

**NOTE:** In the case of non-members, this agenda is for information only

## **DEREHAM TOWN COUNCIL**

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3<sup>rd</sup> April 2025

Dear Councillor

You are hereby summoned to attend the next meeting of **Dereham Town Council** which will be held at the Memorial Hall, Dereham on **Tuesday 8<sup>th</sup> April 2025 at 7.30pm** to consider the items on the Agenda below.

Yours faithfully

*A N Needham*

**Mr A N Needham**  
**Town Clerk**

Members requiring further information, or with specific questions, are asked to raise these with the appropriate officer at least two working days before the meeting. If the information requested is available, this will be provided, and reported to Council.

### **A G E N D A**

1. To receive apologies for absence.
2. **Declaration of Interest.**  
In accordance with the Localism Act 2011, Members are asked at this stage to declare any Disclosable Pecuniary Interests or Other Registerable Interests; as defined by the Code of Conduct adopted by the Council. Councillors shall declare such interest as soon as it becomes apparent, disclosing the nature and extent of those interests. Failure to disclose any Disclosable Pecuniary interests or to knowingly give false or misleading information is a criminal offence under section 34 of the Localism Act 2011  
  
**Adjournment for Public Speaking - meeting to be adjourned for up to 15 minutes maximum to take questions from members of the public or to allow County and District Councillors who are not Town Council members to give a report and answer questions.**
3. To receive announcements.
4. To receive from the Chairman, confirm as correct and sign the minutes of the **Full Council meeting** held on **Tuesday 11<sup>th</sup> March 2025**.

5. **Social & Welfare**

- a) To receive from the Chairman, confirm as correct and sign the minutes of the **Social & Welfare Committee meeting** held on **25<sup>th</sup> March 2025**.
- b) To discuss any matters arising and vote on any recommendations listed below.

**To consider charges for Saturday Burial.**

The committee recommended that the additional fee of 50% for Saturday and bank holiday burials be removed and replaced by an additional admin fee of £50.

**Times interments can take place.**

The committee recommended that the only limitation should be that the filling in of a grave should be completed before darkness falls.

**Interments on public holidays.**

The committee recommended that interments be allowed to take place on bank holidays with the exception of Christmas day.

The committee recommended that when conducting a funeral undertakers should always be mindful of others and be sensitive and respectful. If funerals are not sensitive and respectful to others, then the Council reserves the right to exclude those undertakers from conducting future funerals in Dereham.

6. **Markets & Buildings**

- a) To receive from the Chairman, confirm as correct and sign the minutes of the **Markets & Buildings Committee meeting** held on **25<sup>th</sup> March 2025**.
- b) To discuss any matters arising and vote on any recommendations listed below.

**To consider letting conditions for the Cemetery Lodge.**

The committee recommended that the Town Council ask the estate agent to draw up a criteria for the letting conditions for the Cemetery Lodge to ensure that any tenant appreciates and is sympathetic to its unique location.

7. To receive from the Chairman, confirm as correct and sign the minutes of the **Plans meeting** held on **Tuesday 11<sup>th</sup> February 2025 and Tuesday 25<sup>th</sup> March 2025**.
8. To receive and adopt the list of accounts paid, the Financial Statement and list of accounts to be paid.
9. To appoint Councillor R Jamieson to the Recreation Committee , Heritage and Open Spaces Committee and Personnel Committee.
10. To consider allocating additional budget to repair brick shed near to Lodge.

11. To consider a request for funding for safer street wardens.
12. To receive any updates/reports from members of the Council who are County or District Councillors.
13. To discuss the closure of Toftwood Surgery. (Cllr L Monument)
14. To discuss the Local Government Reorganisation. (Cllr C Coleman)
15. To nominate candidates for the Norfolk Association of Local Councils. (Cllr C Coleman)
16. **Exclusion of press and public**  
To pass a resolution to exclude the Press and Public from the meeting on the grounds that the Business to be transacted is confidential and publicity would be prejudicial to the public interest.
17. To consider tenders for the Recreation Ground path surfacing.

