

### **Minutes of the Planning Committee Meeting**

**Date: Wednesday 30 June 2026 Time: 6pm**

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

#### **Present**

Chair: Cllr Daymond

Councillors Campbell-Robb, Lane, J Pyatt & Wiles (5)

Non-committee member Cllr C 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**

No apologies received

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

Cllr Campbell-Robb declared a non-pecuniary interest in Application 25/01801/FM.

#### **3. To approve the minutes of the previous meeting of the committee held 17 June 2026.**

**Resolved:** To approve the minutes of the meeting held on 17 June 2026.

Proposed Cllr Lane

Seconded Cllr Campbell-Robb

All in Favour

#### **4. Public Participation – 15 minutes allowed**

No members of the public were present.

#### **5. 26/00945/F**

Replacement Conservatory Roof at 90 Rosemary Way Downham Market Norfolk PE38 9UB

**Resolved:** To recommend approval of application 26/00945/F as the proposed works are a direct replacement that appears to have no detrimental impact on surrounding properties.

Proposed: Cllr Campbell-Robb

Seconded: Cllr Daymond

All in Favour

Cllr Campbell-Robb excused himself from the meeting.

**25/01801/FM**

Full planning approval for the erection of 114 dwellings with associated open space and infrastructure with vehicular access proposed from Lynn Road and an 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 as the proposed alterations to the development plan would enhance the existing plans- however, the committee still seek reassurance over the regulation of emergency vehicular access on Cinnamon Road.

Proposed: Cllr Lane

Seconded: Cllr Daymond

All in Favour

Cllr Campbell-Robb returned to the meeting.

**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.

It was noted that the Borough Council of King's Lynn & West Norfolk Planning Committee will be considering the following application at its meeting to be held on 6 July 2026: 23/01141/FM- Erection of 26 Dwellings (Use Class C3) Land South of Railway Road Downham Market Norfolk. The clerk agreed to pass on the following comments to the officer handling the application:

The original application outlined space for 26 homes; however, this appears to have been amended to flats as per an article from the Eastern Daily Press. The committee were concerned that this was not part of the previous consultation and would be cause for objection. Concerns were also raised around accessibility, the drainage and flooding situation around the Willows Nature Reserve, and how the development would impact on the ecology of the land.

The clerk updated the committee on the withdrawal of retroactive application 26/00155/F- the clerk agreed to continue attempts to contact the planning officer who had been overseeing the withdrawn application to enquire what will become of the built garage.

**7. To note the date of the next meeting – 15 July 2026, if required.**

Meeting closed 6.18pm.

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