

Minutes of the Planning Committee Meeting

Date: Wednesday 14 October 2026 Time: 5.59pm

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

Present

Chair: Cllr Daymond

Councillors Wiles, Sims and J Pyatt

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

Apologies received from Cllr Lane

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 29 September 2026.

Resolved: To approve the minutes of the meeting held on 29 September 2026.

Proposed Cllr Wiles Seconded Cllr Daymond All in Favour

4. Public Participation – 15 minutes allowed

No members of the public present.

5. 26/01556/F

Internal and external alterations to extend office at first floor and outbuilding alterations at Sovereign House 2 Sovereign Way Trafalgar Industrial Estate Downham Market Norfolk PE38 9SW

Resolved: To recommend approval of application 26/01556/F as the proposed works are conducive to the continued use of the property.

Proposed Cllr Daymond Seconded Cllr Sims All in Favour

Cllr Campbell-Robb joined the meeting.

25/00961/OM

Outline planning application with all matters reserved apart from access for up to 260 dwellings, associated facilities and infrastructure, car parking, open space provision and access at Land at E561665 N302569 Nightingale Lane Downham Market Norfolk

Resolved: To recommend refusal of application 25/00961/OM as the proposed development falls under inadequate and inappropriate landscaping and means of enclosure in regard to bodies of water. Concerns are also raised regarding the inability of drainage infrastructure and social facilities to cope with the influx of new residents.

Proposed Cllr Wiles Seconded Cllr Daymond All in Favour

26/01180/F

Retrospective installation of one external air conditioning unit and three external refrigeration condensing units to the side of the existing commercial premises at MK Convenience Store 66 Bridge Street Downham Market Norfolk PE38 9DJ

Resolved: To recommend approval of application 26/01180/F as the committee have been reassured regarding the negligible impact from the noise of the works.

Proposed Cllr Daymond Seconded Cllr Campbell-Robb All in Favour

26/01583/F

VARIATION OF CONDITION 3 AND REMOVAL OF CONDITIONS 6 AND 7 OF PLANNING PERMISSION 23/01615/CU: Consent for operating a coffee/breakfast/lunch service as an ancillary service to the B&B for up to 12 guests, both B&B guests and pedestrian passersby. The proposal does not involve any development work or physical alterations to the property at Dial House Cafe 12 Railway Road Downham Market Norfolk PE38 9EB

Resolved: To recommend approval of application 26/01583/F as the proposed service brings unused facilities back into use for the benefit of the town.

Proposed Cllr Wiles Seconded Cllr Daymond All in Favour

6. **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.

7. **To note the date of the next meeting – 27 October 2026, if required.**

The date was noted.

Meeting closed 6.26pm.

Signed Dated.....