

DOWNHAM MARKET PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY 28 FEBRUARY 2024 AT 6:00PM

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

	<p>Present</p> <p>Cllrs Daymond (Chair), Leach, Wiles</p> <p>Tina Griffin, Deputy Clerk</p> <p>2 members of the public</p> <p><i>Members were reminded of the emergency exits/muster point and asked to turn mobile phones to silent.</i></p>
Item	
1	<p>To receive Members' Apologies for Absence</p> <p>Apologies were received Cllr Westrop and Lewis for health reasons and from Cllr Brewer for work reasons.</p> <p>The apologies were accepted.</p>
2	<p>To receive Members' Declarations of Interest</p> <p>None declared.</p>
3	<p>To approve the minutes of the previous meeting of the committee held on 13 February 2024</p> <p>Proposed Cllr Daymond Seconded Cllr Wiles All in favour</p> <p>'That the minutes for the meeting held on 13 February 2024 be approved as a true record of the meeting.'</p>
4	<p>Public participation – 15 minutes allowed</p> <p>The two members of the public advised the committee of their objections against application 24/00122/F. These included safety concerns about the location of the substation being so close to a residential fence line, the roadway and the proposed electric charging points in the Lidl car park. They feared that the proposed position would also impede the sight lines for vehicles emerging from the near-by private road, and queried the accuracy of the junction sketch on the proposed plans.</p>
5	<p>To discuss and agree Council response to applications received from the Borough Council</p> <p>It was agreed to move the discussions regarding application 24/00122/F to the top of the list:</p>

24/00122/F

Full planning application for the installation of one substation at Land E of 160 and W of Roundabout, Bexwell Road, Downham Market, Norfolk, PE38 9LQ

Proposed Cllr Daymond

Seconded Cllr Wiles

All in favour

'That application 24/00122/F be recommended for refusal in its current position due to concerns about its proximity to the neighbouring property, the roadway and its impact on the sight lines for vehicles exiting the private road. Committee was advised by the members of the public that the private road junction is not exactly as drawn on the plans and recommended that this be reviewed. Concern was also raised about the potential fire risk of siting the substation next to the electric charging spaces. It was suggested that a better position for the substation would be at the rear of the site away from the above hazards, in an area which on the plans appears to be underused.'

24/00179/F

Construction of temporary access road at Land South of Denver Hill North of Southern Bypass East of Nightingale Lane Downham Market Norfolk

Proposed Cllr Leach

Seconded Cllr Daymond

All in favour

'That application 24/00179/F be recommended for approval in recognition of the length of time it is predicted the roundabout will take to construct. However, the correct signage needs to be clear and in place, and that during the construction phase at least the speed limit should be reduced to 30mph along the A1122 from the A10 roundabout to St Johns Industrial Estate roundabout. Members commented that this is a road on which speeding is a frequent occurrence and the risk of accident is high.'

24/00145/RM

Reserved Matters: Construction of 2 dwellings at Site Between 19 And 21 Park Lane Downham Market Norfolk

Proposed Cllr Leach

Seconded Cllr Wiles

All in favour

'That application 24/00145/RM be recommended for approval as the plans appear to be in keeping with the street scene, and do not represent an overdevelopment of the site.'

24/00165/F

Proposed front and rear extension and alterations at Hamilton House Denver Hill Downham Market Norfolk PE38 9BE

Proposed Cllr Daymond

Seconded Cllr Leach

All in favour

'That application 24/00165/F be recommended for approval, the plans being in keeping with the style and position of the property.'

	<p>24/00121/O Reconsultation Outline Application with some matters reserved for: Construction of up to Three Dwellings and Garages at Neil Whicker Electrical Services Ltd The Old Coach Yard 50A Bexwell Road Downham Market DOWNHAM MARKET</p> <p>Proposed Cllr Wiles Seconded Cllr Daymond All in favour 'That the committee’s previous decision stands and the application be recommended for approval, subject to satisfactory outcomes to the concerns raised by other agencies especially with regards dealing with the contaminated area, visibility splay and tree protection.</p> <hr/> <p>23/02102/F PROPOSED SIDE EXTENSION FOLLOWING DEMOLITION OF SIDE PORCH (CURRENTLY USED AS UTILITY) AT 15 RAILWAY ROAD, DOWNHAM MARKET, PE38 9DX at 15 Railway Road Downham Market Norfolk PE38 9DX</p> <p>Proposed Cllr Daymond Seconded Cllr Leach All in favour 'That previous comments stand and application 23/02102/F be recommended for approval as the plan improves the symmetry of the property and in the committee’s opinion enhances 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.</p> <p>The Deputy Clerk highlighted the following matters raised with the County and/or Borough Councils:</p> <p>Chapel Lane – Cllr Brewer has emailed that the road sign is still damaged. The Deputy Clerk has raised the matter again with the Street Naming and Numbering team and will update Cllrs with any response.</p> <p>24/00005/TPO 21 Wimbotsham Road Downham Market Norfolk PE38 9PE – as previously advised a felling licence is unlikely to be required.</p>
7	<p>To receive feedback from the Street Naming and Numbering team re: Fairfield Rd development</p> <p>Cllrs were advised that the Administrator had made further enquiries with the Street Naming and Numbering team and with the developer and neither are willing to consider a change to the proposed name. Members expressed their disappointment and wondered why the Council was asked for an opinion when the decision had apparently already been made.</p>
8	<p>To note Tree Preservation Order Land South of 119 London Rd, Downham Market PE38 9AT This was noted and welcomed.</p>

9	Date of next meeting – Tuesday 12 March 2024 at 6pm in the Town Hall
	Meeting closed: 7.25pm, the Chair thanked everyone for attending.
	SIGNED DATE