

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

## AGENDA

30<sup>th</sup> April, 2025

*L Trabucco*

Town Clerk

**1. APOLOGIES FOR ABSENCE**

To receive apologies for absence.

**2. DECLARATIONS OF MEMBERS' INTEREST**

To receive declarations of Interest.

**(A)**

**3. CONFIRMATION OF MINUTES**

To receive and confirm the minutes of the meeting held on 15<sup>th</sup> April 2025.

**(B)**

**4. PROGRESS UPDATE**

To receive an update about progress of items arising from the meeting of the Committee held on 15<sup>th</sup> 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

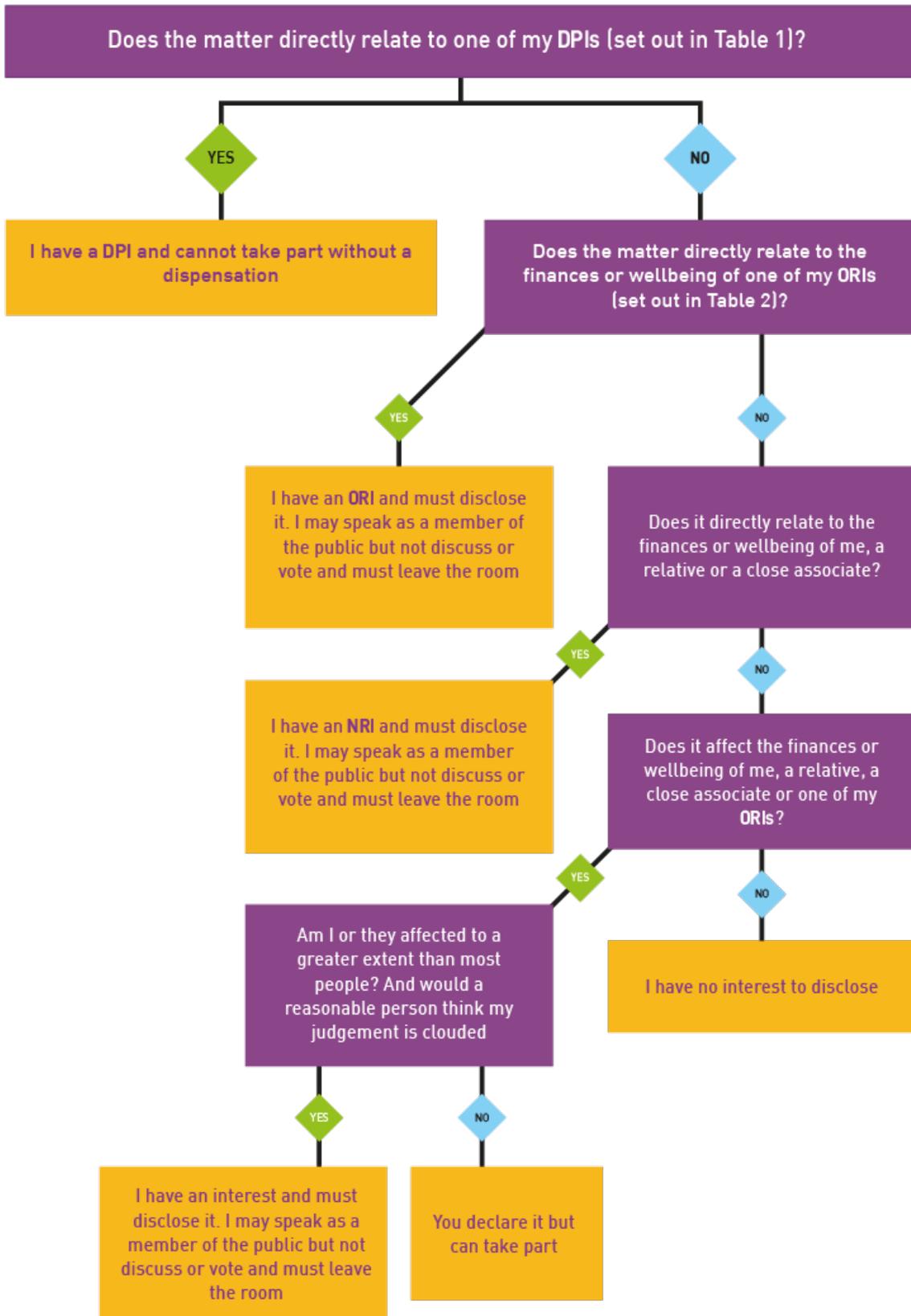
Proposal: Extensions to existing care home to form additional bedroom spaces.

