

Minutes of the Planning Committee Meeting

Date: Wednesday 25 March 2026 Time: 6.00pm

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

Present

Chair: Cllr Wiles

Councillors, Leach, Lane, J Pyatt

Tina Griffin, Deputy Clerk

Luke Griffin, Administrator

2 members of the public present

The Chair reminded those present of the emergency evacuation procedures.

1. **To note Apologies for Absence** – Cllr Brewer and Cllr Daymond
2. **To receive declarations of interest and consider requests for Dispensations** – no declarations received.
3. **To approve the minutes of the previous meeting of the committee held 10 March 2026.**
Resolved: To approve the minutes of the meeting held on 10 March 2026.
Proposed Cllr Lane Seconded Cllr Pyatt All in favour
4. **Public Participation** – A resident spoke against application 26/00414/F for the following reasons:
 - The excessive height of the construction.
 - A loss of privacy due to a window on the building overlooking their garden.
 - Queries over the intended use of the building, as opposed to the garage listed on the application.
 - The building dominates Ryston End and Ryston Close and is out of character with the area.
 - Any concerns previously brought forward by the residents to the applicant have not been addressed.
5. **To discuss and agree Council response to applications received from the Borough Council:**
The Chair brought forward application 26/00414/F to the top of the agenda.

26/00414/F

Retrospective: Erection of Detached Garage at Melanna 25 Ryston End Downham Market Norfolk PE38 9AX

Resolved: To recommend refusal of application 26/00414/F as the applicant has not addressed the concerns previously raised and indeed appears to have made the situation for surrounding residents worse. It is of serious concern that the applicant is continuing to construct the building without permission being in place, for example the roof is now in place and work continues internally.

Proposed Cllr Wiles Seconded Cllr Lane All in favour

26/00388/F

Erection of single-storey side extension. at 18 Sandringham Drive Downham Market Norfolk PE38 9NF

Resolved: To recommend approval of application 26/00388/F as the extension fits well in the plot of land.

Proposed Cllr Leach Seconded Cllr Wiles All in favour

26/00412/F

Replacement of conservatory existing roof at 10 Civray Avenue Downham Market Norfolk PE38 9NU

Resolved: To recommend approval of application 26/00412/F as councillors could find no negative impact on the property or its surroundings.

Proposed Cllr Lane Seconded Cllr Leach All in favour

26/00396/F

Installation of a new external diesel standby generator and an associated fuel storage tank at Police Station 63 London Road Downham Market Norfolk PE38 9BQ
London Road Downham Market Norfolk PE38 9AW

Resolved: Decision postponed pending a clearer plan of the proposed location.

26/00399/F

Proposed block of flats following demolition of existing buildings on site. at 1 - 3 Howdale Road Downham Market Norfolk PE38 9AB

Resolved: To recommend refusal of application 26/00399/F as the plans constitute overdevelopment of the site, there is a lack of parking for residents, the potential impact of loss of visibility when pulling out of the Howdale Rd junction, and the lack of any report from a Conservation Officer on the Planning Portal.

Proposed Cllr Wiles Seconded Cllr Pyatt 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** – 8 April 2026.

Meeting closed 6.31pm

Signed Dated.....