

DEREHAM TOWN COUNCIL

At a meeting for **Plans** at the Memorial Hall on **Tuesday 11th April 2023** at **7.00pm**.

Present: Councillors H King (Chairman), H Clarke, P Duigan, A Greenwood, P Morton, S Green, H Jones-Seymour and L Monument

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

1. To receive apologies for absence.

Apologies were received from Councillors C Bunting, K Cogman, T Monument and A Brooks

2. Declaration of Interest

None

3. 3OB/2023/0011/OB

Land West of Etling View

Application to Modify or Discharge a planning obligation – 3PL/2015/1045/O Schedule 5 Off Site Drainage Works in order to comply with the requirements of schedule 5 of the S106 Agreement.

There is concern that there isn't sufficient fall across the site to allow water to flow, the Council suggested that the condition be partially discharged now and fully discharged once the work has been completed and it can be demonstrated that water will flow in the correct direction. Once work is completed it is requested that the work be surveyed to demonstrate that water will flow before it is full discharged.

3CM/2023/0007/CM

**Headteachers House, Fred Nicholson School
Westfield Road**

PRA/2023/0001 Application to determine if prior approval is required for the proposed demolition of the former head teachers house.

The Council questioned why a property should be demolished it is in reasonably good order, but was unaware of any reason for requiring approval for demolition.

3PL/2023/0027/F

Land at The Old Farmhouse Neatherd Moor

Consultation Amendments – Full Erection of a new detached bungalow with garage.

The Council strongly objects, to this application even with the amendment.

The development is outside the settlement boundary and should be considered as development in the open countryside and refused. If granted, such a decision would set a dangerous precedent for other properties with large gardens in the vicinity. Councillors are concerned that the development will add to the traffic load on a single-track private access, making it more dangerous for the large numbers of children who play on the Neatherd Moor.

The development is out of keeping with the area, the site is cramped and the design non-descript. Councillors feel that it should be of a superior design. Councillors insist that the development should mitigate nutrients on site as it is adjacent to county wildlife site. It is believed that due to the level of water table in the winter the tail-pipes for any sewage treatment facility would not be able to work effectively.

Chairman