

DOWNHAM MARKET TOWN COUNCIL MEETING
MINUTES OF EXTRAORDINARY MEETING HELD TUESDAY 02nd AUGUST 2016 AT 7:00PM

Present:	The Mayor	Cllr M C Ross
	Deputy Mayor	Cllr F E Daymond
	Councillors	M Brown
		J W Doyle
		K Everitt
		J K Fox
		R L Judge
		D Lawson
		R A Pegg
		C Pyatt
		J J Reed
		P R Sayers
		D J Sharman
		A D Stacey
		Mrs Y A Thompson
		R Turner
	Norfolk County Cllr	A White
	Deputy Town Clerk	Mr R A Davidson
	Members of the Public	2

Those in attendance at the meeting were notified of the emergency evacuation procedure from the Town Council offices. Those in attendance at the meeting were notified that mobile telephones should be turned off or switched to silent mode for the duration of the meeting.

3192. To receive Members' Apologies for Absence

Apologies for absence had been received from Cllrs' Groom (family ill-health), Hobbs (holiday), Mrs Mellish (Borough Council meeting), and Starreveld (ill-health). The apologies were accepted.

3193. To receive Members' Declarations of Interest

There were no such declarations of interest.

Adjourn meeting for public participation and reports

The Mayor Cllr Ross adjourned the meeting.

County Cllr White explained that, as a member of both Borough Council and Norfolk County Council Planning Committees, he was in attendance to understand the Town Council's stance but that it would be inappropriate for him to speak or answer any related questions.

It was ascertained neither member of the public wished to address Council nor did any councillor wish to speak in such a capacity. Accordingly The Mayor Cllr Ross resumed the meeting.

3194. To discuss planning application: 16/01322/OM – Land at Nightingale Lane, Downham Market – Outline application: up to 500 dwellings with a local centre and associated infrastructure and access.

In a full discussion the following opinions were expressed:

- The northernmost one third of the proposed development is outside the current development boundary
- BCKLWN has declared it has now met its 5 year land supply quota; therefore all planning policies previously held in abeyance are now back in consideration and should be adhered to
- Has any Section 106 expenditure consultation, related to this application specifically, taken place? If not and by association, the technicalities have not been respected, then Town Council should not pass comment
- Should that opinion prevail; Town Council would lose opportunity to influence future infrastructure and recreational requirements
- 500 homes is not 'gentle growth' (as suggested in BCKLWN's strategic context description of Downham Market, Page 138 of Site Allocations & Development Management Policies Pre-Submission Document, January 2015)
- Proposed development is larger than most surrounding villages
- No need for proposed 'Local Centre', due to existing available nursery spaces and empty retail premises
- Disagreement with misleading 'within walking distance of town centre' statement; concern that residents likely to use vehicles to drive to larger out of town retail parks
- Too many major applications – individual applications currently looked at in isolation, no joined up or any culminated approach
- Infrastructure concerns amid lack of capacity
- Roundabout access to and from development, sited at wrong location
- Roundabout should be sited at London Road/Denver village junction
- Should entrance to and from 500 dwellings be from a single point access?
- Downham Market is steadily merging with Wimbotsham to the North and Denver to the South resulting in a loss of identity
- 2001 Census indicated 3982 dwellings with a population of 7970
2011 Census similarly shows 4637 dwellings (15% increase) and a population of 9904 (20% increase) in just 10 years
- Previous Town Council Local Development Framework Working Party received assurances of no more than a further 390 dwellings within the current allocation, this figure already exceeded notwithstanding this application
- As the application is outside the current development boundary it should be dismissed out of hand

Proposed – The Deputy Mayor Cllr Daymond

Seconded – Cllr Lawson

'The Town Council notes the application is outside the Town's current Development Boundary and furthermore is not contained wholly within the Borough Council of King's Lynn & West Norfolk's preferred allocation of Site F1.4; therefore the application is recommended refusal.

Moreover, within the Borough Council's own Site Allocations and Development Management Policies Pre-Submission Document (dated January 2015) in the Strategic Context description of Downham Market, (Page 138, paragraph F.1.6) it states 'Downham Market was designated a 'Main Town' in the Core Strategy. Although the general strategy is to locate the bulk of new development and growth in the Borough's towns over the plan period to 2026, recognition has been given to the large scale housing growth Downham Market has accommodated in recent

years. A lower proportion of the Borough's new growth over the next decade or so has therefore been allocated to this town, compared to others, in order to provide a slower pace of growth allowing the town to settle and for services and facilities to adjust to the increased population' and in paragraph F.1.7 'It is envisaged that growth will still continue, but at a slower pace than in recent times'. In the interests of clarity, the Town is currently facing an unprecedented number of major development applications.

Furthermore, within the same document (Page 146, Policy F1.4 - Downham Market South-East; Land north of southern bypass in vicinity of Nightingale Lane) it states 'Land to the south east of Downham Market of around 13.9ha, as shown on Policies Map, is allocated for high quality, well designed development of 140 dwellings and associated facilities' and on Page 148, Paragraph F.1.33 'There is the potential for further development beyond the allocated site boundaries at some point in the future (subject to future development plans), but the Council (Borough) considers that 140 dwellings are an appropriate allocation during the current plan period'. The Town Council understands that in respect of this site; that planning application 15/00135/OM - Outline application for up to 170 dwellings - All Matters Reserved apart from Access - was approved at the Planning Committee Meeting held on 04th July 2016. Therefore this allocated site has already been over-subscribed by up to 30 dwellings under the Borough Council's own rationale; without any implication for this application.

Additionally the Town Council has serious concerns around vehicular access to and from the development, noting in application 15/00135/OM, that the application had to be mitigated by provision of a roundabout for the proposed 170 homes let alone the 500 dwellings contained in this development. Should future development proceed the Town Council would wish to see an opportunity for an improved gateway for London Road and Denver village incorporated.

Lastly, based on previous data supplied by the Local Planning Authority, it should be noted that the Town's infrastructure will be unable to support the size of this development.

For all of these reasons, Downham Market Town Council recommends refusal'.

All in favour

The Mayor thanked everyone for attending and closed the meeting at 7:53pm.

Chairman

Date