MINUTES of the DEVELOPMENT & MARKET COMMITTEE held at the Fakenham Connect Building, Oak Street, Fakenham

MONDAY 1ST JULY 2024 AT 5.30PM

PRESENT:

Councillors: G Acheson (Chair presiding), A Glynn, J Holdom, I Ponton, and J Rockett

Town Clerk: L Meanley

Administration Assistant: K Lindsay

General public: None

		Action
21	TO RECEIVE APOLOGIES FOR ABSENCE	
	Cllr Hunter, Duffy & Harrison	
22	DECLARATIONS OF INTEREST	
23	TO CONFIRM THE MINUTES OF THE MEETING HELD ON 3 RD JUNE 2024 The minutes of the meeting held on 3 rd June 2024 having been circulated, were on the	
	Proposition of Cllr Acheson seconded by Cllr Glynn, AGREED by all and signed by	
	the Chairman	
24	MATTERS ARISING FROM THE MINUTES:	
	Minute 3 – Cllr Glynn informed that the building does not meet delisting conditions.	
	Cllr Duffy's contact wants to speak to NNDC direct.	
25	ELECTORS QUESTIONS	
	An elector raised a question over whether the new signage for Reds Bar & Grill had	
	sought planning permission and whether it had been agreed as it's a conservation	Clerk
	area and the building is listed. Agreed letter to be written to NNDC. TO CONSIDER APPLICATIONS FOR PLANNING PERMISSIONS AS FOLLOWS:	
26	PA 4664 (RV/24/1204) - Variation of condition 2 (approved plans) and removal of	
	condition 4 (occupancy restriction for holiday use) of planning permission PF/07/1429	
	(conversion of cartsheds to 2 units of holiday accommodation) to allow addition of a	
	single storey extension to the west end of the barns and unrestricted residential	
	occupation - Alethorpe Buildings, Thorpland. NNDC case officer: Mark Brands.	
	Comments to NNDC by 10/7/24	
	CIIrs offered no objection & no comment	
	PA 4665 (PF/24/1098) - Demolition of existing car wash and plant room and erection of	
	extension to existing sales/kiosk building, new bin store and associated forecourt work	
	- Morrisons Petrol Station, Clipbush Lane, NR21 8SW. NNDC case officer: Mark	
	Brands. Comments to NNDC by 10/7/24	
	CIIrs offered no objection & no comment	
27	TO NOTE COMMENTS ON APPLICATIONS FOR PLANNING PERMISSIONS AS	
	AGREED BY THE D&M COMMITTEE VIA EMAIL AS FOLLOWS:	
	PA 4661 (ADV/24/1063) - Various illuminated and non-illuminated site signage includir 4 no. freestanding signs, 1 no. banner sign and 26 no. dot signs comprising 2 no.	
	accessible bays, 2 no. parked order bays, 6 no. litter, 2 no. no entry, 4 no. pedestrian	
	crossing, 2 no. give way, 1 no. speed limit 10mph, 2 no. look left, 3 no. look right and 2	
	no. look both ways - Land To Rear Of Lidl , Holt Road, NR21 8JG. NNDC case officer:	
	Miss Jamie Smith. Comments to NNDC by:26/6/24	
	CIIrs offered no objection or comment	
	PA 4662 (PF/24/1124) - Erection of single storey rear extension and external alteration	
	including addition of render and cladding - 7 Driftlands, Fakenham, Norfolk, NR21 8EB	
	NNDC case officer: Fran Watson. Comments to NNDC by 26/6/24.	
	CIIrs offered no objection or comment	
	PA 4663 (PF/24/1181) - Erection of front porch and single-storey rear extension - 88	

