

DEREHAM TOWN COUNCIL

At a meeting for **Plans** at the Assembly Rooms on **Tuesday 23rd July 2019** at **7.00pm**.

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

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

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

Apologies for absence were received from Councillors H Bushell, A Grey, K Grey and P Morton

2. **Declaration of Interest**

There were no declarations of interest.

3. **19/054/0688/HOU Ex Palgrave Brown Site, Westfield Road/Sheldrick Place**

Residential development of 24 dwellings and associated works (including access and layout) for Mr Mick Gore.

Councillors felt that 5 properties accessing Shipdham Road on a single track was too dangerous, with the risk of vehicles needing to reverse onto Shipdham Road to allow another vehicle to exit. Two properties accessing onto Shipdham Road would reduce this risk and be more acceptable. There was concern that there appeared to be no space for pedestrians along the access to Shipdham Road, in the interest of good design there should be segregated areas for pedestrians. Councillors were also concerned that the density of the development appeared cramped. There was no information as to how this development met the requirements of DC11 – provision of outdoor playing space. For a development of this size outdoor playing space should be provided on site, if the development is not proposing to provide outdoor playing space, in accordance with DC11 on site, then the Town Council would accept an off-site contribution to improve other play areas in the vicinity. Off-site financial contributions should be calculated using the same methodologies as was used in application 3PL/2016/1397/F.

From Norfolk County Council's policy document 'safe and sustainable Development' – this development would be classed as producing a 'significant' amount of traffic by virtue of placing additional traffic onto a junction with less than 15% spare capacity. Because this development is classed as producing a 'significant' amount of traffic Paragraph 111 of the NPPF states that a Transport Assessment or Transport Statement should be produced along with a Travel Plan. No reasoned explanation has been provided as to why Norfolk County Council are deviating from their stated policy on this matter. Due to the existing on street parking issues on Westfield Road, Councillors felt that each property should have its own generous parking provision.

- 19/055/0724/HOU** **52 Middlemarch Road**
 Bay window to front elevation and conversion of garage to annex accommodation with extensions for Ms Paige Wiles. Councillors could see no justification for an annex. They thought it was generally a poor design, had a lack of windows and poor fenestration.
- 19/056/0741/D** **149 Shipdham Road**
 Variation of condition two and removal of condition 8 on 3PL/2019/0029/D for NT20 Developments. Councillors could see no reason why condition 8 should be removed rather than varied. Councillors would prefer to see it not removed.
- 19/057/0779/A** **Enterprise Rent a Car, Cowper Road**
 Proposed freestanding internally illuminated sign (3.8 high) for Mrs Diane Hutchinson
 No objection
- 18/042/0541/HOU** **2 Waples Way**
 Amendment to carport for Mr & Mrs Lomas
 No Objection
- 19/058/0728/F** **Greenfields Road**
 Relocation of substation following grant of planning permission for residential development approved for 16/123/1397/F for Orbit (2020) Ltd
 The Town Council strongly object to the proposed location of the substation. The whole concept of the design and layout of this site is to create views along the open space to and from the listed Windmill. The reason no houses were proposed at this location was to protect these views and the setting of the Windmill. It would probably be acceptable to locate the substation further to the East of the proposed location either on the south or the north of Greenfields Road. The key point is that it should not be located so that it is cluttering up the view to the Windmill.

3. For Information, notification of planning decisions and comments **from** Breckland District Council

Planning Permission

- 18/120/0228/EU 18 & 18A Commercial Road, Dereham
 19/045/0586/VAR Garden House, 5 Stanton Close
 19/049/0651/HOU 3 Hill Fields
 19/050/0650/F 72 Norwich Road
 19/052/0672/F 6 Aldiss Avenue

Planning Refused

- 19/037/0211/O Land adjacent to 1 Beatrice Avenue

Chairman