

DOWNHAM MARKET PLANNING COMMITTEE
MINUTES OF MEETING HELD TUESDAY 01ST OCTOBER 2019 AT 6.30PM

Those in attendance at the meeting were notified of the emergency evacuation procedure from the Town Council Offices. Members were reminded that they should have their mobile telephones turned off or switched onto silent mode.

	Present: Committee Chairman Cllr F Daymond, Cllrs' E Hendry, R Hepworth, R Horne, D Lawson, A Pickering, R Shippey and J Westrop, Deputy Clerk Mr R Davidson.	ACTION										
1	<p><u>To receive Members' apologies for absence</u> Apologies were received from the Mayor Cllr R Hayes (working) and Deputy Mayor Cllr J Groom (family ill-health). The apologies were accepted.</p>											
2	<p><u>To receive Members' declarations of interest</u> There were no such declarations.</p>											
3	<p><u>To approve the minutes of the meeting held on Tuesday 03rd September 2019</u> Proposed – Cllr Lawson Seconded – Cllr Westrop 'That the minutes of the meeting held on Tuesday 03rd September 2019 be approved and signed as a true and accurate record.' All in favour</p>											
4	<p><u>Public Participation</u> There were no members of the public in attendance; accordingly, the Chairman moved to the next item on the agenda.</p>											
5	<p><u>To receive any matters arising from Councillor Surgery sessions appertaining to the Planning Committee</u> The Chair made mention of a speeding issue perception on Bridge Street.</p>											
6	<p><u>To discuss applications received from the Borough Council/Norfolk County Council:</u></p> <table border="1" data-bbox="160 1381 1409 1535"> <thead> <tr> <th>Ref No</th> <th>Location</th> <th>Details</th> <th>Expiry Date</th> <th>Linked Apps</th> </tr> </thead> <tbody> <tr> <td>19/01417/F</td> <td>92 London Road</td> <td>Conversion of bin and cycle store to an internal bin store and studio apartment with an external cycle rack and revisions to the open space</td> <td>04.10.2019</td> <td></td> </tr> </tbody> </table> <p>Members recommended refusal commenting 'The Council notes this is the third such application in successive years. The Council continues to oppose this aim of converting the identified bin and cycle store into a studio apartment and reiterates its comments made in the 17/01405/F application <i>'This application is to the degradation of an otherwise acceptable development with no detail of where cycles and the bins are to be stored'</i> and in the 18/02148/F application <i>'This specific space appears to have already been developed as residential; rather than for its original permitted purpose'</i>. Furthermore, and arguably of at least and if not greater consequence, having reviewed the ensuing judgement of the dismissed appeal to HM Planning Inspectorate following the 17/01405/F refusal, we can see nothing that mitigates the Inspector's concerns and therefore, once again, recommend refusal'.</p> <p>Proposed – Cllr Horne Seconded – Cllr Pickering 'That this application be recommended refusal.' All in favour</p>	Ref No	Location	Details	Expiry Date	Linked Apps	19/01417/F	92 London Road	Conversion of bin and cycle store to an internal bin store and studio apartment with an external cycle rack and revisions to the open space	04.10.2019		
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Ref No	Location	Details	Expiry Date	Linked Apps
19/01604/F	Blacksmith House 5B Priory Road	Variation of Condition 2 of Planning Permission 16/01198/F: Construction of a new house	08.10.2019	16/01198/F

Members recommended **approval** commenting 'It appears the application is to regularise the constructed house'

Proposed – Cllr Lawson

Seconded – Cllr Hendry

'That this application be recommended approval.'

All in favour

Ref No	Location	Details	Expiry Date	Linked Apps
19/01586/O	42 London Road	Outline Application All Matters Reserved: Proposed residential development of 4No dwellings	08.10.2019	

Members recommended **refusal** commenting 'Despite the applicant's stated intention to retain Oak tree T15, the reality is, because of the potential damage caused by the development to the extensive root system, the likely death of the tree, which the consultant anecdotes as 'near perfect example of type'. The development is too intensive to accommodate the future well-being of the trees the application states it wishes to preserve.

Also, of concern are the vehicular access arrangements onto and from London Road'.

Proposed – Cllr Westrop

Seconded – Cllr Pickering

'That this application be recommended refusal.'

For 6

Abstention 1

Ref No	Location	Details	Expiry Date	Linked Apps
19/01618/F	2 Collingwood Road	Extension to rear of existing bungalow	14.10.2019	

Members recommended **approval**.

Proposed – Cllr Lawson

Seconded – Cllr Hendry

'That this application be recommended approval.'

All in favour

Ref No	Location	Details	Expiry Date	Linked Apps
19/01676/LB	5 Bexwell Road	Listed Building Application: Removal of 2 x 1950s fireplaces, replacing one with a wooden plank mantelpiece, boarding the inside and tiling and removing one entirely and boarding and plastering the wall	21.10.2019	

Members recommended **approval**.

Proposed – Cllr Hendry

Seconded – Cllr Lawson

'That this application be recommended approval.'

