

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

MONDAY 6th MARCH 2023 AT 5.30PM

PRESENT:

Councillors: G Acheson (Chairman presiding), A Glynn, R Mallett, M Campbell, D Hunter, G Foortse, T Duffy and M Dutton.

Town Clerk: Granville Hawkes

District Council: Philip Rowson Asst Planning Director and Chris Young Team Leader.

General public: None

		Action
150	<p>PHILIP ROWSON AND CHRIS YOUNG GAVE AN UPDATE ON 9 NORWICH STREET (KNOWN AS THE NEWMAN BUILDING) Mr Rowson gave an outline of the CPO process, the ongoing situation remains little changed, and there has been no progress since his previous update given at the August 2022 meeting. The owner is showing no signs of cooperation however in order to give NNDC a case file of evidence that cannot be overturned the owner must be given deadlines and NNDC remain in negotiation to try to achieve a positive outcome. The urgent repairs notice was not complied with so NNDC completed the work and will seek reimbursement of the cost from the owner. The next stage will be to engage a quantity surveyor to cost the renovations which may show that there will be a conservation deficit, cost against valuation of the property. If NNDC serve a repairs notice then if this is ignored by the owner it will automatically trigger a Compulsory Purchase Order by NNDC. Before this action is taken a case will need to be presented and signed off by NNDC cabinet who will need to be informed of the future financial implications of taking this action. This may happen in late summer. Mr Rowson confirmed that progress is likely to be very slow, in his experience may even take years. In the meantime he assured Councillors that the building is checked for any deterioration on a weekly basis. Cllr Foortse thanked Mr Rowson for the design of the building wrap which should be installed this month. It was agreed that Fakenham Town Council and NNDC will put out a joint statement which the Clerk will prepare. Mr Rowson also gave an update on nutrient neutrality, there are a suite of schemes that are being looked at to allow developers to purchase credits and offset the impact of smaller developments.</p>	
151	<p>TO RECEIVE APOLOGIES FOR ABSENCE Apologies: None</p>	
152	<p>DECLARATIONS OF INTEREST Cllr Hunter re planning application PA4594 (LA/23/0356) Cllr Foortse re member of the blind club</p>	
153	<p>MINUTES The minutes of the meeting held on 6th February 2023 having been circulated, were on the Proposition of Cllr Hunter seconded by Cllr Campbell, AGREED by all and signed by the Chairman</p>	
154	<p>TO RECEIVE APPLICATIONs FOR MARKET TOLLS GRANTs Fakenham Community Shed - for £2,000 for shed insulation and equipment, Cllr Glynn confirmed that this application had been withdrawn. Fakenham Football Club - £4,250 for replacement floor covering, this was discussed and declined. Fakenham Blind Club – retrospective application for the Fakenham members Xmas lunch – on the proposition of Cllr Dutton, seconded by Cllr Acheson, to award £384, AGREED by all.</p>	
155	<p>MATTERS ARISING None</p>	

156	<p>ELECTORS QUESTIONS</p> <p>The Clerk reported that the Chairman of Active Fakenham Richard Crook has received a response from NNDC about their lack of support for local events and in particular a request for the use of safety barriers and that the letter to us was for information only – no action was required.</p>	
157	<p>TO CONSIDER APPLICATIONS FOR PLANNING PERMISSIONS AS FOLLOWS</p> <p>PA 4576 (PF/22/2421) - Formation of access and driveway to Water Moor Lane - BridgeFarm 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 Councillors commented that Highways should see the information on expected traffic flow onto Water moor lane and the bus lane.</p> <p>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. Councillors offered no objection or comment.</p> <p>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. Councillors offered no objection and no comment</p>	
159	<p>TO RECEIVE NOTICE OF DECISIONS OF THE PLANNING AUTHORITY</p> <p>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.</p> <p>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</p>	

