

To The Chairman and Members of the  
 Planning Committee

All other Members of the Council –  
 for information

Our Ref: HM/L.3.4

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Date 12 March 2014

## AGENDA SUPPLEMENT

Dear Sir/Madam

### PLANNING COMMITTEE - MONDAY 17 MARCH 2014

I refer to the agenda for the above-mentioned meeting and enclose the following items:

Item No	Report Title	Page Nos
8. a.	<b><u>Deferred Item: CROXTON: Off Croxton Road: Erection of concrete skate park with associated lighting and fencing, access from Joe Blunts Lane: Reference 3PL/2013/1108/F</u></b>	

This application has been deferred and is not being heard at this committee, at the request of Thetford Town Council.

9.	<b><u>Schedule of Planning Applications</u></b>	224
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Additional information for the following Planning Applications:

<u>Item No</u>	<u>Applicant</u>	<u>Parish</u>	<u>Page No</u>
2	Mr T Gray	Necton	28-34
5	Mr Barrie Hall	Great Ellingham	44-48

### **Thetford Sustainable Urban Extension (SUE) - Presentation**

Following the meeting Members will receive a brief presentation. Please see attached letter for further details.

Yours faithfully

Helen McAleer

Senior Committee Officer

**Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE**

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**PLANNING COMMITTEE - 17<sup>TH</sup> MARCH, 2014**

**SUPPLEMENTARY REPORT**

**DEF ITEM 8a - CROXTON: Off Croxton Road: Erection of concrete skate park with associated lighting and fencing, access from Joe Blunts Lane: Reference 3PL/2013/1108/F**

(SEE PAGES 14-20 OF THE MAIN AGENDA)

A further letter of objection has been received suggesting the skate park should be by Castle Park and raising concerns regarding policing.

**THIS APPLICATION HAS NOW BEEN DEFERRED AND IS NOT BEING HEARD AT THIS COMMITTEE, at the request of Thetford Town Council.**

**ITEM 2 - NECTON: The Necton Diner, Norwich Road: Residential development: Reference 3PL/2013/0983/O**

(SEE PAGES 28-34 OF THE MAIN AGENDA)

One additional representation has been made by the daughter of a previous owner of the applicants land alleging that access over the entrance is shared. The café was sold off in 1971 and the petrol station sold off in 1978. As part of this sale, the entrance was retained along with access rights from this entrance at Tuns Road through to the café, to access drainage and the water stop cock for the garage property which are located on the café site.

Further alleges that the boundaries at the Tuns Road entrance and the west side of the garage shown on the submitted plans as being in the wrong place and will need amending as housing is shown encroaching on land owned by Mr and Mrs Cox.

It is alleged that Mr Gray is not the owner of all the reports relating to contamination and testing on the sites. Any information in relation to the adjacent Tuns Road site does not belong to the applicant.

**ITEM 5 - GREAT ELLINGHAM: Bow Street: Erection of a four bedroom bungalow and new vehicular access: Reference 3PL/2014/0077/O**

(SEE PAGES 44-48 OF THE MAIN AGENDA)

Parish Council comments:

Great Ellingham Parish Council have no objections to this application subject to a contamination report being obtained, and based on the fact that there had been a house on this site within living memory (Parish Council meeting 3 March 2014).

Neighbour Representation received:

One additional letter of objection has been received raising concerns regarding loss of trees, need for a new access and surface water drainage.

## Agenda Annex

To: The Chairman and Members of the Planning Committee  
Ward Members

Dear Councillor,

### **PLANNING COMMITTEE – THETFORD SUE - MONDAY 17 MARCH 2014**

On 6 March 2014 Members were advised of arrangements for a site visit to the Thetford Sustainable Urban Extension area. This visit will have taken place prior to the above meeting. The purpose of the site visit is to ensure that Members of the Planning Committee have gained a clear understanding of the Thetford SUE proposals in their context prior to formally considering the scheme at the Special Planning Committee meeting to be held on Friday 4 April 2014 in the Carnegie Rooms, Thetford. The opportunity will be given for any Members of the Planning Committee who were unable to attend the site visit on Friday 14 March 2014 to undertake the same with officers at a mutually convenient date and time prior to the Special Meeting. Please contact Paul Jackson if you need to arrange such a visit to the site.

As part of this ongoing process of Member familiarisation a short presentation of the submitted scheme's background and essential component parts will be given by the applicants - The Kilverstone Estate, The Crown Estate and Pigeon (Thetford) Ltd - following on from Planning Committee on Monday 17 March 2014.

The presentation will be limited to covering presentational material already in the public realm and formally submitted as part of the application. It will take place after the meeting (following a short break) and will give Members the opportunity to ask questions relating to elements of the scheme they will formally consider on 4 April 2014. There will be no debate on the merits or otherwise of the proposals and officers will be in attendance throughout.

The sole purpose of this short presentation, which is anticipated to last approximately 15 minutes, is to ensure Members are familiar with the component parts of this significant development proposal. If any matters are raised on which Members require further information or clarification, officers will seek to ensure these matters are covered in the subsequent report to the Special Planning Committee. It is presently anticipated that this report will be publically available by Friday 21 March 2014, fully two weeks before the Special Planning Committee, given the significance of this scheme and the need to ensure Members and interested parties have as much time as possible to consider its content.

For clarity, all Members (not just those on Planning Committee) are invited to attend the presentation. Please note that the presentation will be held in the Conference Suite at Elizabeth House and will be open to the public in order to ensure that the process remains entirely transparent.

If Members have any queries relating to the above please contact the Planning Manager, Paul Jackson either by e-mail or on his mobile (07949-494836).

Yours faithfully,

*Helen McAleer*

Senior Committee Officer