

DEREHAM TOWN COUNCIL

At a meeting for **Plans** at the Assembly Rooms on **Tuesday 11th February 2020** at **7.00pm**.

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

Also Present: Town Clerk T Needham

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

Apologies were received from Councillors A Grey and K Grey

2. **Declaration of Interest**

There were no declarations of interest.

3. **5-3PL/2020/0051/HOU** **18 Reeder Close**

Conversion of garage to bedroom & storage space for Mr W Baines

No objections, no comments.

Councillors P Duigan and T Monument arrived

6-3PL/2020/0063/D

Land at Old Hall Dumping Green

Erection of 5 dwellings (plots 1-4 with integral garage and Plot 5 with detached garage) following outline planning permission 3PL/2019/1045/O for CNC Property Development Limited.

Councillors objected to the style of the properties, they felt they were not in keeping with the style of the area which has infinitive variety and this is a block of identical dwellings. There is insufficient variety of design of individual bungalows which were uninspiring in design and the density of buildings on each plot is too high. Councillors would like to see density on the plot equivalent to the indicative layout in the outline application.

7-3PL/2020/0074/F

EOE Yard Unit 4 Wellington Road

Change of use of commercial retail unit/office to two one bed apartments for Mr A Rasul.

Councillors strongly objected to the poor amenity for future residents of the property due to lack of defensible space, and the proximity to commercial properties. There were concerns with any potential impact on neighbouring listed property. The internal layout is too small and cramped.

Councillors had no objection in principle to this area becoming residential provided it is all residential, not part commercial and part residential. If it were to be residential then the site

should be master-planned rather than piecemeal application.

8-3PL/2020/0097/F

Unit 3 Wellington Road

Change of use from A1 retail unit to form four two bed apartments for Mr A Rasul

Councillors objected, they had concerns about parking and also concerns with the fire escapes.

There were concerns with any potential impact on neighbouring listed property.

Councillors had no objection in principle to this area becoming residential provided it is all residential, not part commercial and part residential. If it were to be residential then the site should be master-planned rather than piecemeal application.

9-3PL/2019/1569/VAR

Development of Water Tower

Alterations to approved scheme under 3PL/2016/0385/F

No objection, no comments.

10-3PL/2020/0065/HOU

34 Swanton Drive

Change of use of existing workshop to treatment studio (internal works only) for Mr R Watson

Councillors considered there was insufficient information to make a comment.

19/101/1549/F

Consultation Amendments

Ex Splitz/Aurora Borealis Nightclub, 37B Quebec Street

Change of use of previous nightclub to 6 flats (re-submission following approval of scheme for 4 units – 3PL/2018/0688/F for R J Crane & Co. Limited.

Councillors strongly objected, 4 flats was quite a squeeze and 6 flats is too cramped and completely unacceptable.

4. **To comment on Mid-Norfolk Railway's Yaxham Road road closure.**

This was noted.

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

Consultation Planning Obligation

30B2019/0024/OB

Greenfields Road

Discharge S106 Approved

Planning Permission

19/099/1537/A

1 Market Place

19/100/1535/LB

1 Market Place

Chairman