**Dereham Town Council**

**Full Council**

**April 2025**

**Agenda Notes**

**10. To consider allocating additional budget to repair brick shed near Cemetery Lodge.**

The decision as to how to treat this shed has been left until there was more certainty regarding the lodge and how much contingency had been committed in completing the groundworks. Unfortunately most of the contingency has been used dealing with the issues below the ground, so if the Council wished to repair this shed then additional funds would need to be allocated. Funds already set aside for the shed totals £4,000. The cost of the minimum repairs i.e. re-roof, timber repairs, new gutters and replace up to 90 bricks will cost around £10,000 leaving a shortfall of £6,000.

Councillors are being asked to consider whether to commit an additional £6,000 to the repairs.

Following Markets and Buildings Committee, the Clerk met with Breckland Council's Historic Buildings officer to understand any options for removal of the shed.

An alternative would be to leave it to continue to deteriorate or apply for it to be demolished. There is no guarantee that consent would be forthcoming. The advice received was that the Council would need to find somebody suitably qualified to write a report justifying the reason for the removal of the shed. This is likely to cost between £1-2,000. As matters stand, the Historic Buildings' Officer felt that the shed forms an important element of a collection of historic buildings, and he could not see any justification for the shed's removal. Additional reasons for opposing any consent to remove, would be that the repairs are well within the resources of the Town Council.

The estimated cost of removing the shed would be around £2-3,000.

Even if consent could be obtained to remove the shed, the cost of removal including professional fees would be around £3-5,000.

**11. To consider a request for funding for Safer Streets Wardens (SSW)**

A request has been received from Breckland Council to contribute £10,000 towards an expanded street wardens scheme (letter enclosed)

The wardens have been operating in Thetford for the past year where they seem to have been popular. Thetford was probably chosen for the wardens because there has been a history of antisocial behaviour (ASB) in the Town Centre. As a result of this ASB Breckland Council created a Public Space Protection Order (PSPO) in 2023 to try and address ASB which included consuming alcohol, urinating and defecating in public places. In Thetford the Safer Streets Wardens had a clear role to enforce the conditions within the PSPO and had the power to issue Fixed Penalty Notices for any breaches of the PSPO.

As there is no PSPO in Dereham it is not known whether the SSWs would have any powers of enforcement in Dereham.

As the PSPO came into force at a similar time to the SSWs, it would be difficult to know whether any benefits reported as being attributable to the SSWs is due to the SSW, or the PSPO, or both being in place at the same time.

Time spent in Dereham – while the SSWs will have a weekly presence in Dereham, Breckland Council have said that they will focus the Warden's activities to areas of greatest need. The Town Council should not be funding a resource for another town or parish. If the Council is to fund this initiative it would need guarantees that Dereham is receiving its fair share of SSW time.

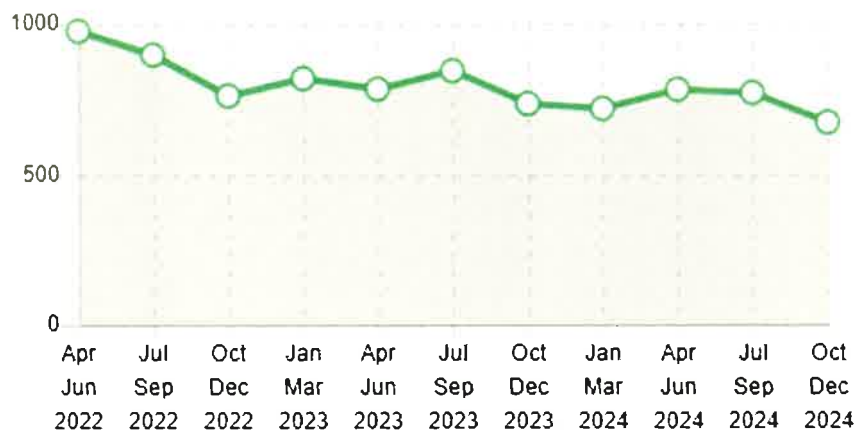
### Do SSWs reduce crime?

