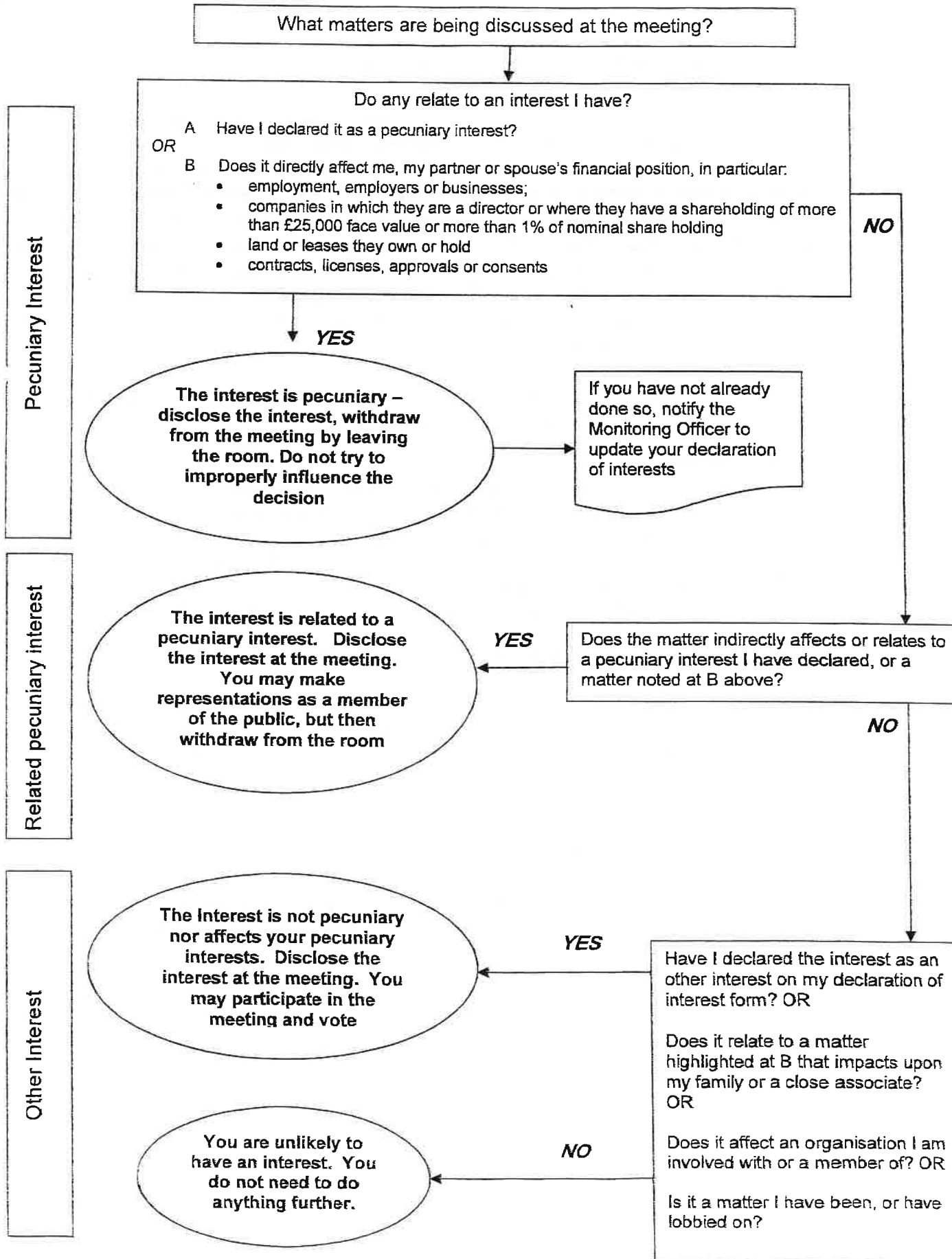
If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

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 INSTANC

## DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



**WYMONDHAM TOWN COUNCIL**  
**MINUTES OF A MEETING OF THE**  
**PLANNING LIGHTING & HIGHWAYS COMMITTEE** held  
on 7<sup>th</sup> March 2023 commencing at 6.00 pm in the Council Offices.

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

Also Present	0 member (s) of the public
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PL019/23	<u>APOLOGIES FOR ABSENCE</u> – Cllr. Astley
PL020/23	<u>DECLARATIONS OF INTEREST</u> – None.
PL021/23	<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 21st February 2023 was approved and signed by the Chairman as a true record.
PL022/23	<u>PROGRESS UPDATE:</u> None.
PL023/23	<u>ITEMS RAISED BY MEMBERS OF THE PUBLIC:</u> None.
PL024/23	<u>PLANNING APPLICATIONS</u> These are shown separately.

