

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

MONDAY 2nd October 2023 AT 5.30PM

PRESENT:

Councillors: D Hunter (Chairman presiding), A Glynn, R Mallett, J Holdom, N Southerland, G Acheson, and J Rockett.

Town Clerk: L Meanley

General public: None

Speaker: Nicky Debbage – NNDC Housing Strategy and Delivery Manager

		Action
65	<p>TO ALLOW 10 MINUTES FOR NICKY DEBBAGE FROM NNDC HOUSING STRATEGY TO ADDRESS TO MEETING</p> <p>NNDC discussed potential plans for Highfield Road car park. NNDC are responsible for housing and waiting lists, currently 2516 households on the Housing List. 260 households on the Housing List with a local connection to Fakenham or adjoining parishes. 69 are the most urgent housing needs, including 21 households who are homeless or threatened with homelessness. Only 37 affordable homes were available in Fakenham in last year. Highfield Road is an NNDC asset with a low income 2017-20 £6730 and £3862 in 2022/23. 23 visits over 18 months gave an average of 8 vehicles using the carpark, capacity is 75 spaces. Flagship have produced an initial illustration that shows potentially 12 houses on the site – a mix of 1,2,3 beds with outside space and parking. Toilet block would go, current residents parking area to remain. Social Landlords can negate nutrient neutrality within current housing stock so development could progress. Northern development would have no impact, potential for 16.5% of the development to be affordable housing, 17.5% if developers don't need to fund the roundabout. NCC are selling off all former school site, will not consider selling part off to NNDC for use. NNDC have looked at other areas, but not all, most require purchase of land. If development went ahead would expect 70/80% to be rented at up to 80% of market value and remainder to be affordable/shared ownership which could lead to houses being sold privately.</p>	
66	<p>TO RECEIVE APOLOGIES FOR ABSENCE</p> <p>Apologies received and accepted from Cllr Duffy.</p>	
67	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Holdom declared a non-pecuniary interest in agenda item 3</p>	
68	<p>TO RECEIVE APPLICATIONS FOR A GRANT FROM THE MARKET TOLLS</p> <p>Application from Fakenham Area Partnership for a grant of £8,290.98 to prepare, install and maintain the Christmas lights display in Fakenham from 26th November 2023. On the proposition of Councillor Hunter, seconded by Councillor Acheson, AGREED by all.</p>	
69	<p>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 04th SEPTEMBER 2023</p> <p>The minutes of the meeting held on 04th September 2023 having been circulated, were on the Proposition of Cllr Acheson seconded by Cllr Glynn, AGREED by all and signed by the Chairman</p>	
70	<p>MATTERS ARISING</p> <p>Minute 41 - To receive the Updated Independent Examiner's Report to the Trustees of Fakenham Charter Market – year ended 31 March 2023 Report with amendments received and agreed. Confirmed at Full Council</p>	

71	<p>ELECTORS QUESTIONS</p> <p>Question received regarding narrowing of Oak Street and potential for accidents cars/buses mount pavements/drive into middle of road. Clerk to contact highways re signage.</p> <p>Clerk has written to Morrisons and Shell re Fuel costs in Fakenham. Morrisons have responded. Clerk to comment on website/social media.</p>	<p>Clerk</p> <p>Clerk</p>
72	<p>TO CONSIDER APPLICATIONS FOR PLANNING PERMISSIONS AS FOLLOWS;</p> <p>PA 4622 (PF/23/1935) - Rear dormer, front rooflight and associated alterations - 30 Church Lanes, NR21 9DG. NNDC case officer: Fran Watson</p> <p>Cllrs offered no objection and no comment.</p> <p>PA 4623 (PF/23/1943) - Removal of external signage/lettering, external lighting, cctv and alarm. Removal of atm and night safe, to be infilled/redecorated - 17 Market Place, NR21 9BE. NNDC case officer: Ana Nash.</p> <p>Cllrs offered no objection and no comment.</p> <p>PA 4624 (LA/23/1944) - Removal of external signage/lettering, external lighting, cctv and alarm. Removal of atm and night safe (to be infilled/redecorated). Removal of internal fixtures/fittings and low-level partitions. - 17 Market Place, NR21 9BE. NNDC case officer Ana Nash.</p> <p>Cllrs offered no objection and no comment.</p> <p>PA 4625 (PF/23/1866) - Erection of 1.8m high wooden fence with concrete posts following removal of hedge to part of roadside boundary - 87 North Park, NR21 9RG NNDC case officer: Fran Watson.</p> <p>Cllrs offered no objection and no comment.</p> <p>PA 4626 (PF/23/1980) - Single storey extension, first floor balcony and other external alterations to dwelling - Heath Barn House , Norwich Road, NR21 8LZ. NNDC case officer: Ana Nash.</p> <p>Cllrs offered no objection and no comment.</p>	
73	<p>TO NOTE COMMENTS ON APPLICATIONS FOR PLANNING PERMISSIONS AS AGREED BY THE D&M COMMITTEE VIA EMAIL AS FOLLOWS:</p> <p>PA 4621 (PF/23/1830) - Change of use from one unit of holiday accommodation to form part of the existing dwelling - 126 Norwich Road, NR21 8LF. NNDC case officer Isobel McManus. Comments to NNDC by 26th September 2023</p> <p>Cllrs offered no objection or comment. Cllr Acheson declared a pecuniary interest.</p> <p>Noted</p>	
74	<p>TO RECEIVE NOTICE OF DECISIONS OF THE PLANNING AUTHORITY:</p> <p>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</p> <p>At the D&M meeting on 5th June 2023 Cllrs offered no objection and no comment</p> <p>APPROVED</p> <p>PA 4616 (LA/23/1208) - Internal and external works associated with proposed change of use from former commercial offices to single dwelling - 5 Newmans Yard, Norwich Street, NR21 9AF. NNDC case officer: Ana Nash. Comments to NNDC by 30/6/2023</p> <p>At the D&M meeting on 3rd July 2023 Cllrs offered no objection, but commented that the street facing building that is attached to this property is in a perilous state of repair. They also queried where the bins for this house would be stored as there is no outside space that belongs to this property and the commercial bins that were stored under the arch are unsuitable and have to be moved away</p> <p>APPROVED</p> <p>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</p>	

