

DEREHAM TOWN COUNCIL

25th March 2025

At a meeting for **Plans** at the Memorial Hall on **Tuesday 25th March 2025** at **7.00pm**.

Present: Councillors H King (Chairman), L Monument, H Clarke, P Duigan, Z Flint, R O'Callaghan, S Green, C Coleman , R Jamieson and P Morton.

Also Present: Town Clerk T Needham and Deputy Town Clerk J Barron

1. To receive apologies for absence.

No Apologies were received.

2. Declaration of Interest

There were no declarations of interest.

3. [PL/2025/0276/FMIN](#)

66 Norwich Road, Dereham

Conversion and extension of existing dwelling to create three individual self-contained flats (part retrospective)

Cllr H Clarke left the meeting

Concerns were raised regarding the level of parking provided on the site, suggesting that there should be a minimum of 5 parking spaces provided. There was concerns that the proposal seemed cramped with regards to the space allowances for some of the units and whether these complied with government standards for space allowance. There was concerns regarding noise transition between units particularly where the first floor living space was directly over the ground floor bedroom. Could the rooms be swapped around so that the living room was not over the bedroom.

Cllr S Green arrived

[PL/2025/0299/FMIN](#)

Hoe Lodge Farm, Dereham

Proposed residential development (3 No. detached properties including garages)

Dereham Town Council objects to this development for the following reasons. The development does not comply with Norfolk County Councils guidance for developers which states that no more than 9 properties should be served from a private drive, this proposed development along with the existing properties means there would be more than 9 properties accessing off a private drive. The proposal is outside the settlement boundary and does not comply with policy HOU 05. The

development does not comprise infilling or rounding off. Infilling requires proposals to be along a highway not a private track. It does not constitute rounding off as it will distort character and tradition of the existing properties in the group. The proposed properties are completely out of character with the existing properties within this group.

Chairman