

**MINUTES** of the proceedings at a Meeting of the **DEVELOPMENT & MARKET COMMITTEE** held at Fakenham Connect, Oak Street, Fakenham on **MONDAY 7 NOVEMBER 2016**, at 5.30pm

**Present:**

Cllr T Duffy (Chairman, Presiding)

Cllrs, A. Vertigan, G. Acheson, J Sandford-Cooke, C Rockett, R Crook, J Dougall, G Foortse and R. Smith

Ann Kerrison – Administration Assistant

Two members of the public

**129 APOLOGIES**

Apologies were received from Cllrs S Mears and I. Grand and Town Clerk Linda Jennings.

**130 DECLARATIONS OF INTEREST**

Cllr Sandford-Cooke declared a non-pecuniary interest in agenda item 9c.

**131 MINUTES**

The Minutes of the Meeting held on 24 October 2016, having been circulated, were on the proposition of Cllr G Acheson, seconded by Cllr A Vertigan, AGREED and signed by the Chairman.

**132 MATTERS ARISING FROM THE MINUTES**

It was noted that the people with the owls who were collecting money were present again last Thursday. They were collecting on private property. Cllr Acheson has investigated and they are not a registered charity. If they are on private property and do not state that they are a charity then nothing can be done.

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

An elector raised concerns about the demolition order for the old Community Health Office in Barons Close. She was disappointed that the building was being demolished and asked what was proposed in its place. She was informed that the proposal was for flats to be built there. The lady was also concerned about the way in which the old job centre was sold. The for sale sign was only up for one day before the sold sign was erected. She felt that this indicated that the sale had been agreed before the for sale sign went up. Councillors said that the building was owned by Norfolk County Council and any concerns regarding the sale should be raised with them.

Another elector asked what provision had been made for coaches and buses to park in Fakenham during the Christmas Tree Festival and the Thursford Christmas show as the Highfield Road car park is no longer available to them. Councillors said it was a district council decision to erect barriers on the car park preventing the parking of busses and HGV's. It was agreed that this may affect businesses if coaches do not bring people in to the town because they can't park. After discussion it was agreed that the council should contact the district council asking for the barriers to be removed over the Christmas period to allow the town to trade. On the proposal of Cllr Crook and Seconded by Cllr Vertigan, it was agreed that the Development and Market Committee should write to North Norfolk District Council to ask them to remove the barriers temporarily over the Christmas period, as they are concerned regarding the economic effect on the town if coaches are unable to park.

**134 TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION**

PA4108 (PF/16/1270) Mr J Easter – Erection of single-storey dwelling (Plot A) (Revised design) – 4 Baldwin Close NR21 8QF

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

PA 4109 (DP/16/1474) Gary Waterton- Draper & Nichols – Demolition of Community health office – Barons Close NR21 8BE

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

PA 4110 (PF/16/1462) – Lumino International Ltd- Demolition of former job centre and erection of 10 dwellings – Land on the West side of Barons Hall Lane

***Cllrs objected on the grounds of over development and concerns about the car parking. Also, concerns for safety on the already heavily used road due to the close proximity to the infant school***

PA 4111 (PF/16/1332) - QD commercial group holdings - Single storey extension to facilitate a change of use to A1 retail - The Pot Black club rear of 21 Oak Street NR21 9DX

***Councillors noted that this was the same PA4107. Their views remain the same. Councillors offered no objection but they would ask that sensitive materials are used on the listed building.***

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

PA 4002 (PF/15/1167) Medcentres – Erection of three-storey (+ basement) block of 66 assisted living/housing with care flats, three-storey block of 13 general needs and/or supported living flats, three-storey block of 14 general needs flats, 6 two-storey and 1 three-storey general needs houses and 1 wheelchair accessible bungalow. Land at Trinity Road.

FTC - Councillors had no objections to this application but the following comments would be made

- a) The Town Council is concerned about the modernity of the design and the effect on the quiet residential part of Rudham Stile Lane.
- b) The Town Council is concerned about screening and in part the largest oak tree along the boundary with Rudham Stile Lane does not appear on the plans.
- c) The Town Council is concerned the red line demonstrating the southern boundary does not conform to the existing property boundaries.
- d) The Town Council would like to be reassured there will not be significant light pollution affecting Rudham Stile Lane.

**PERMITTED**

**Councillors noted that none of their concerns had been addressed and the plans had not changed.**

PA 4032 (PF/15/1766) Benton Limited – Erection of five detached dwellings. 33 Sculthorpe Road.

FTC - Councillors had no objection; however they asked the Planning Department to ensure that the best specimen trees are preserved. Councillors also have concerns regarding the surface drainage and for the amount of traffic and congestion with parking and traffic flow.

**PERMITTED**

PA 4083 (PF/16/0790) Steel Build Masters – Erection of two industrial units for B2 and B8 use. Land adjacent to Units 8 & 9 Clipbush Business Park, Hawthorn Way.

FTC - Councillors supported the application.

**PERMITTED**

PA 4084 (PF/16/0780) Miss Tamara Walker – Change of use of outbuildings to chiropractic, reflexology & beauty clinic. 41 Hayes Lane

FTC - Councillors supported the application

**PERMITTED**

PA 4096 (PF/16/1164) Mr John Hathaway – Erection of first floor extension to side and rear of dwelling. 95 Rudham Stile Lane.

FTC - Councillors offered no objection or comment.

**PERMITTED**

PA 4088 (LA/16/1020) 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, Bridge Street NR21 9AY

FTC - Councillors agreed to no objection but commented on the lack of car parking spaces and the loss of the garden which is a green space available to the hotels guests.

**CONSENT GIVEN**

**Councillors wished to write to the planners to ask if any of the original concerns had been addressed.**

**Cllr Vertigan left the meeting.**

- 136 **TO RECEIVE NOTIFICATION OF TREE PRESERVATION ORDER (TPO/16/0923) LAND AT 10 HIGHFIELD ROAD.**  
*Councillors offered no comment*

137 **MARKET TOLL GRANTS**

Committee members noted that allocation of grants for Christmas lunches should be at a rate of £12 per head or the amount requested by the applicant, whichever is lower. The committee members also agreed that the application form needs to be revised as soon as possible to include more information.

The following applications for a market toll grant were considered

a) Lee Warner Avenue Social Club for Christmas Party and Entertainment for Residents. On the proposal of Cllr Acheson and seconded by Cllr Duffy that a grant of £300 is awarded. All in favour.

b) Fakenham and District Day Centre for the Elderly and Disabled for Christmas Party and Entertainment for Members. On the proposal of Cllr Duffy and seconded by Cllr Acheson that a grant of £420 is awarded. All in favour.

c) Fakenham Junior School for FJS Get Well Bell appeal to repair and refurbish the school bell and its tower. A vote was taken to decide whether in principle we should support this cause. There were 4 votes in favour, 2 against and 1 abstention. It was agreed that the decision on how much money is to be given should be postponed until January 2017 when we will know how much money we have available. The committee would also like to be reminded how much money was given to the Junior School towards their new railings.

d) Good Companions Club for Christmas Lunch.

e) Friendship Club for Christmas Lunch

f) Fakenham Wives Group for Christmas Social Lunch

It was agreed that more information is needed on the applications from Good companions, friendship club and Fakenham wives before a decision can be made. The administration assistant is to ring the clubs contact and ask for a copy of their constitution and when they meet before full council tomorrow night.

