

DEREHAM TOWN COUNCIL

At a meeting for **Plans** at the Assembly Rooms on **Tuesday 13th February 2018** at **7.00pm**.

Present: Councillors H Bushell (Chair), A Bowyer, H Clarke, P Duigan, B Frith, R Hambidge, L Monument and P Morton.

Also present: Town Clerk T Needham and Deputy Town Clerk J Barron.

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

Apologies for absence were received from Councillors L Goreham, K Millbank and T Monument.

2. **Declaration of Interest.**

Councillor A Bowyer declared an interest in 18/003/0066/LB as she is a resident of Etling Green.

3. **Norwich Western Link**

To discuss the development of this link which looks to connect the new Norwich Distributor Road (NDR) from the A1067 to the A47 west of Norwich.

The Town Council supports this link but would like to see an analysis of the wider economic opportunities which this link could bring to Dereham (along with the completion of the duelling of the A47 from Dereham to Norwich). Without a much wider study, opportunities to bring employment growth to Dereham could be missed.

4. **18/002/1459/HOU 9 Townsend Road**

Single storey snug room for Mr Michael Bodiam.
No objection.

17/109/1375/HOU 23 Swanton Road

Two storey extension, loft conversion, front & rear dormers for Mr Walklett. Consultation Amendments – Amended design to rear dormer & change of description.
No details were provided as to the amended design. To be discussed once more details have been obtained.

18/003/0066/LB Grange Farm, Etling Green

Residential development supporting the retention of timber framed barn and listed farm house for Ms Cathy Dixon.
No objection, however Councillors felt there was no benefit to retaining the barn.

18/004/0015/F 20 Dale Road

Use of one room in house to be used as a salon for beauty treatments including micro blading semi-permanent makeup for Mrs Donna Yeats.
No objection, although there was concern about the hours of operation and parking arrangements.

16/123/1397/F Land at Greenfield Road

285 dwellings with associated access, pedestrian and cycle links, landscaping and open space. To comment on revised layout for Orbit Homes.

1. *There is still no clearly labelled plan showing the*

land being counted towards the 'area for sport'; the plan still does not show the correct amount of outdoor playing space to be in accordance with DC11.

- 2. LEAP 2 has been relocated close to residential properties. FIT guidance on distances is that for a LEAP there should be 20m from the façade of an occupied room; this is way inside 20m. This is extremely poor design and will lead to complaints from residents located near to the play equipment.*
- 3. The Park Run is a nice touch, but a Park Run is not so much about a circuit, it is about volunteers; are the Applicants proposing to set up and run a Park Run? One of the requirements for a Park Run is ample parking. We cannot see any parking provision provided. A criteria for Park Run is that it should be away from vehicular traffic. The proposed route crosses 3 roads for each circuit; there will be 4 circuits (4x3 road crossings). The ethos of Park Run is that it is family-orientated but also competitive; multiple crossings of roads is not conducive to a Park Run, as people will still need to stop for traffic and continually be observant of children. Orbit Homes are formally objecting to the width of the restricted byway claim for Hall Lane being greater than 2m. If the width is 2m, as Orbit would like it to be, then there is not sufficient width for faster runners to pass groups of slower runners. It is easy to draw a line on a map for a Park Run, but much harder to actually organise a Park Run.*

On the Cherry Lane section of the Park Run route, along with sections of the southern part of the route, these are outside the development site. When designated as a restricted byway, the Highways Authority will only maintain for walking and not for running – are Orbit proposing to surface Cherry Lane to make it suitable for running, and maintain to this level, as they are proposing along Hall Lane? Part of the route is not yet designated as a public right of way or in the ownership of Orbit Homes.

- 4. If the Applicant is proposing to include paths and tracks as part of their contribution to outdoor sport, then they have not read DC11 – referring to DC11 appendix E.9 Outdoor Sport provision “the local Standard looks for courts, greens and pitches to be provided to enable outdoor sport/recreation for all age groups (from children to adults).” Breckland Council Open Spaces Assessment 2015, while it mapped green corridors and linear features (PPG17 typology) these were not counted towards outdoor sport or children’s play, because there was no*

sports pitch or children's play equipment on these features. It would therefore be irrational to include linier paths as contributing towards 'Outdoor Sports'.

17/005/1575/F

Gingerbread Cottages

2 x 18ft yurts to be used as holiday lets for Mr Kevin Bull.

No objection, however there was concern about access to the highway.

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

Planning Permission

17/113/1516/D	Willow House, Dumpling Green
17/105/1419/F	Development site at 56 Yaxham Road
17/117/1507/HOU	Homscroft, 23 Westfield Road
17/118/1619/HOU	Sylvi-Ken, Larners Road Dereham
17/094/1256/LB	30 Market Place, Dereham

Refused Planning Permission

17/110/1390/O	Peewit Farm, Badley Moor
17/114/1490/F	Sports field, Toftwood Recreation Ground, Toftwood

Chairman