

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 None	
23	TO CONFIRM THE MINUTES OF THE MEETING HELD ON 3RD 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 area and the building is listed. Agreed letter to be written to NNDC.	Clerk
26	TO CONSIDER APPLICATIONS FOR PLANNING PERMISSIONS AS FOLLOWS: 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 Cllrs 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 Cllrs 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 including 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 Cllrs 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. Cllrs offered no objection or comment PA 4663 (PF/24/1181) - Erection of front porch and single-storey rear extension - 88	

	<p>Lancaster Avenue, Fakenham, NR21 8DJ. NNDC case officer: Ana Nash. Comments to NNDC by 5/7/24</p> <p>Cllrs offered no objection or comment</p> <p>Noted</p>	
28	<p>TO RECEIVE NOTICE OF DECISIONS OF THE PLANNING AUTHORITY:</p> <p>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.</p> <p>At the D&M meeting on 13th May 2024 Cllrs offered no objection or comment</p> <p>APPROVED</p> <p>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 officer: Olivia Luckhurst. Comments to NNDC by 29/12/2023</p> <p>At the D&M meeting on 8th January 24 Cllrs 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.</p> <p>APPROVED</p> <p>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</p> <p>At the D&M meeting on 13th May 2024 Cllrs offered no objection and no comment</p> <p>APPROVED</p> <p>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</p> <p>At the D&M meeting on 4th March 2024 Cllrs offered no objection or comment.</p> <p>APPROVED</p> <p>PA 4649 (PF/24/0633) - Installation of ground mounted solar PV array and EV charging points - Heath Barn, Norwich Road, Norfolk,. NNDC case officer: Ana Nash. Comments to NNDC by 26/4/24</p> <p>At the D&M meeting on 13th May 24 Cllrs 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 approach 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.</p> <p>APPROVED</p> <p>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 area 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</p> <p>At the D&M meeting on 3rd June 24 Cllrs offered no objection & no comment</p> <p>APPROVED</p> <p>All were noted.</p>	
29	<p>TO RECEIVE NOTICE OF TREE PRESERVATION ORDERS AT GARDEN COURT TPO/24/1047, AND HEATH FARM TPO/24/1049</p> <p>These were noted.</p>	
30	<p>TO DISCUSS THE STREETLIGHTING MAINTENANCE CONTRACT</p> <p>Current contract renewal date 1st August.</p>	

