

Minutes of the Planning Committee Meeting
Date: Tuesday 5 May 2026 Time: 6.00pm
Venue: Town Hall, Bridge Street, Downham Market PE38 9DW

Present

Chair: Cllr Daymond

Councillors Brewer, Leach, Lane, J Pyatt & Wiles (6)

Tina Griffin- Deputy Clerk

Luke Griffin- Administrator

One member of the public present.

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 members of the committee were absent.

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

Cllr Brewer declared an interest in item 26/00511/F as she is friends with the applicant.

3. To approve the minutes of the previous meeting of the committee held 21 April 2026.

Resolved: To approve the minutes of the meeting held on 21 April 2026.

Proposed Cllr Lane Seconded Cllr Wiles All in Favour

4. Public Participation – 15 minutes allowed

The Chair invited the member of the public to join the discussion under the relevant application number.

5. Cllr Brewer left the meeting.

26/00511/F

Levelling out and extending car parking, removal of gate and mesh fencing removal of rear wall and replacing with new brick wall of 1.70 metres in height. Installing channel drainage to existing drain. at 15 Paradise Road Downham Market Norfolk PE38 9HS

Following discussion of the application with the member of the public it was:

Resolved: To recommend approval of application 26/00511/F as the proposed works make good use of the land and improve the area.

Proposed: Cllr Leach Seconded: Cllr Wiles 5 in favour, 1 abstention

Cllr Brewer returned to the meeting.

26/00606/LB

Application for listed building consent replacement of four first floor sash windows in very poor condition (Retrospective) at 55A High Street Downham Market Norfolk PE38 9HF

It was agreed to defer the decision as the committee awaits further information on the works undertaken and advice from the Conservation Officer.

26/00673/CU

Change of Use from light industrial, storage or trade counter uses (Class E(g) (ii) [R&D] and (iii) [Light Industrial], Class B2 and B8 [Storage]) to include Class E (b) to allow use of building for 1No Padel Court Flexible access to building facilities offering 24/7 access, modern equipment, and secured access for late-night or early-morning use. at Unit B Downham Market Trade Park 1 St Johns Way St John's Business Estate Downham Market Norfolk

Resolved: To recommend approval of application 26/00637/CU as the proposed use of the site is a good asset for the town and a good use of a vacant building.

Proposed: Cllr Daymond Seconded: Cllr Lane 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 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 with reassurance that construction traffic does not use Bridle Lane for access to the site and reasonable construction hours are enforced e.g. 7am-6pm.

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 any matters previously raised with them. Agree any actions.

The decisions were noted.

It was noted that a Planning meeting to discuss application 26/00155/F is being held by the Borough Council on the 11th May 2026.

7. To note the date of the next meeting – 20 May 2026, if required.

The date was noted.

Meeting closed 6.34pm.

Signed Dated.....