

**Minutes of the Meeting of the Planning Committee held on Monday 14<sup>th</sup> July 2025 at 6.00pm in the Garden Room, Dersingham Village Centre, Dersingham.**

**Present:** Cllr B Thomas - Chairman, Cllr C Shepherd, Cllr M Noble, Cllr N Barker and Cllr Su Foxley and 2 parishioners and 1 architect for application 25/01036/F 8 Park Hill.

In attendance: Karen Orgill (Business Manager and Minute Taker)

The meeting started at 6.00pm

Cllr B Thomas welcomed all to the meeting.

1. **To consider apologies for absence** – Cllr V Brundle and Cllr J Houston
2. **Declarations of interest and requests for dispensations by councillors in any agenda item** – Cllr C Shepherd for item 5 25/01036/F 8 Park Hill and Cllr N Barker for item 5 25/01039/F 12 Manor Road
3. **To approve the minutes of the Planning Committee Meetings held on Monday 14<sup>th</sup> April 2025 and Monday 9<sup>th</sup> June 2025. The minutes were proposed by Cllr N Barker and seconded by Cllr C Shepherd and duly signed by the Chairman.** Cllr C Shepherd asked the BM to circulate the amended Terms of Reference.

4. **Open the meeting to allow Public Participation**

The architect for application 25/01036/F 8 Park Hill gave an overview behind the requirement and positioning of the extension. He explained that the extension is not affecting the street scene as it wouldn't be seen until you walked up to it, its set back from the road, it would have minimum impact and as part of the planning process you don't have a right of a view. Concerns about parking will be addressed by NCC's Highways and concerns about water is not a planning issue. It's a single storey extension at the front and its 20m away from neighbours.

One parishioner explained that the visual aspect on the street scene is massive, its overbearing and would take away their view and sunshine. She explained that originally the properties were laid out in a staggered manner allowing everyone to have a view. They had checked the plans and the extension will be over the height of the aerial and will be seen. The existing Cart Shed can be looked over. She handed out drawings showing the height of the extension and explained that the front drop still goes over the skyline, which is also a route bats use to their roost.

The second parishioner was concerned with the issue of surface water due to the high-water table, water draining down the road and icing up over winter plus parking concerns since parking is being reduced in the property. He also explained that a different property planning application requested 1.5m in roof height and was refused but this planning application is for 2m in roof height.

At this point both parishioners and the architect left the meeting.

## 5. Planning applications

All these applications can be viewed and commented on via the Borough Council's online planning portal:  
[https://www.west-norfolk.gov.uk/homepage/169/comment\\_on\\_a\\_planning\\_application](https://www.west-norfolk.gov.uk/homepage/169/comment_on_a_planning_application).

**25/01036/F** Proposed extensions and alterations including the creation of a new first floor via the provision of a new roof structure, rear extension, single storey front extension and porch at 8 Park Hill, Dersingham.

Following a discussion a unanimous decision was made and **It was resolved to make the comment of: Objection** based on: Not in character of the area; Its overbearing and dominant and it's a complete restructure of the plot; Does block the skyline; Will detrimentally affect all the neighbours; Because of the position of this property this would set a future precedent and can't be compared with other properties at the top of the hill because their extensions can't be seen; No. 12 was only allowed to increase the height by 0.5 metres and is not in anyone's line of sight; This area is idyllic which would be spoiled with such a big property.

Dersingham Parish Council also asked for the planning application to be called in by the Borough Councillors for Dersingham.

**25/01039/F** Two storey extension to dwelling. Internal alterations and refurbishment. Replacement windows. Demolition of conservatory and detached garage. Construction of carport at 12 Manor Road, Dersingham  
**It was resolved to make the comment of: no objections**

To note outcomes of planning decision by the Borough Council:

**25/00025/TPO 2/TPO/00040:** Minor work requested to a group of hornbeam. Crown raise to 6.5m of minor branches together with crown clean and reduction of branches to house approx. 3m. – TPO Decision Consent – 20 June 2025 – Delegated Decision. Noted at the meeting.

**25/00064/F** Extensions and Refurbishment of Existing Sports Pavilion – Dersingham Sports Council, Manor Road – Application Permitted 2 July 2025 Delegated Decision. Noted at the meeting.

**25/00786/F** Householder Retrospective: Rear single storey extension – 28 West Hall Road – Application Permitted 30 June 2025 Delegated Decision. Noted at the meeting.

## 6. Update on Neighbourhood Plan – Cllr Coral Shepherd informed the meeting that the area of Dersingham had been registered and showed the councillors a map and she highlighted that a Steering Group will be organised which will work with the consultants, including parish councillors within DPC but in particular Cllr M Ward from the Environment Committee and Cllr M Shepherd from the Finance and Administration Committee.

The Steering Group will consist of individuals from within the village and these will be approached and hope to include: the local churches, Sandringham

Estate, Schools, groups within the village, WI, Sports Clubs, Social Club and Bowls Club, etc. The Neighbourhood Plan Agreement was signed and the BM will forward this on.

7. **Permitted Development in Conservation Areas** – Cllr N Barker asked for this item to be placed on the agenda because he is concerned that permission has been granted by the Borough Council’s Planners to place black solar panels on pan tiled roofs within the conservation area and felt this detracted from the street scene. Cllr C Shepherd explained that the Borough Council’s Planners have determined that it falls within the Permitted Development Legislation and, therefore, there is nothing Dersingham Parish Council can do.
8. **Training – Understanding Planning on 23<sup>rd</sup> September 2025 7:00-9:15pm.**  
Noted at the meeting.
9. **Correspondence**  
**9.1 Minor Variation to Premises License – Sandringham Estate.** Noted at the meeting.
10. **Open the meeting to allow Public Participation** - No public present
11. **Items for inclusion on the next agenda**  
11.1 Neighbourhood Plan
12. **Date of next meeting - Monday 8<sup>th</sup> September at 6pm in the Loft**

With no further business the meeting closed at 19:15pm