

# DEREHAM TOWN COUNCIL

At a meeting for **Plans** at the Memorial Hall on **Tuesday 11<sup>th</sup> July 2023** at **7.00pm**.

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

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

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

Apologies were received from Councillors K Cogman, A Brooks, A Greenwood and H Clarke

**2. Declaration of Interest**

There were no declarations of interest.

**3. 3PL/2023/0585/D                      Land off Shipdham Road, Westfield Road and Westfield**

Application for approval of Reserved Matters (Layout,Scale,Appearance and Landscaping) for all remaining phases (ii-iv) of Outline Planning Permission 3PL/2022/1065/VAR relating to the residential development of 291 dwellings.

*Dereham Town Council objected to the application until the following concerns have been addressed.*

- 1) Crossing points should be identified on the link road. There will be a strong desire for children to cross between play areas and to play areas, safe crossing points should be identified.*
- 2) The link road cuts through the middle of residential estate, traffic calming should be included in the same way as Greenfields Road was given traffic calming when it was turned into a link road.*
- 3) There will be a strong desire for people to drive to the school from the properties furthest from the school. This matter needs to be factored into the design to avoid placing additional car movements onto School Lane and Westfield Road.*
- 4) The parking situation is cramped with no allowance for commercial vans to park or visitors to park.*
- 5) To be effective the Cycle track should be made a priority at the side streets.*
- 6) At outline and with subsequent submissions the applicant has promised to provide a cycle link to CR13, this has not been provided.*
- 7) The plans do not show the amounts of Playing space, Areas for Sport and other forms of Open Space, as such it is difficult to know whether the application is compliant with the 106 agreements. We would like to request that this information is provided.*

- 8) *Dereham Town Council's play and open spaces assessment has identified a need for a NEAP in this area of Dereham. The Town Council has adopted a policy of adopting Open spaces from developers, and would expect to be involved in the early stages of the detailed design work for the play areas and open spaces.*
- 9) *There is concern that charging points have not been provided to allow every car to be charged or that the power supply is not sufficient to allow for the future needs for vehicle charging and air source heat pumps.*

P Duigan entered the meeting.

**3PL/2023/0649/F**

**Land Adjacent to Meadow Way Etling Green**  
Construct a 3 bedroom Bungalow

*No Objection but it should be noted that the Access is off a private track over common land in ownership of Dereham Town Council. No application has been made to the Town Council for consent to intensify the use of the existing access to the paddock and no application has been made to the Town Council or the planning inspectorate to widen the access or carry out restricted works on the common land by surfacing the access way. Until such consents have been obtained the applicant has not demonstrated that they have vehicular access to the highway.*

**Chairman**