

**MINUTES of the proceedings at a Meeting of the DEVELOPMENT & MARKET COMMITTEE held at Fakenham Connect, Oak Street, Fakenham on MONDAY 20 JANUARY 2020 at 5:15 pm**

**PRESENT:**

Councillor T Duffy (Chairman Presiding)

Cllrs: J Griffiths, G Acheson, M Campbell, J Rockett, G Foortse, J Holdom

District Cllrs: C Cushing

Deputy Town Clerk: A Kerrison

NNDC Planning Officer: R Parkinson

Design team: K Clifton & W Sedman D Merrick (Savills)

Press: A McMillan (EDP)

Public: None

		<b>Action (initials)</b>
<b>AGENDA</b>		
<b>163</b>	<b>APOLOGIES</b> Apologies were received and accepted from Cllr Thorpe and the Clerk	
<b>164</b>	<b>DECLARATIONS OF INTEREST</b> Cllr Duffy declared a pecuniary interest in item 8 on the agenda	
<b>165</b>	<b>MINUTES</b> The Minutes of the meeting held on 6 January 2020, having been circulated, were on the Proposition of Cllr Acheson, seconded by Cllr Foortse, AGREED and signed by the Chairman.	
<b>166</b>	<b>MATTERS ARISING</b> There were no matters arising	
<b>167</b>	<b>ELECTORS QUESTIONS</b> There were no electors questions	
<b>168</b>	<b>TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION</b> PA4394 (PF/19/2199) – Construction of single storey dwelling following demolition of log cabin – 38 North Park NR21 9RQ. NNDC case officer: Jayne Owen <b>Cllrs offered no objection and no comment</b>  PA 4395 (PF/20/0012) – Extension to replace existing conservatory, pitched roof to replace existing flat roofs, widening of driveway and new window openings to South – 7 Gwyn Crescent NR21 8NB. NNDC case officer: Bruno Fraga da Costa <b>Cllrs offered no objection and no comment.</b>	
<b>168</b>	<b>TO RECEIVE NOTICE OF DECISIONS OF THE PLANNING AUTHORITY</b> PA 4343 (PF/19/0486) – Erection of two storey detached dwelling – Land off St Peters Road, Fakenham, NR21 8AL. NNDC case officer: Miss J Smith <b>At the D&amp;M meeting on 26 April 2019 Councillors offered no objection and</b>	

	<p><b>no comment PERMIT</b></p> <p>PA 4383 (PF/19/1838) – demolition of garage buildings and erection of 8 dwellings with parking – Sanders Coaches, Claypit Lane, NR21 8BX. NNDC case officer: Miss J Smith <b>AT the D&amp;M meeting on 9<sup>th</sup> December 2019 Cllrs offered no objection and no comment PERMIT</b></p> <p>PA 4339 (PF/19/0487) – Erection of a pair of one bedroom semi-detached affordable dwellings – Land north of 77 St Peters Road, NR21 8AJ. NNDC case officer: Miss J Smith. <b>At the DM meeting on 15<sup>th</sup> April 2019 Councillors objected on the grounds that this land is a well-used play area with equipment which was deemed necessary by North Norfolk District Council (NNDC) when the estate was built. Application has been withdrawn.</b></p> <p>PA 4386 (PF/19/1983) – Two storey and single front extensions – 12 Mission Lane, NR21 8LH. NNDC case officer: Bruno Fraga da Costa <b>AT the D&amp;M meeting on 9<sup>th</sup> December 2019 Cllrs offered no objection and no comment PERMIT</b></p> <p>These were noted</p>	
169	<p><b>RESPONSE TO NORTH NORFOLK DISTRICT COUNCIL REGARDING THE DRAFT LOCAL PLAN.</b></p> <p><b>Cllr Duffy withdrew from the meeting.</b></p> <p>It was agreed to send the following response to NNDC.</p> <p>The three recommended sites as listed by NNDC in the ‘First Draft Local Plan’ were all proposed by Fakenham Town Council (FTC) in its response to the NNDC’s call for sites in which it suggested the three residential sites in the Draft Plan as well as additional sites proposed by FTC for green spaces and others for industrial, employment and retail use.</p> <p><b>DS 6 Land North of Rudham Stile Lane</b> FTC recognises that this site is a natural extension to the “Trinity” land earmarked in the existing Development Plan. FTC therefore supports this development provided that there is an upgrade of the road infrastructure to include additional roundabouts. If the town is to be further enlarged it is essential that the existing traffic problems are ameliorated as well as future ones avoided.</p> <p><b>DS 7 Land at Junction of A148 and B1146</b> FTC believes that this is a suitable site.</p> <p><b>DS 8 Land south of Barons Close</b> FTC supports this site for relatively low density housing. It provides easy pedestrian &amp; cycle access to the town centre and its amenities thus minimising traffic movement. It would allow greater access through open space provided by this site to the River Wensum, Aldiss Park and potentially to the Gallow Sports Centre, Fakenham Racecourse and Golf course.</p>	

