

**MINUTES of the proceedings at a Meeting of the DEVELOPMENT & MARKET COMMITTEE**  
**held at Fakenham Connect, Oak Street, Fakenham on MONDAY 10 December 2018**

at 5:30pm

**PRESENT:**

Councillor T Duffy (Chairman, Presiding)

Cllrs: T Edwards, R Lynam, R Smith, G Acheson, J Holdom, M Dutton, A Vertigan, G Foortse and D Wakefield

Deputy Town Clerk: A Kerrison

Public: None

		<b>Action (initials)</b>
<b>AGENDA</b>		
<b>139</b>	<b>APOLOGIES</b> Apologies were received from the Clerk	
<b>140</b>	<b>DECLARATIONS OF INTEREST</b> Cllr Vertigan declared a pecuniary interest in agenda item 3a Cllr Holdom declared a pecuniary interest in agenda item 3a Cllr Smith declared a non-pecuniary interest in agenda item 7 – PA 4312 Cllr Acheson declared a non-pecuniary interest in agenda item 3b	
<b>141</b>	<b>TO RECEIVE APPLICATIONS FOR A GRANT FROM MARKET TOLLS</b> <b>141.1 EP Youth Ltd.</b> Cllr Vertigan gave an explanation of what the organisation does and how they are funded. On the proposition of Cllr Foortse seconded by Cllr Acheson and agreed by 7 votes for and 3 abstentions, that £9,340.80 should be awarded. <b>141.2 Men's shed.</b> It was noted that this organisation is in the process of finding a venue and is therefore not in a position to use a grant for setting up and equipping the new venture at the moment. On the proposition of Cllr Edwards, seconded by Cllr Dutton and agreed by 9 votes for and 1 abstention, that this application should be re-submitted once premises have been secured.	
<b>142</b>	<b>MINUTES</b> The Minutes of the meeting held on 26 November 2018, having been circulated, were on the Proposition of Cllr Edwards, seconded by Cllr Lynam, AGREED and signed by the Chairman.	
<b>143</b>	<b>MATTERS ARISING</b> There were no matters arising	
<b>144</b>	<b>ELECTORS QUESTIONS</b> A letter of thanks was received from the Fakenham Bowls Club for the Market Tolls grant that it had received. Cllr Lynam has been asked by a resident if a real Christmas tree could be placed on Barclays bank in future years. This is to be brought up at Full Council.	
<b>145</b>	<b>TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION</b> Planning application PA 4312 (PF/18/1621) was deferred to the end of this item. PA 4313 (PF/18/1959) – Demolition of existing shops and storage units and erection of 3 flats and 4 three storey semi-detached dwellings – 6-10 Norwich Street NR21 8AU. NNDC case officer: Caroline Dodden <b>Councillors commented that although they welcome the improvement of the area and improved safety of the highway, they objected to the application because of overdevelopment, lack of provision of parking, and the upstairs windows facing East overlook the adjacent property.</b> PA 4314 (PF/18/1995) – Change of use of existing outbuildings to form ancillary office space, associated external alterations including insertion of roof lights, new glazing and doors within existing openings and removal of chimney –	

Summerhill House Sculthorpe Road NR21 9HA. NNDC case officer: Miss J Smith

**Councillors supported this application.**

PA 4315 (PF/18/2185) – Erection of two storey detached dwelling with attached double garage following demolition of existing pool building – Laurel Lodge 1 Field Lane NR21 9QX. NNDC case officer Miss J Smith

**Councillors offered no objection provided the bedroom window to the South of the property had obscured glass and that highways are happy that the entrance to the site is safe.**

Cllr Smith and Cllr Vertigan left the meeting

PA 4312 (PF/18/1621) - Amendments to planning permission PF/15/1167 (Erection of block of 66 assisted living flats to the west of 35 dwellings) through changes to site layout, landscaping, boundary treatments, enlargement of building to west, south and east, removal of basement level and reconfiguration of floor plans, with associated external alterations. Amendments to approved housing mix of the 66 "housing with care" supported living flats, to change from 38 x 1-bed and 28 x 2-bed dwellings, to a revised mix of 27 x 1-bed and 39 2-bed dwellings. Removal of condition 3 (excavation and retaining wall details) & variation of condition 26 (to amend plans) of permission PF/15/1167 – Meditrina Park, Trinity Road, Fakenham. NNDC case officer: Rob Parkinson.

