

# DEREHAM TOWN COUNCIL

At a meeting for **Plans** at the Memorial Hall on **Tuesday 14<sup>th</sup> March 2023** at **7.00pm**.

**Present:** Councillors H King (Chairman), H Clarke, P Duigan, A Greenwood, P Morton, A Brooks, K Cogman, S Green, T Monument and L Monument

**Also Present:** Town Clerk T Needham and Town Council Officer G Drew

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

Apologies were received from Councillors H Jones-Seymour

**2. Declaration of Interest**

Cllr A Greenwood declared an interest in 3PL/2022/0150/PIP as he knew the applicant

Cllr H King declared an interest in 3PL/2023/0211/F as he knew the applicant

**3. 3PL/2023/0179/F**

**Rear of 108/110 Shipdham Road**

Consultation – Full – 2 no. 2 Bed Bungalows  
For Mr M Gore

*The Council strongly object for the following reasons:*

*Amenity and poor design: it is a cramped form of development with no private garden space.*

*Parking and access: poor visibility exiting the site on to Shipdham Road particularly being opposite Hillcrest Avenue. While the plans show two cars passing in the driveway, it is not believed that this will work in practice, along with the lack of parking spaces, there is a strong likelihood that vehicles will be reversing out onto Shipdham road. The area is a key route for children and parents walking to local schools, any relaxation of highways standards should be resisted at this location because of additional foot traffic associated with the school.*

**3PL/2022/0150/PIP**

**Land at Hoe Lodge Farm Northall Green**

Appeal under section 78

Change of Use of 0.75 acres of agricultural land and erection of between 4 & 6 New dwellings (Town and Country Planning (Permission in Principle)(Amendment) Order 2017

*The Council strongly objects, the proposal sits well outside the settlement boundary for Dereham. Policy HOU 05 does not apply because the proposed site does not front onto a highway ( Local Plan - paragraph 3.26)*

**3PL/2023/0243/HOU**

**Penryn, South Green**

Consultation – Householder - Raise roof height to existing property, construct dormer to rear, with velux rooflights to front for loft conversion.

*No objection - question whether the fibre cement cladding would be in keeping*

**3OB/2023/0006/OB**

**Land West of Etling View**

Application to Modify or Discharge a planning obligation.

Discharge of S106 Obligation on 3PL/2015/1045/O under Schedule 2, Clause 1.2 - Exchanged unconditional contract for the sale of the Affordable Housing.

**3PL/2023/0211/F**

**Greenways Quebec Road Dereham**

Consultation – Full - Erection of self contained mobile annexe in the rear of the existing garden

*The Council objected on the following grounds:*

*It was not clear that the annexe was ancillary to the main dwelling.*

*Concerned that the materials were not in keeping with the area*

*Concerned that it would lead to back-land development. It appears to be over developed.*

*As the building is mobile consent should be temporary.*

**Chairman**