

**DOWNHAM MARKET TOWN COUNCIL**

**MINUTES OF THE EXTRAORDINARY FULL COUNCIL MEETING HELD**

**Tuesday 15 August 2023 at 6.00pm at the Town Hall**

	<p><b>Present</b></p> <p>Chair - Cllr Doyle  Cllrs Lane, Westrop, Sharman, Daymond, Moyses, Bet Moyses, Lewis, Leivers, Leach, Jordan, Incorvaia, Brewer, Wiles</p> <p>Deputy Clerk – Tina Griffin</p> <p>5 members of the public</p>
1	<p><b>To receive Members’ apologies for absence</b>  Apologies were received and accepted from:  Cllr Buxton – work  Cllr Perkin – on leave  Cllr Tawfick – health  Cllr Marsay – other commitment  Cllr Pyatt – family commitment</p>
2	<p><b>To receive Members’ Declarations of Interest</b></p> <p>Cllr Brewer declared that she has responded with additional comments to the Secretary of State on item 8 as she had previously commented on the application in her capacity as a resident prior to her election.</p>
3	<p><b>Public participation – 15 minutes allowed</b></p> <p><b>Comments were received from three members of the public re: application 23/01141/FM raising concerns as follows:</b></p> <ul style="list-style-type: none"> <li>• Development boundaries – it is believed that the row of trees which the developers claim falls within their boundary actually belongs to the Willows Nature Reserve.</li> <li>• Fencing – the fence directly beside the playpark borders the Willows Nature Reserve and leads directly to the pond which is 12 ft deep. The proposed gates will need to be secure against children roaming unsupervised into the reserve eg sprung closures with locks.</li> <li>• The Friends of the Willows group has contacted Fields in Trust and Norfolk Wildlife Trust both of which are expected to comment.</li> <li>• Drainage – concern that the surface drainage and any contaminated water from the site will flow into the reserve.</li> </ul>

	<ul style="list-style-type: none"> <li>• Contamination – this was raised previously as an issue, and answers were never received about how the site and surrounding area would be protected.</li> <li>• Tree protection – one tree is designated for removal when it just needs pruning.</li> <li>• The Willows is a nature reserve not a playpark.</li> <li>• Potential increase in anti-social behaviour and disturbance to wildlife.</li> </ul> <p><b>Comments on item 9 as follows:</b> Support recommended for the renewal of the Borough Council Public Space Protection Order (Restriction on Alcohol) it has had visible benefits since its adoption.</p>
4	<p><b>To approve the minutes of the previous meeting of the Planning Committee held on 25 July 2023</b></p> <p><b>Proposed</b> Cllr Daymond                      <b>Seconded</b> Cllr Westrop                      <b>All in favour</b>  ‘That the minutes for the Planning Committee meeting held on 25 July 2023 be approved as a true record of the meeting.’</p>
5	<p><b>To agree co-option to the Councillor vacancy in Old Town Ward</b></p> <p>There being one application for the Councillor vacancy a vote was held by show of hands.</p> <p><b>Proposed</b> Cllr Lane                      <b>Seconded</b> Cllr Incorvaia                      <b>8 in favour, 6 against</b>  ‘That Barry Hobbs be co-opted to the Councillor vacancy in Old Town Ward’</p>
6	<p><b>To discuss and agree Council response to applications received from the Borough Council</b></p> <p><b>23/01141/FM</b>  Erection of 32 Dwellings (Use Class C3) at Land South of Railway Road Downham Market Norfolk</p> <p><b>Proposed</b> Cllr Daymond                      <b>Seconded</b> Cllr Moyses                      <b>13 in favour, 1 abstention</b></p> <p>‘That application 23/01141/FM be recommended for refusal for the following reasons:</p> <ul style="list-style-type: none"> <li>• The information contained within the application form appears incorrect in particular the answers to questions regarding the creation of new roads, altered pedestrian access, new public right of way from the Willows to the development, impact on hedges and trees, and potential increase of flood risk elsewhere.</li> <li>• Design – the developers have not included any local architectural character in the design of the dwellings eg use of Carrstone.</li> <li>• Contamination – there are no details of what this is, nor how it will be dealt with.</li> </ul>

- Density of dwellings – 32 will overcrowd the site, and this should be reduced.
- Drainage, surface drainage and flood risk are not clarified adequately especially how the Nature Reserve and its pond will be protected.
- The boundary line with The Willows Nature Reserve needs to be clarified and agreed as it appears that the proposed development encroaches on land designated for the Nature Reserve.
- That advice has not been considered from Fields in Trust and Norfolk Wildlife Trust.
- Recommendations of the Borough Arboriculture officer need to be taken into consideration.
- Fencing and gates between the development and The Willows are not sufficient to protect children (and other vulnerable people) from the dangers associated with deep water.'

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**23/01161/F**

Garage conversion and change of use of an existing detached garage into a one bedroom granny flat. at 16 Paradise Road Downham Market Norfolk PE38 9HS

**Proposed** Cllr Daymond

**Seconded** Cllr Leach

**All in favour**

'That application 23/01161/F be recommended for approval'

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**23/01251/F**

Single storey rear extension to house at 4 Gainsborough Close Downham Market Norfolk PE38 9JN

**Proposed** Cllr Daymond

**Seconded** Cllr Westrop

**All in favour**

'That application 23/01251/F be recommended for approval'

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**23/01047/F (Reconsultation)**

New fence to enlarge rear garden at 62 Civray Avenue Downham Market Norfolk PE38 9TR

**Proposed** Cllr Daymond

**Seconded** Cllr Moyses **11 in favour, 3 against**

'That application 23/01047/F be recommended for approval as the wall is now set back from the junction.'

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**23/00493/F**

Demolition of existing buildings and replacement with 8 no. dwellings at Unit 6 To 8 Fairfield Road Downham Market Norfolk PE38 9ET