- [2025/1082](#) 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.
- [2025/1151](#) 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
- [2025/1225](#)  
(LBC) Location: 10B Market Street Wymondham Norfolk NR18 0BB  
Proposal: Roof coverings and associated works.
- [2025/0794](#)  
(Amended) Location: Agricultural Buildings North West Of Manor Farm Wramplingham Road Downham  
Proposal: Variation of condition 2 - Design changes to planning permission 2021/2804.
- [2025/0805](#)  
(Amended) Location: 2 Station Road  
Proposal: Replacement of 1 existing dwelling (already demolished) with 2no. 2 Bed dwellings and associated external works.
- [2025/0446](#)  
(Amended) Location: Nelson House 22 - 30 Penfold Drive  
Proposal: Proposed Portacabin
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 7<sup>th</sup> 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.](#)

<b>Subject</b>	<b>Description</b>
<b>Employment, office, trade, profession or vocation</b>	Any employment, office, trade, profession or vocation carried on for profit or gain.
<b>Sponsorship</b>	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.
<b>Contracts</b>	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
<b>Land and Property</b>	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.
<b>Licenses</b>	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer

<b>Corporate tenancies</b>	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.
<b>Securities</b>	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**

<p>You must register as an Other Registerable Interest :</p> <ul style="list-style-type: none"> <li>a) any unpaid directorships</li> <li>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</li> <li>c) any body <ul style="list-style-type: none"> <li>(i) exercising functions of a public nature</li> <li>(ii) directed to charitable purposes or</li> <li>(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</li> </ul> </li> </ul>
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## WYMONDHAM TOWN COUNCIL

Minutes of the Planning Lighting & Highways Committee meeting held on Tuesday 15<sup>th</sup> 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 1<sup>st</sup> 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 .....

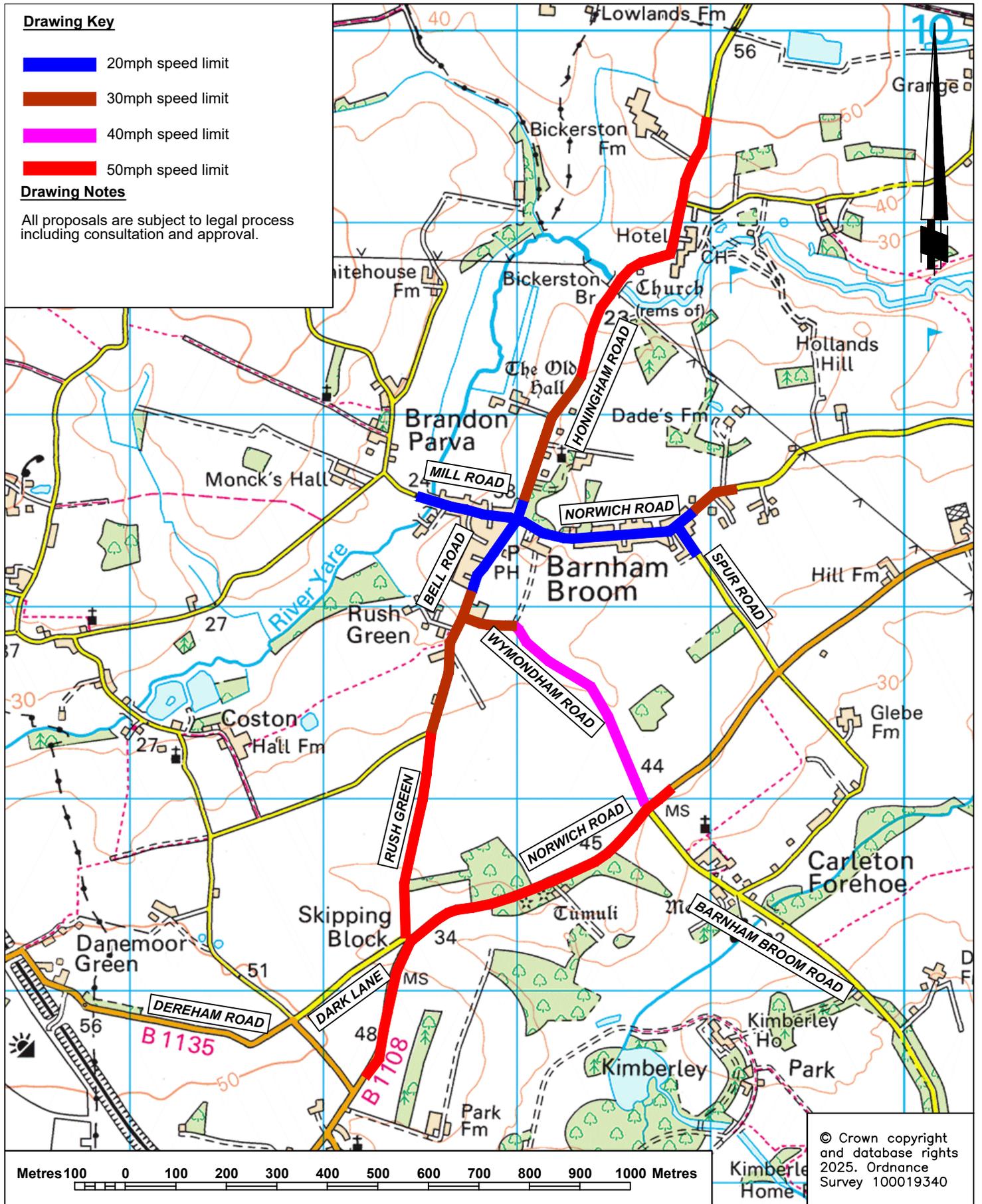
DRAFT

**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.



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**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

