

**MINUTES** of the proceedings at a Meeting of the **DEVELOPMENT & MARKET COMMITTEE** held at Fakenham Connect, Oak Street, Fakenham on **MONDAY 14 MARCH 2016**, at 5.30pm

**Present:**

Cllr T. Duffy (Chairman, Presiding)

Cllrs G. Acheson, J. Dougall, I. Grand, J. Holdom, J. Sandford-Cooke, E. Smith, R. Smith and A. Vertigan

Mrs A. Barnes – Locum Admin Assistant

Mr T. Summers, A & B Management Services Ltd

Two members of the public

**208 HOUSEKEEPING**

The Chairman informed the Meeting of the location of the emergency exits and toilets.

**209 MINUTES**

The Minutes of the Meeting held on 15 February 2016, having been circulated, were on the proposition of Cllr Acheson, seconded by Cllr Vertigan, AGREED and signed by the Chairman.

**210 APOLOGIES**

There were no apologies for absence.

**211 DECLARATIONS OF INTEREST**

Cllr R. Smith declared a pecuniary interest in Item 214. PA4045 and Item 221.

**212 MATTERS ARISING FROM THE MINUTES**

**Minute204:** A reply has been received from North Norfolk District Council to say they are investigating the new sign at Fakenham Town Football Club. A response is still awaited.

**213 ELECTORS QUESTIONS**

The meeting was adjourned for Elector's questions.

Mr Summers, representing A & B Management Services Ltd, gave an outline of the re-development proposals to rebuild the Aldiss Fashion store which had burnt down in 2014. Planning permission had been sought and granted and work was due to commence after Easter 2016.

Under Health & Safety rules the building site will have a secure site area and there will be restricted access arrangements throughout the build. The site entrance will be on Oak Street with the site exit on Market Place. The site exit will be closed on Thursday market day with contractors using the site access only. The contract is expected to last no longer than one year.

Councillors expressed concerns about the loss of the area for market traders but appreciated that the access must be made secure. Pedestrian access for the local shops will be maintained and any damage to the footway will be reinstated. Mr Summers will check that the chosen contractor, Draper & Nicholls, are part of the Considerate Contractors Scheme and will enquire if they intend to install a viewing panel on the site boundary.

Councillors agreed to invite the market traders and Mr Summers to an extraordinary meeting of Development and Market Committee on Thursday 24 March 2016 at 4.30pm at the Fakenham Connect office to address any questions the market traders may have. A letter will be sent to all traders on 17 March 2016.

**Mrs Holdom arrived at the meeting.**

**214 PLANNING APPLICATIONS**

**PA 4043 (PF/16/0200)** Mr P Picken –

Variation of condition 2 of planning permission ref: PO/14/1212 to amend reason for condition, variation of condition 4 to amend timing of condition details and removal of condition

20. Brick Kiln Farm, Rudham Stile Lane, NR21 8JR.

**No comment, however the Council wishes to see the developer adhere to the landscape conditions as set.**

**PA 4044 (PF/16/0145)** Steel Build Masters Ltd –

Erection of warehouse.

Anglian Chemicals, Millers Close, NR21 8NW.

**Support.**

**Cllr R. Smith left the meeting.**

**PA 4045 (PO/16/0163)** Mr & Mrs T Lawrence –

Site for the erection of 1 dwelling with detached garage.

Heath Farm Cottage, Norwich Road, NR21 8LZ.

**No comment.**

**Cllr R. Smith re-joined the meeting.**

**215 PLANNING DECISIONS**

Councillors agreed that in future the Council's comments would be recorded on the paper showing NNDC's Planning Decisions.

**PA 3880 (NMA1/14/0532)**

Mr D Kirby

Former workshops, Star Meadow, NR21 9EE

Internal rearrangement and door and fenestration alterations.

FTC – No objections

**APPROVED**

**PA 4018 (PF/15/1431)**

A & B Management Services Ltd and Abbey Commercial Ltd.

31-34 Upper Market, NR21 9BX

Erection of three-storey building comprising 2 retail units and 4 residential flats.

FTC – Support. Councillors would like to draw attention to the deliveries area at the rear of the property. Whilst recognising that deliveries took place previously from this entrance they have some concerns regarding deliveries and bin storage. Mindful that this is a Conservation Area councillors would like to see a sympathetic use of reclaimed materials. Councillors would also like to see traditional awnings used which are in keeping with other shops in the Upper Market.

**APPROVED**

**PA 4019 (LA/15/1432)** A & B Management Services Limited and Abbey Commercial Ltd.  
31-34 Upper Market, NR21 9BX  
Erection of three-storey building comprising 2 retail units and 4 residential flats.  
FTC – No comment.  
**APPROVED**

**PA 4033 (PF/15/1562)** Mrs D Pollard  
23A Bridge Street, NR21 9AG  
Change of use from hot food takeaway to dwelling.  
FTC – No comment.  
**APPROVED**

**PA 4034 (AI/15/1721)** Aldi Stores Ltd, Chelmsford  
Aldi Foodstore Ltd, Norwich Road, NR21 8AX  
Retention of signage as displayed.  
FTC – No comment.  
**APPROVED**

The Council agreed to write to North Norfolk District Council and enquire if permission had been granted for an illuminated sign as the Town Council had raised an objection to the illumination.

**PA 4035 (PF/15/1835)** Pryde Developments  
Magistrates Court, Barons Close, Off Norwich Road, NR21 8BE  
Variation of condition 2 of 15/0903 to allow alterations to layout.  
FTC – No comment.  
**APPROVED**

216 **PA 4038 (PF/16/0061) TO RECEIVE NOTIFICATION REGARDING THE REPLACEMENT OF ATM TO OPPOSITE ELEVATION OF BUILDING, 36 MARKET PLACE, NR21 9DA**

Application withdrawn.

217 **TO RECEIVE UPDATE REGARDING 55 LEE WARNER AVENUE, NR21 8ER.**  
Norfolk Norfolk District Council will respond when their preliminary enquiries are complete.

218 **TO RECEIVE CONSULTATION OF NEW STREET NAME**  
Councillor Acheson proposed the new street name is Chestnut Close, seconded by Councillor Dougall and agree unanimously.

It was noted that this name had already been quoted in the Press. The Council will write to North Norfolk District Council expressing concern that a name had been announced before it had been chosen.

219 **TO RECEIVE THE NORFOLK COUNTY COUNCIL LOCAL LIST FOR VALIDATION OF PLANNING APPLICATIONS CONSULTATION DRAFT, FEBRUARY 2016: INVITATION TO MAKE REPRESENTATIONS**  
Noted.

