

			sought on the central building in the existing layout plan marked up as 'private dwellings, three storey brick construction'. This building is believed to be in the same ownership as the development site, although hasn't been marked up as such. Rather than private dwellings its existing usage is that of a barn construction. The town council would like to see this building forming part of a s106 agreement for community use.	
2025/3274	12-13 Market Place	Change of use of the former TSB Bank building into a mixed-use facility providing both commercial and short-stay accommodation. To include 6 short-stay accommodation rooms to support the nearby restaurant and hotel (The Black Boys, Aylsham). Creation of a retail unit at ground level. Fabric alterations are proposed internally, with no removal of historically significant features, as described in the listed building entry	No objections, subject to there being a construction management plan in place to mitigate the impact of building works upon the market place, especially on market days.	Pending
2025/3275	12-13 Market Place	Change of use of the former TSB Bank building into a mixed-use facility providing both commercial and short-stay accommodation. To include 6 short-stay accommodation rooms to support the	No objections, subject to there being a construction management plan in place to mitigate the impact of building works upon the market place, especially on market days.	Pending

		nearby restaurant and hotel (The Black Boys, Aylsham). Creation of a retail unit at ground level. Fabric alterations are proposed internally, with no removal of historically significant features, as described in the listed building entry Listed Building Consent		
2025/3845	<i>Abbotts Hall Farm House, Drabblegate NR11 6LR</i>	Alterations to existing connected stable block to incorporate it into the home. 2 single storey extensions with associated internal works	No objections	Approval with conditions
2025/3847	<i>Abbotts Hall Farm House, Drabblegate NR11 6LR</i>	Alterations to existing connected stable block to incorporate it into the home. 2 single storey extensions with associated internal works Listed Building Consent	No objections	Approval with conditions
2025/3979	<i>Abbotts Hall Farm House, Drabblegate NR11 6LR</i>	Proposed conversion of historic agricultural barns to three residential dwellings with associated infrastructure	No objections	Approval with conditions
2026/0218	<i>Abbotts Hall Farm House, Drabblegate NR11 6LR</i>	Proposed conversion of historic agricultural barns to three residential dwellings with associated infrastructure Listed Building Consent	No objections	Approval with conditions
2025/0169	<i>1 Anglian Way, NR11 6XQ</i>	Removal of condition 4 (surface water drainage) of existing	No comment to make, in deference to those with	Approval with conditions

		application 2025/0986 (2 bay extension to form MOT testing station)	environmental expertise on surface water management.	
2026/0336	3 Abbots Close, NR11 6HQ	First floor side extension	No objections	Pending
2026/0293	37 Town Lane, NR11 6HH	Roof replacement to create a first floor for additional bedrooms	Objection on the grounds of loss of amenity to the neighbouring properties. Numbers 1 and 3 Wrights Close, to the rear of the applicant, will be overlooked. In particular number 3 as the new rear windows will look directly into the windows of this property. Should the local planning authority be minded to grant permission, the Town Council would request a condition to provide a construction management plan to detail how large deliveries (eg: roof trusses) and trades can be accommodated on a narrow town centre single track road with no pavement, so that there can be no danger to pedestrians nor inconvenience to vehicular access to other Town Lane residents	Pending
2025/2418	Barclays Bank 1-2 Market Place	Conversion of former Barclays Bank to part residential (9 Units - Use Class C3) with retention of part of ground floor for continued Commercial, Business and Service use (Use Class E) Amended application Change of description and amended plans (now 9 residential units)	Objection to this revised application. The plans still remain factually incorrect despite the Town Council raising this in the previous response. The building to the west of the commercial car park is not 'private housing' as detailed in the plans. This is a barn used for storage. This plan needs to be corrected, or clarified as to whether this is part of the proposal for private housing. The Town Council also supports the response from	Pending