The letter From Medcentres was considered. After much discussion, on the proposition of Cllr Acheson, seconded by Cllr Duffy and agreed by all, the following should be submitted to the district council planning department;

**Councillors made the following comments;**

FTC notes the changes made to the original plan PF/15/1167, which it supported when originally submitted **and continues to support in principle** for its stated purpose of housing persons over 55s and with particular vulnerabilities.

It does not however, see the revised plans as adequate for a design of this nature and scale, and **therefore objects** on the following specific points.

1) The border fence is not high enough to adequately preserve the privacy and amenity of the already built and semi-rural environment. We believe that 2.4m closed fence panels, mounted on the line already proposed would provide more suitable shielding from both light and noise.

2) The landscaping plan is not sufficient to uphold adequate levels of privacy to the initial phase of development works carried out to the rear of Holt Road. A more comprehensive plan of evergreen and/or mature planting, creating shielding to the gardens and rear facing windows of the bordering properties would be seen as more appropriate, in addition to the raised fencing above.

3) The erecting of the fence should be specified as being completed before the next phase of building work commences, in order to reduce negative health and quality of life impacts to the residents in closest proximity to the work, on Rudham Style Lane and Holt Road, in alignment with the Noise Policy Statement for England 2010.

4) The Gate in the fence must be a locked gate for pedestrian access only in the position shown on the plans, with limited access, and that access only used for the purpose of carrying out work on the south side of the boundary fence as mandated by the conditions of consent (maintenance of the landscaping under Conditions 14-16, PF/15/1167). There must be no vehicular access opened between Rudham Style Lane and the Meditrina development during the works or at completion.

With regard to a letter submitted by the developer this week and now present on the planning hub, we would also like to draw the attention of planners to

	<p>Condition 5 of the decision notice for the plan PF/15/1167 which states that the developer must submit for approval any lighting plan before installation. We note that there is no public record on the NNDC planning hub of Condition 5 having been currently discharged.</p> <p>We would therefore ask the Planning authority to require such installation of lights to be at no more than 4 meters height, especially near the Southern and Western Border of the site, where to erect higher lighting would adversely affect the amenity of the surrounding and existing built environment. We would ask that officers take into account that we have considered this in parallel with fencing requirements noted above to create adequate shielding for the current built environment, and that we believe that this would be generally in line with the aims of policy EN13, guidance note 3.3.70, and Para 180 of the National Policy Planning Framework Document.</p> <p>It was also agreed that Cllrs Duffy and Edwards should construct a letter to the planning department regarding the re-measuring of phase one of the development, as it is believed that original planning permission conditions may not have been adhered to. This letter is to be brought to the next D&amp;M meeting on 7<sup>th</sup> January 2019.</p> <p>Cllr Holdom left the meeting</p>	TE / TD
146	<p><b>TO RECEIVE NOTICE OF DESIONS OF THE PLANNING AUTHORITY</b>  PA 4294 (PF/18/1727) – Erection of front porch, single storey side extension and detached double garage – 12 Greenway Lane NR21 8BZ. NNDC case officer: Fran Watson  <b>At the D&amp;M meeting on 1 October 2018 Councillors offered no objection but commented that the committee were unclear as to how the garage is to be accessed.</b>  <b>PERMIT</b>  PA 4296 (LA/18/1568) – Change of colour of external paint work (retrospective) – Crown Hotel, 6 Market Place NR21 9BP. NNDC case officer: Fran Watson.  <b>At the D&amp;M meeting on 15 October the Council accepted the white façade on the condition the entire façade is decorated in the same colour, kept clean and the approved signage in the conservation area is applied.</b>  <b>CONSENT</b>  PA 4299 (PF/18/1845) – Variation of condition 2 (plans) of planning permission PF/16/0655 to remove footpath (near western boundary) &amp; re-position the garage – Former playground, Rudham Stile Lane, NR21 9QN. NNDC case officer: Robert Arguile.  <b>At the D&amp;M meeting on 29 October 2018 Councillors offered no objection or comment</b>  <b>PERMIT</b>  These were noted.</p>	
147	<p><b>TO RECEIVE AN UPDATED PLAN OF THE PROPOSED THURSDAY MARKET CLOSURE</b>  It was noted that the times and plans were not correct on the documents received. This is being addressed by the Clerk. Revised plans and times will be brought to the next D&amp;M meeting on 7<sup>th</sup> January 2019.</p>	Clerk
148	<p><b>TO RECEIVE INFORMATION REGARDING THE MARKET TOWN NETWORK IMPROVEMENT STRATEGY</b>  Councillors would like a copy of the Analysis of road traffic accidents which was promised at the meeting held in November. With regards to parking, Councillors would like to maximise the capacity for safe parking in the town, such as</p>	

