

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 6th May 2025 in the Council Offices, Ketts Park, Harts Farm Road, Wymondham, NR18 0UT commencing at **6.00 pm**

AGENDA

30th April, 2025

A Trabucco

Town Clerk

1. APOLOGIES FOR ABSENCE

To receive apologies for absence.

2. DECLARATIONS OF MEMBERS' INTEREST

(A)

To receive declarations of Interest.

3. CONFIRMATION OF MINUTES

To receive and confirm the minutes of the meeting held on 15th April 2025.

(B)

4. PROGRESS UPDATE

To receive an update about progress of items arising from the meeting of the Committee held on 15th April 2025/previous meeting.

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. PLANNING APPLICATIONS

To receive and consider new planning applications:

[2025/0746](#)

Location: Greenwood Lodge Compass Road.

Proposal: Demolition of existing small garden room - construction of a new build single storey garden room to the side of the property in same location.

[2025/1064](#)

Location: 30 Blackthorn Road

Proposal: Sub division of the property and change of use of unit into a Chicken Shop and Sri Lankan Takeaway, including the installation of an extraction flue and alterations to the shopfront.

[2025/1115](#)

(Amended)

Location: 105 Melton Road

Proposal: Variation of condition 2- revised layout of consented permission 2022/2317 (Which gave consent for Proposed new single-storey dwelling (re-using and sharing existing double garage))Dated: 15th May 2024.

[2025/1112](#)

Location: 47 Melton Road Wymondham

Proposal: Extensions to existing care home to form additional bedroom spaces.

- | | | |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <u>2025/1082</u> | Location: 20 Gunton Road
Proposal: Single storey rear extension on first floor with pitch roof, demolition of existing garage at the front, relocate garage to the rear and associated landscape works. | |
| <u>2025/1151</u> | Location: Abbey Hall Church Street
Proposal: Changes in external materials, minor fenestration alterations, the addition of roof-mounted solar panels and an air-source heat pump | |
| <u>2025/1225</u>
(LBC) | Location: 10B Market Street Wymondham Norfolk NR18 0BB
Proposal: Roof coverings and associated works. | |
| <u>2025/0794</u>
(Amended) | Location: Agricultural Buildings North West Of Manor Farm Wramplingham Road Downham
Proposal: Variation of condition 2 - Design changes to planning permission 2021/2804. | |
| <u>2025/0805</u>
(Amended) | Location: 2 Station Road
Proposal: Replacement of 1 existing dwelling (already demolished) with 2no. 2 Bed dwellings and associated external works. | |
| <u>2025/0446</u>
(Amended) | Location: Nelson House 22 - 30 Penfold Drive
Proposal: Proposed Portacabin | |
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7. To note Norfolk County Council Traffic Regulation Order (TRO) Preliminary Consultation of proposal for changes to existing speed limits within Barnham Broom, Brandon Parva, Kimberley & Carleton Forehoe, Wicklewood and Wymondham – comments to be submitted by 7th May 2025. (C)

 8. To note South Norfolk request for EIA Scoping Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed residential-led development. Location: Land South Of Norwich Common Wymondham Norfolk. (D)

Committee Members: Councillor (Cllr) Roly Frosdick (Chair), Paul Barrett, Peter Broome, Alex Perry.

Interests Flowchart

The flowchart below gives a simple guide to declaring an interest under the code.

