

DOWNHAM MARKET PLANNING COMMITTEE
MINUTES OF MEETING HELD TUESDAY 11th FEBRUARY 2020 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: Committee Chair Cllr F Daymond, Cllrs Brighty, Groom, Hendry, Hepworth, Horne, Lawson, Pickering and Westrop, Deputy Town Clerk – R Davidson Public – 1	ACTION										
1	<u>To receive Members' apologies for absence</u> Apologies were received from the Mayor Cllr R Hayes (working). The apology was accepted. Cllrs' Schoenle and Shippey did not attend the meeting.											
2	<u>To receive Members' declarations of interest</u> Cllr Daymond declared an interest in Item 6 application 20/00129/F – citing residential proximity to the application											
3	<u>To approve the minutes of the meeting held on Tuesday 07th January 2020</u> Proposed – Cllr Lawson Seconded – Cllr Pickering That the minutes of the meeting held on Tuesday 07th January 2020 be approved and signed as a true and accurate record. For – 8 Abstention - 1											
4	<u>Public Participation</u> There was one member of the public (Mrs J Pyatt) in attendance, who urged councillors to recommend refusal in respect of applications 20/00105/A, 20/00106/A and 20/00107/A, associated with the McDonalds & Starbucks application at land at 161 Bexwell Road. Cllr Lawson requested to speak as a member of the public stating he disagreed with the predicted traffic movements made in the associated full application, recommended for refusal at the Full Town Council meeting held on 4 th February. Following the representations, the Chairman moved to the next item on the agenda.											
5	<u>To receive any matters arising from Councillor Surgery sessions appertaining to the Planning Committee</u> There had been no such matters raised.											
6	<u>To discuss applications received from the Borough Council/Norfolk County Council:</u> <table border="1" data-bbox="162 1697 1385 1854"> <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>20/00065/LB</td> <td>32 – 34 Bridge Street</td> <td>Listed Building Application for 1No. non-illuminated fascia sign and 2 No. non-illuminated parking signs at Downham Funeral Services</td> <td>12.02.2020</td> <td></td> </tr> </tbody> </table> Members recommended approval commenting 'The application respects the character and style of the building' Proposed – Cllr Pickering Seconded – Cllr Groom 'That this application be recommended approval' For - 8 Against – 1	Ref No	Location	Details	Expiry Date	Linked Apps	20/00065/LB	32 – 34 Bridge Street	Listed Building Application for 1No. non-illuminated fascia sign and 2 No. non-illuminated parking signs at Downham Funeral Services	12.02.2020		
Ref No	Location	Details	Expiry Date	Linked Apps								
20/00065/LB	32 – 34 Bridge Street	Listed Building Application for 1No. non-illuminated fascia sign and 2 No. non-illuminated parking signs at Downham Funeral Services	12.02.2020									

Ref No	Location	Details	Expiry Date	Linked Apps
19/0194/FF	South East of 128 Lynn Road	Construction of one house and garage	13.02.2020	

Members recommended **approval**.

Proposed – Cllr Lawson

Seconded – Cllr Westrop

'That this application be recommended approval'

All in favour

Ref No	Location	Details	Expiry Date	Linked Apps
20/00087/F	Ex Antiques Centre 43 High Street	Variation of condition 2 of planning permission 18/00738/F boundary treatment revised to aid visibility	18.02.2020	18/00738/F

Members recommended **approval**.

Proposed – Cllr Horne

Seconded – Cllr Groom

'That this application be recommended approval'

All in favour

Ref No	Location	Details	Expiry Date	Linked Apps
20/00105/A	Land at 161 Bexwell Road	Advert Application: The installation of 2 x internally illuminated freestanding totem signs	17.02.2020	

Members recommended **refusal** commenting 'Having been unable to support the full planning application in respect of this development, the Town Council decision is to recommend refusal'.

Proposed – Cllr Groom

Seconded – Cllr Pickering

'That this application be recommended refusal'

All in favour

Ref No	Location	Details	Expiry Date	Linked Apps
20/00106/A	Land at 161 Bexwell Road	Advertisement Application: 19 non-illuminated signs and 5 x illuminated signs	18.02.2020	

Members recommended **refusal** commenting 'Having been unable to support the full planning application in respect of this development, the Town Council decision is to recommend refusal'.

Proposed – Cllr Pickering

Seconded – Cllr Hendry

'That this application be recommended refusal'

All in favour

Ref No	Location	Details	Expiry Date	Linked Apps
20/00107/A	Land at 161 Bexwell Road	Advertisement application for 6 x illuminated fascia signs, 3 x illuminated booth lettering signs and 1 x illuminated digital booth screen	17.02.2020	

Members recommended **refusal** commenting 'Having been unable to support the full planning application in respect of this development, the Town Council decision is to recommend refusal'.

Proposed – Cllr Westrop

Seconded – Cllr Lawson

'That this application be recommended refusal'

All in favour

Ref No	Location	Details	Expiry Date	Linked Apps
20/00129/F	Nelson Academy Nursery Road	Proposed new classroom	20.02.2020	

Members recommended **approval** commenting 'The Town Council is pleased to see the school thriving and thereby requiring additional educational facilities and due to well-founded community concerns centred around inconsiderate parking, the Town Council recommends conditions requiring a transport management plan, the exploration of additional onsite parking and parking improvements/restrictions offsite with consideration given to a 20 mph speed limit and redesigning the road to incorporate traffic calming measures'.

Proposed – Cllr Horne

Seconded – Cllr Groom

'That this application be recommended approval'

For 8

Abstention 1

Ref No	Location	Details	Expiry Date	Linked Apps
20/00116/F	84 Howdale Road	Construction of replacement dwelling and garage following demolition of existing dwelling	24.02.2020	

Members recommended **approval**.

