

Minutes of the Planning Committee Meeting

Date: Tuesday 29 September 2026 Time: 5.57pm

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

Present

Chair: Cllr Daymond

Councillors Wiles, Lane, Campbell-Robb and J Pyatt

1 member of the public

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

No declarations of interest given.

3. To approve the minutes of the previous meeting of the committee held 15 September 2026.

Resolved: To approve the minutes of the meeting held on 15 September 2026.

Proposed Cllr Campbell-Robb

Seconded Cllr Lane

All in Favour

4. Public Participation – 15 minutes allowed

No members of the public wished to speak.

5. 26/01423/F

Part change of use, extensions and alterations to form funeral director premises with service chapel and creation of first floor dwelling at 155 Bexwell Road Downham Market Norfolk PE38 9LJ

Resolved: To recommend approval of application 26/01423/F as the proposed development is considered part and parcel of commercial development on Bexwell Road.

Proposed Cllr Daymond

Seconded Cllr Wiles

5 in Favour, 1 Against

26/01499/LB

I propose to replace the existing front door of unknown construction which is rotting and beyond repair with a new door of similar design. The original door has inappropriate thick glass lights popular in the 1970s installed at an earlier date. The new door would have clear toughened single glazing and is a design appropriate to the Victorian architecture. Door to be painted dark blue as existing one to blend in with the character of the rest of the terrace. at 32 Paradise Road Downham Market Norfolk PE38 9HS

Resolved: To recommend approval of application 26/01499/LB as the proposed replacement door makes a reasonable effort to stay in keeping with the street scene.

Proposed Cllr Sims

Seconded Cllr Campbell-Robb

All in Favour

26/01530/F

HOUSEHOLDER: Construction of single storey extension and porch on existing bungalow at 10 Hardy Close Downham Market Norfolk PE38 9RX

Resolved: To recommend approval of application 26/01530/F as the proposed works do not constitute an overdevelopment of the site.

Proposed Cllr Campbell-Robb

Seconded Cllr Sims

All in Favour

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 Land S of 22 Bridle Lane Downham Market Norfolk

Resolved: To recommend approval of application 25/01801/FM subject to confirmation for plans regarding emergency vehicle access on Cinnamon Road- with either raising bollards or a gate to prevent unauthorized access.

Proposed Cllr Lane

Seconded Cllr Campbell-Robb

All in Favour

26/01142/F

Householder: Part Retrospective: Conversion of first floor area of existing garage to annexe and single-story rear extension to dwelling, new boundary treatment and retention of patio area Melanna 25 Ryston End Downham Market Norfolk

Resolved: To recommend refusal of application 26/01142/F as per the committee's previous response to the application on the 30th July: "The Planning Committee recommends refusal of application 26/01142/F as the proposed works do not comply with previous instructions regarding its construction and the works display no consideration with regard to incompatible or unacceptable use, as the building appears to be a garage in name only."

Proposed Cllr Daymond

Seconded Cllr Lane

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.

The clerk notified the committee about a Borough Council of King's Lynn & West Norfolk's Planning Committee on the 8th of October concerning application 25/01801/FM. The clerk agreed to investigate the timing of the meeting and pass on the information to Cllr Campbell-Robb.

7. **To note the date of the next meeting – 14 October 2026, if required.**

The date was noted.

Meeting closed 6.27pm.

Signed Dated.....