There is no serious statistical evidence to demonstrate that part time street wardens patrolling a few hours a week for a year will have any impact on crime. It is reasonable to say that it would probably be impossible for anybody to provide reliable, statistical, evidence to demonstrate whether or not street wardens had any meaningful impact on levels of crime.

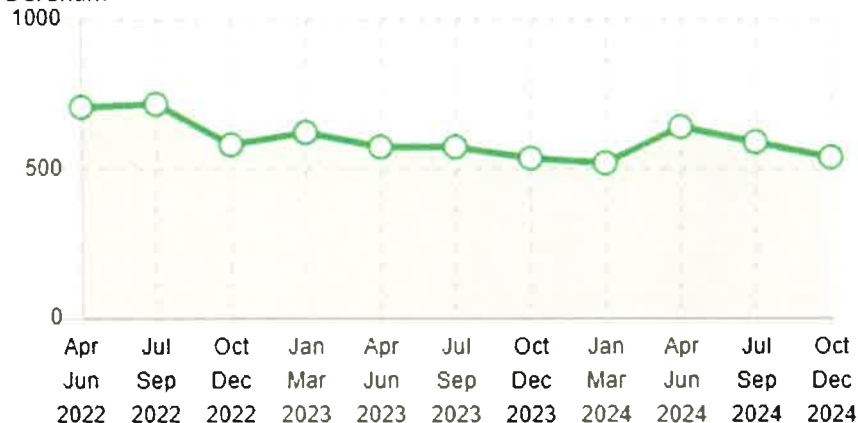
That said, out of interest, the three year crime levels are set out below for comparison. For the last 12 months Thetford has had street wardens and a PSPO and Dereham has not had either. Both seem to show similar profiles over time.

Crime levels for last three years.

Thetford



Dereham



### **What is the benefit of the project if it is not crime reduction?**

Crime reduction is unlikely to be an outcome for the project. Public reassurance appears to be the only output i.e. people feel something is being done about a problem and people feel reassured that agencies are working to address a problem.

### **Is the proposal good value for money?**

Councillors can take a view on whether improving perceptions of crime for a year is worth the money being requested.

### **How will the work be sustained in the long run?**

There doesn't appear to be any commitment of funding beyond the one year. If the project ends then presumably whatever improvement there has been in the perception of crime over the year will dissipate, quite quickly.

The only way to fund this in the long term would be through Council Tax. If the Town Council was to end up funding SSWs in the long term, this would be a big commitment for the Town Council especially as crime and perceptions of crime are the responsibility of authorities other than the Town Council.

Finding £10,000 every year would add around 1% on the parish element of Council Tax. While 1% doesn't seem much, it will be on top of other pressures like inflation.

If street wardens provided a genuine cost effective means of reducing crime or perceptions of crime, then there is a question as to why the Home Office is no longer funding it or the Police are not funding them?

The Government has committed to increasing visible policing and safer streets and has committed to "having a neighbourhood policing team in every local area, carrying out intelligence-led and visible patrols, including in town centres and on high streets". So it may be the case that there will be a greater police presence in the town centre in due course in any event.

#### **Which Town Council budget would the funding come from?**

Ultimately the vast majority of the Town Council's money comes from Council Tax. The Town Council has a budget of £20,000 a year for initiatives and projects such as this which crop up from time to time and are not planned. This budget for 2025/26 has already been committed and spent.

If there is any underspend at the end of the financial year, the funds either go into the General Fund or get reallocated to other projects which appear under funded. It is not yet known if there will be an underspend for the 2024/25 financial year. If there is an underspend the following projects could probably do with topping up:

- Skate Park refurbishment – a budget has been set-a-side to cover anticipated costs, but this was done prior to Ukraine invasion and the spike in energy prices. As the skate park is mostly concrete, the money set aside may no longer be sufficient to cover the costs.
- Assembly Rooms refurbishment – while this will be a few years further down the road it will probably be a big ticket item and worth building up funds up for.
- Breckland Car Parks – No decisions have been regarding taking over the car parks or whether charging is introduced or not, but because of the speed with which this is likely to progress there will be a cost in this financial year which has not yet been budgeted for.

