

**MINUTES of the proceedings at a Meeting of the DEVELOPMENT & MARKET COMMITTEE held at Fakenham Connect, Oak Street, Fakenham on MONDAY 6 JANUARY 2020 at 5:30pm**

**PRESENT:**

Councillor T Duffy (Chairman Presiding)

Cllrs: J Rockett, P Hannon, G Acheson, G Foortse, J Griffiths, M Campbell, G Thorpe

Town Clerk: L Jennings

Press: Aaron McMillan – Eastern Daily Press

		<b>Action (initials)</b>
<b>AGENDA</b>		
<b>152</b>	<b>APOLOGIES</b> Apologies were received from Cllr J Holdom	
<b>153</b>	<b>DECLARATIONS OF INTEREST</b> The Town Council declared a non-pecuniary interest on item 6 (PF/19/1998) and (PF/19/2093).	
<b>154</b>	<b>MINUTES</b> The Minutes of the meeting held on 23 December 2019, having been circulated, were on the Proposition of Cllr Duffy, seconded by Cllr Rockett, AGREED and signed by the Chairman.	
<b>155</b>	<b>MATTERS ARISING</b> There were none	
<b>156</b>	<b>ELECTORS QUESTIONS</b> <ul style="list-style-type: none"> <li>• Could the wooden board walk on Aldiss Park that runs beside the river be repaired? Some of this is broken and there have been falls. Cllr Foortse will contact Fakenham Race Course to ask if they would be able to help with these works. A suggestion was made to replace with plastic instead of timber. This item will be added to the next L &amp; E agenda.</li> </ul>	<b>Clerk</b>
<b>157</b>	<b>TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION</b> PA 4390 (PF/19/1998) – Variation of Condition 13 (Requirement to provide off-site highway improvements along Rudham Stile Lane) of planning permission PF/16/1621 (development of up to 78 dwellings, allotments, open space and drainage) to allow up to 12 dwellings to be occupied before an appropriate highway scheme for pedestrian access along Rudham Stile Lane has first been completed (an amendment to the current 'no occupation' requirement) – Brick Kiln Farm, Rudham Stile Lane, NR21 8JR. NNDC case officer: Mr R Parkinson. <b>On the proposition of Cllr Acheson, seconded by Cllr Foortse (with 6 votes in favour and 1 abstention) Fakenham Town Council objects to this amendment as follows:</b>  It understands and sympathises with Lovell's wish to help its cash flow in this significant development. However, it totally rejects Lovell's proposal to provide an alternative pedestrian route to Fakenham Academy. The alternative route is longer and less direct than the Rudham Stile Lane pathway approved in the original planning application. FTC believes that it is fanciful to think that students will do other than take the more direct route.  FTC would support the sale and occupation of 12 dwellings now if it were <u>definite</u>	

	<p>that the footpath, for which planning permission has been granted, <u>will be constructed</u> and the alternative longer route plan dropped.</p> <p>FTC understands that Lovell has had problems getting permission from the bridge's owner to narrow the roadway on the bridge with a raised footpath. It therefore proposes that Lovell consider an alternative. The footpath should be built as planned but with the bridge temporarily crossed by a red painted footway on the original road surface. In the longer term a footpath should be constructed to the north-west of the bridge.</p> <p>The site here, let as farming land, is owned by Trinity but this corner is uncultivated as it is not possible to get machinery into such a tight corner. The land is also at a very much lower level. Trinity is likely to build hundreds of new houses nearby within the next year or so and this corner would provide a very cheap place to dump any spoil. This would be cheaper than carting the spoil off site and would thus be attractive to Trinity. It should be part of any future planning permission especially as 40 or more extra houses will be built on Rudham Stile Lane itself.</p> <p>PA 4391 (PF/19/2093) – Variation of Condition 13 (Requirement to provide off-site highway improvements along Rudham Stile Lane) of planning permission PF/16/1621 (development of up to 78 dwellings, allotments, open space and drainage) to remove the requirement to install a continuous footpath along Rudham Stile Lane to Claypit Lane, and instead:</p> <p>(i) require no more than 12 dwellings to be occupied before a crossing point from the site to Grove Lane has been proposed; and (ii) require no more than 40 dwellings to be occupied before the crossing point to Grove Lane has been provided; and, (iii) require no occupation of any dwelling until the proposed existing safe route to school via Grove Lane, Silverlands Close and North Park has been advertised to each occupant - Brick Kiln Farm, Rudham Stile Lane, NR21 8JR. NNDC case officer: Mr R Parkinson.</p> <p><b>On the proposition of Cllr Acheson, seconded by Cllr Foortse, with all in favour, Fakenham Town Council opposes this application.</b></p> <p>It totally rejects Lovell's proposal to provide an alternative pedestrian route to Fakenham Academy. The alternative route is longer and less direct than the Rudham Stile Lane pathway approved in the original planning application. FTC believes that it is fanciful to think that students will do other than take the more direct route.</p> <p>It is insufficient for Lovell only to advertise this plan to occupants of its estate. The extra 78 dwellings will significantly increase traffic in Rudham Stile Lane to the detriment of existing pedestrian users particularly those going to the Academy.</p>	
158	<p><b>NORTH NORFOLK DISTRICT COUNCIL(NNDC) (OFF-STREET PARKING PLACES)</b>  <b>(VARIATION No 11) ORDER 2019 REGARDING THE LIMES CAR PARK AND HIGHFIELD ROAD CAR PARK</b></p> <p>These were noted.  The Clerk will write to NNDC asking that the agreed 'Coach Parking' signs that</p>	

