



Fakenham Town Council

27<sup>th</sup> March 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 3<sup>rd</sup> April 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 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 confirm the Minutes of the Meeting held on 6<sup>th</sup> March 2023 (attached)
- 4) Matters arising from the Minutes:
- 5) To adjourn the Meeting for Electors' questions:
- 7) To consider Applications for Planning Permissions as follows:  
  
PA 4597 (PF/23/0562) - Demolition of part of existing single-storey rear extension, and construction of new single-storey rear extension - 180 Norwich Road, NR21 8LX. NNDC case officer: Fran Watson. **Comments to NNDC by 7/4/23**
- 8) To note comments on Applications for Planning Permissions as agreed by the D&M committee via email as follows:

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

Tel: 01328 853653

Email: [info@fakenhamtowncouncil.gov.uk](mailto:info@fakenhamtowncouncil.gov.uk)

Website: [www.fakenhamtowncouncil.org.uk](http://www.fakenhamtowncouncil.org.uk)

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PA 4575 (PF/22/2381) - Construction of three, two storey terraced dwellings and car parking - 6 - 10 Norwich Road, Norfolk. NNDC case officer: Mr Darryl Watson. Comments to NNDC by 9/11/2022

At the D&M meeting 7th November 2022 an email was read out by the Clerk regarding the planning application PA4575(PF/22/2381), the applicant Mr Rust who attended the meeting, also gave further clarification about the traffic issues involved. Cllr Acheson who expressed concern at the Highways issues involved proposed that he prepare a comment for circulation to members, this was seconded by Cllr Glynn, and agreed by all. Once circulated these comments will be added to the application from FTC on the NNDC planning portal.

**NNDC are now re-consulting due to receiving amended plans. Comments to NNDC by 21/03/23**

**Councillors support this application as it widens the road at a troublesome point and provides parking. However, as the site is bordered by the Conservation Area on three sides, we would ask that NNDC ensures that the façade brickwork is sympathetic to the area.**

PA 4574 (PF/22/2392) - Two semi-detached houses with parking - 19 Greenway Close, NR21 8DE. NNDC case officer: Miss Jamie Smith. **Comments to NNDC by 8/11/2022**

AT the D&M meeting 7th November 23 Councillors have no comments or objections.

**NNDC are now re-consulting due to receiving amended plans. Comments to NNDC by 23/03/23**

**Councillors offered no objection and no comment.**

PA 4596 (PF/23/0460) - Erection of two storey dwelling attached to side of existing dwelling; two storey side and part two/single storey rear extensions to existing dwelling - 2 Driftlands, NR21 8EB. NNDC case officer: Ana Nash. **Comments to NNDC by 28/3/2023**

**Councillors objected to this application on the grounds that it is far too cramped on the existing site and the building will be out of keeping with those around it. Garage and car parking will be reduced and hence there will be more parking on the road.**

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

PA 4566 (PF/22/1925) Demolition of house and garage/outbuilding and erection of replacement two storey detached dwelling & garage – Cherry Corner, Thorpland Road, NR21 8NH. NNDC case officer: Mr Rob Arguile. Comments to NNDC by 27/09/2022

**At the D&M meeting on 3<sup>rd</sup> October 2022 Councillors offered no objection or comment.**

**PERMIT**

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 4<sup>th</sup> 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.**

**PERMIT**

PA 4427 (PF/20/1360) – Erection of 4-bedroom detached 2-storey dwelling and double garage, with new access. External alterations and front extension to existing bungalow and erection of new single garage, with revised access – Land at corner of Rudham Stile Lane and Brick Kiln Road, NR21 8JR. NNDC case officer: Richard Riggs.

**At the D&M meeting 28<sup>th</sup> September 2020 Cllrs offered no objection and no comment**

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**NMA/23/0490 - Non-material amendment of planning permission PF/20/1360 Erection of a 4- bedroom detached 2-storey dwelling and double garage, with new access. External alterations and front extension to existing bungalow, with revised access) to allow amendment to original application; Condition 2 - Location of building within the site due to the requirement of the Highways vision splay, & Condition 3 – materials being deployed.**

**REFUSED**

HN/23/0391 - Notification of intention to erect a single storey rear extension projecting from the original rear wall by 3.80 metres deep with a maximum height of 3.40 metres and eaves height of 2.82 metres - 47 Smiths Lane, NR21 8LQ.

**Permission not required.**

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

**At the D&M meeting on 6<sup>th</sup> March 2023 it was noted that Cllrs offered no objection or comment**

**PERMIT**

PA 4589 (PF/23/0108) - Retention of 2 storage containers used in connection with the Sue Ryder charity shop - Sue Ryder , Greenway Lane, NR21 8ET. NNDC case officer: Darryl Watson. Comments to NNDC by 15/02/23.

**At the D&M meeting on 6<sup>th</sup> February 23 Councillors offered no objection and no comment.**

**PERMIT**

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

**At the D&M meeting 6<sup>th</sup> March 2023 Cllrs offered no objection or comment.**

**PERMIT**

PA 4579 (PF/22/2658) - Demolition of existing rear extension; Erection of front and rear extension, extensions to existing hipped roof to create pitched roof and cladding of existing walls - 52 Sandy Lane, NR21 9EZ. NNDC planning officer: Fran Watson. Comments to NNDC by 8/12/22

**At the D&M meeting on 5<sup>th</sup> December 2022 Councillors offered no objection and no comment.**

**PERMIT**

PA4568 (CD/23/0225) - Discharge of Condition 6: (full details of new and replacement windows and doors to be used across the works) of listed building consent LA/22/2044 [Internal and external works to dwelling] - Bridge Cottage , Thorpland, NR21 0HD.

At the D&M meeting on 3<sup>rd</sup> October 2022 Councillors offered no objection or comment.

**Condition Discharge Reply**

10) To receive an update on concerns with Newman's Yard

11) To consider Parklands, Pudding Norton

12) Confirm the date and time of next meeting TBC at 5:30pm

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