

**DOWNHAM MARKET TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE HELD**

**5<sup>TH</sup> APRIL 2022 AT 5PM IN THE TOWN COUNCIL OFFICES**

	<p><b>Present</b>          Cllrs: Daymond, Lawson, Jordan, Leach, Lewis          Graham Spark, Acting Town Clerk          Tina Griffin, Administrator</p>
<b>Number</b>	<b>Item</b>
1	<b>To receive Members' Apologies for Absence</b> – none received.
2	<b>To receive Members' Declarations of Interest</b> There were no declarations of interest.
3	<p><b>To elect a Chair and Deputy Chair of the Planning Committee</b>          In light of the upcoming Mayor Making and the annual review of committees in May, members agreed that the current Chair, Cllr Daymond, would continue until then.</p> <p><b>Proposed:</b> Cllr Lawson                      <b>Seconded:</b> Cllr Leach    <b>All in favour</b>          'That Cllr Daymond continue as Chair of the Planning Committee until the annual review of committees in May 2022'</p> <p>Cllr Lawson volunteered to act as Deputy Chair for the same period.  <b>Proposed:</b> Cllr Daymond                      <b>Seconded:</b> Cllr Leach    <b>All in favour</b>          'That Cllr Lawson act as Deputy Chair of the Planning Committee until the annual review of committees in May 2022'</p>
4	<p><b>To accept the Minutes of the Full Council Meeting 10<sup>th</sup> March 2020</b> (not 2022 as stated on the agenda)  <b>Proposed:</b> Cllr Daymond                      <b>Seconded</b> Cllr Leach    <b>All in favour</b></p>
5	<p><b>To discuss applications received from the Borough Council/Norfolk County Council:</b></p> <p><b>22/00337/F Proposed single storey rear extension and loft conversion at 44 Hillcrest Downham Market Norfolk PE38 9QW D/Line 8.4.22</b>          Cllrs agreed to recommend approval of this application  <b>Proposed:</b> Cllr Daymond                      <b>Seconded:</b> Cllr Lewis    <b>All in favour</b></p> <hr/>

	<p><b>22/00488/CU Change of use current B &amp; B's breakfast room to serve tea/coffee, breakfast and light lunches/afternoon tea for up to 12 guests. at The Dial House 12 Railway Road Downham Market Norfolk PE38 9EB D/Line 13.4.22</b> Cllrs agreed to recommend approval of this application commenting that it would be good to make full use of the premises, and it would be good for the town too. <b>Proposed: Cllr Lawson    Seconded: Cllr Daymond    All in favour</b></p> <hr/> <p><b>22/00364/F Erection of new dwelling at Land Adj 78 London Road Downham Market Norfolk PE38 9AT D/line 14.4.22</b> Cllrs discussed the history of the site and the adjoining development. They agreed that the proximity of a new building to the existing oak tree would be obtrusive. The development is too close to the tree, which would likely represent a nuisance to future occupiers which may cause pressure to have the tree removed. This would be detrimental to the visual amenities and character of the area.  Cllrs agreed to recommend refusal of this application on these grounds <b>Proposed: Cllr Daymond    Seconded: Cllr Lawson    All in favour</b></p> <hr/> <p><b>22/0019/LB Retrospective listed building application for 1 x hanging sign, 1 x hoarding sign and 1 x fascia sign at 38 Bridge Street Downham Market Norfolk PE38 9DH D/Line 6.4.22</b> Cllrs discussed the dimensions of the existing and the proposed signage and agreed to recommend approval of this application. <b>Proposed: Cllr Lawson    Seconded: Cllr Leach    All in favour</b></p>
6	<p><b>To note application decisions made by the Borough Council/Norfolk County Council (previously circulated)</b> Cllrs noted the decisions, and discussed also the outcome of the Borough Council Planning Committee held on 4<sup>th</sup> April 2022, with particular regard to the Lidl application, the Castle Hotel conversion, and the Nightingale Lane development.  Cllrs discussed some ideas for town centre improvements should Lidl offer funding in mitigation of the potential effect of their edge of town development.  The Acting Clerk agreed to follow up his previous discussions about the toilets on the Market Square with the Borough Council and to investigate other grants which may be available.</p>
7	<p><b>To discuss and agree a recommendation to Full Council regarding the Footpath Modification Application.</b> The Administrator outlined the history of this issue and described the position in which the Council now finds itself.  It is believed that residents in Burdock Close have previously been advised that no further action would be taken by the Town Council to progress the application. In</p>

	<p>the meantime, Norfolk County Council has started to process the application which DMTC cannot now withdraw. This means that in due course NCC will conduct their own consultations with residents.</p> <p>Members noted the situation and unanimously agreed to recommend to Full Council that as we are unable to withdraw the Footpath Modification Application at this stage, no further action will be taken by DMTC until the NCC consultations arise.</p>
8	<p><b>Date of next meeting</b> Agreed as 5.15pm on Tuesday 3<sup>rd</sup> May 2022</p>