

# DEREHAM TOWN COUNCIL

At a meeting for **Plans** at the Memorial Hall on **Tuesday 26<sup>th</sup> July 2022** at **7.00pm**.

**Present:** Councillors H King (Chairman), A Brooks, P Duigan, S Green, A Greenwood and P Morton.

**Also Present:** Town Clerk T Needham and Town Council Officer G Drew

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

Apologies were received from Councillors H Clarke, K Cogman, L Monument and H Jones-Seymour.

**2. Declaration of Interest**

There were no declarations of interest.

**3. 3PL/2022/0775/F**

**Banyards Farm Bush Lane North Etling Green**  
New dwelling and garages for Mr & Mrs Tony and Jenny Canham

*Councillors objected to this application. It being back-land development and outside the defined settlement boundary. If allowed it would set a precedent. The Councillors found the design not an appropriate design for the settlement, the design is bland and uninspiring. In this location the design should be exemplar and prestigious.*

On researching the Policy relating to the application the following was submitted to Breckland Council.

*Objection:*

*Policy HOU 05 of the Local Plan states that self-build dwellings which meet all the following criteria will be supported:*

- 1. The development comprises of sensitive infilling and rounding off of a cluster of dwellings with access to an existing highway;*
- 2. It is of an appropriate scale and design to the settlement;*
- 3. The design contributes to enhancing the historic nature and connectivity of communities; and*
- 4. The proposal does not harm or undermine a visually important gap that contributes to the character and distinctiveness of the rural scene.*

*The proposal does not meet the criteria as set out in HOU 05 for the following reasons:*

- 1. The development does not comprise sensitive infilling, as defined in paragraph 326 and 327 of*

*the Local Plan because the plot **is not** situated on street frontage, and **is not** situated on a road with developments on either side of it. This plot is some 100 m from the highway.*

*2. The development does not constitute rounding off as defined by paragraphs 328 and 329 of the Local Plan.*

*3. The development is not an appropriate design for the settlement, the design is bland and uninspiring. In this location the design should be exemplar and prestigious.*

*Because of the distance this proposal is from the highway, it should be considered development in open countryside.*

*The application does not accord with the development control policies and should be refused. No material considerations have been presented which justify divergence from the policy.*

**3PL/2022/0603/HOU**

**34 Neatherd Moor**

Rear single storey extension and window addition at front of property for Grasshopper Estates Ltd

*No comments, no objections.*

**Chairman**