

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

**Present:**

Cllr T Duffy (Chairman, Presiding)

Cllrs, G. Acheson, A. Vertigan, I. Grand, J. Dougall

District Councillor J. Punchard

Linda Jennings – Town Clerk

Two members of the public

**85     APOLOGIES**

Apologies were received from Cllrs R. Crook, R. Smith and J. Sandford-Cooke

**86     DECLARATIONS OF INTEREST**

The Town Council declared an other interest in item 6 (PA 4092) as an adjoining land owner.

**87     MINUTES**

The Minutes of the Meeting held on 22 August 2016, having been circulated, were on the proposition of Cllr Acheson, seconded by Cllr Vertigan, AGREED and signed by the Chairman.

**88     MATTERS ARISING FROM THE MINUTES**

Cllr Vertigan asked if any further progress has been made regarding the roundabout at the front of the Connect Building. Cllr Dougall reported that rubbish has been left on the roundabout at the junction of the A1065 and A148 since June.

**89     TO ADJOURN THE MEETING FOR ELECTOR'S QUESTIONS**

Cllr Acheson has received letters regarding the parking of cars on the Market Place during the Thursday Market. The Clerk will check with Highways the extent of the official road closure. Cllr Acheson wished it to be recorded that the Aldiss Building Works commenced 31<sup>st</sup> May 2016. Cllr Acheson asked that a local landowner is approached to ask if buses and coaches could park on his land when visiting the Christmas tree festival and the Thursday Market.

**On the proposition of Cllr Acheson, seconded by Cllr Vertigan that Standing Orders are suspended.**

**90     TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION**

PA 4092 (APF/16/1067) Mr P Picken –Variation of conditions 3 and 11 of planning permission ref: PF/16/0200 to revise the highways improvement scheme, relating to development of up to 78 dwellings, extension o allotments, public open space, surface water attenuation pond and foul sewerage pumping station. Brick Kiln Farm, Rudham Stile Lane, NR21 8JR.

Cllr Punchard explained that one of conditions to be removed was regarding the proposed footway from the railway bridge to Bric Kiln Farm.

**On the proposition of Cllr Acheson, seconded by Cllr Vertigan that Standing Orders are reinstated.**

***On the proposition of Cllr Acheson, seconded by Cllr Vertigan that Councillors object to the abandonment of the footpath on the grounds of safety at a particularly narrow and dangerous section of the road. Councillors***

***also have grave concerns regarding the capacity of the existing sewage system. The Clerk will forward these comment to the District Councillors.***

PA 4093 (PF/16/1122) Mr Papworth – Erection of building to provide two 1bedroom flats and two 3 bedroom maisonettes with associated parking and cycle storage following demolition of abattoir.

Forresters Yard, Oak Street NR21 9DX

***Councillors offered no objection or comment***

PA 4094 (PF/16/1090) Miss Tony Blyth – Erection of 5 two and three storey terraced houses with shared parking area.

10 Highfield Road NR21 9DH

***Cllrs objected on the grounds of over development and concerns about the car parking.***

**On the proposition of Cllr Acheson, seconded by Cllr Vertigan that Standing Orders are suspended.**

PA 4095 (LA16/1143) Mr Laingchild (Newstar Bakery) – Works comprising replacement fascia, sun fascia, piasters and doors to shop front, and internal sign to window glass.

2 Market Place NR21 9AS

***Following a discussion and on the proposition of Cllr Dougal, seconded by Cllr Grand, Cllrs object to this application on the present state of the building as it has damaged a listed building in a conservation area. Cllrs feel this would set a precedent for the future.***

***The Chairman and Clerk will write to the Head of Planning at NNDC to outline the concerns of the Town Council regarding the conservation area in the town centre.***

**On the proposition of Cllr Acheson, seconded by Cllr Vertigan that Standing Orders are reinstated.**

PA 4096 (PF/16/1143) Mr John Hathaway – Second floor side and rear extension.

95 Rudham Stile Lane R21 8JP

***Councillors offered no objection or comment***

**On the proposition of Cllr Dougall, seconded by Cllr Grand that Standing Orders are suspended.**

PA 4097 (PF/16/1181) Aldi Food Store Limited – Variation of conditions 2 and 3 of planning permission ref: PF/15/0800 to retain the 3m acoustic close boarded timber fence to the southern boundary and to permit vehicle deliveries to the site between: Monday to Saturday 06:00 – 23:00 and Sunday 08:00 – 18:00 hours permanently.

Norwich Road, Fakenham

***On the proposition of Cllr Dougall, seconded by Cllr Duffy Councillors do not object in principle but would prefer that the current times are extended for another year.***

**On the proposition of Cllr Grand, seconded by Cllr Dougall that Standing Orders are reinstated.**

PA 4098 (PF/16/0784) Mr & Mrs Loates – Conversion of existing function room to six flats, including front extensions and parking, re-building of dining room with staff lounge above Wensum Lodge Hotel.

Wensum Lodge Hotel, Bridge Street, NR21 9AY

**On the proposition of Cllr Duffy, seconded by Cllr Acheson that Standing Orders are suspended.**

***On the proposal of Cllr Acheson, seconded by Cllr Duffy, Councillors agreed to no objection but commented on the loss of the garden which is a valuable green space available to hotel guests and also commented on the lack of car parking spaces.***

**On the proposition of Cllr Duffy, seconded by Cllr Acheson that Standing Orders are reinstated.**

**Councillor Grand left the meeting.**

**91 TO RECEIVE NOTICE OF DECISIONS OF THE PLANNING AUTHORITY**

PA 4064 (PF/16/0606) – Ms K Chamberlain – Erection of first floor rear extension – 21 Nelson Road NR21 9EN

FTC – No objection or comment.

**CONSENT GRANTED**

PA4073 (PF/16/0612) – Miss Sarah Carrington Smith – Alterations to door and window existing outbuilding – 3 Swan Street NR21 9BN

FTC – No objection or comment.

**CONSENT GRANTED**

PA 4074 (LA/16/0613) – Miss Sarah Carrington Smith – Internal and external alterations to facilitate insertion of replacement window and door to outbuilding – 3 Swan Street NR21 9BN

FTC – No objection or comment.

**CONSENT GRANTED**

PA 4078 (PF/16/0778) – Mr & Mrs M Todd – Extension to front elevation of detached annexe building – Hill House 45 Wells Road NR21 9HQ

FTC – No objection or comment.

**APPLICATION WITHDRAWN**

PA 4085 (PF/16/0917) – Mr A. Herculson – Conversion and extension to attached outbuildings to form additional residential accommodation. Erection of building for use as workshop and office, with annexe above – Barons Hall Farm, Barons Hall Lane NR21 8HB.

FTC - Councillors had no objections but were unhappy with industrial look of the new building.

**APPLICATION WITHDRAWN**

**92 MARKET RULES AND REGULATIONS**

This has been deferred to the next meeting.

**93 PLANNING ENFORCEMENT**

Cllr Punchard gave a talk on planning enforcement.

**94 TO CONFIRM THE DATE AND TIME OF NEXT MEETING**

The date of the next meeting is Monday 26 September 2016 at 5.30pm

**The meeting closed at 19.15**

**CONFIRMED** this

day of

2016.

**CHAIRMAN**