*(The meeting closed at 18.06 pm)*

DATED.....day of .....2023

SIGNED.....(Chairman)

**WYMONDHAM TOWN COUNCIL**  
**PLANNING APPLICATIONS DISCUSSED AT A**  
**PLANNING LIGHTING & HIGHWAYS COMMITTEE MEETING**  
**HELD ON 7<sup>th</sup> March 2023 at 6.00 pm**

	<b>Extensions</b>			
1	2023/0285	101 Hubbard Close	Proposed side extension with pitched roof.	<b>Approved</b>
2	2023/0399	1 Clematis Way	Single storey side extension.	<b>Refused</b> contrary to policy DM3.4 – not in keeping with street scheme and unacceptable loss of amenity land.
3	2023/0374	87 Barnham Broom Road	First floor side extension creating 2no. additional bedrooms and garage conversion creating additional living space.	<b>Approved</b>
4	2023/0412	10 Park Lane	Two storey side extension and single storey rear extension.	<b>Approved</b>
	<b>Other</b>			

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1	2023/0327	Land Adjacent To 94 Silfield Road	Proposed new bungalow.	
2	2023/0527	Parcels Of Land Adj To Postmill Close	Erection of office (Class E) with 15 parking spaces.	
3	2023/0581	2 Market Place	Proposed erection of two bed dwelling.	
	<b>Extensions</b>			
4	2023/0426	The Old Granary, Wramplingham Road, Downham	Proposed double garage.	
5	2023/0500	25 Westwood Gardens	Extension to create first floor dormer.	
6	2023/0506	1 Downham Lodge Farm Barns Barnham Broom Road Downham	Erection of a garden room	
7	2022/1420	14 Gunton Road	Front porch extension (Retrospective)	
	<b>Other</b>			
8	2023/0485	2 Market Place	Minor internal & external works to accommodate branch closure. Removal of external ATM, with internal & external aperture's in-filled with matching materials. Removal of external signage and CCTV equipment.	
9	2023/0117 2023/0343 (LBC)	Wymondham Masonic Centre Chandlers Hill.	Replacement of doors.	
10	2023/0555	Centre Paws At Barnards Farm Youngmans Road	Variation of condition 3 of 2022/1901 - Revised opening hours to include Sunday and bank holiday/public holiday opening hours.	



Thorpe Lodge  
1 Yarmouth Road  
Norwich  
NR7 0DU

Mr T Gurney  
Clerk To Wymondham Town Council  
Ketts Park  
Harts Farm Road  
Wymondham  
Norfolk NR18 0UT

Tel 01508 533780 / 01603 430509  
Planning@southnorfolkandbroadland.gov.uk

Our ref SN0594

6 March 2023

Dear Sir/Madam,

**The Norfolk (South Norfolk District Council) Wymondham Tree Preservation Order 2023 No. SN0594**

**Tree(s) at : Land Rear Of 5 & 7 Silfield Road Wymondham Norfolk NR18 9AU  
Easting : 611506 Northing : 300858**

South Norfolk Council has served a new Tree Preservation Order (TPO) to protect tree(s) at the location detailed above. A copy of the TPO is enclosed. The Council has served this TPO because This group of mixed species trees add amenity and habitat value to the area of Silfield Road. They are visible from the footpath and highway and are also viewed from many of the surrounding properties. This small patch of woodland is a valuable asset for an area, which is seeing new developments encroaching from all directions. The group of trees has scored 16 on TEMPO, which merits a TPO. This is in line with the Policy DM4.8 of the South Norfolk Local Plan Development Management Policies Document 2015.. Should you wish to comment or object to the TPO, details of how to do so are set out on the Notice; you can use the enclosed reply form for your comments.

Further information is set out on the back of this letter. If you have any other questions or concerns, please do not hesitate to contact us.

Yours faithfully

**Ben Appleby**  
**Assistant Conservation & Tree Officer**

## **New TPO (Tree Preservation Order) - Frequently Asked Questions**

### **Why has the TPO been served on me?**

You have been sent this TPO because you are an owner and/or occupier of land on which the tree(s) is/are growing, or that is next to where the tree(s) is/are growing. Alternatively, we may have needed to send it to you as you are in some other way formally connected with the site. We need to tell you about the TPO in order you are aware of the legal restrictions that it imposes, also so you can object or make other comments should you wish to do so.

### **The tree(s) is/are on my neighbour's land, so why have I received the TPO?**

We are required to tell you about the TPO as the tree(s) may overhang or grow to overhang your land. If they do, you will be subject to the restrictions that the TPO imposes. It may also be the case that the roots encroach your land; the TPO protects the tree roots in addition to the rest of the tree, so you must take care not to do any damage to these either.

### **I am a tenant of the property, so why have I been contacted?**

Wherever possible we contact both the owner of the property and any other interested parties such as tenants. Sometimes it is not easy to know who these are, so if you think that we have not contacted someone who should be told about the TPO, please let us know. If you are a tenant, please tell us and also let your landlord know that you have been sent this TPO.