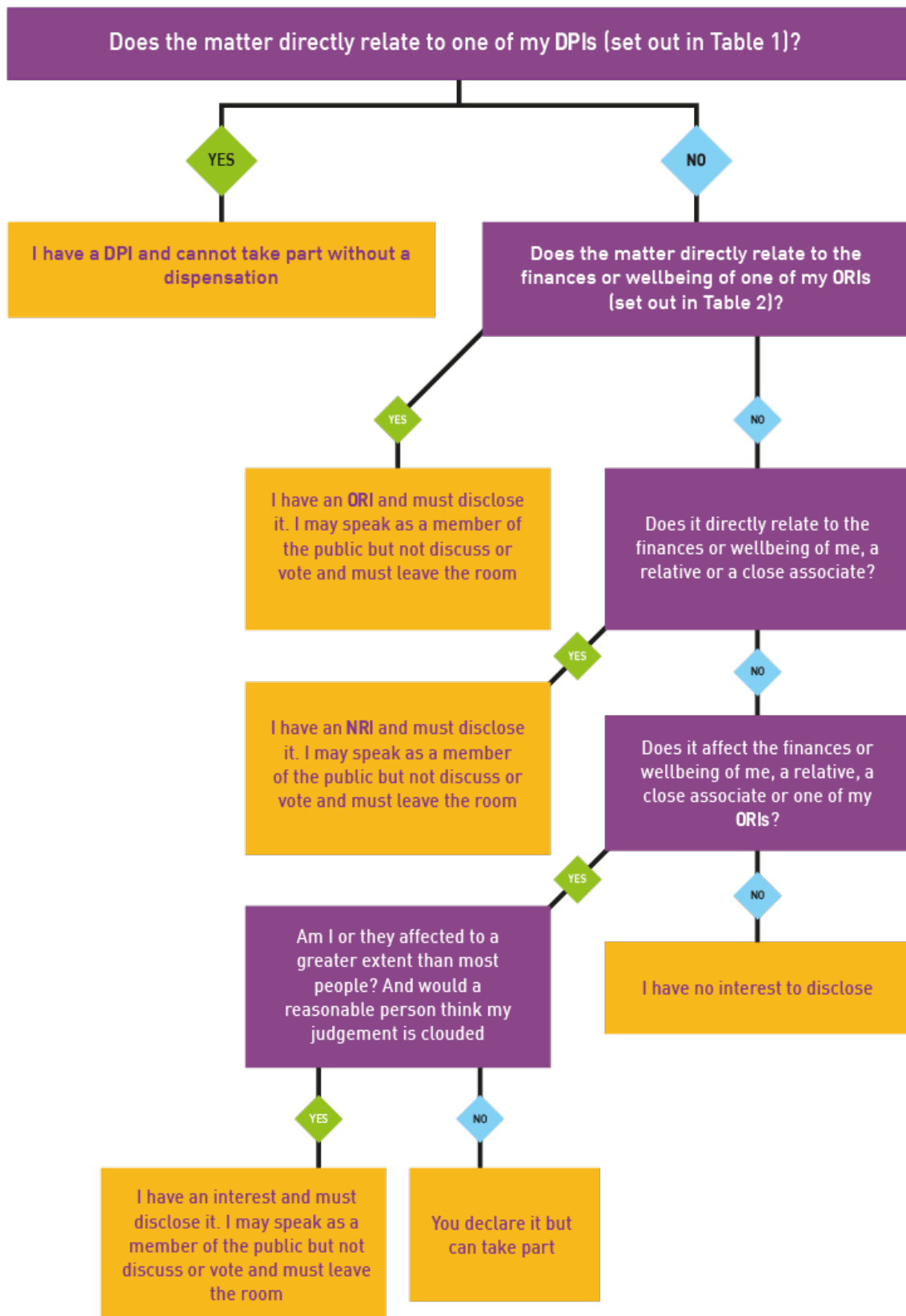


Table 1: Disclosable Pecuniary Interests

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the

[Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012.](#)

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land and Property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licenses	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer

Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.

* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2: Other Registrable Interests

You must register as an Other Registerable Interest :

- a) any unpaid directorships
- b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority
- c) any body
 - (i) exercising functions of a public nature
 - (ii) directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

WYMONDHAM TOWN COUNCIL

Minutes of the Planning Lighting & Highways Committee meeting held on Tuesday 15th April 2025 at 6.00pm in the council offices, Ketts Park, Harts Farm Road, Wymondham, NR18 0UT

Present: Councillor (Cllr) Roly Frosdick (Chair), Paul Barrett and Peter Broome.

Officer: Laura Trabucco (Town Clerk).

Member of the Public: Six members of the public were present including District Councillor Suzanne Nuri-Nixon.

1. APOLOGIES FOR ABSENCE

PL035/25: No apologies received for Cllr Alex Perry.

