

MINUTES of the proceedings at a Meeting of the **DEVELOPMENT & MARKET COMMITTEE** held at Fakenham Connect, Oak Street, Fakenham on **MONDAY 12 DECEMBER 2016**, at 5.30pm

Present:

Cllr T Duffy (Chairman, Presiding)

Cllrs, G. Acheson, J Sandford-Cooke, C Rockett, J Dougall, R Crook and G. Footse

Linda Jennings – Town Clerk

One member of the public

151 APOLOGIES

Apologies were received from Cllrs A Vertigan, S Mears and I. Grand.

152 DECLARATIONS OF INTEREST

Cllr Rockett declared a non-pecuniary interest in agenda item 6 (PA 4116).

The Town Council declares a non-pecuniary interest in item 6 (PA 4092) as a possibly affected landowner.

153 MINUTES

The Minutes of the Meeting held on 21 November 2016, having been circulated, were On the proposition of Cllr G Acheson, seconded by Cllr J Sandford-Cooke, AGREED and signed by the Chairman.

154 MATTERS ARISING FROM THE MINUTES

154.1 Cllr Acheson reported that the Town Council's comments regarding planning applications have been taken into consideration by the District Council.

154.2 The projector has ben purchased.

154.3 Cllr Rockett had approached a coach driver who had parked in Tesco's car park to ask why. The driver said it was the only place in Fakenham Town he could use that had welfare facilities where he could park at. Suggestions of parking on the Industrial Estate are not satisfactory as there are no welfare facilities. Most of the passengers used Tesco's to buy food, drink etc. and not the local shops in the Town. Cllr Rockett felt this was having an impact on the Town Centre. Cllr Crook suggested that a letter is written to the Parish Church to ask whether the lack of coach parking has had an impact on the Christmas Tree Festival. Cllr Footse will contact the Bowling Alley to see if they can help and Cllr Acheson will speak to James Beck. District Councillors Reynolds and Claussen-Reynolds will be asked to help with this issue.

155 TO ADJOURN THE MEETING FOR ELECTOR'S QUESTIONS

A member of the public commented that the issue with coach parking is not quantifiable. Cllr Duffy asked the member of the public if he would be happy to organise a petition to get the barrier on Highfield Car Park removed.

Cllr Rockett stated that Highfield Car Park barriers were not erected until late January or February with no signs prior to this being erected.

156 TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION

PA 4115 (PF/16/1561) – Patrick Saunders – Single storey extension to garage – 19 Highfield Road NR21 9DQ

Cllrs offered no objection and no comment

PA 4092 (PF/16/1067) – Mr Picken – Variation of conditions 3 and 11 of planning permission ref: PF/16/0200 (an amendment of outline planning permission PO/14/1212) to revise off-site highways works and footpath construction along Rudham Stile Lane, required within development of up to 78 dwellings, extension od allotments, public open space, surface water attenuation pond and foul sewage pumping station approved by PO/14/1212. (Amended plans and additional information; revised description) – Brick Kiln Farm Rudham Stile Lane NR21 8JR

Cllr Acheson explained that the variation only applies to the road and footpath. The footpath will be narrower than a normal one. It will include removal of the hedge next to the allotments although a replacement hedge will be replanted. The variation also includes all signage.

Cllrs offered no objection and no comment

PA 4116 (PF/16/1593) – Robin Whitby – Erection of single-storey dwelling and garage – 24 Holt Road NR21 8BQ.

Cllrs offered no objection and no comment

PA 4117 (ADV/16/1590) - HSBC Corporate Real Estate – New ATM sign and infill to window frame (retrospective) – 36 Market Place NR21 9DA – Councillors expressed disapproval at this retrospective application especially in a conservation area. On the proposition of Cllr Duffy, seconded by Cllr Acheson that the council agrees to 'no objection but makes a comment'. A counter proposal by Cllr Crook, seconded by Cllr Rockett that the **Council does object to retrospective planning as this is the third occasion in a short time that this has happened in Fakenham's conservation area. With 5 votes for the counter proposal and 2 against this was carried.**

PA 4118 (PF/16/1621) - Mr Picken - Variation of condition 3 of outline planning permission ref: PO/14/1212, as amended by planning Appeal ref APP/Y2620/W/16/3154446, to revise off-site highways works and footpath construction along Rudham Stile Lane, required within development of up to 78 dwellings, extension of allotments, public open space, surface water attenuation pond and foul sewage pumping station – Brick Kiln Farm Rudham Stile Lane NR21 8JR.

Cllrs offered no objection and no comment

157 TO RECEIVE NOTICE OF DECISIONS OF THE PLANNING AUTHORITY

PA 4097 (PF/16/1181) – Aldi Foodstore Ltd – Variation of condition 3 of planning permission ref: PF/15/0800 to permit vehicle deliveries to the site between: Monday to Saturday 06:00 – 23:00hours and Sunday 08:00 – 18:00 hours permanently. – Norwich Road NR21 8AX

(At D&M meeting on 12 September Councillors did not object in principle but would prefer that the current times were extended for another year.)

PERMIT

PA 4100 (LA/16/1271) – A&B Management Services Ltd – Internal and External works associated with structural reinforcement works to party wall between unit 30 and units 31-34 – 30 Upper Market NR21 9BX

(At D&M meeting on 26 September Cllrs agreed to support this application.)

CONSENT

PA 4104 (ADV/16/1280) – Sainsbury's Argos – Installation of illuminated and non-illuminated signs (retrospective) – 15 Millers Walk NR21 9AP

(at D&M meeting on 10 October Councillors offered no objection however they did state that the signs should only be illuminated during opening hours in the interests of visual amenity.)

CONSENT

PA 4105 (LA/16/1273) – Ms Ruth Smith – Internal and external works including roof lights, new window to front elevation at first floor and insertion of new floor structures and re-roofing works – Flat E 9 Norwich Street NR21 9AF

(At D&M meeting on 10 October Councillors offered no objection or comment.)

CONSENT

PA 4108 (PF/16/1270) – Mrs J Easter – Erection of single storey dwelling (plot A)(Revised design) – 4 Baldwin Close NR21 8QF

(At D&M meeting on 7 November Councillors offered no objection or comment)

PERMIT

PA 4103 (PF/16/1272) – Ms Ruth Smith – New window to front elevation at first floor and insertion of roof lights to facilitate loft conversion – Flat E 9 Norwich Street NR21 9AF

(At D&M meeting on 10 October Councillors offered no objection or comment.)

PERMIT

158 TO RECEIVE TREE PRESERVATION ORDER

A Tree Preservation Order has been received for land at 68 Wells Road, NR21 9HH

A copy of the new LAIS1394 Neighbourhood Planning bill is now available. The administration assistant will email this to everyone ahead of tomorrow's extraordinary meeting.

159 STREET NAMING

Two new street names have been received. Sycamore Drive off Sculthorpe Road which Councillors agreed with. Chapel Mews which is the Baptist Church site. Councillors felt that a 'Mews' was somewhere horses had been kept and as this property has no known connection with horses, Councillors suggested 'Chapel Court'.

160 ITEMS FOR NEXT AGENDA

Cllr Sandford-Cooke requested that the Council may wish to take an advert for the Thursday Market in the 'Fabcom Town Guide' publication.

Cllr Foortse would like to discuss a Fashion Show.

161 TO CONFIRM THE DATE AND TIME OF NEXT MEETING

The date of the next meeting is Monday 9 January 2017 at 5.30pm

The meeting closed at 18:30 pm

CONFIRMED this

day of

2017.

CHAIRMAN