

DOWNHAM MARKET PLANNING AND ENVIRONMENTAL COMMITTEE
MINUTES OF MEETING HELD TUESDAY 02nd JULY 2019 AT 7.00PM

Present:	The Deputy Mayor	Cllr J Groom
	Vice Chairman	Cllr R Horne
	Councillors	E Hendry
		A A Pickering
	Borough Cllr	D Tyler
	County Cllr	A White
	Deputy Town Clerk	Mr R A Davidson
Members of the Public	2	

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.

2470. To receive Members' apologies for absence

Apologies were received from the Mayor Cllr Hayes (working), and Cllrs' F Daymond (unwell), B Molyneux-Hetherington (working) and D Lawson (working). The apologies were accepted.

Cllr Hepworth did not attend the meeting.

2471. To receive Members' declarations of interest

There were no such declarations.

2472. To approve the minutes of the meetings held on Tuesday 04th June (pages 6477 – 6480) and Wednesday 19th June 2019 (pages 6506 – 6508)

Proposed – Cllr Hendry

Seconded – Cllr Pickering

'That the minutes of the meetings held on Tuesday 04th June (pages 6477 – 6480) and Wednesday 19th June 2019 (pages 6506 – 6508) be approved and signed as a true and accurate record.'

All in favour

Public Participation

There were two members of the public in attendance; both addressed the committee opposing planning application 19/01053/CU – 6 & 7 Burdock Close - Retrospective change of use from open plan garden(s) to enclosed residential garden land - and provided supporting statements (Appendix 1) inviting councillors to recommend refusal.

Following these representations, the Chairman Cllr Horne resumed the meeting and, with the consent of those present, changed the order of business to discuss planning application 19/01053/CU.

2473. To discuss applications received from the Borough Planning Department/Norfolk County Council**Application Refused**

Ref No	Location	Details	Expiry Date	Linked Apps
19/01053/F	6 & 7 Burdock Close	Retrospective change of use from open plan garden(s) to enclosed residential garden land	08.07.2019	

Members recommended refusal commenting ‘The Town Council will not support any application that involves the loss of public amenity areas and in this particular case, the curtailment of a mature, green landscape belt enjoyed by many of the townsfolk during the past 15 years.

From the records of the original planning permission (04/01811/F); condition 7 established a landscaping belt along the southern boundary of the site and condition 9 established the positioning and construction of walls and fences. Furthermore, the developer (Bennett Homes) in requesting the discharge of condition 7 above (on 01st March 2005) submitted drawing 3020/1C which clearly shows the southern gardens stopping short of the site boundary and establishing the greenbelt strip.

It is clear the known wishes of the then Downham Market Town Council and Downham Market By Design advisory group were taken into account by the planners, who considered the two conditions necessary and demonstrated an intention for the landscape belt to join up with that already established in earlier phases of the Bennetts Meadowfields development, creating this one mile strip known locally as ‘The Green Mile’ alongside the A1122 stretching from London Road to Trafalgar Industrial Estate.

In addition to the loss of this most pleasant footpath, the landscape belt provides an important buffer to the effects of the A1122 Southern Bypass in terms of creating a wildlife corridor, both environmental and visual impact, and providing a physical barrier. It is to be noted mature trees on public land have been destroyed in the course of extending the two gardens.

From the initial construction of the 10 bungalows forming Burdock Close (application 04/01811/F) and prior to any occupancy, the 1.8m high fence line was installed in accordance with drawing 3020/1C creating the landscape belt and thus consequently householders have never had the benefit of the land now in question’.

Proposed – The Deputy Mayor Cllr Groom

Seconded – Cllr Pickering

‘That this application be recommended refusal.’

All in favour

Following the conclusion of this application the Chairman Cllr Horne returned to the order of the agenda.

2474. To receive the Clerk’s Report

In a verbal report the Deputy Clerk explained the Conservation Officer was well aware of Council’s concerns regarding Downham Market Railway Signal Box and had undertaken to relay those concerns to the owners.

2475. To receive Councillors' Questions

Cllr Hendry made a statement in respect of the amount of bare soil in the Town Council Office and War Memorial Gardens, expressing concerns for micro-organisms and the health of the actual soil, explaining she would like to see more ground covering planting.

It was answered the contractor fully meets the needs of the existing contract, but the formation of a Town Maintenance Contract working party to identify the needs of the next contract was an item for discussion later in the meeting.

2476. To approve the payment of bills of the Planning & Environment Committee

A list of bills had been circulated (Appendix 2)

Proposed – The Deputy Mayor Cllr Groom Seconded – Cllr Pickering

‘That the bills be paid as per the attached schedule.’

All in favour

2477. To receive Correspondence

There was no such correspondence.

2478. To receive any matters arising from Councillor Surgery sessions appertaining to the Planning & Environmental Committee

Cllr Hendry advised on 4 such topics raised during recent surgeries:

- The dilapidated state of the upper floors of the building housing Peacocks Store
- The obstruction caused to ‘The Green Mile’ by the extension of private gardens
- Accessibility issues for walkers to a field close to Howdale Rise due to horses
- Parking problems on Primrose Avenue

2479. To discuss applications received from the Borough Planning Department/Norfolk County Council

Applications Approved

Ref No	Location	Details	Expiry Date	Linked Apps
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 ANPR camera	09.07.2019	

Members recommended approval commenting 'There appear no planning reasons to recommend refusal; that said, the Town Council would like to see the new structure enhanced by appropriate green landscaping to soften the visual impact and is saddened by the loss of existing green space to accommodate the unit'.

