

MINUTES of the proceedings at a Meeting of the **DEVELOPMENT & MARKET COMMITTEE** held at Fakenham Connect, Oak Street, Fakenham on **MONDAY 27 JULY 2015**, at 5.30pm when there were present:

Cllr G Acheson (Chairman, Presiding)

Cllrs R. Smith, A. Vertigan, J. Dougall, J. Sandford-Cooke, I. Grand, T. Duffy and A. Claussen-Reynolds.

Member of the Public – Mr T. Walters Chairman of Sculthorpe Parish Council

47 **HOUSEKEEPING**

Cllr Acheson informed the Meeting of the location of the emergency exits and toilets.

48 **MINUTES**

The Minutes of the Meeting held on 13 July 2015, having been circulated, were on the proposition of Cllr Dougall, seconded by Cllr Vertigan, AGREED and signed by the Chairman.

49 **APOLOGIES**

Cllr J Punchard.

50 **DECLARATIONS OF INTEREST**

Cllr R Smith declared an other interest in Item 7) PA 3988 (PF/15/0901) and PA 3992 (PF/15/0907). He also declared a pecuniary interest in PA 3989 (PF/15/0903).

Cllr Vertigan declared an other interest on item 7) PA 3990 (PF/15/0907) and an other interest in Item 8.

Cllr A. Claussen-Reynolds declared "As a member of the Town Council's Planning Committee I will listen to the Committee's discussion of my Wards Applications. I have no preconceived views on these applications and make it clear that I will reserve my right to speak at the Meeting of NNDC's Development Committee"

The Town Council has an interest in Item 7 (PA 3987 (PF/15/0899) as an adjoining land owner

51 **MATTERS ARISING FROM THE MINUTES**

There was none.

52 **ELECTORS QUESTIONS**

There was none.

53 **PLANNING APPLICATIONS**

PA 3987 (PF/15/0899) Mr N Bunkle – Erection of extensions to sides and rear of dwelling and extension to rear of garage. 11 Hall Staithe. Councillors offered no objections.

PA 3988 (PF/15/0901) Mr R Whitby – Erection of two single-storey dwellings.24a Holt Road. Councillors offered no objections.

Cllr R. Smith left the meeting for the next item.

PA 3989 (PF/15/0903) Pryde Developments – Erection of five dwellings following demolition of magistrates building. Magistrates Court, Norwich Road. On the proposition of Cllr Vertigan, seconded by Cllr Claussen-Reynolds that no objections are made. 4 Councillors were for the proposition with 3 against. Cllr R Smith re-joined the meeting.

On the proposition of Cllr Vertigan, seconded by Cllr Acheson that Standing Orders are suspended to allow Mr T. Walters, Chairman of Sculthorpe Parish Council to address the meeting.

Mr Walters gave an over view on behalf of Sculthorpe Parish Council regarding the proposed planning application for 71 dwellings followed by 129 and a primary school in phase 2.

On the proposition of Cllr Vertigan, seconded by Cllr R. Smith that Standing Orders are reinstated.

PA 3990 (PF/15/0907) Amstel Group Corporation Ltd – Erection of 71 dwellings, new access road, side roads, water attenuation ponds, drainage works, play areas, landscaping and associated works (Phase 1 – full planning) and Phase 2 of up to 129 dwellings, side roads, primary school, land and community resource centre, play areas, water attenuation ponds and drainage works (Outline permission with all matters reserved. Grove Farm Land, Sculthorpe NR21 9NF. On the proposition of Cllr Vertigan, seconded by Cllr R. Smith that the Council objects to this application on the following grounds:

a) That the application is outside the Core Strategy permitted area of Development.

b) This development would be to the detriment of the planned northern development of Fakenham which is part of the Core Strategy. It would put extra pressure on services, infrastructure and amenities all of which are in Fakenham.

PA 3991 (PF/15/0650) CMSH Developments – Erection of two single-storey dwellings. 188 Norwich Road. On the proposition of Cllr R Smith, seconded by Cllr I Grand that the Council objects to this application because of over development of the rear plot. The footprint of the plans is not suitable for the size of the land. 6 votes for with 1 against and 1 abstention.

PA 3992 (PF/15/0950) Mr A Herculson – Alterations to dwelling and extension/conversion of outbuildings to create additional living space. Barons Hall Farm, Barons Hall Lane. Councillors offered no objections.

54 NOTICE OF WITHDRAWAL

PA 3968 (PF/15/0645) Victory Housing Trust – Erection of 2 one bedroom flats with associated car parking. 77 Greenway Lane.

PA 3969 (PF/15/0647) Victory Housing Trust – Erection of 2 flats with associated car parking. Land between 24 & 25 King's Road.

PA 3970 (PF/15/0675) Victory Housing Trust – Erection of detached three bed dwelling with associated car parking. Land to rear of 47 Holt Road.

55 PLANNING DECISIONS

Notice was received of the Decisions of the Planning Authority (as listed in the Minute Book).

56 COMMERCIAL SIGNAGE

Cllr Smith queried the permissions regarding commercial signage in the town, especially the recent additions to the Brooklyn Dental Practise on Norwich Road. The Clerk will write to the Planning Enforcement Office at North Norfolk District Council and ask him to look generally at signage in Fakenham.

57 HAYES LANE

A letter had been received from a concerned resident regarding the speed of vehicles on Hayes Lane. The Clerk will forward this to Highways and will also say that the Town Council has concerns regarding the traffic.

The meeting closed at 6.30pm

CONFIRMED this

day of

2015.

CHAIRMAN