



Fakenham Town Council

26<sup>th</sup> August 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 2<sup>nd</sup> September 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 confirm the Minutes of the Meeting held on 5<sup>th</sup> August 2024 (attached)
- 4) Matters arising from the Minutes:
  - Minute 45 (34)** – Purchase of new defibrillator.
  - Minute 53** – To discuss the Wells Road/A 148 roundabout
  - Minute 51** – To discuss items connected to the conservation area
  - Minute 53** - To receive an update on concerns with Newman's Yard.
- 5) To adjourn the Meeting for Electors' questions:
- 6) To consider Applications for Planning Permissions 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.gov.uk](http://www.fakenhamtowncouncil.gov.uk)  
Town Clerk: Lesley Meanley

PA 4674 (PF/24/1626) - Change of use of redundant school caretakers house to dwelling (Class C3) - Caretakers House, Field Lane. NNDC case officer: Mr Darryl Watson. Comments to NNDC by 4/9/2024.

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

PA 4676 (PF/24/1691) - Creation of vehicular access - 78 Wells Road, NR21 9HH. NNDC case officer: Nicola Wray. Comments to NNDC by 12/9/2024.

PA 4677 (PF/24/1706) - Installation of 20ft shipping container to be used as welfare facility- Travis Perkins, Clipbush Business Park, Hawthorn Way, NR21 8SX. NNDC case officer: Ana Nash. Comments to NNDC by 13/9/2024

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

PA 4671 (RV/24/1460) - Variation of condition 2 (approved plans) of planning permission PF/23/0944 (Erection of two storage units following demolition of existing buildings on part of the site; alterations to hardstanding and parking) to amend position of phase 1 building - 125 Norwich Road, NR21 8HH. NNDC case officer: Ana Nash. Comments to NNDC by 20/08/2024.

**Cllrs offered no objection and no comment**

PA 4672 (LA/24/1455) - Application of blue render with skim coat of cement, and re-painting (blue), of north-facing elevation; replacement of window with door on south-facing elevation - Fakenham Conservative Club, 1 Whitehorse Street, NR21 8AD. NNDC case officer: Jamie Smith. Comments to NNDC by 20/08/2024.

**Cllrs objected as the application is for a listed building in a prominent position in a conservation area. It was felt that the building should be renovated sympathetically. The windows should be replaced with traditional ones (currently not nice UPVC) and the colour of the walls has to be right. Currently the colour is off-white and it was felt this would be better than blue. The blue samples on the wall look dreadful and there is no historical link to the building being painted blue. Also, the unsympathetic porch on the northern side of the building might well have been added without planning permission some years ago**

PA 4673 (PF/24/1523) - Erection of attached double garage and alterations to external materials on dwelling - 15 Sheldrake Close, NR21 8ND. NNDC case officer: Nicola Wray. Comments to NNDC by 20/08/2024.

**Cllrs offered no objection and no comment**

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

PA 4665 (PF/24/1098) - Demolition of existing car wash and plant room and erection of extension to existing sales/kiosk building, new bin store and associated forecourt works. - Morrisons Petrol Station, Clipbush Lane, NR21 8SW. NNDC case officer: Mark Brands. Comments to NNDC by 10/7/24

**At the D&M meeting on 1<sup>st</sup> July 2024 Cllrs offered no objection & no comment APPROVED**

PA 4665 (PF/24/1098) - Demolition of existing car wash and plant room and erection of extension to existing sales/kiosk building, new bin store and associated forecourt works. -

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Morrisons Petrol Station, Clipbush Lane, NR21 8SW. NNDC case officer: Mark Brands.  
Comments to NNDC by 10/7/24

**AT the D&M meeting on 1<sup>st</sup> July 2024 Cllrs offered no objection & no comment  
APPROVED**

PA 4654 (LA/24/0864) - Internal and external works associated with erection of single storey extension - Mill Cottage, The Old Mill, Hempton Road, NR21 7LA. NNDC case officer: Nicola Wray. Comments to NNDC by 24/5/2024

**At the D&M meeting on 13<sup>th</sup> May 2024 Cllrs offered no objection and no comment  
APPROVED**

PA 4655 (PF/24/0863) - Single storey extension to dwelling - Mill Cottage, The Old Mill, Hempton Road, NR21 7LA. NNDC case officer: Nicola Wray. Comments to NNDC by 24/5/2024

**At the D&M meeting on 13<sup>th</sup> May 2024 Cllrs offered no objection and no comment  
APPROVED**

PA 4666 (PF/24/1347) - Demolition of single storey side extension and erection of replacement side extension - Kingsway Tyres, Hempton Road, NR21 7LA. NNDC case officer: Olivia Luckhurst. Comments to NNDC by 25/7/24.

**At the D&M meeting on 5<sup>th</sup> August 2024 Cllrs offered no objection or comment.  
APPROVED**

- 9) To receive notice of the Parish Partnership Scheme 2025/26.
- 10) To discuss Market Tolls expenditure
- 11) To review and agree previous S38 plans for the Lovell development at Rudham Style lane.
- 12) To discuss the FLASH Project
- 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 confirm the Confidential Minutes of the Development and Market Meeting held on 5<sup>th</sup> August 2024 (attached)
- 15) To move into Open Session.
- 16) Confirm the date and time of next meeting 7<sup>th</sup> October at 5:30pm