

DEREHAM TOWN COUNCIL

At a meeting for **Plans** at the Memorial Hall on **Tuesday 26th 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