

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

MONDAY 7th APRIL 2025 AT 5.30PM

PRESENT:

Councillors: D Hunter (Chair), A Glynn, C Fairbrother & V Joslin

Town Clerk: L Meanley

General public: Two non-committee members

166	TO RECEIVE APOLOGIES FOR ABSENCE Apologies received from Cllr Duffy
167	DECLARATIONS OF INTEREST None
168	TO RECEIVE THE FOLLOWING APPLICATIONS FOR A GRANT FROM THE MARKET TOLLS (Grant Analysis attached): Fakenham Town Band - A Market Tolls grant for £1520 for relocation expenses was agreed by all Cllrs. First Focus - A Market Tolls grant for £10,000 was requested by First Focus. It wasn't clear from the request how the money would be spent. Cllrs requested further details of the specific project or service that required funding with a financial breakdown. ACTION – Clerk to request further information
169	TO RECEIVE AN UPDATE ON THE REFUND TO MARKET TOLLS OF DONOR CONTRIBUTIONS MADE TO FAKENHAM AREA PARTNERSHIP FOR THE CHRISITMAS LIGHTS As per the D&M meeting held on 7 th October 2024: Minute 79 - To receive the following applications for a grant from the market tolls (Grant Analysis attached): a) Fakenham Area Partnership – Christmas Lights. Application received from FAP for £8705.50 – annual request, covers storage, installation, removal and repairs of the Fakenham Christmas lights. Town businesses used to contribute but the majority of money from businesses now goes to the Fakenham Events Committee for the Christmas switch on event, so FAP no longer receive any contributions from shops. 2 loyal donors do contribute, and that money will be refunded to Fakenham Town Council. No issues with access empty buildings for electric. Proposed by Cllr Acheson, Seconded by Cllr Glynn. Cllrs Holdom & Rockett Abstained. All others agreed. Cllrs noted that an interim report had been received from Fakenham Area Partnership whilst they await final figures. The report indicates additional donor contributions have been received but spent on replacement lights and new stock, potentially perfectly valid expenses but in breach of the grant conditions.
170	TO CONFIRM THE MINUTES OF THE MEETING HELD ON 3rd MARCH 2025 The minutes of the meeting held on 3 rd March 2025 having been circulated, were on the Proposition of Cllr Hunter seconded by Cllr Glynn, AGREED by all and signed by the Chairman.
171	MATTERS ARISING FROM THE MINUTES: The Clerk advised that Highways had been contacted after the last D&M meeting.
172	ELECTORS QUESTIONS An elector had complained about work being completed at the Old Mill Fakenham and rubbish left by the contractors on private land. Cllrs noted. Cllr Hunter will reply. Cllrs raised that several residents had complained about a burnt-out caravan in Hempton. The office has also received complaints. ACTION: The Clerk will write to Hempton Council
173	TO CONSIDER APPLICATIONS FOR PLANNING PERMISSIONS AS FOLLOWS: None

174	<p>TO NOTE COMMENTS ON APPLICATIONS FOR PLANNING PERMISSIONS AS AGREED BY THE D&M COMMITTEE VIA EMAIL AS FOLLOWS:</p> <p>PF/25/0283 - Erection of two single story rear extensions to dwelling following removal of two existing rear garden rooms, associated external alterations including render to external walls. Erection of detached double garage to front - 25 Wells Road, Fakenham, Norfolk, NR21 9EG. NNDC Case Officer: Isobel McManus. Comments to NNDC by 24/03/2025 No objection and no comment</p> <p>PF/25/0289 -Demolition of existing sales building and existing car wash, and the erection of a sales building with green roof, alterations to existing forecourt canopy, new bin store and associated forecourt works - Morrisons Petrol Filling Station, Clipbush Lane, Fakenham, Norfolk, NR21 8SW NNDC Case Officer: Mark Brands Comments to NNDC by 03/04/2025 No objection and no comment</p> <p>PF/25/0356- Single story rear extension to dwelling - 2 Paddock Close, Fakenham, Norfolk, NR21 8PQ – NNDC Case Officer : Mrs Fran Watson - Comments to NNDC by 03/04/2025 No objection and no comment</p> <p>All were noted</p>
175	<p>TO RECEIVE NOTICE OF DECISIONS OF THE PLANNING AUTHORITY:</p> <p>NMA/25/0139 - Non-material amendment of planning permission 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) to allow (1) Infill 1no. window with brick on north elevation, (2) Proposed timber infill panels on east elevation changed to flint to match existing, (3)Vertical timber cladding panels on west elevation removed, and (4) Chimney retained - Schiehallion, (Formerly Par House), 13 Nelson Road, Fakenham, Norfolk, NR21 9EN. NNDC Case Officer: Fran Watson. At the D&M meeting on 13th May 2024, Councilors offered no objection and no comments to application PF/24/0638 APPROVED</p> <p>PF/25/0207 - Installation of air source heat pump to rear of dwelling- 19 The Lawn, Fakenham, Norfolk, NR21 8DT. Case Officer: Nicola Wray. Comments to NNDC by 14/03/2025. At the D&M meeting on 3rd March 2025, Councilors offered no objection and no comments. APPROVED</p> <p>PM/24/1946 - Approval of all reserved matters relating to Phase 1 of outline planning permission PO/17/0690 (residential development of up to 950 dwellings - as varied by planning permission RV/22/0855) comprising the landscape scheme, drainage attenuation and associated features on land east of the main access roundabout - Land North Of Rudham Stile Lane & East Of Water Moor Lane, NR21 9QU. NNDC case officer: Miss Jamie Smith. Comments to NNDC by 10/10/2024. At the D&M meeting on the 7th October 2024, Councilors offered no objection and no comments. APPROVED</p> <p>All were noted</p>
176	<p>TO RECEIVE NOTIFICATION OF A TPO (TPO/25/1070) - LAND AT 144 AND 146 NORWICH ROAD, FAKENHAM, NORFOLK, NR21 8LL Cllrs noted.</p>
177	<p>TO DISCUSS THE FLASH PROJECT The Clerk is collating questions on the draft lease to return to NNDC. Initial questions raised - What will happen when the lease ends / Lease map needs to show additional entranceway into Trap Lane / The actual land measurements required for the lease need to be given and boundaries marked out / FTC depot requirements need to be clear and</p>

