



Redenhall with Harleston Town Council

Clerk: Mrs. C. Crane

You are cordially invited by the Clerk to attend the next meeting of Redenhall with Harleston Town Council's Planning and Development Committee which will be held at the Town Council Offices on Monday 2nd December 2024 at 10am

Signed: Emma Chandler – Deputy Clerk

Date: 27th November 2024

Invited to attend: Mrs C Malinowski

**Members of the press and public are welcome to attend -
there will be an opportunity for public participation at agenda item 6.**

SELFLESSNESS, INTEGRITY, OBJECTIVITY, ACCOUNTABILITY, OPENNESS, HONESTY & LEADERSHIP

AGENDA

1. Welcome
2. To receive and consider accepting apologies from members unable to attend.
3. To receive and note any declarations of members' pecuniary and/or non-pecuniary/other interests pertaining to items on the following agenda, to note any dispensations granted in respect of business to be discussed and to consider any requests for dispensations.¹
4. To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 4th November 2024 (copy herewith)
5. To note progress on decisions made at the last meeting of the Planning and Development Committee (copy herewith)
6. To consider a resolution under Standing Orders 3e to suspend the meeting to hear comments from members of the public on items to be discussed on the agenda (the period of designate time for public participation is 20 minutes unless directed by the Chairman of the meeting and individual members of the public are entitled to speak for a maximum of 5 minutes each).²
7. [To receive and consider the new planning applications received and ratify comments and verdict.](#)
(copy herewith)
 - a) Application: [2024/3460](#)
Applicant: Mrs Claire Boyce
Location: 6 London Road Harleston Norfolk IP20 9BW
Proposal: Replace 1x existing rotten window
Application Type: Listed Building Consent
 - b) Application: [2024/3317](#)
Applicant: Mr J Dace
Location: 22 -24-24A London Road Harleston Norfolk IP20 9BW

¹ All details to be found at <https://harleston-tc.gov.uk/your-town-council/become-a-councillor/>

² All details to be found at <https://harleston-tc.gov.uk/your-town-council/become-a-councillor/>

Proposal: Conversion of 3 dwellings into single dwelling. Minor internal alterations, provision of gate, store building and general repairs to building
Application Type: Listed Building Consent

- c) Application: [2024/3243](#)
Applicant: Mr Hume
Location: 3 Candles Lane Harleston Norfolk IP20 9JA
Proposal: Division of 3 Candles Lane into 2 dwellings
Application Type: Full Planning Permission
- d) Amended Application: [2024/3150](#)
Applicant: Mr And Mrs Watson
Location: 74 Mendham Lane Harleston Norfolk IP20 9DN
Proposal: Conversion of loft space over detached garage including installation of external access staircase
Application Type: Householder
Committee View – Object – The Town Council has reservations regarding the location of the dormer windows with the potential for overlooking neighbouring properties and similarly from use of the external staircase.
South Norfolk View – *Pending*
8. [To receive and note planning decisions made by South Norfolk and other planning authorities since the last meeting](#) (copy herewith)
9. [To receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities](#) (copy herewith)
10. To discuss the recent approval of the Planning Application [2023/3610](#) for South of Spirkett's Lane.
a) Agree any next steps
11. To note the date of the next Planning and Development Committee meeting as Monday 13th January 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.
12. Public Bodies (Admissions to Meetings to consider a resolution under the Public Bodies (Admissions to Meetings) Act 1960 and Standing Orders 3d to exclude members of the public and press in order to discuss the following items which is properly considered to be of a confidential nature.
13. To receive confidential reports relating to enforcement cases (for information only)

[Any other planning applications received up to the day before the meeting may be considered, to allow a response within the statutory 21-day period. These can be found on the Town Council website.](#)



Redenhall with Harleston Town Council

Clerk: Mrs. C. Crane

Minutes

Redenhall with Harleston Town Council's Planning and Development Committee held at the Council Offices, Memorial Leisure Centre at 10am on Monday 4th November 2024

In Attendance: Councillors: Michael Hardy, Paul MBA, Shelagh West

Also present: Emma Chandler (Deputy Town Clerk) and Mrs Carolyn Malinowski (Planning Advisor)

Members of Public: Robin Twigge

1. Welcome

In the absence of Cllr Graham, Cllr Mba welcomed everyone to the meeting

2. To receive and consider accepting apologies from members unable to attend.

Late apologies were received by Cllr Mba from Cllr Graham which were reluctantly accepted

3. To receive and note any declarations of members' pecuniary and/or non-pecuniary/other interests pertaining to items on the following agenda, to note any dispensations granted in respect of business to be discussed and to consider any requests for dispensations.

All members know the applicant for several of the applications but felt that they were able to be objective.

4. To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 7th October 2024.

Minutes were received and agreed by the committee and signed and dated by Cllr Mba

5. To note progress on decisions made at the last meeting of the Planning and Development Committee

Noted

It was also noted that planning permission had been granted for the development South of Spirketts Lane. Mrs Malinowski requested that this appears on the next agenda for discussion.

Action – Deputy Clerk

6. To consider a resolution under Standing Orders 3e to suspend the meeting to hear comments from members of the public on items to be discussed on the agenda (the period of designate time for public participation is 20 minutes unless directed by the

Chairman of the meeting and individual members of the public are entitled to speak for a maximum of 5 minutes each).

