

**DOWNHAM MARKET TOWN COUNCIL MEETING**  
**MINUTES OF EXTRAORDINARY MEETING HELD**  
**TUESDAY 01<sup>st</sup> MAY, 2018 AT 7:00PM**

|          |                   |                  |
|----------|-------------------|------------------|
| Present: | The Mayor         | Cllr F E Daymond |
|          | Councillors       | J W Doyle        |
|          |                   | J K Fox          |
|          |                   | B Hobbs          |
|          |                   | R Horne          |
|          |                   | R A Pegg         |
|          |                   | A Pickering      |
|          |                   | D J Sharman      |
|          |                   | A D Stacey       |
|          |                   | Mrs R Turner     |
|          | Deputy Town Clerk | Mr R A Davidson  |

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.

**3595. To receive Members' Apologies for Absence**

Apologies for absence had been received from the Deputy Mayor Cllr Mrs Y Thompson (operation recovery), Cllrs' J Groom (family ill-health), R Hepworth (family), R Hayes (holiday), D Lawson (business), C Pyatt (medical), J Reed (ill-health), M Ross (working), M Starreveld (work) and Borough Cllr J Westrop (Borough Council meeting). The apologies were all accepted.

Cllr J Lofthouse did not attend the meeting.

Cllr Fox voiced his concern that Cllr Lofthouse was neither present nor had given his apologies and asked that action be taken. Cllr Turner supported his stance. The Mayor Cllr Daymond stated his attention to speak with Cllr Lofthouse.

**3596. To receive Members' Declarations of Interest**

There were no such declarations.

**Adjourn meeting for public participation**

The Mayor, Cllr Daymond, noting there were no members of the public in attendance, ascertained no councillor wished to address the Council in such a capacity.

Accordingly, the meeting moved on to the next item.

The Mayor handed the chairmanship of the meeting to Cllr J Fox, Chairman of the Planning & Environmental Committee for the following business.

**3597. To discuss applications received from the Borough Council/Norfolk County Council**

**Applications Approved**

| <b>Ref No</b> | <b>Location</b>                   | <b>Details</b>  | <b>Expiry Date</b> | <b>Linked Apps</b> |
|---------------|-----------------------------------|---|--------------------|--------------------|
| 16/00610/OM   | Land North East of<br>Bridle Lane | Outline Major Application: To include up to 240 dwellings (use class C3), access onto Lynn Road, open space, sustainable drainage systems and associated ancillary works) | 02/05/2018         |                    |

Introducing the application, Cllr Fox read a briefing note (Appendix 1).

Discussion ensued with members noting that 2/3s of the application falls within the parish of Wimbotsham, however the infrastructure and facilities impact fall firmly on Downham Market. Members noted that the build development is all contained within land already earmarked for such use by the Borough Council's planning policy documentation. Concern was expressed that the open space separating the two parishes was in danger of being lost forever and the two distinct identities could end up being merged. Members lamented the fact the site attracted a zero Community Infrastructure Levy (CIL) fee. Debate arose recognising most objectors' significant concerns regarding infrastructure capacities that are unable to influence planning decisions.

Members broadly agreed that the Town Council's three main original objections had been addressed/overcome. Acknowledging this, the Council understood that the younger townfolk need affordable homes to retain its young people and recognised that such development may attract retail and other investment into the town. Once again, it was recognised that having a Neighbourhood Plan and, in particular, a Housing Needs Assessment could influence development positively.

At the end of the discussion, Cllr Fox handed chairmanship of the meeting back to the Mayor Cllr Daymond to take the proposal and vote.

**Proposed – Cllr J Fox                      Seconded – Cllr A Pickering**

'Members reluctantly recommend approval commenting 'The Town Council notes that the (revised) application now accommodates all built development within the area allocated in the Site Allocations & Development Management Policies Plan 2016 (Site F1.3) and is a welcome reduction of up to 45 dwellings, from the original application. Furthermore, the Town Council notes its originally expressed concerns have now been either overcome (by circumstance) or addressed; firstly, in that the area attracts a zero-rated Community Infrastructure Levy (CIL) and all challenges against this ill-judged designation, together with the associated infrastructure demands, have failed. Secondly, that the developer has now agreed to the installation of a roundabout junction as the access/egress route to the development and thirdly, all built development is now contained within the agreed development boundary.

Guaranteed infrastructure improvements (of the utilities services, as well as health, educational and associated support services) whilst not a planning pre-requisite, are a very real community requirement and the Town Council both understands and fully supports the concerns raised by its residents in this and similar applications. Of a particular concern, evidenced by specific local knowledge and experiences, is that in the event of extreme weather conditions, the excess mix of surface and foul water have on occasions overflowed into the street and properties in the lower lying parts of the town, and therefore the Town Council would wish to seek assurances that Anglian Water has capacity to cope with the additional waste these new dwellings will generate'.

**For 8                      Against 2**

The Mayor thanked everyone for attending and closed the meeting at 7:40pm.

**Chairman**

**Date**