

MINUTES of the proceedings at a Meeting of the **DEVELOPMENT & MARKET COMMITTEE** held at Fakenham Connect, Oak Street, Fakenham on **MONDAY 14 AUGUST 2017**, at 5:30pm

Present:

Cllr T Duffy (Chairman, Presiding)
Cllrs, G Acheson, A. Edwards, J Sandford-Cooke

Linda Jennings – Town Clerk

58 APOLOGIES FOR ABSCENCE

Apologies were received and accepted from Cllr R Smith. Apologies were not received from Cllrs Mears, Thorpe, Rockett and Foortse.

59 DECLARATIONS OF INTEREST

The Town Council declared an other interest in item 7) PA 4193 (PM/17/1183) as an adjoining land owner.

60 MINUTES

The Minutes of the Meeting held on 31 July 2017, having been circulated, were On the proposition of Cllr G Acheson, seconded by Cllr T Edwards, AGREED and signed by the Chairman subject to an amendment as follows; **53)** should say that Cllr Acheson will write a letter to the Press. The Extraordinary Meeting scheduled for 9th August 2017 was cancelled.

61 MATTERS ARISING FROM THE MINUTES

61.1 Cllr Acheson has contacted District Councillor Punchard regarding the proposed access from Cattle Market Street onto White Horse Street. The Clerk has also written to the Highway Engineer.

61.2 The Clerk will investigate a mapping system for the Council.

62 TO ADJOURN THE MEETING FOR ELECTOR'S QUESTIONS

Cllr Acheson reported on an article the local Press regarding the 66 new homes being built under the Housing with Care Scheme. The article reported that building works have stopped. North Norfolk MP Norman Lamb is writing to the Housing Minister.

The Clerk reported that a Fun Fair had visited the Town and had been allowed to stay on Aldiss Park.

The Clerk reported that the National Market Traders Federation magazine, The Market Times, had run an article featuring Fakenham Thursday Market. The Clerk will circulate a copy to members of the Committee.

63 TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION

PA 4082 (PF/16/0855) J Feneley & L Rivett– Creation of first floor to veterinary surgery to create ancillary, office storage, staff room, and 1 no staff flat/crash pad – 14 Queens Road NR21 8DB. On the proposition of Cllr Acheson, seconded by Cllr Duffy that the **Town Council has no further objection and no further comment.** All in favour.

PA 4190 (PF/17/1154) – Mr & Mrs Johnson – Erection of single storey and two storey rear extensions– 8 Olive Fisher Court, NR21 9FD. **Councillors offered no objection or comment.**

PA 4184 (PF/17/0967) - Sam Rowbury – Part demolition of existing 1.5 storey dwelling and construction of 2 x 1.5 storey dwellings (outline application with mater access only for consideration) – 174 Norwich Road NR21 8LX. **Councillors offered no objection or comment.**

PA 4191 (PF/17/1196) – Mr Fawcett – Erection of a single storey rear extension – 19 Nelson Road NR21 9EN. **Councillors offered no objection or comment.**

PA 4193 (PM/17/1183) – Lovell Partnerships Limited – Residential development for a maximum of 78 dwellings, extension to existing allotments, public open space, surface water attenuation pond and foul sewage pumping station (reserved matters relating to access, appearance, landscaping, layout and scale) – Brick Kiln Farm Rudham Stile Lane NR21 8JR. **Councillors agreed to accept the application with no comments provided that the Clerk obtains a written assurance from the Planning Authority that the footpath along Rudham Stile Lane is still guaranteed. If not guaranteed the Councillors will strongly object to the application. In addition the Council believes that this application should contribute funding to road improvements at the junction of Thorpland Road, Greenway Lane and Holt Road.**

64

TO RECEIVE NOTICE OF DECISIONS OF THE PLANNING AUTHORITY

PA 4173 (PF/17/0864) – Green Gables developments Ltd (Mr Southgate) – Erection of two storey dwelling and formation of new access to serve existing dwelling – 87 Holt Road NR21 8DZ

At the D&M meeting on 19 June 17 A counter proposal was made by Cllr R Smith, seconded by Cllr T. Edwards that the application was out of keeping with the other extension and the building line. A vote was taken on the counter proposal with 3 votes for, 1 against and 1 abstention. The counter proposal was carried.