There are always competing pressures on Council finances; ultimately everything will come down to Council Tax.

#### To summarise.

1. There does not appear to be any evidence that SSWs reduce crime.
2. In Thetford the SSWs appear to have a benefit on perceptions of crime and public reassurance, but this benefit may also be linked to the PSPO being put in place in addition to the SSWs.
3. There will be a weekly presence in Dereham, but the SSWs would be targeted to areas where they are needed most. So no guarantee that the presence in Dereham would be proportionated to the funding the Town Council has put in.
4. Any benefit would be ephemeral because there is no plan for sustainable funding.
5. Other authorities have responsibilities for crime and ASB. The Anti-Social Behaviour Crime and Policing Act 2014 gives powers to District Councils and the Police to tackle crime and ASB. These powers were not conveyed to Town Councils. the Town Council does however have other powers to contribute funding.
6. There are other pressures on the Council's budgets.
7. The SSW may provide some reassurance to the public that the Council is concerned about crime and ASB.

# DEREHAM TOWN COUNCIL

11<sup>th</sup> March 2025

At a meeting of the **Full Council** held on **Tuesday 11<sup>th</sup> March 2025** in the Memorial Hall at **7.30pm**.

**Present:** Councillors L Monument (Chairman), H Clarke, C Coleman, P Duigan, Z Flint, A Greenwood and H King.

Also in attendance: T Needham (Town Clerk) and G Snow (Town Council Officer)

107. **To receive apologies for absence.**

Apologies for absence were received from Councillors A Brooks, S Green, P Morton and R O'Callaghan.

108. **Declaration of Interest.**

There were no declarations of interest.

109. **To receive announcements.**

The Mayor, Councillor L Monument, announced that she had attended the following event:

14<sup>th</sup> February – The Range store opening with Cllr R O'Callaghan

Town Clerk, T Needham, announced that he had attended a viewing of the old Sure Start Centre on London Road, along with local organisations, and passes on his thanks to Norfolk County Council for allowing these organisations to visit and assess if the building could be of use to them in the future.

110. To receive from the Chairman, confirm as correct and sign the minutes of the **Full Council meeting** held on **Tuesday 11<sup>th</sup> February 2025**.

Proposed by Councillor L Monument, the minutes of the Full Council meeting held on Tuesday 11 <sup>th</sup> February 2025 were agreed and signed.
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T Needham consulted with Councillors for approval of a £500 grant for the Royal British Legion towards an event around the lighting of the beacon for the VE Day 80<sup>th</sup> anniversary. Councillors were happy for the Clerk to authorise this.

Councillor H King added that the Royal British Legion were planning on making it an event, with stalls and an advertising opportunity for local organisations.

111. **Heritage & Open Spaces**

a) To receive from the Chairman, confirm as correct and sign the minutes of the **Heritage & Open Spaces Committee meeting** held on **25<sup>th</sup> February 2025**.

Proposed by Councillor P Duigan, the minutes of the Heritage & Open Spaces Committee meeting held on Tuesday 25<sup>th</sup> February 2025 were agreed and signed.

- b) To discuss any matters arising and vote on any recommendations listed below.

There were no recommendations.

Councillor P Duigan enquired if there were any updates on repairs to Cherry Lane, which has recently been refurbished, however some damage is already appearing.

T Needham, advised that patch repairs on the newly formed potholes on Cherry Lane are due to commence next week.

112. **Recreation**

- a) To receive from the Chairman, confirm as correct and sign the minutes of the **Recreation Committee meeting held on 25<sup>th</sup> February 2025.**

Proposed by Councillor Z Flint, the minutes of the Recreation Committee meeting held on Tuesday 25<sup>th</sup> February 2025 were agreed and signed.

- b) To discuss any matters arising and vote on any recommendations listed below.

The following recommendations were agreed and approved by the council.

**To consider progressing the resurfacing of the path at Recreation Ground.**

The Council agreed that the resurfacing of the path at the Recreation Ground is of such urgency that it be carried out this summer, ideally before the school summer holidays.

