

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

MONDAY 3rd JUNE 2024 AT 5.30PM

PRESENT:

Councillors: D Hunter (Chair presiding), A Glynn, J Holdom, T Duffy, M Dutton, I Ponton, Lucy Harrison, G Acheson and J Rockett

District Councillor: L Vickers

Town Clerk: L Meanley

Deputy Clerk: A Kerrison

General public: None

		Action
1	TO ELECT A CHAIRMAN OF THE COMMITTEE TO SERVE UNTIL THE NEXT ANNUAL MEETING OF THE COUNCIL On the proposition of Cllr Glynn, seconded by Cllr Acheson and agreed by all that Cllr Hunter is elected as Chairman.	
2	TO RECEIVE APOLOGIES FOR ABSENCE None	
3	TO RECEIVE AN UPDATE ON CONCERNS WITH NEWMAN'S YARD District Cllr Liz Vickers attended and gave an update on Newmans yard. On the proposition of Cllr Holdom, seconded by Cllr Duffy, Cllr Duffy will speak to his legal contacts and Cllr Glynn will look at listed buildings de-listing requirements & business rates. Cllrs Duffy & Glynn will draft a letter based on these enquiries to circulate to the next Development & Market meeting ahead of sending to NNDC. Cllr Vickers left the meeting.	TD/AG
4	DECLARATIONS OF INTEREST Cllr Acheson declared a non-pecuniary interest in Agenda Item 9 PA 4657	
5	TO ELECT A DEPUTY CHAIRMAN OF THE COMMITTEE TO SERVE UNTIL THE NEXT ANNUAL MEETING OF THE COUNCIL On the proposition of Cllr Hunter, seconded by Cllr Acheson and agreed by all that Cllr Duffy is elected as Deputy Chairman.	
6	TO ELECT A COMMITTEE MEMBER TO THE POLICY & RESOURCES COMMITTEE On the proposition of Cllr Acheson, seconded by Cllr Holdom Cllr Ponton was nominated. A second proposition to nominate Cllr Harrison was made by Cllr Hunter, seconded by Cllr Glynn. 5 votes for Cllr Harrison to represent the Committee	
7	TO CONFIRM THE MINUTES OF THE MEETING HELD ON 13th MAY 2024 The minutes of the meeting held on 13 th May 2024 having been circulated, were on the Proposition of Cllr Hunter seconded by Cllr Glynn, AGREED by all and signed by the Chairman	
8	MATTERS ARISING FROM THE MINUTES: Cllr Hunter noted that the recommendation from May's Development & market meeting for an RBL storage option was not carried.	
9	ELECTORS QUESTIONS None	
10	TO CONSIDER APPLICATIONS FOR PLANNING PERMISSIONS AS FOLLOWS: 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>Cllrs offered no objection & no comment</p> <p>PA 4657 (PU/24/0991) - Prior approval for proposed change of use from first floor office/store to residential flat - The Hempton Road Business Park, Hempton Road, Norfolk. NNDC case officer: Alice Walker. Comments to NNDC by 19/6/24.</p> <p>Cllrs offered no objection but commented that a proviso needed to be added to ensure the development was for staff use, not for letting.</p> <p>Cllr Hunter proposed to suspend standing orders, seconded by Cllr Glynn in order to discuss;</p> <p>PA 4658 (ADV/24/1061) - Display of 3 No. illuminated fascia signs, 3 No. illuminated booth lettering signs and 1 No. digital booth screen - Land To Rear Of Lidl , Holt Road, NR21 8JG. NNDC case officer: Jamie Smith. Comments to NNDC before 21/6/2024.</p> <p>Cllrs offered no objection & no comment</p> <p>PA 4659 (ADV/24/1062) - Display of 2 No. freestanding illuminated totem signs - Land To Rear Of Lidl , Holt Road, NR21 8JG. NNDC case officer: Jamie Smith. Comments to NNDC before 21/6/2024.</p> <p>Cllrs offered no objection & no comment</p> <p>PA 4660 (PF/24/1079) - Erection of a drive-thru restaurant, car parking, landscaping and associated works, including Customer Order Displays - Land To Rear Of Lidl, Holt Road, NR21 8JG. NNDC case officer: Jamie Smith. Comments to NNDC before 21/6/2024.</p> <p>Cllrs offered no objections but offered concerns about potential highways issues – traffic in Holt Road, especially speeding, the route through the car park and impact on shoppers parking for Lidl’s as well as concerns over additional litter.</p>	
11	<p>TO NOTE COMMENTS ON APPLICATIONS FOR PLANNING PERMISSIONS AS AGREED BY THE D&M COMMITTEE VIA EMAIL AS FOLLOWS:</p> <p>Noted</p>	
12	<p>TO RECEIVE NOTICE OF DECISIONS OF THE PLANNING AUTHORITY:</p> <p>PA 4650 (RV/24/0637) - Variation of Condition 2 (approved plans) of planning permission PF/22/0617 (Erection of single storey front and side extensions) to change materials to front entrance and alterations to construction of side extension roof - 52 North Park, NR21 9RQ. NNDC case officer: Isobel McManus. Comments to NNDC by 30/4/24.</p> <p>At the D&M meeting on 13th May 2024 Cllrs offered no objection or comment APPROVED</p> <p>PA 4640 (RV/24/0277) - Variation of condition 31 (highway improvement works) of planning permission PO/17/0680 (Outline residential development of up to 950 dwellings) to enable submission of the details of the highway works specified under each part of the condition (namely parts i to viii) to be undertaken on a phased basis and minor alteration to part (i) of the condition. - Land North Of Rudham Stile Lane & East Of Water Moor Lane, NR21 9QU. NNDC case officer: Miss Jamie Smith. Comments to NNDC by 1/3/2024</p> <p>At the D&M meeting on 4th March 2024 Cllrs offered no objection but commented that Water Moor Lane should be temporarily closed for as short a time as possible. APPROVED</p> <p>PA 4647 (PF/24/0514) - Erection of fibre exchange telecommunications infrastructure within fenced compound - 9 Wymans Way, NR21 8NT. NNDC case officer: Isobel McManus. Comments to NNDC by 12/4/24.</p> <p>At the D&M meeting on 8th April 2024 Cllrs offered no objection or comment APPROVED</p> <p>PA 4651 (CL/24/0656) - Certificate of lawfulness for existing use of building and site as light industrial (Classes E(g) (i), (ii) and (iii)) - Unit 5, George Edwards Road, Fakenham Norfolk, NR21 8NL. NNDC case officer: Mark Brands.</p> <p>At the D&M meeting on 13th May 2024 Cllrs offered no objection or comment WAS LEGAL</p> <p>All were noted.</p>	

