

DOWNHAM MARKET PLANNING AND ENVIRONMENTAL COMMITTEE
MINUTES OF MEETING HELD WEDNESDAY 21ST AUGUST 2019 AT 7.00PM

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: - Cllrs Horne (Chair), Groom, Hepworth, Lawson, Shippey & Westrop Elaine Oliver Town Clerk 5 Members of the public	ACTION			
1	<u>To receive Members' apologies for absence</u> Apologies were received Cllr F Daymond (illness) The apologies were all accepted.				
2	<u>To receive Members' declarations of interest</u> There were no such declarations.				
3	<u>Public Participation</u> 2 of the 5 members of the public in attendance addressed the committee in respect of application 19/00645/F Comments were made, main objections to the application as follows: - <ul style="list-style-type: none"> • Inspectorate refused a previous application, for the following reasons. • Noise • Overdevelopment • Loss of amenities • Overlooks Properties • The revised position would overshadow resulting in a loss of daylight • Dispute boundaries. • Application not in keeping. • Turning a small house into a large house • Not enough parking • All come together in the junction • No provision of parking and trouble with traffic A resident also commented on the following <ul style="list-style-type: none"> • Would like to see more wildflower hedgerows. • This would help tourism • Bee population would increase • It could be an educational aid 				
4	<u>To discuss applications received from the BCKLWN/NCC</u>				
	<table border="1" style="width: 100%;"> <tr> <td style="width: 30%;">19/00645/F</td> <td style="width: 40%;"> Construction of single dwelling Members reiterated their original comments and recommended refusal. The proposal in terms of size scale and design, results in an inappropriate form of development, being cramped, over developed and with a lack of amenity space. Additionally, it would be obtrusive to the street scene and detrimental to the visual amenity of the area as a whole and fails to reflect the special characteristics of this unique locality. It is a gateway to the town and its unique character must be retained. The members were also concerned about the future health of the trees. The roots may be protected but, in future, the trees </td> <td style="width: 30%;">Plot 2 of 81 Ryston End</td> </tr> </table>	19/00645/F	Construction of single dwelling Members reiterated their original comments and recommended refusal . The proposal in terms of size scale and design, results in an inappropriate form of development, being cramped, over developed and with a lack of amenity space. Additionally, it would be obtrusive to the street scene and detrimental to the visual amenity of the area as a whole and fails to reflect the special characteristics of this unique locality. It is a gateway to the town and its unique character must be retained. The members were also concerned about the future health of the trees. The roots may be protected but, in future, the trees	Plot 2 of 81 Ryston End	
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	<p>overshadowing the garden and cutting out light could then be removed. Approval has been recommended for a construction of a two-storey rear extension and loft conversion of the existing property Homeleigh application number 19/00646/F.</p> <p>It must be noted that a similar application was refused due to (a) the loss of amenity to the occupants of existing adjacent dwellings by virtue of increased traffic movements, general disturbance and noise, with difficulties for collection and delivery services, (b) by virtue of its location the proposed dwelling would be overlooked by the existing adjacent properties on the rim of the pit to seriously reduce the level of privacy and amenity available to any future occupants and (c) the existing access is inadequate for any increase in vehicular use and likely to create conditions detrimental to Highway safety.</p> <p>To summarise by virtue of scale, height mass and advanced position within such a small plot it is considered that the proposal will represent an overly large and prominent feature in the street scene, making it detrimental to the character and appearance of this locality in Downham Market. This proposal forms an over intense use of the site.</p> <p>Proposed – Cllr Groom Seconded – Cllr Lawson That this application be recommended for refusal</p>		
19/01419/F	<p>Construction of 2 two-bedroom flats and moving of existing on-site parking.</p> <p>Proposed – Cllr Westrop Seconded – Cllr Lawson That this application be recommended approval</p>	Land rear of 46c Bexwell Road	
19/01444/F	<p>Rear extension and new pitched roof on existing dwelling</p> <p>Members recommended approval and commented that the proposal would be an improvement to the street scene.</p> <p>Proposed – Cllr Lawson Seconded – Cllr Groom That this application be recommended approval</p>	Rock House 67 Ryston End	
19/01003/F	<p>Demolition of existing single storey extension, proposed two storey side extension, first floor rear and internal alterations AMENDMENT</p> <p>Members compared the original application to the amended version and saw no reason to change their original decision and agreed to recommend approval</p> <p>Proposed - Cllr Lawson Seconded - Cllr Hepworth That this application be recommended approval</p>	95 Bexwell Road	

5	<u>To note application decision made by BCKLWN/NCC</u>					
	19/01095/F	5 Floxglove Court	Extension to rear of dwelling	Application Permitted Committee Decision 30/7/2019	A	
	19/00975/F	52a Howdale Road	Proposed extensions and alterations inc raised patio	Application Permitted Delegated Decision 02/08/2019	A	
	19/00933/F	5 Heron Close	Two storey extension to dwelling	Application Permitted Delegated Decision 05/08/2019	A	
	19/0108/f	St Dominic's Catholic Church Howdale Rd	Variation of condition 2 of planning permission 18/01885/F. Extension to church premises – to change proposed window and door frames from timber to white uPVC	Application Refused Delegated Decision 02/08/2019	R	
	19/01054/F	Tesco London Road	Change of use of 8 parking spaces and a portion of green space to hand car wash and valeting operation including the installation of a cabin, erection of a canopy and JANPR camera	Application Permitted Delegated Decision 07/08/2019	A	
	19/01055/A	Tesco London Road	Advertisement application, 5 x non illuminated fascia signs and 7 x various non illuminated signs	Application Permitted Delegated Decision 07/08/2019	A Following amended application	
	19/01114/F	63 Trafalgar Road	Extensions to dwelling	Application Permitted Delegated Decision 05/08/2019	A	
	17/01537/F	Land South of Railway Road	Variation of Condition 2 of planning permission	Application Permitted Delegated Decision 13/08/2019	A	
	19/01076/F	31 Wingfields	Erection of Shed and fence	Application Permitted Delegated Decision 12/08/2019	A	
6	<u>To note appeals made to the Secretary of State</u> None					
7	<u>To note appeal decisions received from the Planning Inspectorate</u> None					
8	<u>To discuss applications to be considered at the forthcoming BCKLWN committee meeting</u> It was reported that a Town Council representative will attend the planning meeting for application number 19/00597/FM to make representation.					
	SIGNED			DATE		