	INIT.	DATE
SURVEYED BY	OS	2024
DESIGNED BY	LD	01/24
DRAWN BY	FM	09/24
CHECKED BY	AL	10/24

DRAWING No. PLA123-ID-011	
PROJECT TITLE Traffic Mitigation Measures Barnham Broom	
SCALE 1 : 1000	FILE No. PJA123

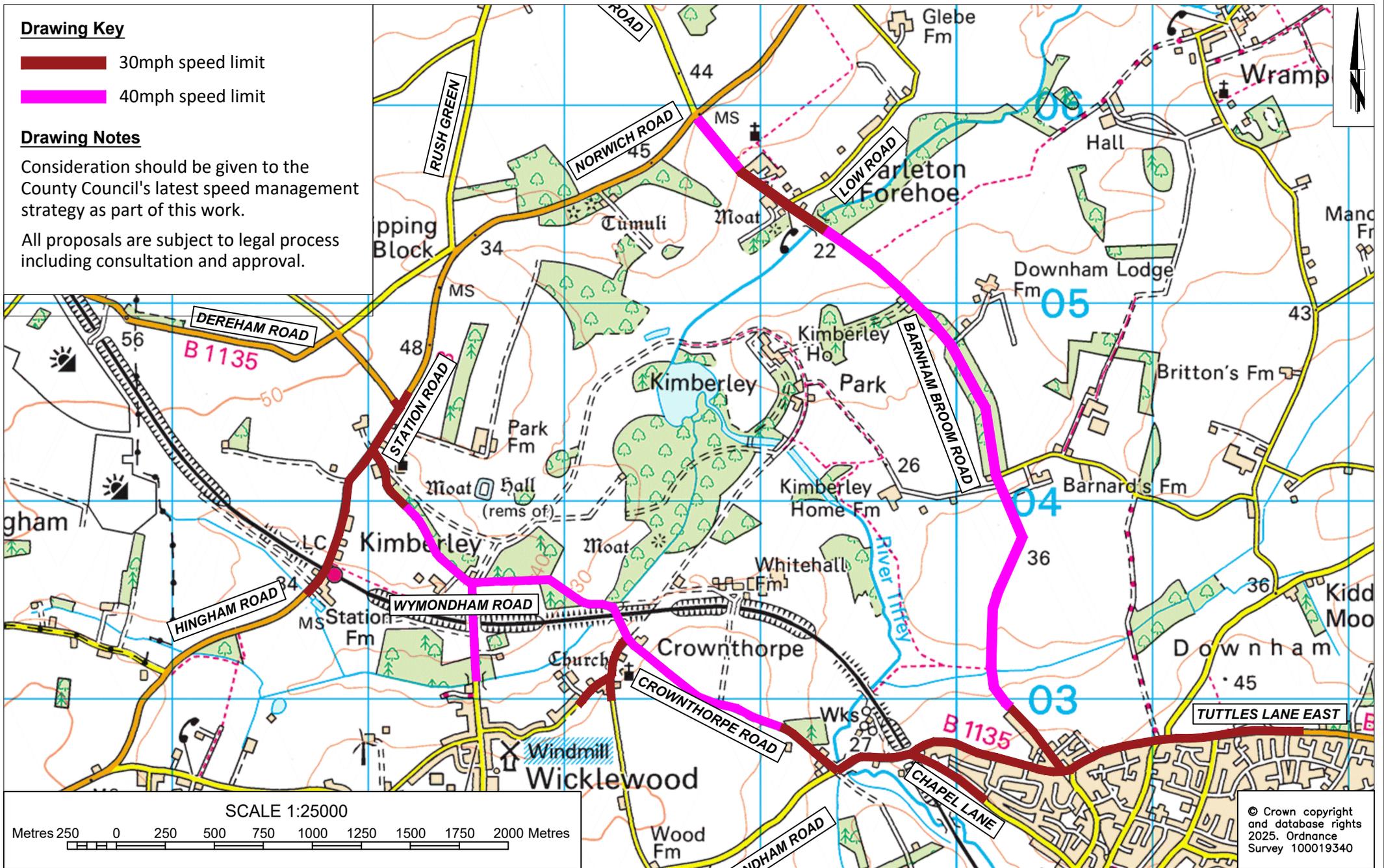
**Drawing Key**

- 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.



SCALE 1:25000

Metres 250 0 250 500 750 1000 1250 1500 1750 2000 Metres

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

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Wymondham

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[planning@southnorfolkandbroadland.gov.uk](mailto: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 Council's 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](mailto: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**