DOWNHAM MARKET PLANNING COMMITTEE MINUTES OF THE MEETING HELD ON TUESDAY 25 JULY 2023 AT 6:00PM

In the Town Council Offices, 15 Paradise Road, Downham Market PE38 9HS

	Present
	Cllrs Daymond (Chair), Leach, Brewer, Westrop
	Tina Griffin, Deputy Clerk
	3 Members of the public
Item	·
1	To receive Members' Apologies for Absence
	Apologies were received and accepted for Cllrs Lewis, Tawfick, Wiles and Moyses
2	To receive Members' Declarations of Interest There were no declarations of interest.
3	To approve the minutes of the previous meeting of the committee held on 11 July 2023 Proposed Cllr Leach Seconded Cllr Brewer All In favour 'That the minutes for the meeting held on 11 July 2023 be approved as a true record of the meeting.'
4	Public participation – 15 minutes allowed.
	 There were three members of the public present who spoke regarding application 23/01187/F highlighting: The lack of contact from the owner with the neighbour. The position of the proposed extension extends beyond the building line and might set a precedent for others. The front porch will overshadow the front of the neighbouring property, reducing the amount of light entering the front room. There is a window on the plans which will overlook the window to the front of the neighbouring property with consequent loss of privacy – if it goes ahead this window will need to be removed or at least contain obscured glass. Cllr Daymond raised the matter of the sign on the Priory Road side of Tesco which is still in position despite previous objection from DMTC. The Deputy Clerk was asked to raise this with the Borough Council once again as it is contrary to the original planning permission. Cllr Brewer reported that Borough Cllr Bullen had been working with Persimmon and the Borough Planning team to resolve a breach of permission on the Bridle Lane development. This was now resolved.
5	To discuss and agree Council response to applications received from the Borough Council
	23/01187/F Front and side extension. at 6 Kestrel Avenue Downham Market Norfolk PE38 9RG Proposed Cllr Westrop Seconded Cllr Daymond All in favour

"That application 23/01187/F be recommended for refusal as the plan extends beyond the building line, it would overshadow and overlook the neighbouring bungalow and have a detrimental effect on the street scene. There is a window overlooking the neighbouring garden which will lead to a loss of privacy both inside and outside the neighbouring property. It could also set a precedent on an estate that was built in a distinct style, and which has restrictive covenants in place."

23/01175/F

Variation of Condition 2 attached to Planning Permission 16/01700/CU: Proposed change of use from gym/store to self contained dwelling and the creation of a new vehicular access for 118A at 118A Bexwell Road Downham Market Norfolk

Proposed Cllr Daymond

Seconded Cllr Leach

All in favour

"That application 23/01175/F be recommended for approval, providing the conditions are strictly adhered to going forward"

23/01047/F

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

Proposed Cllr Westrop

Seconded Cllr Brewer

All in favour

"That application 23/01047/F be recommended for refusal as the fencing described would obscure visibility at what is a busy junction especially at school times. The area is populated mainly with families and children and the lack of visibility could be a significant hazard. The estate is characterised by open splays at the junctions and this could set a precedent which would detrimentally affect safety and the street scene"

23/01114/F

Single storey rear extension and render finish to external walls of existing bungalow at 15 High Hatters Close Downham Market Norfolk PE38 9RP

Proposed Cllr Daymond

Seconded Cllr Westrop

All in favour

"That application 23/01114/F be recommended for approval.

23/01054/FM

Erection of 9 industrial units at Sovereign Way Trafalgar Industrial Estate Downham Market Norfolk

Proposed Cllr Leach

Seconded Cllr Daymond

All in favour

"That application 23/01054/FM be recommended for approval"

23/01285/F

Replacement ground floor windows and doors. at Cheryls Hairdressers 63 Bridge Street Downham Market Norfolk PE38 9DW

Proposed Cllr Daymond

Seconded Cllr Westrop

All in favour

"That application 23/01285/F be deferred pending receipt of comments from the Conservation team. Members are concerned about the materials proposed and their impact on the Conservation area. Members recommended that for example the windows and door should be made of wood rather than UPVC"

	23/00939/F
	Erection of part single-storey and part two-storey extension and alterations to garage, and
	formation of new access and dropped kerb at 1 The Firs Downham Market Norfolk PE38
	9SJ
	Proposed Cllr Daymond Seconded Cllr Westrop All in favour
	"That application 23/00939/F be deferred pending the comments from NCC Highways
	regarding the new entrance which appears to be very close to the junction"
6	To note application decisions made by the Borough Council/Norfolk County Council
	(previously circulated).
	Members confirmed that the weekly decisions had been received and noted.
7	Date of next meeting – 15 August 2023
	Meeting closed: 7.15pm
	SIGNED DATE