

Minutes of the Meeting of the Planning Committee held on Monday 10th March 2025 at 6.10pm in the Loft, 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 6.10pm

1. **To consider apologies for absence** - None
2. **Declarations of interest and requests for dispensations by councillors in any agenda item** – None received
3. **To approve the minutes of the Planning Committee Meeting held on Monday 11th November 2024. The minutes were proposed by Cllr B Thomas and seconded by Cllr C Shepherd and duly signed by the Chairman**
4. **To review Committee Terms of Reference** - Cllr C Shepherd proposed to add an additional paragraph to the existing Terms of Reference – 6. When a planning application is going before the Borough Council's Planning Committee and objections have been raised by Dersingham Parish Council, this committee is authorised to nominate a parish councillor to attend the meeting and to speak on behalf of the Council. **It was resolved to agree the proposal.**
5. **Open the meeting to allow Public Participation** - No public present
6. **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.

25/00282/F - Single storey rear extension and associated alterations at 2 Onedin Close. **It was resolved to make the comment of: No Objection**

25/00307/F – Retrospective – Extension to side of rear projection and alterations to rear projection roof at 2 Chapel Road. Following a discussion Cllr C Shepherd proposed that no objections should be made and request that a condition be imposed to seek screen planting for the electricity substation and ask that the planning officer consult with Building Control about the construction of the extension. A vote was taken, Cllrs C Shepherd, B Thomas and N Barker voted in favour of the proposal and Councillors Cllrs J Houston and V Brundle voted against the proposal. They requested that their contrary vote be recorded. **It was resolved to make the comment of: no objections** and request that a condition be imposed to seek screen planting for the electricity substation and ask that the planning officer consult with Building Control about the construction of the extension.

To note outcomes of planning decision by the Borough Council:

24/01239/NMA_1 – 28 Tudor Way – Non material amendment – Balcony extension at first floor to front elevation with new balustrades and handrail. Cladding to front elevation, first floor section only. Single storey rear extension with flat roof. – Application Permitted – 19 February – Delegated Decision – Noted at the meeting.

25/00022/TREECA – 24 Manor Road – Tree work on oak, purple plum and conifer hedge – Tree Application – No objection - 17 February 2025 – Delegated Decision - Noted at the meeting.

Appeal to Secretary of State – for information only:

24/00504/F – 59A Manor Road – Proposed new dwelling - Noted at the meeting.

7. **Neighbourhood Plan** – Cllr C Shepherd reminded the Committee that a decision had been made to work towards a Neighbourhood Plan but the Committee needed to agree the next step. The first step defining the area to be incorporated was made a few years ago and Cllr C Shepherd proposed that quotations were required to employ a consultant to carry out preliminary work and prepare a neighbourhood plan. **It was resolved to agree the proposal.** Cllr N Barker volunteered to prepare a list and send to the BM to arrange for quotations.
8. **Correspondence**
 - 8.1 BCKLWN – 2023 Housing Delivery Test Results - Noted at the meeting.
 - 8.2 BCKLWN – Local Plan 2021 – 2024: Publication of Inspectors' Report. Cllr C Shepherd informed the meeting that there were no modifications that affected Dersingham and by the end of March BCKLWN would adopt the plan.
 - 8.3 Email regarding the retrospective planning application for the extractor fan on the Coach and Horses. Cllr C Shepherd asked the BM to reply informing them that the retrospective planning application was withdrawn by the applicant and they should contact the Borough Council's Planning Department regarding the nuisance factor of cooking odours.
9. **Open the meeting to allow Public Participation** - No public present
10. **Items for inclusion on the next agenda**
 - 10.1 Neighbourhood Plan
11. **Date of next meeting - Monday 14th April 2025 at 6pm in the Loft**

With no further business the meeting closed at 19:08pm