



Fakenham Town Council

27th February 2023

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 6th March 2023 at 5.30pm.**

to consider the items on the Agenda below

Yours faithfully

Granville Hawkes

Town Clerk

A G E N D A

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 allow Philip Rowson, Assistant Director of Planning, North Norfolk District Council to address the meeting.
- 2) To receive apologies for absence
- 3) 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.
- 4) To confirm the Minutes of the Meeting held on 6th February 2023 (attached)
- 5) **To receive the following Applications for a Grant from the Market Tolls (Grant Analysis attached):**
 - a) **Fakenham Community Shed**
 - b) **Fakenham Football Club**
 - c) **Fakenham Blind Club**
- 6) Matters arising from the Minutes:
- 7) To adjourn the Meeting for Electors' questions:

Fakenham Connect, Oak Street, Fakenham, Norfolk NR21 9DY

Tel: 01328 853653

Email: info@fakenhamtowncouncil.gov.uk

Website: www.fakenhamtowncouncil.org.uk

Town Clerk: Granville Hawkes

8) To consider Applications for Planning Permissions as follows:

PA 4576 (PF/22/2421) - Formation of access and driveway to Water Moor Lane - Bridge Farm Workshop, Water Moor Lane, NR21 8JS. NNDC case officer: Mr Rob Arguile. Comments to NNDC by 10/11/2022.

AT the D&M meeting on 7th November 2022 Councillors objected as there is no consultancy/Highways report on the implications of this new access, visibility, and the impact on further development in the area, also need to consider the long-term plan for this to be a one way road.

NNDC are now reconsulting as they have received amended plans and site plans.

Comments to NNDC by 6/3/2023

PA 4594 (LA/23/0356) - Internal and external works including repair/replacement of windows/doors, addition of lead covered entrance canopy, insertion of metal railings to external dwarf wall - The Old Mill, Hempton Road, Fakenham. NNDC case officer: Miss Jamie Smith. **Comments to NNDC by 16/03/2023.**

PA 4595 (RV/23/0365) - Variation of condition 2 (approved plans) of planning permission PF/21/0467 (Single storey detached dwelling and detached two bay car port) to allow for amendments to design of dwelling - 144 Norwich Road, NR21 8LL. NNDC case officer: Mr Darryl Watson. **Comments to NNDC by 16/03/2023.**

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

PA 4590 (ADV/23/0199) - Installation of 1No. non illuminated fascia sign, 1No. externally illuminated post sign and 1No. reverse applied vinyls to entrance porch - The Grove Veterinary Group, Holt Road, NR21 8JG. NNDC case officer: Ana Nash. **Comments to NNDC by 23/2/23**

Cllrs offered no objection or comment

PA 4591 (PF/23/0186) - Erection of two-storey front extension - 164 North Park, Fakenham, NR21 9RJ. NNDC case officer: Isobel McManus. **Comments to NNDC by 28/02/2023**

Cllrs offered no objection or comment

PA 4592 (PF/23/0128) - Demolition of existing building and erection of two dwellings - Upholstery Repair Service, Greenway Lane, NR21 8ET. NNDC case officer: Isobel McManus. **Comments to NNDC by 1/3/23**

Cllrs offered no objection or comment

PA 4593 (PF/23/0259) - Demolition of conservatory and erection of replacement single-storey rear extension with Juliet balcony at first floor, dormer window on east-facing roof slope and installation of roof-mounted solar arrays - 48 Heath Rise, NR21 8HY. NNDC case officer: Isobel McManus. **Comments to NNDC by 2/3/23**

Councillors offered no objection but commented that the upstairs Eastern windows look directly in to the similarly extended chalet at No 50.

10) To receive Notice of Decisions of the Planning Authority:

PA 4500 (PO/21/2584) - Erection of detached dwelling (all matters reserved) - 9 Caslon Close, NR21 9DL. NNDC case officer: Miss Jamie Smith. Comments to NNDC by 29/10/2021

At the D&M meeting on 18th October 2021 Councillors objected to this application; they would however not have objected if the building was more in scale with the plot which it sits in.

Appeal Ref: AP/22/0001 I write to inform you a decision has been reached by the Planning Inspectorate in respect of the above Appeal Against Refusal. The appeal was decided on 2 February 2023 by the Written Representation procedure and the Inspectorate's decision was Appeal Dismissed.

PA 4584 (PO/22/2895) - Erection of detached single dwelling (outline with all matters reserved) - 10 Mission Lane, NR21 8LH. NNDC case officer: Mark Brands. Comments to NNDC by 04/01/2023.

At the D&M meeting on 9th January 23 Cllrs objected to this application and commented This proposal is not suitable for the current streetscape. It completely alters a century's old building line. The proposed 4 bed house will totally dominate the area, look out of place and will leave the big House with too small a garden for a house of its size. This house is historically important as The Fakenham Poorhouse with its remaining Georgian façade. All houses affected by this proposal only have an eastern aspect, they have no windows facing other directions. This proposed house would not only block light to the donor house but also to No. 8 and less so to No.6. The lane is already inadequate for existing traffic with few passing places, this development would aggravate this. This is overdevelopment. Application withdrawn.

PA 4588 (PF/22/3018) - Single-storey extension to front of dwelling and two-storey side extension (with upper storey accommodation being within roof space) - Single-storey extension to front of dwelling and two-storey side extension (with upper storey accommodation being within roof space). NNDC case officer: Ana Nash. Comments to NNDC by 30/1/23.

**At the D&M meeting on 6th February 2023 Councillors offered no objection and no comment
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11) To receive an update on concerns with Newman's Yard

12) To consider Parklands, Pudding Norton

13) To move that the Public & Press be excluded from the Meeting under the provisions of Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960.

14) To discuss Council Accommodation

15) To move into Open Session.

16) Confirm the date and time of next meeting 3rd April 2023 at 5:30pm