Proposed – Cllr Horne

Seconded – Cllr Lawson

'That this application be recommended approval'

All in favour

Ref No	Location	Details	Expiry Date	Linked Apps
20/00187/F	14A Mill Lane	Single storey rear extension on two storey dwelling	02.03.2020	

Members recommended **approval**.

Proposed – Cllr Daymond

Seconded – Cllr Pickering

'That this application be recommended approval'

All in favour

7 To note application decisions made by the Borough Council/Norfolk County Council

Ref No.	Location	Details	Town Council Recommendation	BC/NCC Decision
19/01704/F	C&D Motors 2 Church Road	Conversion of existing commercial storage building into 2 residential apartments	Refuse	Application Withdrawn 06.01.2020
19/01802/LB	C&D Motors 2 Church Road	Listed Building Application: Conversion of existing commercial storage building into 2 residential apartments	Refuse	Application Withdrawn 06.01.2020
19/01861/O	Between 91 and 93 Ryston End	Outline application with some matters reserved for construction of one dwelling	Approve	Application Permitted 20.12.2019 Delegated Decision
19/01079/NMA_1	43 High Street	Non-material amendment to planning consent 19/01079/F: To change window styles and size of window in apartment 3 extended	Not Consulted	Application Permitted 20.12.2019 Delegated Decision
19/01944/F	Donnadell Howdale Road	Construction of two dwellings and garages following demolition of	Approve	Application Permitted 14.01.2020

		existing bungalow		Delegated Decision
19/02031/F	99 Bexwell Road	Extension and alterations to dwelling and construction of detached garage	Approve	Application Permitted 16.01.2020 Delegated Decision
19/02085/F	17 Howdale Rise	Extension and alterations to bungalow	Approve	Application Permitted 21.01.2020 Delegated Decision
19/01981/F	18 Bridle Lane	Variation to conditions 2, 4 and 5 of planning permission 19/00801/F: Construction of a dwelling (revised design)	Approve	Application Permitted 21.01.2020 Delegated Decision
19/02124/F	5 Churchill Way	Extension to dwelling	Approve	Application Permitted 20.01.2020 Delegated Decision
19/02124/F	96 London Road	Single storey rear extension to dwelling	Approve	Application Permitted 21.01.2020 Delegated Decision
19/02178/F	Norfolk Constabulary Downham Market Police Station 63 London Road	Replacement of existing gravel parking area with asphalt	Approve	Application Permitted 28.01.2020 Delegated Decision

8 To receive any Committee recommendation response made since the last meeting

No.	Location	Details	Town Council Recommendation	Expiry Date
19/01554/F	The Whale Bone 58 Bridge Street	Retrospective application for gate to approved garden wall	Approve	23.01.2020
19/02178/F	Norfolk Constabulary Downham Market Police Station 63 London Road	Replacement of existing gravel parking area with asphalt	Approve	27.01.2020
19/02153/F	58 Paradise Road	Demolition of existing garage and garden room. Proposed 2-storey side extension including garage and single storey rear conservatory	Approve	27.01.2020
20/00017/F	West View 188 Broomhill	Two storey extension to dwelling	Approve	28.01.2020
19/02196/F	Land West of The Bricklands, Brickfields Lane	Erection of a pair of semi-detached houses	Approve	31.01.2020
20/00012/F	19 Railway Road	Installation of 2 air source heat pumps to replace existing gas fired boiler	Approve -- comment: 'newer heating methods such as these are important in reducing our reliance on fossil fuels'.	05.02.2020
20/00029/F	Park View 63 Ryston End	Variation of condition 2 of planning permission 17/01735/F: Demolition of pair of nonstandard construction houses and replacement with detached modern built dwelling	Approve	05.02.2020

9 To note appeals made to Secretary of State

None received

10	<u>To note appeal decisions received from the Planning Inspectorate</u>			Circulated 12.02.2020							
<table border="1"> <thead> <tr> <th data-bbox="145 344 344 383">Ref No.</th> <th data-bbox="344 344 512 383">Applicant</th> <th data-bbox="512 344 751 383">Location</th> <th data-bbox="751 344 1294 383">Details</th> </tr> </thead> <tbody> <tr> <td data-bbox="145 383 344 465">APP/V2635/W/ 19/3238794</td> <td data-bbox="344 383 512 465">Mrs S Endresz and Mr T Travers</td> <td data-bbox="512 383 751 465">6 & 7 Burdock Close</td> <td data-bbox="751 383 1294 465">Retrospective change of use from open plan garden(s) to enclosed residential garden land – Appeal Allowed</td> </tr> </tbody> </table>	Ref No.	Applicant	Location		Details	APP/V2635/W/ 19/3238794	Mrs S Endresz and Mr T Travers	6 & 7 Burdock Close	Retrospective change of use from open plan garden(s) to enclosed residential garden land – Appeal Allowed		
Ref No.	Applicant	Location	Details								
APP/V2635/W/ 19/3238794	Mrs S Endresz and Mr T Travers	6 & 7 Burdock Close	Retrospective change of use from open plan garden(s) to enclosed residential garden land – Appeal Allowed								
<p>Members asked that the full ruling be circulated to all members. Members were further advised the decision was in respect of planning matters and that the application for the footpath to be added to the definitive map was still proceeding.</p>											
11	<u>To discuss applications to be considered at the forthcoming Borough Council Planning Committee meeting</u> None received										
Meeting closed: 8:15pm											
SIGNED		DATE									