

# DEREHAM TOWN COUNCIL

At a meeting for **Plans** at the Memorial Hall on **Tuesday 23<sup>rd</sup> January 2024** at **7.00pm**.

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

**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 and H Clarke

**2. Declaration of Interest**

There were no declarations of interest.

**1. 3PL/2023/1222/O**

**Land at Grange Farm Etling Green**

Outline Permission for 9no retirement dwellings and 6 no self-building dwellings with all matters reserved apart from access.

***Dereham Town Council strongly object to this***

***Application.*** *The proposed development is well outside the settlement boundary and within what is considered to be open countryside. Policy Gen 05 stipulates that developments outside the settlement boundary will only be acceptable where it is compliant with other policies in the Local Plan. The relevant policy which the development will need to comply with is HOU 05. HOU 05 relates to developments in small villages and Hamlets outside of settlement boundaries. Etling Green must be considered a Hamlet. Hamlet is not defined within the Local Plan therefore it would be reasonable to adopt the OED definition of Hamlet, which defines a Hamlet as a small village. The OED defines a village as group of houses in a rural area where the inhabitants are considered a community. Etling green is considered a community by virtue of having:*

- 1) A name linked to the geographical location.*
- 2) A community meeting place.*
- 3) An association of residents who meet and carry out social and volunteering activities.*
- 4) Etling Green as part of the postal address for residents.*
- 5) Etling Green marked on the OS map as a location/settlement.*

*The key purpose of HOU 05 is set out in paragraph 3.24 the purpose is: to, in certain circumstances permit limited development to support the needs of local communities, i.e. the particular small village or hamlet. The applicant has offered no information as to how 16 properties proposed are in response to the local needs of Etling Green.*

***The proposal does not comply with the 4 criteria in HOU 05 for the following reasons.***

- 1) The development does not comprise sensitive infilling or rounding off. Infilling is defined under 3.26 and is defined as development on a vacant plot (singular) in an otherwise built-up street front. The development is not singular*

*and is not on a street front. Nor does the development meet the criteria for rounding off as defined under paragraph 3.28*

- 2) It is such a large development it is out of proportion to the existing settlement.*
- 3) The layout sets the development out as a separate community (almost gated community) rather than integrating with the existing community and detracts massively from the historic setting of Etling Green*
- 4) The development harms a visually important gap by covering a larger area of open countryside and destroys what make Etling Green visually significant.*

***In addition to the above, there were concerns regarding the following:***

- Norfolk County Councils policies regarding number of dwellings accessed off a private road.*
- No consent has been received from the owner of the track.*
- Flooding along the road.*
- No footway between the development and the existing footway.*
- It seems a wholly unsuitable location for elderly residents not being close to services*
- Out of keeping with the areas over dominating existing settlement.*
- Loss of important green corridor and visual gap.*

**3PL/2024/0016/HOU**

**Coach House, Elvin Road**

Proposed Single Storey Garden Room

*Object - It's in a conservation area, as such any development should enhance the area whether shielded by a fence or not. While some contemporary designs may be appropriate in a conservation area it is felt that this design is inappropriate, it will be to the detriment of the conservation area, particularly as it is in the front garden and well in front of the existing building line. The Town Council would like to ask whether planning permission has been obtained or is needed for the fence? If Planning permission is required for the fence, then it strongly objects to such a high imposing fence.*

**Chairman**