2. DECLARATIONS OF MEMBERS' INTEREST

PL036/25: None.

3. CONFIRMATION OF MINUTES

PL037/25: Upon the proposition of Cllr Barrett and seconded by Cllr Broome the minutes of the meeting of the Planning Lighting & Highways Committee on 1st April 2025 were unanimously **approved**.

4. PROGRESS UPDATE

PL038/25: None.

5. PUBLIC PARTICIPATION (Items raised by members of the public).

PL039/25: Four residents read out prepared statements opposing planning application 2025/0805 due to loss of light, drainage issues, dangerous access to the road.

District Councillor Nuri-Nixon read out a statement opposing planning application 2025/0805.

6. PLANNING APPLICATIONS

PL040/25: To receive and consider new planning applications:

[2025/0805](#): Location: 2 Station Road.
Proposal: Replacement of 1 existing dwelling (already demolished) with 2no. 2 Bed dwellings and associated external works.

Council comments: **Object**. Location is on a busy junction, loss of habitat and over development of the area.

[2025/0974](#) / Location: 54 - 56 Damgate Street.
[2025/0975](#) (LBC): Proposal: Subdivision of plot and erection of 1no self build dwelling.

Council comments: **Object**, as not enough parking facility and not in keeping with the area.

[2023/2007](#)

(Amended)

Location: Chapel Meadows Farm Chapel Lane

Proposal: Change of use of agricultural land to a re-wilded nature reserve with a glamping area containing up to 4 camping pods.

Council comments: **Approved.**

[2025/1032](#)

Location: Chestnut House The Loke Wymondham

Proposal: Garage building alterations with addition of dormers.

Council comment: **Approved.**

PL041/25: The meeting closed at 18.24 pm.