	Noted
;	TO RECEIVE NOTICE OF DECISIONS OF THE PLANNING AUTHORITY: PA 4648 (PF/24/0638) - Demolition of conservatory, bay windows and chimney; Conversion of attached garage to living accommodation, insertion of new windows, doors and timber panel infills, and replacement of entrance canopy - Schiehallion , 13 Nelson Road, NR21 9EN. NNDC case officer: Fran Watson. Comments to NNDC by 26/4/24. At the D&M meeting on 13th May 2024 CIIrs offered no objection or comment APPROVED
	PA 4633 (PF/23/2569) - Erection of building to provide Padel tennis facility with two indoor courts, changing facilities, bar and sitting area; construction of outdoor court and parking area - Land At, Waterhouse Farm, Waterhouse, NR21 0LA. NNDC case office Olivia Luckhurst. Comments to NNDC by 29/12/2023 At the D&M meeting on 8th January 24 ClIrs supported this application but questioned how Nutrient Neutrality would be addressed as the NN calculator states there will be a need to offset but NNDC has no solution as to how this will happen. APPROVED
	PA 4652 (PF/24/0744) - Erection of porch extension to front of dwelling - 86 Lancaster Avenue, NR21 8DJ. NNDC case officer: Fran Watson. Comments to NNDC by 10/5/24 At the D&M meeting on 13th May 2024 ClIrs offered no objection and no commer APPROVED
	PA 4642 (RV/24/0213) - Erection of single storey dwelling and garage with complying with conditions 1 (approved plans), 2 (materials) & 3 (arboriculture) of planning permission. RV/23/0787 to allow for amendment to siting and design of dwelling - 24A Holt Road, Fakenham, NR21 8BQ. NNDC case officer: Isobel McManus. Comments to NNDC by 8/3/24 At the D&M meeting on 4th March 2024 Clirs offered no objection or comment. APPROVED
	PA 4649 (PF/24/0633) - Installation of ground mounted solar PV array and EV chargin points - Heath Barn, Norwich Road, Norfolk,. NNDC case officer: Ana Nash. Comment to NNDC by 26/4/24 At the D&M meeting on 13th May 24 CIIrs commented that attention should be given to make sure that panels do not encroach onto the bank leading down to the road. as this will be unsightly and detrimental to the road scene and approac to Fakenham, and not good for neighbours across the road. There are also some mature trees along the top of the bank that should have TPO's put on them to ensure that they are not taken down to increase the sunlight to the panels. APPROVED
	PA 4656 (RV/24/1001) - "Variation of condition 2 (approved plans) of planning permission PF/23/2600 (Erection of single-storey extension building with connecting external canopy; new accessible entrance to existing building, fencing and parking are for amendments to design of canopy, roof of extension (to include solar panels), fenestration and position of flagpole" - Cadet Centre (atc), At Fakenham College, Wells Road, Fakenham, Norfolk, NR21 9HP. NNDC case officer: Miss Jo Medler. Comments to NNDC by 13/6/24 At the D&M meeting on 3rd June 24 CIIrs offered no objection & no comment
	APPROVED
	All were noted.
9	TO RECEIVE NOTICE OF TREE PRESERVATION ORDERS AT GARDEN COURT TPO/24/1047, AND HEATH FARM TPO/24/1049
0	These were noted. TO DISCUSS THE STREETLIGHTING MAINTENANCE CONTRACT

31	TO RECEIVE INFORMATION REGARDING NORFOLK COUNTY COUNCIL'S BUS SERVICE IMPROVEMENT PLAN	
	Noted, no comments.	
32	TO DISCUSS A FAKENHAM MARKET FACEBOOK PAGE	
52	Consider what can be completed in house and review in 6 months.	
33	TO RECEIVE INFORMATION REGARDING BUS STOP CAGES	
55	Duplication of agenda item 14	
34	TO DISCUSS AWARDING A NON-STANDARD MARKET TOLLS GRANT TO	
•	PURCHASE A NEW DEFIBRILLATOR	
	Cllr Holdom will approach the British Heart Foundation and M Coates to see if either	JH
	would apply for a grant on behalf of Heart2Heart to pay for the defibrillator	_
35	TO RECEIVE AN UPDATE ON CONCERNS WITH NEWMAN'S YARD	AG/TD
	Cllr Glynn & Duffy will look to produce a letter ahead of next D&M for review	
36	TO MOVE THAT THE PUBLIC & PRESS BE EXCLUDED FROM THE	
	MEETING UNDER THE PROVISIONS OF SECTION 1(2) OF THE PUBLIC	
	BODIES (ADMISSION TO MEETINGS) ACT 1960.	
	On the proposition of Cllr Acheson seconded by Cllr Glynn to unsuspend standing	
	orders and RESOLVED that pursuant to Section 1(2) of the Public Bodies	
	(Admission to Meetings) Act 1960, that Public & Press be excluded from the Meeting,	
	as publicity would beprejudicial to the public interest by reason of the nature of the	
07	business to be transacted.	
37	TO CONFIRM THE CONFIDENTIAL MINUTES OF THE DEVELOPMENT AND MARKET MEETING HELD ON 3 RD JUNE 2024	
	The confidential minutes of the meeting held on 3 rd June 2024, were on the	
	Proposition of Cllr Acheson seconded by Cllr Glynn, AGREED by all and signed by	
	the Chairman	
38	TO DISCUSS THE FLASH PROJECT	
	Next NNDC stakeholder meeting was discussed.	
39	TO DISCUSS THE LAND BEING DONATED BY LOVELLS ON RUDHAM STILE	
	One matter was discussed	
40	TO MOVE INTO OPEN SESSION	
	On the proposition of Cllr Acheson seconded by Cllr Glynn RESOLVED the Meeting	
	moves into Open Session.	
41	TO CONFIRM THE DATE AND TIME OF THE NEXT MEETING	
	5 th August 2024 at 5:30pm	
	The meeting closed at 18:38pm	
	CONFIRMED this day of 2024	
	CONFIRMED thisday of2024	
	CHAIDMAN	
	CHAIRMAN	