

DEREHAM TOWN COUNCIL

At a meeting for **Plans** at the Assembly Rooms on **Tuesday 9th July 2019** at **7.00pm**.

Present: Councillors L Monument (Chair), AJ Brooks, H Bushell, H Clarke, P Duigan, S Green, H King and P Morton

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 C Bunting and T Monument

2. **Declaration of Interest**

There were no declarations of interest.

3. **19/052/0672/F**

6 Aldiss Avenue, Dereham

New semi-detached two storey House for Mr L Burtenshaw.

Councillors were concerned about access to drive which was on a corner as it would not be possible to drive in/drive out. The occupant's would have to reverse out onto the road. They were concerned that it was a cramped development in proportion to the plot.

19/053/0651/HOU

14B Aldiss Court, High Street, Dereham

Replacement of three wooden windows (currently secondary glazing) with UPVC double glazing that matches the windows already replaced in some of the other flats (12a and 12b) The windows will be brown (the front and one side of the building), similar in finish and style to the existing windows for Miss Melissa Simmons. No objection

19/037/0211/O

Land adjacent to 1 Beatrice Avenue, Dereham

Amendment to red lined site plan for West Ella Estates. Councillors felt the amendment was better, but they now had concerns about the proximity to the electricity substation. They were concerned about health issues and electromagnetic fields; has this been checked?

16/084/0952/O

Rear of Greenfields Road

Residential development of 48 dwellings – Consultation amendments. Due to time passed since the previous Planning Committee resolution.

The Council would like to reiterate its previous comments made in August 2016, emphasising the need for a pedestrian and Cycle link to Hall Lane PROW to the South of the site.

It would also like to make the following additional comments.

Policy DC11 sets out the quantum of outdoor playing space which this development should provide – if the average property on this development was 3 bedrooms then the outdoor playing space requirement would be 2880 sq m. The 106 agreement states that the Open space must be in accordance with DC11. The indicative layout for the development shows a play area considerably less than the 2880sqm required under DC11. The applicant should be made aware of this possible error on the indicative layout.

Within the 106 agreement a figure for £8.50 per sq m has been agreed for the 10 year maintenance contribution - it is the Town Council's view that this is a gross underestimation of the 10 year maintenance costs – the 10 year maintenance costs should be established at the reserved matters stage when the layout is understood and real costs could be obtained from contractors.

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

Planning Permission

19/035/0463/F	4 Norwich Street, Dereham
19/047/0605/HOU	12 Fen View, Toftwood, Dereham
19/036/0365/F	Quebec Hall, Quebec Road, Dereham
19/036/036/LB	Quebec Hall, Quebec Road, Dereham
19/033/0433/HOU	Springfield, South Green, Dereham
19/044//0564/HOU	7 George Borrow Road, Dereham

Chairman