The Council agreed that coloured stone be incorporated into the surface layer so that the surface is not a uniform solid black, and that timber edging is used as this provides a neat edge and enables the tarmac to be rolled nearer to the edge and provides a more robust finish.

113. **Finance & Governance**

- a) To receive from the Chairman, confirm as correct and sign the minutes of the **Finance & Governance Committee meeting held on 4<sup>th</sup> March 2025.**

Proposed by Councillor L Monument, the minutes of the Finance & Governance Committee meeting held on Tuesday 4<sup>th</sup> March 2025 were agreed and signed.

- b) To discuss any matters arising and vote on any recommendations listed below.

**To consider Grant Applications**

The Following Grants were approved.



Organisation	Amount Agreed	Reason for Grant	Comment
Norfolk Citizens Advice	£4500	To continue to deliver generalist and specialist (crisis, debt, energy) advice to Dereham, and retain Dereham as a volunteer base.	CAB to be made aware that for next year the Council would like to have more information relating to grants CAB receive from parish councils within their catchment, a breakdown of service users by parish and the types of support requested.
Dereham/Toftwood 2 <sup>nd</sup> Scout Group	£1000	To replace old tables that are falling apart.	
Dereham Theatre Company	£1000	To fund new individual microphones for upcoming production.	
Dereham Band	£500	Sponsorship for Summer Sunday afternoon concerts in the Ellenor Fenn garden	Cllrs requested to know how many concerts would take place and why the QM Garden is unsuitable.

**To review Insurance Schedule.**

The Council agreed that the premium be reduced by removing high value very low risk items from the insurance schedule and to sign an agreement for 3 years.

**To consider whether to begin discussions which could lead to Dereham Town Council taking over responsibility for Car Parking from Breckland Council.**

The Council agreed that the Clerk make representation to Breckland Council with a view to taking over the car parking in Dereham. The Town Council would make a decision once heads of terms were known, and once the Clerk had conducted further research on how they could operate, along with

the financial and operational risks associated with taking over this service.

**To consider a policy relating to highways matters being passed down to Town Council**

The Council agreed that where members of the public are directed to the Town Council on matters relating to Highways by Norfolk County Council, that the request be passed onto the appropriate County Councillor to deal with as they think fit.

**To propose that the Council produces an Annual Report toward the end of the financial year which may then be uploaded to the website along with the year-end accounts. This gives parishioners a chance to understand better the many projects that the council undertakes for our community. (Cllr Coleman)**

The Council agreed that the Council produces a report containing a summary of the Council's achievements for the year, the Mayor's address/summary of the year, a financial summary and list of grants made. The report would be prepared for the Annual Parish meeting and used for other events/meetings and online to share our work over the previous year.

**114. To receive and adopt the list of accounts paid, the Financial Statement and list of accounts to be paid.**

Proposed by Councillor L Monument, the list of accounts paid, the Financial Statement and list of accounts to be paid were agreed. A possible error was highlighted with the figures on the E.ON billing. This will be looked into and Councillors updated.

Councillor H King queried £50 paid to an undertaker, and what this would be for.

T Needham said he would look into this and feed back.

Councillor H Clarke queried if the amount paid for window cleaning is just for a single clean.

T Needham said he would look into this and feed back.

Councillor A Greenwood identified that there may be an error with figures on the E.ON billing, with the total not adding up.

T Needham said he would look into this and feed back.

**115. To receive any updates/reports from members of the Council who are County or District Councillors.**

District Councillor H Clarke informed Councillors that there has been a 45% increase in the number of dwellings that Breckland District Council will be required to produce. At a Cabinet Meeting due to take place on 24<sup>th</sup> March 2025, it is expected that there will be a 'call for sites' consultation announced. Breckland Council will then liaise with Parish & Town Councils to look at potential strategic sites.

Councillor H Clarke commented on his previous campaign for a pedestrian crossing at Northgate School on the B1146. Although not within his District ward, he has been consulting with a Norfolk County Councillor regarding the removal of the 'hump' as well as the error in the positioning of the crossing, and whether, even if it was in the correct location, as a safety feature, if this crossing would actually be safe.

