

DEREHAM TOWN COUNCIL

At a virtual meeting for Plans on **Tuesday 14th July 2020 at 7.00pm.**

Present: Councillors L Monument (Chair), A Brooks, C Bunting, H Bushell, H Clarke, P Duigan, S Green, H King, T Monument and P Morton.

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

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

Apologies for absence were received from Councillors A Grey and K Grey

2. **Declaration of Interest**

There were no declarations of interest.

3. **25/3PL/2020/0650/LB**

Development of Water Tower Northgate

Alteration to approved scheme under 3PL/2020/0062/LB to change of use to dwelling for Mr Obee.

No objection, no comment.

26/3PL/2020/0193/LB

Hill House 26 Market Place Dereham

Proposed change of use from Hotel to House in Multiple Occupation (Retrospective) for NR19 Ltd.

No objection, no comment.

27/3PL/2020/0643/HOU

Ohana House Sandy Lane

Alterations to previously approved and partly constructed extensions to dwelling and garage (3PL/2006/1803/F) for Mr Terry Bridgman.

No objection, no comment.

28/3PL/2020/0615/O

Ex Palgrave Brown Site off Westfield Road/Sheldrick Place

Outline application for residential development of 33 dwellings and associated works (including access and layout) for Mr Mick Gore.

Strongly Object for the following reason.

There is no provision of Outdoor Playing Space contrary to ENV 04. If a commuted sum for off-site Outdoor Playing Space provision is preferred then ENV04 requires that the development land value of the area required by ENV04 be part of the off-site contribution.

There is no viability assessment to accompany the application. The NPPF 57 requires that any viability assessment must be submitted with the application. To be NPPF compliant the application

should be reconsulted once the viability assessment has been submitted.

The pedestrian links to Shipdham Road and Sheldrick Place must be upgraded the shared use walking and cycling links.

Design comments.

On the link to Shipdham Road, there should be a lighting column and mirror to see around the corner.

Chairman