

Minutes of the Planning Committee Meeting

Date: Wednesday 29 July 2026 Time: 6pm

Venue: Town Hall, Bridge Street, Downham Market PE38 9DW

Present

Chair: Cllr Daymond

Councillors Lane, Wiles, Campbell-Robb, J Pyatt and Sims

Luke Griffin- Administrator

The Chair welcomed attendees to the meeting and reminded those present of the emergency evacuation procedures and to turn their phones to silent.

1. To note Apologies for Absence

No apologies received

2. To receive declarations of interest and consider requests for Dispensations

No declarations of interest given.

3. To approve the minutes of the previous meeting of the committee held 15 July 2026.

Resolved: To approve the minutes of the meeting held on 15 July 2026.

Proposed Cllr Campbell-Robb Seconded Cllr Daymond All in Favour

4. Public Participation – 15 minutes allowed

No members of the public were present.

A letter from a member of the public was read by the clerk concerning an objection to application 26/01142/F.

5. To co-opt a member to fill a vacancy on the Planning Committee.

Resolved: To appoint Cllr Sims to the Planning Committee.

Proposed Cllr Wiles Seconded Cllr Lane All in Favour

6. 26/01142/F

Conversion of first floor area of existing garage to annex and single-story rear extension to dwelling at Melanna 25 Ryston End Downham Market Norfolk PE38 9AX

Resolved: to recommend refusal of application 26/01142/F as the proposed works do not comply with previous instructions regarding its construction and the works display no consideration with regard to incompatible or unacceptable use, as the building appears to be a garage in name only.

Proposed Cllr Campbell-Robb Seconded Cllr Sims All in Favour

26/01104/F

Repositioning of new vehicular access from that approved under 25/00646/F at 126 Bexwell Road Downham Market Norfolk PE38 9LJ

Resolved: to recommend approval of application 26/01104/F as there are to be no significant proposed alterations to the street scene.

Proposed Cllr Daymond

Seconded Cllr Wiles

All in Favour

26/01159/LB

Application for listed building consent for reinstatement interior works to Grade II listed property following water ingress at Flat 2 Old Station Hotel 75 Railway Road Downham Market Norfolk PE38 9EL

Resolved: to recommend approval of application 26/01169/LB as the upkeep of a Grade II listed building and its return to use is considered a significant addition to the town as a whole.

Proposed Cllr Daymond

Seconded Cllr Campbell-Robb

All in Favour

7. **To note application decisions made by the Borough Council/Norfolk County Council (previously circulated) and update on any matters previously raised with them. Agree any actions.**

The decisions were noted.

Clerk to investigate whether the money for upkeep of the Willows nature reserve noted in Application 23/01141/FM will be paid to the Borough Council or directly to contractors.

8. **To note the date of the next meeting – 12 August 2026, if required.**

The date was noted.

Meeting closed 6.24pm.

Signed Dated.....