

**Minutes of a Planning and Forward Development Committee Meeting of Watton Town Council
held on Tuesday 7 February 2012 at 7.00 pm in the Council Chamber, Wayland Hall, Middle
Street, Watton, Norfolk. IP25 6AG**

Members Present: Councillor Bunning Councillor L McCarthy
Councillor Gilbert - Chairman Councillor J P McCarthy
Councillor Ivory Councillor Rudling

Officers Present: J Seal - Town Clerk

Others Present: Councillors Birch and Wassell, Graham Woodyatt and Harvey Woodyatt

Members of the Public Present: eight (8)

49 APOLOGIES

Apologies for Absence were received from Councillors Blackmore and Holmes

50 CONFIRMATION OF MINUTES

It was agreed by Members that the Minutes be signed by the Chairman as a true and correct record

51 URGENT BUSINESS

The Chairman reported that there were only minor amendments to the design.

Members had no objection to the minor designs but recommend deferment until Item (1) had been confirmed. The earlier objections were to remain:

- 1 That the boundary line be on the developers side of the hedge, where the existing wire fence was and, that the trees remain along Gilman's Drift
- 2 Over development of the site
- 3 Access and heavy increased traffic onto the Norwich Road, which was in near proximity to two other road junctions
- 4 Not enough parking space for the amount of properties
- 5 Properties were not in keeping with the styles of other properties on the Norwich Road
- 6 Very little green open space
- 7 And that no development should be permitted to take place until, the equivalent piece of land to the Radar site, as per the agreed 106 agreement and, the outline planning application be passed to Breckland District Council

52 CORRESPONDENCE

- 52.1 Letter from neighbours adjacent to a piece of land at the end of West Road, which is to be auctioned early February, expressing their concerns, (previously circulated).
- 52.2 Letter from Flagship housing confirming that the revenue from the sale of 101 Brandon Road, will be recycled to provide new energy efficient affordable homes, in areas of housing need.
- 52.3 Letter from Breckland District Council confirming that the Local Development Framework Site Specific Policies and proposals Map Development Plan Document has been adopted with effect from January 19 2012.

53 PLANNING RESULTS

Plan No	Application	Detail	WTC	BC
3PL/2011/1232/F	Abel Homes Ltd The Old School Little Cressingham	Erection of a dwelling & garage (Plot No 11) The Old Stable, Norwich Rd.	No Objection	Approval
3PL/2011/1284/F	Mr & Mrs Harris 11 Ringmere Rd Watton	Side & Rear Extension, conservatory to rear, extension of existing garage & front Porch 11 Ringmere Road, Watton	No Objection	Approval
3PL/2011/1356/F	Mr G Shaw 53 Nelson Court Watton	Proposed new extension 53 Nelson Court, Watton	No objection	Approval
3PL/2011/1326/F	Mr T Welsh 3 Balfour Ave London W7 3HS	Removal of conditions 3,4,7,8,9 on 3PL/2011/0405/F & Minor Material Amendment in respect of Design/amendments	No Objection	Approval

54 PLANNING APPLICATIONS

Plan No	Application	Details
3PL/2012/0040/F	T R Scott The Hollies Church Road Griston	Demolish single storey outbuilding & erect 2 ½ storey detached building (car parking ground/2 flats over) The Bull Hotel, High Street, Watton

The Chairman had made a site visit with residents of Saxon House to hear concerns.

The Residents were concerned that the building was 2 ½ storeys with the rear storey windows overlooking directly into the bedrooms and lounges of the apartments in Saxon House.

The previous application had shown retail units on the ground floor not garages. They were worried that these would be changed back to retail units as indicated.

Members were concerned about the lack of parking and felt that a 1 ½ storey dwelling would be preferable. They also noted the concerns of the residents of Saxon House.

It was proposed by Councillor J P McCarthy and seconded by Councillor Ivory and agreed that refusal be recommended unless the building was no more than 1 ½ storey maximum and that all rear facing windows be of obscure glass.

The Council would also not like to see the garages being used in the future for any other purposes.

3PL/2012/0034/LB	T R Scott The Hollies Church Road Griston	Demolition of outbuilding & erection of 2 ½ storey detached building comprising car parking & 2, 2 bedroom Flats The Bull Hotel, High Street, Watton
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3PL/2011/0008/F	British Telecom 81 Newgate Street Watton	Recover the glazing to two window and install ventilation Louvre in place of the glazing Telephone Exchange, Harvey Street, Watton
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No Objection

3PL/2012/0041/F	Aston Path Ltd	Proposed conversion of residential home to nine self contained dwelling units Quinton House, Harvey Street, Watton
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No Objection

3PL/2012/1352/LB	Aston Path Ltd	Conversion of residential home to nine self contained dwelling units Quinton House, Harvey Street, Watton
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No Objection

3PL/2012/0045/F	Mr R Phillipson 11 Fleming Court	Single storey extension to side of property 11 Fleming Court, Watton
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No Objection

55 FIRE ESCAPE DISCUSSION

Harvey Woodyatt highlighted to the Council that when developing the Kings Arms it was intended to butt the building up to the wall of Wayland Hall. He stated that a report would be carried out which they felt would condemn the existing fire escape, which would be removed.

The effect of this would be no fire escape from the upper floor of Wayland Hall, unless an alternative route was agreed. It was made clear that the developer would not allow a new replacement of the existing fire escape, as it stood on their land.

It was pointed out by the Council that it had been in place in place for over 50 years.

It was agreed that the Council would obtain a written report from the Fire Officer and contact various other people to ascertain their legal rights.

The Meeting ended at 8.25pm

JS