Councillor H Clarke informed Councillors that there has been some heavy digging equipment seen in the area around the lagoon on South Green and that he is looking into who is carrying out these works. He plans to visit once the area has been made safe. As part of the master plan to improve flooding in the area, it is of interest to him. It looks as though a start has been made.

County Councillor P Duigan announced that there will be a hazardous waste collection at the recycling centre on 11<sup>th</sup> & 12<sup>th</sup> April 2025.

Councillor P Duigan also announced that on 12<sup>th</sup> March, Norfolk County Council will be discussing the proposal for a Unitary Authority at their Scrutiny meeting.

**Chairman**

# DEREHAM TOWN COUNCIL

25<sup>th</sup> March 2025

At a meeting of the **Social & Welfare Committee** held at the Memorial Hall on **Tuesday 25<sup>th</sup> March 2025** upon the rising of the Planning Committee meeting.

**Present:** Councillors H King (Chairman), C Coleman, S Green, L Monument and R O'Callaghan

Also present: Councillors P Duigan, Z Flint, P Morton and R Jamieson, Town Clerk A Needham and Deputy Town Clerk J Barron.

1. **To receive apologies for absence.**

Apologies for absence were received from Councillor H Clarke.

2. **Declaration of Interest.**

There were no declarations of interest.

3. **To consider charges for Saturday Burial.**

The fees charged for Saturday interments relate back to when Council staff dug graves and there was a need for a member of staff to be on site to collect the paperwork from the undertakers. The grave digging and filling in is now arranged by the undertakers and since Covid the paperwork no longer needs to be handed over in person. The Council needs to register an interment within 96 hours of taking place. Where there is a Saturday burial of a body, officers do like to log-in and register immediately after the burial, just for of peace of mind.

The current fee for Saturday interment is the normal fee plus 50%.

The committee recommended that the additional fee of 50% for Saturday and bank holiday burials be removed and replaced by an additional admin fee of £50.

**Times interments can take place.**

Similar to the above, times of interments were restricted to give time for graves to be dug and filled in in daylight and within the normal working day. With the undertakers arranging the grave digging and filling in, there is no longer a need to restrict the time of interments.

The committee recommended that the only limitation should be that the filling in of a grave should be completed before darkness falls.

**Interments on public holidays.**

The current rules do not permit interments on public holidays. There are certain religions that require interments to take place within 24 hours of a death or as soon as possible after a death. Having rules preventing interment on particular days, without good reason, may be considered discriminatory against certain religions. Clearly if somebody dies on a Friday evening nothing can be arranged until Monday morning, but that is

normal office arrangements. For any other occasion, there is no reason why an interment could not take on a public holiday or a Sunday provided arrangements are made prior to that.

The committee recommended that interments be allowed to take place on bank holidays with the exception of Christmas day.

The committee recommended that when conducting a funeral undertakers should always be mindful of others and be sensitive and respectful. If funerals are not sensitive and respectful to others, then the Council reserves the right to exclude those undertakers from conducting future funerals in Dereham.

**Chairman**

# DEREHAM TOWN COUNCIL

25<sup>th</sup> March 2025

At a meeting of the **Markets & Buildings Committee** held at the Memorial Hall on **Tuesday 25<sup>th</sup> March 2025** upon the rising of the Social & Welfare Committee meeting.

**Present:** Councillors S Green (Chairman), C Coleman, H King, L Monument and R O'Callaghan

Also present: Councillors P Duigan, Z Flint, R Jamieson and P Morton, Town Clerk A Needham and Deputy Town Clerk J Barron.