### **What if my name and/or other details is/are not correct on the TPO documents?**

Please let us know as soon as possible and we will resolve this. If necessary, we will re-issue the documents and adjust the consultation period if necessary.

### **Who else has been informed about the TPO?**

In addition to the tree owners and their neighbours, we let the relevant Parish/Town Council, District Councillor(s) and the Parish Tree Warden(s) know about the TPO. If the tree is close to the highway, we will also inform Norfolk County Council.

### **Why was the TPO sent by recorded delivery or delivered by hand?**

As the TPO and the Notice are legal documents, we need to be sure that they have been received safely. We endeavour to time the posting of TPOs so that they arrive at residential properties on Saturdays, which is a day that more households will have at least one person at home to receive them, but sometimes this is not possible. We apologise if the need to sign for the TPO caused you any inconvenience.

### **How do I make objections to the TPO, or provide other comments?**

The Notice that accompanies the TPO sets out the date by which comments should be received; it is usually at least one month from the date the TPO is served. We have provided a standard form on which you can make comments, but you are not obliged to use it. In order to be sure that they are considered all comments must be made in writing by the deadline stated. If for any reason you need longer to make comments, please let us know why and we will do our best to help.

### **Must I make comments to South Norfolk Council regarding the TPO?**

No, you do not need to make an objection or other comment if you do not wish to. If you are supportive of the TPO it would be good, though not essential, to know this as well.

### **Who do I contact if I have any other questions not covered by this?**

General information about TPOs can be found via the Planning Practice Guidance website at [planningguidance.planningportal.gov.uk](http://planningguidance.planningportal.gov.uk). If this does not provide the information you require please email the Council at [Planning@southnorfolkandbroadland.gov.uk](mailto:Planning@southnorfolkandbroadland.gov.uk) or call 01508 533780 / 01603 430509



Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU,  
Tel 01508 533633 / 01603 430509 Text phone 01508 533622  
Freephone 0800 3896109  
Email [planning@southnorfolkandbroadland.gov.uk](mailto:planning@southnorfolkandbroadland.gov.uk)  
Website [www.southnorfolkandbroadland.gov.uk](http://www.southnorfolkandbroadland.gov.uk)



Wymondham/SN0594

**Town and Country Planning Act 1990**  
**The Norfolk (South Norfolk District Council) Wymondham Tree Preservation Order 2023 No. SN0594**

**Citation**

1. This Order may be cited as the **The Norfolk (South Norfolk District Council) Wymondham Tree Preservation Order 2023 No. SN0594**

**Interpretation**

2.—(1) In this Order “the authority” means the South Norfolk Council

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

**Effect**

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.  
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—  
(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or  
(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