All in favour

7	<p><u>To note application decisions made by the Borough Council/Norfolk County Council:</u></p> <table border="1" data-bbox="162 273 1380 1596"> <thead> <tr> <th data-bbox="170 304 373 367">Ref No.</th> <th data-bbox="373 304 552 367">Location</th> <th data-bbox="552 304 901 367">Details</th> <th data-bbox="901 304 1161 367">Town Council Recommendation</th> <th data-bbox="1161 304 1372 367">BC/NCC Decision</th> </tr> </thead> <tbody> <tr> <td data-bbox="170 367 373 577">19/01003/F</td> <td data-bbox="373 367 552 577">95 Bexwell Road</td> <td data-bbox="552 367 901 577">Demolition of existing single storey extension, proposed two storey side extension, first floor rear extension and internal alterations</td> <td data-bbox="901 367 1161 577">Approve</td> <td data-bbox="1161 367 1372 577">Application Permitted 06.09.2019 Delegated Decision</td> </tr> <tr> <td data-bbox="170 577 373 871">19/00597/FM</td> <td data-bbox="373 577 552 871">Land to the South of Prince Henry Place</td> <td data-bbox="552 577 901 871">Proposed development of 19 No. 2 and 3-bedroom dwellings (including 4 No. affordable units) with associated garages/parking, access road, landscaping and open space.</td> <td data-bbox="901 577 1161 871">Refuse</td> <td data-bbox="1161 577 1372 871">Application Refused 04.09.2019 Committee Decision</td> </tr> <tr> <td data-bbox="170 871 373 1039">19/00645/F</td> <td data-bbox="373 871 552 1039">Plot South of 81 Ryston End</td> <td data-bbox="552 871 901 1039">Construction of single dwelling house</td> <td data-bbox="901 871 1161 1039">Refuse</td> <td data-bbox="1161 871 1372 1039">Application Refused 05.09.2019 Delegated Decision</td> </tr> <tr> <td data-bbox="170 1039 373 1207">19/01053/CU</td> <td data-bbox="373 1039 552 1207">6 & 7 Burdock Close</td> <td data-bbox="552 1039 901 1207">Retrospective change of use from open plan garden(s) to enclosed residential land</td> <td data-bbox="901 1039 1161 1207">Refuse</td> <td data-bbox="1161 1039 1372 1207">Application Refused 03.09.2019 Committee Decision</td> </tr> <tr> <td data-bbox="170 1207 373 1375">19/01079/F</td> <td data-bbox="373 1207 552 1375">43 High Street</td> <td data-bbox="552 1207 901 1375">Conversion of ground floor commercial hall into 4 x self-contained studio apartments</td> <td data-bbox="901 1207 1161 1375">Refuse</td> <td data-bbox="1161 1207 1372 1375">Application Permitted 04.09.2019 Committee Decision</td> </tr> <tr> <td data-bbox="170 1375 373 1585">19/01207/F</td> <td data-bbox="373 1375 552 1585">10 Railway Road</td> <td data-bbox="552 1375 901 1585">Construction of single storey rear extension following removal of existing single storey rear extensions and existing garage</td> <td data-bbox="901 1375 1161 1585">Approve</td> <td data-bbox="1161 1375 1372 1585">Application Permitted 04.09.2019 Delegated Decision</td> </tr> </tbody> </table>	Ref No.	Location	Details	Town Council Recommendation	BC/NCC Decision	19/01003/F	95 Bexwell Road	Demolition of existing single storey extension, proposed two storey side extension, first floor rear extension and internal alterations	Approve	Application Permitted 06.09.2019 Delegated Decision	19/00597/FM	Land to the South of Prince Henry Place	Proposed development of 19 No. 2 and 3-bedroom dwellings (including 4 No. affordable units) with associated garages/parking, access road, landscaping and open space.	Refuse	Application Refused 04.09.2019 Committee Decision	19/00645/F	Plot South of 81 Ryston End	Construction of single dwelling house	Refuse	Application Refused 05.09.2019 Delegated Decision	19/01053/CU	6 & 7 Burdock Close	Retrospective change of use from open plan garden(s) to enclosed residential land	Refuse	Application Refused 03.09.2019 Committee Decision	19/01079/F	43 High Street	Conversion of ground floor commercial hall into 4 x self-contained studio apartments	Refuse	Application Permitted 04.09.2019 Committee Decision	19/01207/F	10 Railway Road	Construction of single storey rear extension following removal of existing single storey rear extensions and existing garage	Approve	Application Permitted 04.09.2019 Delegated Decision	
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11	<p><u>To discuss and agree the preferred recommendations to be made to Full Council re: NCC Parish Partnership Scheme 2020/2021</u></p> <p>Following the two options agreed at the previous meeting, members discussed a third option of a Trod path linking St John's Business Estate to the town's footpath network.</p> <p>Proposed – Cllr Pickering Seconded – Cllr Hepworth 'That the Planning & Environmental Committee's suggestions for the 2020/2021 NCC Parish Partnership Scheme be i) an identifiable, improved crossing point within the town centre for those with disabilities ii) improved directional signage for key town assets and iii) a Trod path to link St John's Business Estate with the town's footpath network.' All in favour</p>											
	<p>Meeting closed: 7:57pm</p>											
	<p>SIGNED</p>	<p>DATE</p>										