Chair's Signature

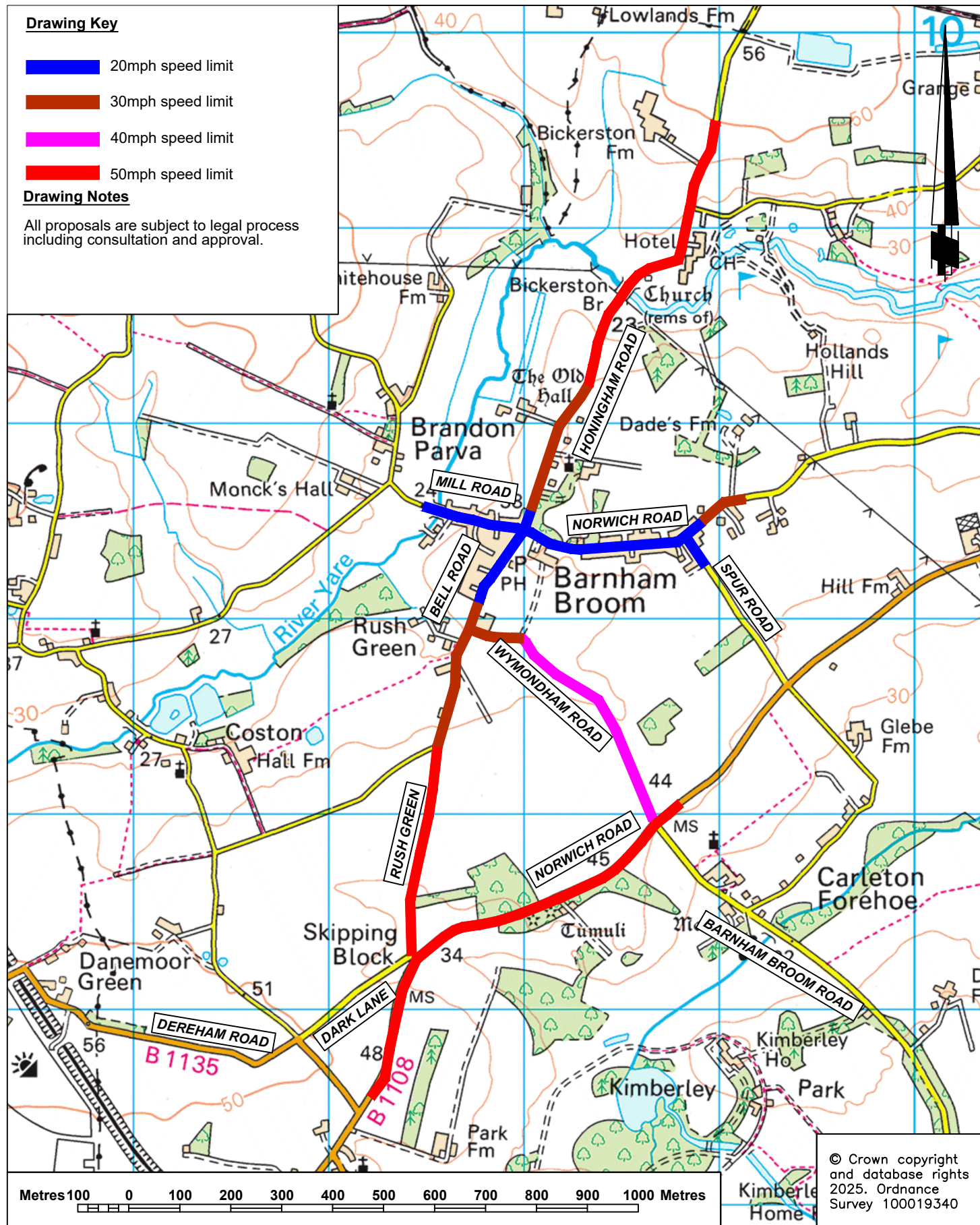
Date

Drawing Key

- 20mph speed limit
- 30mph speed limit
- 40mph speed limit
- 50mph speed limit

Drawing Notes

All proposals are subject to legal process including consultation and approval.



DRAWING TITLE

Traffic Mitigation Measures
Barnham Broom
Traffic Regulation Order Plan



Grahame Bygrave
Lead Director - Infrastructure
Director of Highways, Transport & Waste
Norfolk County Council
County Hall
Martineau Lane
Norwich NR1 2SG

REV.	DESCRIPTION	DRAWN	CHECKED	DATE

SURVEYED BY	OS	DATE	2024	DRAWING No.	PLA123-ID-011
DESIGNED BY	LD	DATE	01/24	PROJECT TITLE	Traffic Mitigation Measures Barnham Broom
DRAWN BY	FM	DATE	09/24	SCALE	1 : 1000
CHECKED BY	AL	DATE	10/24	FILE No.	PJA123

