

Minutes of the Meeting of the Planning Committee held on Monday 14th April 2025 at 6.00pm in the Garden Room, Dersingham Village Centre, Dersingham.

Present: Cllr J Houston - Chairman, Cllr C Shepherd, Cllr B Thomas, Cllr N Barker, Cllr V Brundle

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

The meeting started at 6.00pm

1. **To consider apologies for absence – Cllr M Noble**
2. **Declarations of interest and requests for dispensations by councillors in any agenda item – Cllr N Barker for item 5. 25/00496/F Construction of new driveway and access at Mill House, Mill Road**
3. **To approve the minutes of the Planning Committee Meeting held on Monday 10th March 2025. The minutes were proposed by Cllr N Barker and seconded by Cllr V Brundle and duly signed by the Chairman**
4. **Open the meeting to allow Public Participation - No public present**
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.

25/00307 Retrospective permission for the extension to side of rear projection and alterations to rear projection roof and proposed rendering of rear projection at 2 Chapel Road.

Cllr C Shepherd informed the meeting that permission had been granted but raised concerns that this permission had been given before the end of the consultation period and whilst the parish council had given comments of 'No Objections', these were for the timber cladding and the parish council has concerns about the render and suitability due to the property being in the Conservation Area.

A decision was made asking the Business Manager to complain to the Borough Council's Chief Planner with the above comments.

25/00362/F Installation of extraction unit and external ducting and flue (Retrospective) at Coach and Horses, 77 Manor Road

It was resolved to make the comment of: No Objection subject to the extraction unit and external ducting and flue being painted a similar colour to the existing brickwork

25/00410/F A new residential annexe in the rear garden of 10 Manorside to be occupied in conjunction with the property 10 Manorside sharing the existing access, garden and parking areas of the principal dwelling, at 10

Manorside. This planning application had been taken off the planning portal as it was currently invalid because of insufficient information about Biodiversity Net Gain (BNG).

25/00486/F Variation of condition 2 of Planning Permission 23/00932/F – Construction of three dwellings, including new turning area for emergency and refuse vehicles at The Orchard 17 Senters Road.

It was resolved to make the comment of: No Objection

25/00496/F Construction of new driveway and access at Mill House, Mill Road

It was resolved to make the comment of: No Objection

To note outcomes of planning decision by the Borough Council:

25/00175/F 31 Philip Nurse Road – Householder: Proposed single storey porch to principal elevation – Application Permitted – 17 March 2025 – Delegated Decision. **Noted at the meeting.**

25/00282/F 2 Onedin Close – Householder: Single storey rear extension and associated alterations – Application Permitted 24 March 2025 – Delegated Decision. **Noted at the meeting.**

6. **Correspondence**

6.1 BCKLWN Results of the 2023 Housing Delivery Test (HDT), previously circulated before the meeting. Cllr C Shepherd informed the meeting that the Borough Council had engaged with central government to challenge the results. The HDT 2023 results were recalculated and the MHCLG have accepted the case and evidence to be correct and the result is now 87% not 60% as initially calculated.

6.2 NCC's Norfolk Minerals and Waste Local Plan (NM&WLP) – Publication of Inspector's Report, previously circulated before the meeting. Noted at the meeting.

6.3 BCKLWN Local Plan 2021 – 2040 previously circulated before the meeting and Cllr C Shepherd informed the meeting that only one site in Dersingham was identified, the old allotment site at Doddshill Road.

7. **Open the meeting to allow Public Participation - No public present**

8. **Items for inclusion on the next agenda**

8.1 Neighbourhood Plan

9. **Date of next meeting - Monday 12th May 2025 at 6pm in the Loft**

10. **Exclusion of press and public**

To consider passing the following resolution: "That by virtue of the provisions of Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded during discussion of the following business on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

11. **Quotations to employ a consultant to carry out preliminary work and prepare a neighbourhood plan.** The BM had previously circulated a list of companies who had been asked for quotations but these had not yet been received but she had asked the companies to ensure they send their quotes in for the next meeting Monday 12th May 2025.

With no further business the meeting closed at 19:02pm