

MINUTES of the DEVELOPMENT & MARKET COMMITTEE
held at the Fakenham Connect Building, Oak Street, Fakenham

MONDAY 4th MARCH 2024 AT 5.30PM

PRESENT:

Councillors: D Hunter (Chair presiding), A Glynn, J Holdom, G Acheson, I Ponton, J Rockett and V Joslin.

Town Clerk: L Meanley

Deputy Clerk: A Kerrison

General public: None

		Action
140	TO RECEIVE APOLOGIES FOR ABSENCE Apologies received and accepted from Cllr Duffy	
141	DECLARATIONS OF INTEREST None	
142	TO RECEIVE THE FOLLOWING APPLICATIONS FOR A GRANT FROM THE MARKET TOLLS (GRANT ANALYSIS ATTACHED): <ul style="list-style-type: none"> SALVATION ARMY It was agreed that Market Tolls cannot be awarded to ecclesiastical charities. However, the meeting agreed to give £1000 for the purchase of music stands only for the Fellowship band but could not give money for the stand banners as these bear the Salvation Army logo. 	
143	TO CONFIRM THE MINUTES OF THE MEETING HELD ON 5TH FEBRUARY 2024 The minutes of the meeting held on 5 TH February 2024 having been circulated, were on the Proposition of Cllr Acheson seconded by Cllr Glynn, AGREED by all and signed by the Chairman	
144	MATTERS ARISING FROM THE MINUTES: MINUTE 134 - TO DISCUSS BOUNDARY CHANGES FOR PROPERTIES IN SCULTHORPE PARISH THAT ARE FAKENHAM SIDE OF BYPASS. There was nothing new to report. MINUTE 137 – TO RECEIVE AN UPDATE ON THE ADOPTION OF STREET LIGHTS AT BRICK KILN ROAD, RUDHAM STILE LANE The signed paperwork has been returned to the solicitors and the lights have been added to the contractors inventory.	
145	ELECTORS QUESTIONS There were none.	
146	TO CONSIDER APPLICATIONS FOR PLANNING PERMISSIONS AS FOLLOWS: PA 4642 (RV/24/0213) - Erection of single storey dwelling and garage with complying with conditions 1 (approved plans), 2 (materials) & 3 (arboriculture) of planning permission. RV/23/0787 to allow for amendment to siting and design of dwelling - 24A Holt Road, Fakenham, NR21 8BQ. NNDC case officer: Isobel McManus. Comments to NNDC by 8/3/24 Cllrs offered no objection or comment.	
147	TO NOTE COMMENTS ON APPLICATIONS FOR PLANNING PERMISSIONS AS AGREED BY THE D&M COMMITTEE VIA EMAIL AS FOLLOWS: PA 4639 (PF/24/0193) - Erection of boundary wall following demolition of unsafe wall (retrospective) - 18 - 20 Norwich Street, NR21 9AE. NNDC case officer: Ana Nash. Comments to NNDC by 26/2/24 Cllrs offered no objection or comment. PA 4640 (RV/24/0277) - Variation of condition 31 (highway improvement works) of planning permission PO/17/0680 (Outline residential development of up to 950 dwellings) to enable submission of the details of the highway works specified under each part of the condition (namely parts i to viii) to be undertaken on a phased basis	

	<p>and minor alteration to part (i) of the condition. - Land North Of Rudham Stile Lane & East Of Water Moor Lane, NR21 9QU. NNDC case officer: Miss Jamie Smith. Comments to NNDC by 1/3/2024</p> <p>Cllrs offered no objection but commented that Water Moor Lane should be temporarily closed for as short a time as possible.</p> <p>PA 4641 (RV/24/0021) - Variation of condition 2 (approved plans) of planning permission PF/00/0449 (Conversion to 5 dwellings) to allow for amendments to the design to the 3 remaining undeveloped properties - Claypit House, Claypit Lane. NNDC case officer: Olivia Luckhurst. Comments to NNDC by 5/3/2024</p> <p>FTC declared an interest as the land adjoins the allotment site. Cllrs offered no objection but commented that the rear wall must be strong enough to resist any pressure from the steep soil bank up to the allotments.</p>	
148	<p>TO RECEIVE NOTICE OF DECISIONS OF THE PLANNING AUTHORITY:</p> <p>PA 4630 (PF/23/2504) - First floor rear and side extension - 9 Gladstone Road, NR21 9BZ. NNDC case officer: Nicola Wray. Comments to NNDC by 21/12/2023. PA 4631 (PF/23/2524) - Erection of detached dwelling and associated works - Land South Of 25, St Peters Road. NNDC case officer: Olivia Luckhurst. Comments to NNDC by 22/12/2023.</p> <p>AT the D&M meeting on 8th January 2024 Cllrs offered no objection or comment. APPROVED.</p> <p>PA 4634 (PF/23/2584) - Part demolition of rear single storey building & 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 & air conditioning - Kings & Barnham's, 3 George Edwards Road, NR21 8NL. NNDC case officer: Olivia Luckhurst. Comments to NNDC by 1/1/2024</p> <p>At the D&M meeting on 8th January 2024 Cllrs supported the application. APPROVED</p> <p>All were noted.</p>	
149	<p>TO REVIEW MARKET TOLLS GRANT APPLICATION AND ACQUITTAL PROCESS</p> <p>Some change of wording was suggested to the application for Market Tolls letter. It was agreed that as part of the acquittal process recipients should provide some evidence of the money being spent e.g receipts and photos of people enjoying their Christmas Lunch etc. The Town Council will promote on our social media and the recipient should also promote on their social media that the Council have supported them with a grant.</p>	
150	<p>TO DISCUSS THE LAND BEING DONATED BY LOVELLS ON RUDHAM STILE LANE</p> <p>There was nothing new to add</p>	
151	<p>TO RECEIVE AN UPDATE ON CONCERNS WITH NEWMAN'S YARD</p> <p>There was nothing new to add</p>	
152	<p>TO RECEIVE A LETTER FROM THE LAND REGISTRY REGARDING LAND TO THE WEST OF RAYNHAM ROAD, HEMPTON</p> <p>This was noted.</p> <p>On the proposition of Cllr Acheson, seconded by Cllr Glynn, Standing orders were suspended.</p> <p>It was noted that North Norfolk District Council had offered the Town Council a piece of land that is currently part of Highfield Road car park, to the left of the entrance, outside of the barriers. Some of the residents of Church Lanes have vehicular access over the land to get to their properties. There are a handful of marked parking bays on the land. After discussion, on the proposition of Cllr Acheson, seconded by Cllr Glynn and agreed by all to recommend to Full Council that the offer is declined.</p> <p>On the proposition of Cllr Acheson, Seconded by Cllr Glynn that standing orders should be re-instated.</p>	
153	<p>TO CONFIRM THE DATE AND TIME OF THE NEXT MEETING</p>	