**Application to trees to be planted pursuant to a condition**

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

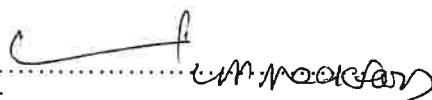
Dated this 6th day of March 2023

The Common Seal of South Norfolk Council

was affixed to this Order in the presence of—



12929



Monitoring Officer

Deputy Monitoring Officer

## SCHEDULE

### Specification of trees

**Trees specified individually -**  
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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**Trees specified by reference to an area**  
(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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A 1	1 Mixed Area	On land rear of 5 & 7 Silfield Road, Wymondham, NR18 9AU
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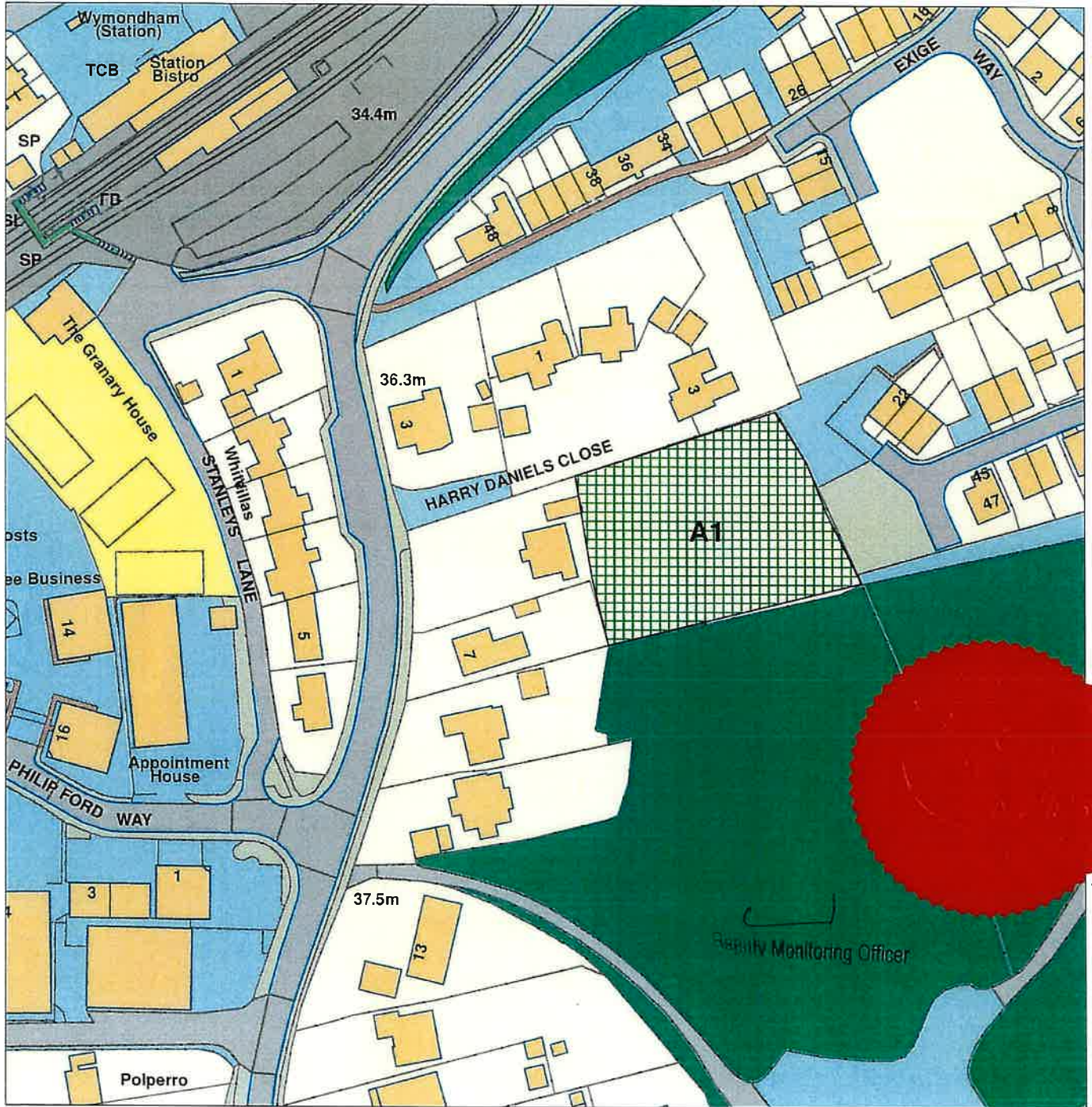
**Groups of trees**  
(within a broken black line on the map)

<i>Reference on map</i>	<i>Description including number of trees of each species in the group</i>	<i>Situation</i>
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**Woodlands**  
(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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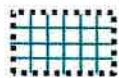
THE NORFOLK (SOUTH NORFOLK DISTRICT COUNCIL)  
Wymondham Tree Preservation Order 2023 No. SN0594



KEY

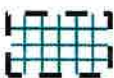


Individual trees (T1 etc.)



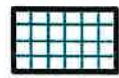
Areas (A1 etc.)

Inner edge of dots denotes boundary



Groups (G1 etc.)

Inner edge of broken line denotes boundary



Woodland (W1 etc.)

Inner edge of line denotes boundary



Scale 1:1,253

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**From:** Rosie Setford <Rosie.Setford@southnorfolkandbroadland.gov.uk>  
**Sent:** 08 March 2023 10:34  
**To:** Kevin Hurn; Robert Savage; Wymondham Town Council  
**Subject:** Full Variation for Wymondham Kebab, Pizza and Fried Chicken, 11A Market Street, Wymonhdam

Good Morning

I have received and accepted a Premises Licence Full Variation application for Wymondham Kebab, Pizza and Fried Chicken of 11 Market Street, Wymondham, Norfolk, NR18 0AJ.

**Applicant** – Mr Mahmut Kulhas

**Details of the Application** – to add the sale of alcohol for consumption off the premises

Should you require details of the application, please let me know and I will arrange for a redacted copy to be sent to you.

This application is now subject to a 28 day consultation period expiring on the 5 April 2023. Should you wish to make representations, the Licensing Act 2003 provides a clear focus on the promotion of four statutory objectives which are: -

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

Each objective is of equal importance. These four statutory objectives are the only matters to be taken into account when determining licensing applications and associated operating schedules.

For further information please contact me on the details below.

Many thanks

Rosie

**Rosie Setford**

**Licensing and Enforcement Officer**

t 01508 533602 e [rosie.setford@southnorfolkandbroadland.gov.uk](mailto:rosie.setford@southnorfolkandbroadland.gov.uk)



We have moved! South Norfolk Council is now based at Thorpe Lodge. Find out how you can access our services by visiting our website or by calling us on 01508 533633

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