

DOWNHAM MARKET PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON TUESDAY 28 NOVEMBER 2023 AT 6:00PM

In the Town Council Offices, 15 Paradise Road, Downham Market, PE38 9HS

	<p>Present Cllrs Daymond (Chair), Leach, Brewer, Westrop, Wiles</p> <p>Tina Griffin, Deputy Clerk 7 Members of the public</p>
Item	
1	<p>To receive Members' Apologies for Absence Apologies were received on behalf of Cllr Moyses and also from Cllr Lewis. The apologies were accepted.</p>
2	<p>To receive Members' Declarations of Interest Cllr Wiles declared an interest relating to Item 5 Application 23/01744/O.</p>
3	<p>To approve the minutes of the previous meeting of the committee held on 24 October 2023</p> <p>Proposed Cllr Wiles Seconded Cllr Westrop All in favour 'That the minutes for the meeting held on 24 October 2023 be approved as a true record of the meeting.'</p>
4	<p>Public participation – 15 minutes allowed</p> <p>Six members of the public spoke in opposition to application 23/01896/F highlighting the following points:</p> <ul style="list-style-type: none"> • The proposed development is in the conservation area with a heritage wall marking the boundary of the site through which a new entrance would need to be created. • Access to the site is along a very narrow road (Priory Terrace) – inappropriate for construction traffic. • Vehicles entering or exiting the two sites will cause disruption to current residents, and could be dangerous particularly if trying to negotiate parked cars, delivery vehicles and the obstructed view round the gate in the wall. • Priory Terrace is unique in Downham Market and provides a relatively safe passage way for school children and elderly people. • The two new houses would overshadow and block the sunlight to the houses opposite. • The current overgrown site helps protect the terrace properties from excessive surface water run-off. If built on, the natural slope would increase the likelihood of flooding to these properties.

	<p>Cllr Brewer advised that the Planning Inspectorate decision with regards application 22/01968/F Erection of new dwelling Land Adj 78 London Road Downham Market Norfolk PE38 9AT is now on the KLWNBC Planning Portal. The appeal has been dismissed thanks to the efforts of Cllrs and local residents.</p> <p>Cllr Brewer asked that the Chapel Lane road sign issue is raised again with the Borough Council.</p>
5	<p>To discuss and agree Council response to applications received from the Borough Council</p> <p>23/01744/O – Deferred decision OUTLINE APPLICATION WITH SOME MATTERS RESERVED; Proposed 3No four Bedroom, two storey dwellings Land South of 119 London Road Downham Market Norfolk PE38 9AT</p> <p>Proposed Cllr Daymond Seconded Cllr Westrop 4 in favour, 1 abstention ‘That application 23/01744/O be recommended for refusal as serious concerns remain regarding the treatment of surface water run-off (eventually to the Willows Nature Reserve) once the large pond is significantly reduced. This will be exacerbated when the extensive Nightingale Lane development is built behind the site. It is also considered that three dwellings represents an overdevelopment of the site.’</p> <hr/> <p>23/01438/F Proposed new residential dwelling at Land West of Former Methodist Church Bridge Street Downham Market Norfolk</p> <p>Proposed Cllr Daymond Seconded Cllr Westrop All in favour ‘That the revised application be recommended for approval as the design has gone a long way in addressing the concerns previously raised by the Council.’</p> <hr/> <p>23/01896/F CONSTRUCTION OF TWO NEW RESIDENTIAL DWELLINGS TOGETHER WITH THE RELOCATION OF THE VEHICULAR ENTRANCE THROUGH THE WEST FACING BOUNDARY WALL at Land West Side of Priory Terrace Downham Market Norfolk</p> <p>Proposed Cllr Brewer Seconded Cllr Westrop All in favour ‘That application 23/01896/F be recommended for refusal for the following reasons: The opinion of the Conservation Officer is not yet available. The vehicular access to the site is a major concern both during construction and on occupation. The two new dwellings are likely to overshadow the existing terrace with consequent loss of outlook and sunlight in what is a quaint and unique road. The existing wall is of architectural interest and significant alterations will be needed to create access to the site.’</p>

	<p>The proposed dwellings have one allocated parking space each which is unlikely to be sufficient, causing congestion in the narrow approach road, blocking access especially for emergency vehicles.</p> <p>The design of the houses appears out of character with the street scene.'</p>
6	<p>To note application decisions made by the Borough Council/Norfolk County Council (previously circulated) and update on application matters previously raised with them</p> <p>Cllrs confirmed that the weekly decisions list had been received and noted. There were no further updates.</p>
7	Date of next meeting – 13 December 2023
	Meeting closed: 7pm
	<p>SIGNED DATE</p>