PERMIT

PA 4172 (PF/17/0863) – Green Gables Developments Ltd (Mr Southgate) – Erection of single storey extension to front and demolition of rear single storey extension and garage – 87 Holt Road NR21 8DZ

At the D&M meeting on 19 June 17 A counter proposal was made by Cllr R Smith, seconded by Cllr G. Foortse that the application was out of keeping with the other extension and the building line. A vote was taken on the counter proposal with 3 votes for, 1 against and 1 abstention. The counter proposal was carried.

PERMIT

PA 4056 (NMA1/16/0505) – Miss R Clayton – Non material amendment to planning permission PF/16/0505 to allow for change from natural timber cladding to cement board cladding on the approved extension 11 Jubilee Avenue NR21 8DG

This approval relates to a non-material amendment only and all outstanding conditions imposed on planning permission reference (PF/16/0505) shall continue to apply.

APPROVE

PA 4177 (PM/17/0839) – Mr & Mrs Chamberlain – Reserved matters approval for a one and a half storey detached dwelling (Outline planning permission PO/16/0842) to include appearance, landscaping and layout – 55 Lee Warner Avenue NR21 8ER (Access from Rudham Stile Lane)

At the D&M meeting on 19 June 17 Councillors offered no objection and no comment

APPROVE

PA4179 (LA/17/0945) – Mr & Mrs Loates – External works to replace external cladding, roof and windows on 3 storey accommodation wing – Wensum Lodge Hotel, Bridge street NR21 9AY

At the D&M meeting on 17 July 17 councillors offered no objection or comment. This application has been withdrawn and no further action will be taken upon it by the District Council.

PA 4174 (PF/17/0880) – Mr Hill-Brookes – Demolition of existing garage and erection of new outbuilding (Garage/storage/studio/gym) – Holly Barn 15 Nelson Road NR21 9EN

At the D&M meeting on 19 June 17 on the proposition of Cllr Duffy, seconded by Cllr Edwards councillors objected on over development and loss of light to existing windows to the neighbouring building that is on or close to the boundary line. All in favour.

REFUSE

PA4171 (PF/17/0633) – Imperial Care Homes – Erection of two single storey extensions to front elevation – Field View residential Homes 43 Hayes Lane NR21 9EP

At the D&M meeting on Councillors offered no objection and no comment

PERMIT

PA4192 (EF/17/0919) – Kinnerton Confectionery Co Ltd – Certificate of lawfulness for proposed erection of new enclosure to chocolate storage silo, new canopy to main office entrance and associated façade cladding

North Norfolk District Council hereby certifies that on 9/6/2017 the development described in the first schedule hereto in respect of land specified in the second schedule hereto edged in red on the plan attached to this certificate is lawful within the meaning of section 192 of the Town and Country planning Act 1990 (as amended).

65 TO DISCUSS THE NORTHERN DEVELOPMENT

The draft response to the Northern Development was discussed and amendments made.

66 MARKET TOLL GRANTS

The following application for a Market Tolls Grant was considered: Fakenham & District Community Archive for replacement equipment. On the proposition of Cllr Sandford-Cooke, seconded by Cllr Acheson that a Grant of £450 is awarded. All in favour.

67 FAKENHAM BOWMEN

A letter of thanks has been received from Fakenham Bowmen for help retaining their container at Trap Lane.

68 NORFOLK STRATEGIC FRAMEWORK

The consultation runs from 2 August to 22 September. The Clerk will email the link.

69 ESTATE IMPROVEMENTS AT ST PETERS ROAD

Works to remove the garages will commence on Monday 21st August and should be completed by the end of October 2017.

The meeting closed at 19:15 pm

CONFIRMED this

day of

2017.

CHAIRMAN