



Fakenham Town Council

25th November 2024

I give notice that a Meeting of the Development & Market Committee of Fakenham Town Council will be held **at FAKENHAM CONNECT, OAK STREET, FAKENHAM** on **MONDAY 2nd DECEMBER 2024 at 5.30pm.** to consider the items on the Agenda below

Yours faithfully

Lesley Meanley
Lesley Meanley
Town Clerk

AGENDA

In the interests of openness and transparency, Councillors and Members of the Public are reminded that the law permits any person to film, record, photograph or use Social Media in order to report on the proceedings of a meeting of the Council. The Council request anyone wishing to record the meeting lets the Council know beforehand so appropriate arrangements can be made to facilitate the recording.

- 1) To receive apologies for absence
- 2) Declarations of Interest: Members are asked at this stage to declare any interests which they may have in any of the following items on the Agenda.
- 3) To receive the following Applications for a Grant from the Market Tolls (Grant Analysis attached):
 - Club 26 Heather Barrow Court
- 4) To confirm the Minutes of the Meeting held on 4th November 2024 (attached)
- 5) Matters arising from the Minutes:
Minute 97 (51,63) – To discuss items connected to the conservation area
Minute 97 (70,81) – To review previous S38 plans for the Lovell development
- 6) To adjourn the Meeting for Electors' questions:
- 7) To consider Applications for Planning Permissions as follows:

Fakenham Connect, Oak Street, Fakenham, Norfolk NR21 9DY
Tel: 01328 853653
Email: info@fakenhamtowncouncil.gov.uk
Website: www.fakenhamtowncouncil.gov.uk
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PA 4691 (LA/24/2344) - Retention of works to reduce height of chimney - Royal Oak House 18 Oak Street Fakenham Norfolk NR21 9DY. NND case officer: Fran Watson. Comments to NNDC by 3/12/2024.

PA 4692 (PF/24/2418) - Extension of the leisure existing centre providing a new 4 lane 25m community swimming pool and a circa. 55 station fitness suite, refurbishment of the existing studio spaces and changing areas. Installation of new 3G artificial grass pitch to provide an all-weather outdoor sports provision - Fakenham Sports & Fitness Centre , Trap Lane, Fakenham, Norfolk, NR21 9HL. NNDC Case officer: Joseph Barrow. Comments to NNDC by 13/12/2024.

- 8) To note comments on Applications for Planning Permissions as agreed by the D&M committee via email as follows:

PA 4689 (PF/24/2267) - Demolition of outbuildings and erection of detached building for use as annexe - 11 Ratcliffe Road Fakenham Norfolk NR21 8AY. NND case officer: Ana Nash. Comments to NNDC by 28/11/2024.

Cllrs offered no objection and no comment

PA 4690 (PF/24/2184) - Erection of two buildings for use as a restaurant and farm shop, and associated development including a separate wc and bar, two polytunnels, car-parking, paths and access - Salmonds Lane Thorpland Fakenham Norfolk NR21 0HB. NND case officer: Jayne Owen. Comments to NNDC by 28/11/2024.

Cllrs offered no objection and no comment. Cllrs support the application.

- 9) To receive Notice of Decisions of the Planning Authority:

PA 4680 (PF/24/1945) - Erection of two-storey front extension - 10 Mission Lane, NR21 8LH. NND case officer: Isobel McManus. Comments to NNDC by 9/10/2024.

At the D&M Meeting on 7th October 2024 Cllrs offered no objection and no comment. APPROVED

PA 4679 (PF/24/1915) - Installation of dropped curb, and fence to block existing access - Little Ivy, 39 Norwich Road, NR21 8AU. NNDC case officer: Mrs Fran Watson. Comments to NNDC by 7/10/2024

At the D&M meeting on 7th October 2024 Cllrs offered no objection and no comment. APPROVED

PA 4683 (PF/24/2002) - Car port to side of dwelling - 3 The Orchard, Holt Road, NR21 8JF. NNDC case officer: Nicola Wray. Comments to NNDC by 17/10/2024.

At the D&M meeting on 7th October 2024 Cllrs offered no objection and no comment. APPROVED

PA 4681 (PF/24/1969) - Erection of single storey rear extension - 41 Brick Kiln Road, NR21 8QB. NNDC case officer: Fran Watson. Comments to NNDC by 10/10/2024

At the D&M meeting on 7th October 2024 Cllrs offered no objection and no comment. APPROVED

PA 4685 (RV/24/1896) - Part demolition of rear single storey building and erection of 2 storey side extension and 1st floor extension of building at front of site (providing first floor accommodation for office staff) with new pitched roof to include solar panels and air conditioning without complying with conditions 2: (approved plans), 3: (external materials), 4: (works to be in accordance with the Arboricultural Impact Assessment, Tree Protection

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Plan, Method Statement and replacement tree planting plan) and (on site car and cycle parking, servicing/loading/turning/waiting area) of planning permission ref. PF/23/2584 to allow for external alterations, new arboricultural impact assessment, tree protection plan , method statement, tree plan and landscape plan and; to remove reference to cycle parking - 3 George Edwards Road, NR21 8NL. NNDC case officer: Olivia Luckhurst. Comments to NNDC by 17/10/2024.

**At the D&M meeting on 7th October 2024 Cllrs offered no objection and no comment.
APPROVED**

PA 4675 (PF/24/1630) - Extension to dwelling; external alterations including minor demolition; detached garage to front - 235 Norwich Road, NR21 8LR. NNDC case officer: Ana Nash. Comments to NNDC by 04/08/2024

**At the D&M meeting on 2nd September 2024 Cllrs offered no objection and no comment.
APPROVED**

PA 4664 (RV/24/1204) - Variation of condition 2 (approved plans) and removal of condition 4 (occupancy restriction for holiday use) of planning permission PF/07/1429 (conversion of cartsheds to 2 units of holiday accommodation) to allow addition of a single storey extension to the west end of the barns and unrestricted residential occupation - Alethorpe Buildings, Thorpland. NNDC case officer: Mark Brands. Comments to NNDC by 10/7/24

**At the D&M meeting on 1st July 2024 Cllrs offered no objection and no comment.
APPROVED**

PA 4686 (CL/24/2114) - Lawful Development Certificate for an existing use as a retail premises (Use Class E) with ancillary storage and offices - Ceramic Tile Distributors, 74 Holt Road, NR21 8DY. NNDC case officer: Jayne Owen

**At the D&M meeting on 4th November Cllrs approved and supported the application.
WAS LAWFUL USE**

- 10) To receive notification of Further Consultation: Proposed Changes to the North Norfolk Local Plan
- 11) To discuss 2025/2026 budget setting
- 12) To discuss the FLASH Project
- 13) Confirm the date and time of next meeting: 6th January 2025 at 17:30pm