1. **To receive apologies for absence.**  
Apologies for absence were received from Councillor H Clarke.
2. **Declaration of Interest.**  
There were no declarations of interest.
3. **To consider allocating additional budget to repair brick shed near to Lodge.**  
The committee requested that the Town Clerk speak to the Historic Buildings officer to see if he thought that permission would be granted to demolish the brick shed, also to gather costings for the demolition and removal of the shed. This item then be brought to April Full Council.
4. **To consider a request for funding for safer street wardens.**  
The committee requested that more information be sought with regards to the following:
  - What training are the wardens given and by whom
  - Who do the wardens liaise with and how
  - How much time and how many wardens would be allocated to Dereham
  - Evidence that this has reduced antisocial behaviour

The committee requested that the Norfolk Police and Crime Commissioner, Sarah Taylor be invited to attend a Full Council meeting to answer questions regarding safer street wardens.
5. **To discuss possible future management of car parks.**  
The committee discussed the possible future management of car parks but did not form any conclusions.
6. **Exclusion of press and public**

Proposed by Councillor S Green, it was agreed to pass a resolution to exclude the Press and Public from the meeting on the grounds that the Business to be transacted is confidential and publicity would be prejudicial to the public interest.
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**7. To consider letting conditions for the Cemetery Lodge.**

The committee recommended that the Town Council ask the estate agent to draw up a criteria for the letting conditions for the Cemetery Lodge to ensure that any tenant appreciates and is sympathetic to its unique location.

**Chairman**

# DEREHAM TOWN COUNCIL

11<sup>th</sup> February 2025

At a meeting for **Plans** at the Memorial Hall on **Tuesday 11<sup>th</sup> February 2025** at **7.15pm**.

**Present:** Councillors H King (Chairman), L Monument, H Clarke, P Duigan, Z Flint, A Brooks, R O'Callaghan, A Greenwood, S Green, and P Morton.

**Also Present:** Town Clerk T Needham and Deputy Town Clerk J Barron

**1. To receive apologies for absence.**

Apologies were received from Councillors C Coleman.

**2. Declaration of Interest**

There were no declarations of interest.

**1. PL/2025/0107/OMIN**

**Land To The Rear Of 35 Market Place**

Outline planning application for 3 no. dwellings with all matters reserved except for access and layout, with associated parking, amenity and substantial highway improvements

*The Council raised the following points:*

- *Concerned about the access to the properties - There is no footpath to the properties from the road*
- *The houses are small and low quality*
- *There would be a loss of business carpark*
- *They Object to the trees being removed*
- *Concerns about the proximity of the houses to the amenities, with the loading bay being so close could be very loud with lorries reversing and general noise from the bays when unloading. Could there be a restricted delivery times.*

**Chairman**



# DEREHAM TOWN COUNCIL

25<sup>th</sup> March 2025

At a meeting for **Plans** at the Memorial Hall on **Tuesday 25<sup>th</sup> March 2025** at **7.00pm**.

**Present:** Councillors H King (Chairman), L Monument, H Clarke, P Duigan, Z Flint, R O'Callaghan, S Green, C Coleman, R Jamieson and P Morton.

**Also Present:** Town Clerk T Needham and Deputy Town Clerk J Barron

**1. To receive apologies for absence.**

No Apologies were received.

**2. Declaration of Interest**

There were no declarations of interest.

**3. [PL/2025/0276/FMIN](#)**

**66 Norwich Road, Dereham**

Conversion and extension of existing dwelling to create three individual self-contained flats (part retrospective)

Cllr H Clarke left the meeting

*Concerns were raised regarding the level of parking provided on the site, suggesting that there should be a minimum of 5 parking spaces provided. There was concerns that the proposal seemed cramped with regards to the space allowances for some of the units and whether these complied with government standards for space allowance. There was concerns regarding noise transition between units particularly where the first floor living space was directly over the ground floor bedroom. Could the rooms be swapped around so that the living room was not over the bedroom.*

Cllr S Green arrived

**[PL/2025/0299/FMIN](#)**

**Hoe Lodge Farm, Dereham**

Proposed residential development (3 No. detached properties including garages)

*Dereham Town Council objects to this development for the following reasons. The development does not comply with Norfolk County Councils guidance for developers which states that no more than 9 properties should be served from a private drive, this proposed development along with the existing properties means there would be more than 9 properties accessing off a private drive. The proposal is outside the settlement boundary and does not comply with policy HOU 05. The*

*development does not comprise infilling or rounding off. Infilling requires proposals to be along a highway not a private track. It does not constitute rounding off as it will distort character and tradition of the existing properties in the group. The proposed properties are completely out of character with the existing properties within this group.*

**Chairman**