



Fakenham Town Council

30th May 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 5th JUNE 2023 at 5.30pm.**

to consider the items on the Agenda below

Yours faithfully

Lesley Meanley
Lesley Meanley
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 elect a Chairman of the Committee to serve until the next Annual Meeting of the Council.
- 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 elect a Deputy Chairman of the Committee to serve until the next Annual Meeting of the Council.
- 5) To Elect a Committee Member to the Human resources Sub-Committee
- 6) To Elect a Committee Member to the Policy & Resources Committee
- 7) To confirm the Minutes of the Meeting held on 3rd April 2023 (attached)
- 8) Matters arising from the Minutes:
- 9) To adjourn the Meeting for Electors' questions:

Fakenham Connect, Oak Street, Fakenham, Norfolk NR21 9DY
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10) To consider Applications for Planning Permissions as follows:

PA 4603 (PM/23/0815) - Details of access, appearance, landscaping, layout and scale - all matters reserved under outline planning permission PO/21/0504 - (Erection of 2/3 bedroom, chalet style dwelling) - Land North Of The Rahmans, Kings Road, Norfolk. NNDC case officer: Miss Jamie Smith. [Comments to NNDC by 16/5/23.](#)

PA 4604 (PF/23/0906) - Change of use from beauty salon to a mixed use with shop on part of ground floor and flat at first floor and part of ground floor - 3 Cattle Market Street, NR21 9AW. NNDC case officer: Miss Jamie Smith. [Comments to NNDC by 23/5/2023](#)

PA 4605 (LA/23/0889) - Internal and external works associated with closure of bank - 4 Market Place, NR21 9BA. NNDC case officer: Isobel McManus. [Comments to NNDC by 23/5/2023](#)

PA 4606 (PF/23/0888) - External alterations including removal of ATM and night safe associated with closure of bank - - 4 Market Place, NR21 9BA. NNDC case officer: Isobel McManus. [Comments to NNDC by 23/5/2023](#)

PA 4607 (PF/23/0934) - Siting of a single storey Portakabin building in the car park area to be used for consultations - The Grove Veterinary Group , Holt Road, , NR21 8JG. NNDC case officer: Mr Darryl Watson. [Comments to NNDC by 25/5/2023](#)

PA 4608 (PF/23/0944) - Erection of two storage units following demolition of existing buildings on part of the site; alterations to hardstanding and parking - 125 Norwich Road, NR21 8HH. NNDC case officer: Ana Nash. [Comment to NNDC by 25/5/2023.](#)

PA 4609 (FUL/2023/0015) - Removal of existing roof, angled rooflights and canopy overhang. Installation of a replacement roof including the raising of the roof height, replacement windows and rainwater goods (within a Conservation Area).: - Fakenham Library, Oak Street, NR21 9DY. NCC case officer Angelina Lambert.

PA 4610 (PF/23/0981) - Demolition of existing and erection of replacement garage - 4 Barons Close, NR21 8BE. NNDC case officer: Jayne Owen. [Comments to NNDC by 6/6/23](#)

PA 4611 (PF/23/1046) - Single storey rear extension to dwelling; detached double garage to front - 32 Sandy Lane, NR21 9EZ. NNDC case officer: Mrs Fran Watson. [Comments to NNDC by 12/6/23.](#)

PA 4612 (PF/23/1063) - Demolition of existing conservatory and erection of single-storey side/rear extension - 38 Queens Road, NR21 8DB. NNDC case officer: [Ana Nash.](#) [Comments to NNDC by 13/6/23.](#)

PA 4613 (PF/23/1064) - Single storey side/rear extension to dwelling - 23 Searle Close, NR21 8NA. NNDC case officer: Mrs Fran Watson. [Comments to NNDC by 14/6/2023.](#)

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

PA 4598 (PF/23/0671) - Erection of four semi-detached dwellings (2 x 2 bed and 2 x 3 bed) - Land to Rear Of 9-21 Holt Road, NR21 8BW. NNDC case officer: Jo Medler. [Comments to NNDC by 18/4/2023.](#)

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**Cllrs Acheson and Duffy declared a pecuniary interest and did not comment.
Cllrs offered no objection and no comment.**

PA 4599 (PF/23/0649) - Erection of seven dwellings with parking and shared surface access drive - Land East Of Water Moor Lane, South Of Bridge Farm Workshop, Water Moor Lane, NR21 8QA. NNDC case officer: Russell Williams. [Comments to NNDC by 19/4/2023](#)

Cllrs offered no objection provided Highways did not offer any objection.

PA 4600 (PF/23/0524) - Paved patio area to the front of pavilion - Fakenham Cricket Club, Field Lane, NR21 9QW. NNDC case officer: Darryl Watson. [Comments to NNDC by 27/4/2023](#)

Cllrs offered no objection and no comment.

PA 4601 (RV/23/0660) - Variation of conditions 2 (approved plans) & 3 (materials) 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 for amendment to position of dwelling on site and changes to materials - Land At Corner Of Rudham Stile Lane and Brick Kiln Road, NR21 8JR. NNDC case officer: Mark Brands. [Comments to NNDC by 3/5/23](#)

Cllrs offered no objection and no comment.