Proposed – Cllr Pickering**Seconded – The Deputy Mayor Cllr Groom****‘That this application be recommended approval.’****All in favour**

Ref No	Location	Details	Expiry Date	Linked Apps
19/01076/F	31 Wingfields	Erection of shed and fence	11.07.2019	

Members recommended approval.

Proposed – Cllr Pickering**Seconded – Cllr Hendry****‘That this application be recommended approval.’****All in favour**

Ref No	Location	Details	Expiry Date	Linked Apps
19/01095/F	6 Foxglove Court	Extension to rear of dwelling	15.07.2019	

Members recommended approval.

Proposed – Cllr Pickering**Seconded – The Deputy Mayor Cllr Groom****‘That this application be recommended approval.’****All in favour****Applications Refused**

Ref No	Location	Details	Expiry Date	Linked Apps
19/01055/A	Tesco London Road	Advertisement application: 5 x non-illuminated fascia signs and 7 x various non-illuminated signs	09.07.2019	

Members recommended refusal commenting 'Although we recommend approval for the associated change of use application (19/01054/F), the Town Council concurs with the Conservation Officer's view regarding the excessive amount of signage, given the sensitive siting of the conversation area, and therefore recommend refusal'.

Proposed – Cllr Horne**Seconded – Cllr Pickering****‘That this application be recommended refusal.’****All in favour**

Ref No	Location	Details	Expiry Date	Linked Apps
19/01079/F	43 High Street	Conversion of ground floor commercial hall into 4 x self-contained studio apartments	12.07.2019	

Members recommended refusal commenting 'The proposed development by reason of loss of business/leisure/retail floor space, would adversely affect the vitality and viability of Downham Market Town Centre. It would be sad to see an iconic building converted for residential usage in the long term due to an inability to attract a leisure/retail partner(s) in the short term. Furthermore, the application was made purposefully with a lack of car parking for any residents. This would be likely to give rise to additional on-street parking which would be detrimental to highway safety and create offsite parking problems elsewhere in the town; therefore, being contrary to the general principles of sustainable development'.

Proposed – Cllr Pickering

Seconded – The Deputy Mayor Cllr Groom

‘That this application be recommended refusal.’

All in favour

2480. To note application decisions made by the Borough Planning Department/Norfolk County Council

Ref No	Location	Details	TC Recommendation	BC/NCC Notice
19/00495/F	Linden Lee 12 Wesley Close	Residential development – construction of 5 detached bungalows with detached garages, along with formation of new access and driveway and associated works	A	Application Permitted 17.06.2019 Delegated Decision
19/00826/F	The Sovereign Centre Sovereign Way Trafalgar Industrial Estate	Standing of a modular building for use as a Mens Shed meeting place	A	Application Permitted 19.06.2019 Delegated Decision

2481. To note appeals made to the Secretary of State

Ref No	Applicant	Location	Details	Deadline Date
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None received.

2482. To note appeal decisions received from the Planning Inspectorate

Ref No	Applicant	Location	Details
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None received.

2483. To discuss applications to be considered at the forthcoming Planning Committee meeting

Ref No	Applicant	Location	Details	Meeting Date
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None received.

2484. To note applications considered at the previous Borough Council Planning Committee meeting

Ref No	Applicant	Location	Details	Meeting Date
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None received.

2485. To receive report from Downham In Bloom Sub Committee

Cllr Pickering advised that due to Cllr Daymond’s non availability, the Vice Chairman Mr S Dimmock has stepped into the breach. The portfolio was now complete.

2486. To establish Town Maintenance Contract Working Party

The Deputy Clerk advised it was now necessary to form a Town Maintenance Contract working party to detail the requirements of and oversee the process of the new contract.

Cllrs Pickering and Hendry volunteered for the working party. It was agreed that due to the restricted size of the committee presently, the matter should be raised at next week's Full Council meeting to seek additional members.

2487. To discuss Snowdrop Grove and Primrose Avenue 20mph Zone Traffic Regulation Order

Members were advised the Traffic Regulation Order funded by the estate developer (H C Moss (Builders) Ltd) was currently being progressed and accordingly, Norfolk County Council was seeking Town Council support for the proposal.

Proposed – The Deputy Mayor Cllr Groom Seconded – Cllr Pickering

'Council seek the implementation of the 20mph Zone Traffic Regulation Order as per the planning conditions imposed'

All in favour

2488. To discuss NCC Parish Partnership Scheme 2020/2021

Members received details of the next scheme and noted the deadline of December 2019 for bid submissions. It was considered appropriate to bring the matter before Full Council for their attention.

2489. To receive and discuss street name for development between and South of 116 and 118 Bexwell Road

Members were advised the developer's chosen name was Grosvenor Drive. Members were not convinced this was suitable.

Proposed – The Deputy Mayor Cllr Groom Seconded – Cllr Pickering

'That the name of the development should be more synonymous with Downham Market and the development's position on the rural edge of town'

All in favour

2490. To discuss Environment matters

The Deputy Mayor Cllr Groom lamented the forthcoming loss of The Howdale toilets and, rather than demolition, would have preferred to have seen an innovative conversion to a refreshment stall.

2491. To receive and consider Financial Report 2019/20 'actuals against budget'

The Deputy Clerk provided a financial commentary on Month 3 reports (Appendix 3).

The Chairman thanked everyone for attending and closed the meeting at 9:00pm.

Chairman

Dated