

DEREHAM TOWN COUNCIL

22nd July 2025

At a meeting for **Plans** at the Memorial Hall on **Tuesday 22nd July 2025 at 7.00pm.**

Present: R O'Callaghan (Vice Chairman) P Duigan, Z Flint, R Jamieson ,C Coleman, S Green, and P Morton.

Also Present: Town Clerk T Needham and Town Council Officer K Grant.

1. To receive apologies for absence.

Apologies for absence were received from Councillors L Monument, H King and H Clarke.

2. Declaration of Interest

There were no declarations of interest.

1. PL/2025/0782/FMIN

Old Farmhouse Neatherd Moor, Dereham

Erection of a new detached bungalow with detached double garage (self-build)

Councillors have serious concerns regarding this application.

The application is outside of the settlement boundary, therefore contrary to policy GEN05. In the officers report for the previous application it was stated that because the site is screened by a thick leylandii hedge the development would not have a detrimental impact. The application however includes the removal of this hedge and planting a new native hedge. It will take some time for a native hedge to grow, probably around 10 years to provide a reasonable screen, then the native hedges are generally deciduous so in the winter the development will not be screened. Unless natural screening can be secured through a planning condition this development should be refused because it does not comply with GEN05. As this is an interpretation of policy there is concern that it may set a precedent.

It is felt that the new development would negatively impact on the setting of the old farmhouse, which not listed, the old farm house is of interest.

There is concern regarding the safety of the public with the road leading to the site. There have been many complaints to the Town Council regarding the speed of traffic. The Town Council would like to traffic calming measures installed as part of this application if it is approved.

The existing property has the benefit of a deed of easement dated December 2006 which secures

the right of access to this property. They do not however have a right to lay new services e.g. a new water supply over the Town Council's land.

PL/2025/0908/HOU

28a Neatherd Moor, Dereham

Proposed double cart lodge with Ancillary annex space "games/storage Room" Above and external Stairs (Front Elevation)

No Objection, No comment

PL/2025/1003/FMIN

**Morrisons (NW corner of store car park),
Dereham**

Erection of WeBuyAnyCar Prefabricated modular single storey pod (Retrospective)

The Council has no objection in principle but would like to make the following comments and observations:

The were questions regarding connecting to services drainage from the unit and how this is managed to prevent pollution.

While the unit has not been located in a conservation area it is right on the edge of a conservation area. It would be beneficial to the conservation area if it were located somewhere else within the car park where it would not be so noticeable from the road.

The Section 106 type Agreement for this property dated 5th August 1989 between Breckland Council, Norfolk County Council and Key Markets Ltd, clause 6.3 of this agreement (binding to the successors in title) stipulates that the car park should be available as a short (2 hour) public car park. There was also a deed of variation dated 26th March 2002 which extends this clause to other areas of the car park. If part of the car park is to be occupied for some other activity, then part of the car park is no longer available for the public to use as a short-term car park.. Does there need to be a deed of variation with regards to the 106 agreements to allow for this change of use?

Chairman