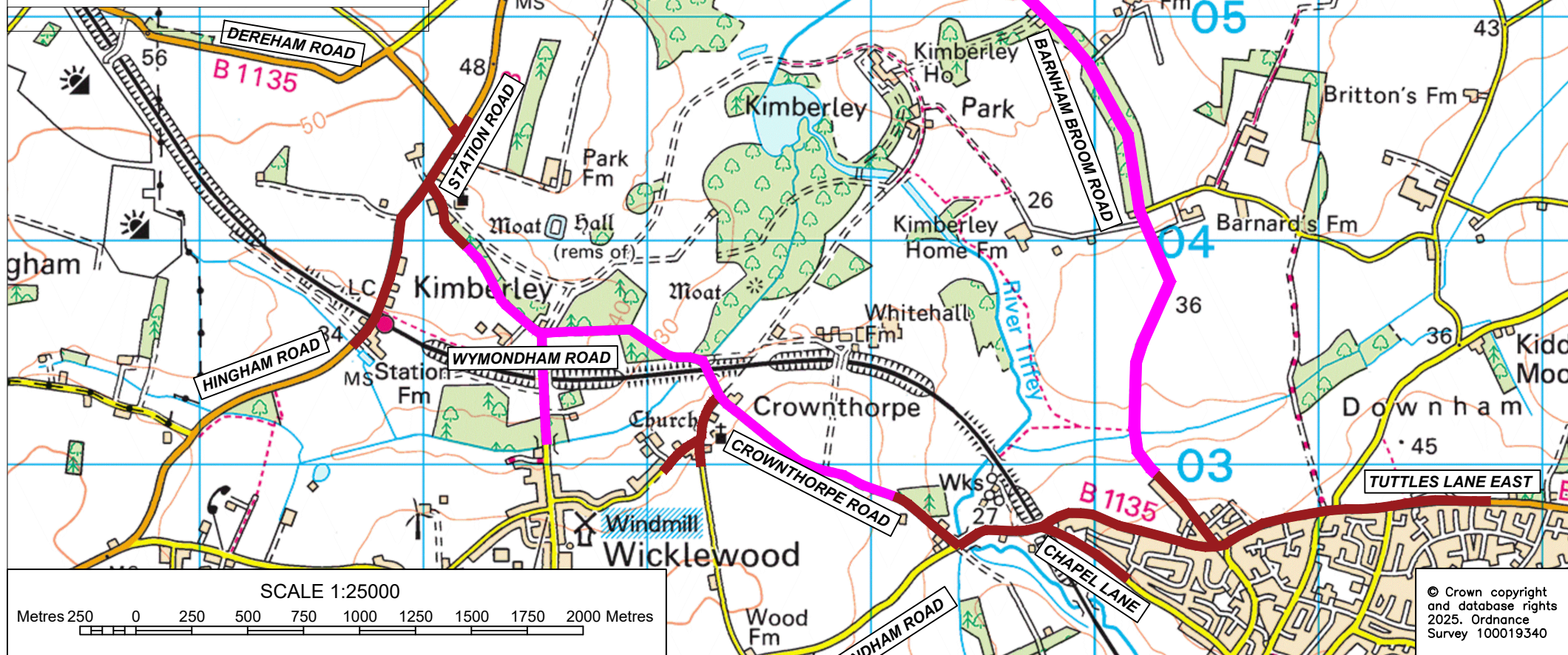
Drawing Key

- 30mph speed limit
- 40mph speed limit

Drawing Notes

Consideration should be given to the County Council's latest speed management strategy as part of this work.

All proposals are subject to legal process including consultation and approval.



Grahame Bygrave
Director of Highways, Transport & Waste
Norfolk County Council
County Hall
Martineau Lane
Norwich NR1 2DH

DRAWING TITLE
Traffic Mitigation Measures
Kimberley, Wymondham & Carleton Forehoe
Traffic Regulation Order Plan

REV.	DESCRIPTION	DRAWN BY	CHECKED	DATE

INITIALS	DATE	DRAWING No.

SURVEYED BY	OS	2024	DRAWING No.	PJA124-ID-014
DESIGNED BY	LD	09/2024	PROJECT TITLE	Traffic Mitigation Measures
DRAWN BY	AL	04/2025	Kimberley, Wymondham & Carleton Forehoe	
CHECKED BY	LD	04/2025	SCALE	1:25000 @ A4
			FILE No.	PJA124

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Broadland Business Park
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Norwich
NR7 0WF

Laura Trabucco
Wymondham

Tel 01508 533813 / 01603 430509
planning@southnorfolkandbroadland.gov.uk

Ms Penny Hubble
Hethersett

Our ref 2025/1298

28 April 2025

Dear Sir/Madam,

Proposal: Request for EIA Scoping Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed residential-led development

Location: Land South Of Norwich Common Wymondham Norfolk

Applicant: Lauren Tinker

Application Type: Environmental Impact Assessment - Scoping Opinion

The Local Planning Authority has been asked for a scoping opinion under the EIA regulations. This is the Councils formal view on what issues an Environmental Statement, which needs to accompany any planning application, should contain. The scoping process should aim to identify only the issues which will be significant. To assist in the Council forming its view on the scope of the Environmental Statement we are carrying out consultations and are therefore seeking your views.

There are very restricted timescales for the Council to determine the scoping opinion (5 weeks) and as such your early comment, by 13 May 2025 is required.

Details of the application and the Case Officer can be viewed on-line in the near future at <https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SVA0R9OQ0QI00> by using the "further information" tab. If you have any comments on the proposal, please return them by either writing, emailing to planning@southnorfolkandbroadland.gov.uk or via the web. If this is not possible or you wish to discuss the proposal before sending your comments please contact the case officer.

Yours sincerely

Development Management