Member of the public did not wish to make comment

7. [To receive and consider the new planning applications received and ratify comments and verdict.](#) (copy herewith)

a) Application: [2024/2888](#)

Applicant: Mr and Mrs R & R Twigge

Location: Swan Hotel 19 The Thoroughfare Harleston Norfolk IP20 9AS

Proposal: Full planning and listed building consent for the change of use of the existing piano bar (Sui Generis) to Class E use and formalisation of car park to the rear of The Swan Hotel.

Application Type: Full Planning Permission

Committee View – Neutral – No comment

b) Application: [2024/2889](#)

Applicant: Mr and Mrs R & R Twigge

Location: Swan Hotel 19 The Thoroughfare Harleston Norfolk IP20 9AS

Proposal: Change of use of the existing piano bar (Sui Generis) to Class E use and formalisation of car park

Application Type: Listed Building Consent

Committee View – Neutral – No comment

c) Application: [2024/2909](#)

Applicant: Mr & Mrs R & R Twigge

Location: Swan Hotel 19 The Thoroughfare Harleston Norfolk IP20 9AS

Proposal: Demolition of outbuildings & function room & erection of two residential dwellings with associated access & landscaping

Application Type: Full Planning Permission

Committee View – Neutral - The Town Council would like to point out that the area of the building that is proposed for demolition has been used for community activities and as such would be a loss to the town.

The proposed housing development should not adversely affect the setting of this grade two* listed building by way of design or materials.

d) Application: [2024/2910](#)

Applicant: Mr & Mrs R & R Twigge

Location: Swan Hotel 19 The Thoroughfare Harleston Norfolk IP20 9AS

Proposal: Demolition of outbuildings & function room & erection of two residential dwellings with associated access & landscaping

Application Type: Listed Building Consent

Committee View – Neutral - The Town Council would like to point out that the area of the building that is proposed for demolition has been used for community activities and as such would be a loss to the town.

The proposed housing development should not adversely affect the setting of this grade two* listed building by way of design or materials.

10.45 – Mr Twigge left the meeting

- e) **Application:** [2024/3150](#)
Applicant: Mr And Mrs Watson
Location: 74 Mendham Lane Harleston Norfolk IP20 9DN
Proposal: Conversion of loft space over detached garage including installation of external access staircase
Application Type: Householder
Committee View – Object - The Town Council has reservations regarding the location of the dormer windows with the potential for overlooking neighbouring properties and similarly from use of the external staircase.
- f) **Application:** [2024/3151](#)
Applicant: Mr Peter Boyce
Location: 4 London Road Harleston Norfolk IP20 9BW
Proposal: Repair and stabilise the existing masonry gable wall
Application Type: Listed Building Consent
Committee View – Support - The Town Council support this application on the grounds of safety given the regular use by pedestrians and vehicles of the adjacent 'Recreation Walk'. Urgent determination would be appreciated given that this matter has been brought to the attention of the Town Council by residents.
8. [To receive and note planning decisions made by South Norfolk and other planning authorities since the last meeting](#)
Noted
9. [To receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities](#)
Noted
10. **To note the street name schedule for development North of Spirketts Lane**
Noted
11. **To note the Section 106 agreement for the development North of Spirketts Lane and consider the proposal for becoming the Nominated body for the Open Space for recommendation to the Town Council.**
Noted.
The committee felt that this decision on Open Space should lie with the main Town Council and requested that this be added to the next Town Council agenda.
The committee also requested that further information was requested from the Officer at SNDC to confirm that even if the open space was not taken on by the Town Council that the S106 funding could still be used by the Town Council.
- Action – Deputy Clerk**
12. **To note the guidance received for the Management of Unauthorised Encampments on Parish land.**
Noted

- 13. To note the correspondence from applicant regarding the outline planning application on Shotford Road (2024/0991)**

Noted

- 14. To note the date of the next Planning and Development Committee meeting as Monday 2nd December 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.**

Noted

- 15. Public Bodies (Admissions to Meetings to consider a resolution under the Public Bodies (Admissions to Meetings) Act 1960 and Standing Orders 3d to exclude members of the public and press in order to discuss the following items which is properly considered to be of a confidential nature.**

Unanimously agreed

- 16. To receive confidential reports relating to enforcement cases**

Noted

Meeting closed at 11.45am

Signed

Date

Planning and Development – Progress Report – 2nd December 2024

<u>Committee</u>	<u>Minutes Reference</u>	<u>Subject</u>	<u>Action</u>	<u>Assigned to</u>	<u>Timescale</u>	<u>Comments or further actions</u>
Planning	29/04/2024 Item 11	GNLP	The committee agreed to wait until the final version was available on the GNLP website before deciding which sections they would like in hard copy.	Planning Committee	When the document becomes available	Outstanding
Planning	4 th November 2024 Item 5	Progress Report	It was also noted that planning permission had been granted for the development South of Spirketts Lane. Mrs Malinowski requested that this appears on the next agenda for discussion.	Deputy Clerk	Next meeting	Added to agenda Matter Closed
Planning	4 th November 2024 Item 11	S106 agreement North of Spirketts	The committee felt that this decision on Open Space should lie with the main Town Council and requested that this be added to the next Town Council agenda. The committee also requested that further information was requested from the Officer at SNDC to confirm that even if the open space was not taken on by the Town Council that the S106 funding could still be used by the Town Council	Deputy Clerk	Next TC meeting	Added to the Town Council agenda Matter Closed