

DEREHAM TOWN COUNCIL

At a meeting for Plans at the Memorial Hall on **Tuesday 12th July 2022** at **7.00pm**.

Present: Councillors H King (Chairman), A Brooks, K Cogman, S Green, A Greenwood, L Monument and P Morton.

Also Present: Town Clerk T Needham and Town Council Officer G Drew

1. To receive apologies for absence.

Apologies for absence were received from Councillors C Bunting, H Clarke and T Monument.

2. Declaration of Interest

There were no declarations of interest.

3. 3PL/2022/0671/F

Land to the East of Shipdham Road

Development of new roundabout junction and associated works on Shipdham Road (A1075), for Lanpro Services

Councillors are not happy with how the cycle lane integrates with the carriageway on Shipdham Road, all cyclist will be traveling into Dereham but there is no provision to cross the carriageway to enable cyclists to conveniently cross. Provision could be made for cyclists to cross at the pedestrian crossing points.

Councillor P Duigan Arrived

3PL/2022/0670/D

Land off Shipdham Road, Westfield Road and Westfield Lane

Reserved matters application for approval of the first reserved matters (appearance, landscaping, layout and scale) as they relate to phase 1 of the development being the internal link road – following outline permission 3PL/2015/1490/O, for Lanpro Services

Councillors are still unhappy with the road splitting the estate in half. It would have been preferable and better design for the road to skirt the southern edge of the residential area. As the road is laid out it is neither a good estate road or a good link road. There looks to be at least 16 access points from side streets and parking areas onto the main section of the road. The cycle lane and footway should be given priority at the side streets otherwise the cycle lane will not function as intended, as the stop start nature of the side streets significantly diminish the comfort for cyclists. The Council were concerned about the phasing of the new

bridge and felt that the bridge should be completed at the same time as the road.

While it does not form part of this particular application, Councillors were extremely concerned with the indicative layout and density of the 291 residential properties. When further applications for reserved matters comes forward showing the layout of the residential properties the Council would expect to see a master plan for all that land within the Local Plan Dereham Housing Allocation 5.

3PL/2022/0669/VAR Land off Shipdham Road, Westfield Road and Westfield Lane

Variation of conditions 3 (plan list), 5 (travel plan), 6 (transport assessment addendum) and 20 (off-site highway improvement works) on application 3PL/2015/1490/O, for Lanpro Services

Councillors have concerns about varying conditions 3, 5, 6 and 20. Councillors would like to be consulted on the travel plan when it comes forward.

3PL/2022/0732/F Footpath Outside 35 Market Place (Boots)

Removal of existing BP Phone Box and installation of a proposed replacement BT Street Hub and associated display of advertisement to both sides of the unit, for British Telecommunications PLC

Councillors are not averse to electronic ad signs, but feel that the proposed signs are not in-keeping with the Market Place. There are also safety concerns with the location of the proposed signs as they are very close to a road where pedestrians are regularly crossing. The signs could distract pedestrians and vehicles at a point where they should be paying attention to each other. Councillors recommend that the signs would be more suitable in a pedestrianised area.

3PL/2022/0731/A Footpath Outside 35 Market Place (Boots)

Advertisement: Two digital 75 inch LCD display screens, one on each side of the Street Hub unit, for British Telecommunications PLC

Councillors are not averse to electronic ad signs, but feel that the proposed signs are not in-keeping with the Market Place. There are also safety concerns with the location of the proposed signs as they are very close to a road where pedestrians are regularly crossing. The signs could distract pedestrians and vehicles at a point where they should be paying attention to each other. Councillors recommend that the signs would be more suitable in a pedestrianised area.

3PL/2022/0667/F

39 Market Place

Proposed conversion and second floor extension of retail premises for the development of 7 residential units, for Beckett and Kay PLC

Councillors are concerned that there doesn't seem to be any wheelie bin storage or cycle storage provided, and recommend that some provision is given to designated parking as there is some land available for this in the same ownership. Councillors are also concerned about the adequacy of the fire escape. It was noted that some of the Councillors concerns raised previously have already been addressed by the applicant.

3OB/2021/0059/OB

Land at the rear of 35-61 Westfield Road

Discharge of planning obligation on 3PL/2019/1526/D – Schedule 3 (Open Space) Paragraph 1.1 Not to commence the Development until the extent of the Open Space Land unencumbered has been agreed with the Council and the Open Space Works Specification has been submitted to and approved in writing by the Council, for Persimmon Homes

T Needham (Town Clerk) gave an update on the application. Councillors reiterated their strong opposition to a pond being near a children's play area.

Chairman