

## Minutes of the Planning Committee Meeting

Date: Tuesday 25 November Time: 6.00pm

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

### Present

Chair: Cllr Daymond  
Councillors, J Pyatt, Leach, Wiles  
Luke Griffin, Administrator  
Tina Griffin, Deputy Clerk

The Chair reminded those present of the emergency evacuation procedures.

1. **To note Apologies for Absence** – Apologies were received from Cllr Lewis, Cllr Brewer and Cllr Lane
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 11 November 2025.**  
**Resolved:** To approve the minutes of the previous meeting of the committee held 11 November 2025.  
Proposed Cllr Daymond      Seconded Cllr Leach      All in favour
4. **Public Participation** – no public present.  
The Chair wanted to note that the local groups “Friends of the Willows” and “Downham by Design” no longer operate.
5. **To discuss and agree Council response to applications received from the Borough Council:**

### 23/01141/FM

Erection of 26 Dwellings (Use Class C3) at Land South of Railway Road Downham Market Norfolk

**Resolved:** To recommend refusal of application 23/01141/FM as the matters previously raised in relation to lack of recreational areas, crime prevention, ecological impact on the Willows, highways, drainage and flood risk have not been fully addressed.

Proposed: Cllr Leach      Seconded: Cllr Daymond      All in Favour

**25/01801/FM**

Full planning approval for the erection of 116 dwellings with associated open space and infrastructure with vehicular access proposed from Lynn Road and emergency vehicular access to Cinnamon Road at Land S of 22 Bridle Lane Downham Market Norfolk

**Resolved:** To recommend approval of application 25/01801/FM but query the plans for maintenance and upkeep of the forested area, including plans to fence off the area, and seek confirmation that there will be no access for construction traffic on Cinnamon Road and Bridle Lane.

Proposed: Cllr Daymond

Seconded: Cllr Wiles

All in Favour

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

**Agree any actions.**

Members noted the decisions previously circulated.

7. **To note the date of next meeting** – Tuesday 09 December 2025 if required.

The Chair thanked all those present for attending.

Meeting closed 6.36pm

Signed ..... Dated.....