PA 4602 (RV/23/0787) - Variation of condition 1 of planning permission RV/22/1786 [Variation of condition 2 (approved plans) of planning permission PF/16/1593 (Erection of single-storey dwelling and garage)] to allow for amendment to siting and design of garage] to allow for revised design for the proposed dwelling - 24A Holt Road, NR21 8BQ. NNDC case officer: Isobel McManus. [Comments to NNDC by 8/5/23.](#)

Cllrs offered no objection and no comment..

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

PA 4587 (PU/23/0011) - Notification for Prior Approval for Change of use from Offices (Class E(g)(i) to Residential (Class C3) use, including some minimal internal alterations - 11A Norwich Street, NR21 9AF. NNDC case officer: Mark Brands. [Comments to NNDC by 26/01/2023.](#)

At the D&M meeting on 6th February 2023 Councillors offered no objection and no comment

PRIOR APPROVAL GIVEN

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.](#)

At the D&M meeting on 6th March 23 Councillors offered no objection and no comment

APPROVED

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.](#)

At the D&M meeting on 6th March 23 Councillors offered no objection or comment.

APPROVED

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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

At the D&M meeting 6th March 23 noted email correspondence where Councillors offered no objection but commented that the upstairs Eastern windows look directly into the similarly extended chalet at No 50.

APPROVED

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

AT the D&M meeting on 3rd April 2023 Cllrs offered no objection and no comment.

APPROVED

PA 4331 (PF/19/0220) – Erection of two storey detached dwelling and conversion of existing outbuilding into garage – 11 Hall Staithe NR21 9BW. NNDC case officer: Miss J Smith

At the D&M meeting on 4th March 2019 Councillors offered no objection and no comment.

APPROVED

PA 4580 (ADV/22/2704) - Installation of 1 No. static non-illuminated advertisement - Land Off A148, Fakenham (Just Prior To R/Bout Adjacent To Thorpland Rd), NR21 0HB. NNDC case officer: Alice Walker. Comments to NNDC by 9/12/2022.

AT the D&M meeting on 5th December 2022 Councillors offered no objection and no comment

REFUSED

PA 4581 (ADV/22/2706) - Installation of 1No. static non-illuminated advertisement - Land Off A148, Clipbush Lane, Fakenham (Just Prior To Morrisons R/Bout), NR21 0HB. NNDC case officer: Alice Walker. Comments to NNDC by 9/12/2022.

At the D&M meeting on 5th December 2022 Councillors offered no objection and no comment

REFUSED

PA 4582 (PF/22/2647) – Construction of one 2 bedroom house - Land Off North West of garden Court, Norwich Road, Fakenham. NNDC case officer: Ana Nash. Comments to NNDC by 13/12/2022.

AT the D&M meeting on 5th December 2022 Councillors objected to the previous application and although this application is less intrusive we are still concerned that it may be an over development of the site.

REFUSED

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 3rd October 2022 Councillors offered no objection or comment.

APPROVED

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.

APPROVED

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 5th December 2022 Councillors offered no objection and no comment

APPROVED

PA 4583 (PF/22/2735) - Change of use from B2/B8 to E(d)(gym) - Unit 11, Clipbush Business Park, Hawthorn Way, NR21 8SY. NNDC case officer: Mr Rob Arguile. Comments to NNDC by 30/12/2022

At the D&M meeting on 9th January 2023 Cllrs offered no objection and no Comment

APPROVED

PA 4585 (LA/22/2914) - Works to alter ground floor sash window in west elevation to accommodate a pair of doors - Manor House, Tunn Street, NR21 9BJ. NNDC case officer: Isobel McManus. Comments to NNDC by 09/01/2023.

At the D&M meeting on 9th January 2023 Councillors offered no objection and no comment

APPROVED

PA 4586 (PF/22/3004) - Siting of a caravan and steel shipping container used in association with the keeping of animals (retrospective) - Land At Goggs Mill , Goggs Mill Road , Hempton , NR21 7LH. NNDC case officer: Miss Jamie Smith. Comments to NNDC by 24/01/2023.

AT the D&M meeting on 9th January 2023 Councillors were opposed to this application on the following basis, the application is not in the local plan, it is an inappropriate building on a site in a flood plain opposite two sites of SSSI. There are no services and the land is not conducive to keeping livestock. Finally a notice to remove temporary structures had not been observed.

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

APPROVED

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 on 6th March 2023 Cllrs offered no objection or comment

APPROVED

PA 4601 (RV/23/0660) - Variation of conditions 2 (approved plans) & 3 (materials) of planning permission PF/20/1360 (Erection of a 4-bedroom detached 2-storey dwelling and

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Cllrs offered no objection and no comment.

APPROVED

PA 4600 (PF/23/0524) - Paved patio area to the front of pavilion - Fakenham Cricket Club, Field Lane, NR21 9QW. NNDC case officer: Darryl Watson. Comments to NNDC by 27/4/2023

Cllrs offered no objection and no comment.

APPROVED

- 13) To receive an update on concerns with Newman's Yard
- 14) To consider Parklands, Pudding Norton
- 15) To receive an update on the adoption of Street Lights at Brick Kiln Road, Rudham Stile Lane.
- 16) To discuss whether to allow political parties to have a stall on the Market.
- 17) To discuss parking in the Town centre and ticketing on Upper Market
- 18) Confirm the date and time of next meeting 3rd July 2023 at 5:30pm