

DEREHAM TOWN COUNCIL

At a meeting for **Plans** at the Memorial Hall on **Tuesday 13th September 2022** at **7.00pm**.

Present: Councillors H King (Chairman), A Brooks, C Bunting, H Clarke, K Cogman, P Duigan, A Greenwood, H Jones-Seymour, L Monument, T Monument, 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 Councillor S Green

2. Declaration of Interest

There were no declarations of interest.

3. 3PL/2022/0934/F

Beechurst 8 Commercial Road

Consultation – Full: Demolition of existing buildings and construction of 18 apartments. For Buck Estates Pension Fund & S

Councillors object to this application.

Councillors object on the principal of the application. The very distinctive existing building has great architectural interest, is a good open setting and as such forms an important feature in the street scene. Extending to the rear might however be acceptable if the front of the building and much of the openness is retained.

Councillors object on the design proposed. The design is dull and uninspiring and should be of a much higher quality, exemplary and distinctive.

The replacement is cramped and changes the nature of the area, Councillors feel that this application would be an overdevelopment of the site and not in keeping with the area.

Councillors note that there are only 18 parking spaces for 18 flats, which does not account for visitors, emergency vehicles or households with more than 1 vehicle. It was felt that this is insufficient.

It was felt that access for pedestrians has not been given any consideration in the design, for example there is no direct route for pedestrians into the building, other than through the car park. Access from the entrance onto the pedestrian footway is poor and consideration should be made to

extending the pinch point restriction from the Dencora entrance to the site entrance in order to keep vehicles to the left of the carriageway.

The application offers no details of contribution to Outdoor Playing Space. A development of over 11 properties should contribute to Open Play Space, as per ENV04. This application is therefore not policy compliant with regards to policy ENV04 and should be refused.

3PL/2022/0939/F

Land at Prospect Place

Consultation – Full: Demolition of dilapidated garage and storage building and erection of 1 no three bed bungalow, including garden, solar panels to the roofs of the South and West elevations, two parking spaces, turning area and passing zone to the front of No.1 Prospect Place For Falcon Tower Crane Services Ltd

Councillors have comments on this application.

Prospect Place is an unadopted road, which opens out directly on to London Rd. To the left is traffic coming from the Town Centre, Library, Scout Hall, Etc, and to the right from the Commercial Rd / Yaxham Rd roundabout. This is a fast-moving traffic area, largely residential, and at the entrance to Prospect Place there are no double yellow lines. Commercial vehicles have been observed parking overnight near this entrance. Visibility splays are questionable at this entrance / exit on to London Rd, and any potential improvements to this are not indicated to be in the applicant's ownership.

Councillors generally welcome a 3-bed bungalow as an addition to the housing stock, but it may be expected that there could be a minimum of 3 vehicles for this property, with there being none at present.

There will be some loss of amenity for property owners at number 32 London Rd, adjoining this property, which currently has an open aspect in both directions.

The site looks to include 3 large mature trees and therefore a Tree Officer report should be provided.

It is believed that the "dilapidated garage and storage building" was originally constructed as WW1 stables for Army horses, as well as some groom/soldier bunks. In terms of any remaining WW1 heritage that remains in Dereham, this

should be investigated along with any possibility of a partial reconstruction elsewhere at a museum (e.g Gressenhall).

The Property at Mountain Ash is at the rear of the application site and the garden land at Mountain Ash at the boundary is a steep earth bank, higher than the roof line of the current buildings and possibly that proposed.

The steel bank/earthwork seems retained partly through a number of very mature trees which may be the subject of a TPO. Any disturbance in this area could give rise to considerable damage.

Whilst Mountain Ash is not believed to be listed, nor in the conservation area, it is believed to be Georgian circa 1834, and part of Dereham Heritage, including the very large trees at the boundary. Councillors suggest the Tree Officer undertakes an inspection and review.

The application refers at one point to metallic roofing. Consideration should be given as to whether this will result in unwanted reflection.

3PL/2022/0975/HOU

6 Rose Drive

Consultation – Householder: Proposed Single Storey Rear Extension (Garden Room)
For RAYNER

No comments, no objections.

Chairman