			<p>Anglian Water. The Town Council notes the reduction of residential dwellings from 11 to 9, which would reduce the s106 obligations of the applicant. Should the LPA be minded to grant permission, the town council would request a condition to safeguard against piecemeal development, in that should any additional building in the control of the applicant/developer (a blue line plan has not been submitted) be converted to a C3 dwelling, this should be classed as cumulative to this application and so subject to s106 obligations as a 10+ dwelling development. This would include the storage barn and the conversion of any of the three proposed commercial units to residential use</p>	
2026/0406	<i>Land Adj. former Aylsham Lodge Hotel</i>	Transport Hub, car parking and cycle parking. Covered parking in some areas with solar panels.	As this is the Town Council's application, no comment will be made. It was noted that an amended application will be forthcoming with the addition of the substation.	Pending
2025/4001	<i>Land North of Aylsham Road</i>	Retention of existing tarmac bell mouth on Heydon Road created by RWE for the Norfolk Vanguard Offshore Wind Farm Project (additional information supplied)	There is nothing in the additional information to mitigate the original objection of the Town Council. The council continues to object to the application on the grounds of lost agricultural land and ecology. Assurance of reversion to the original condition prior to operations was given, and the town council would like to see this adhered to. In addition to this, the council supports the comments of the highways	Pending

			officer consulted with regards to the suitability of the bell mouth on this road, without appropriate traffic management.	
2026/0575	4 The Maltings, Millgate, NR11 6GX	Erection of Hazel Hurdle fencing on one side of the garden	No objections	Pending
2026/0729	Bure House, 56 Millgate, NR11 6HX	Erection of a free standing greenhouse	No objections	Pending
2026/0768	2 Jegon Close, NR11 6JP	Single storey side and front extensions. Side carport and a garage replacement at the rear.	No objections	Pending
2026/0689	Flat 14, Market Place, NR11 6EH	Internal reconfiguration to provide one additional HMO-Compliant Bedroom, the works will involve relocating the shared kitchen, relocating the communal WC and bathroom and undertaking minor internal partition adjustments. (Listed Building Application)	No objections	Pending

7. To Consider Response to the Local Planning Authority on New Applications

The following were considered by the committee:

Reference	Address	Details	Committee Decision
2024-0791	St Michael's Church	Rebuild part of churchyard boundary wall (Amended application)	The committee declined to make a comment as this was the Town Council's application.
2026/0928	Hungate Lodge, Hungate Street, NR11 6JZ	change of surface material (retrospective) of permission 20181340 (which consented to Variation of Condition 2 of Previous Permission 20142017 (Approved Plans) - Revised Phasing Plan, Reduce Plot Numbers to Eight, Revised Dwelling Details Plots 3, 4, 5, 6, 7 and 8 and Details of Visitor Car	No objections

		Parking Area, Bin Storage Area and Electricity Sub-Station)	
2026/0920	<i>Various</i>	Plaques for Heritage Snail Trail (Listed building permissions)	The committee declined to make a comment as this was the Town Council's application.
2026/0922	<i>Land south of church farm cottages, Banningham Road,</i>	To erect a new agricultural storage building	No objections
2026/1096	<i>9 Oakfield Road</i>	Replacement of timber windows with UPVC to front side and rear of existing house	No objections
2026-1077	<i>12 Clover Road</i>	Extensions and modifications works	No objections

8. To Consider Responses to the Local Planning Authority on Applications Received Since the Agenda was Issued.

The committee considered the following applications:

<i>Reference</i>	<i>Address</i>	<i>Details</i>	<i>Committee Decision</i>
2026/1171	<i>12 Hungate Street, NR11 6AA</i>	External fabric repairs and redecoration, installation of secondary glazing and installation of a new a/c condenser. (Full Planning Application)	No objections
2026/1172	<i>12 Hungate Street, NR11 6AA</i>	External fabric repairs and redecoration, installation of secondary glazing and installation of a new a/c condenser. (Listed Building Application)	No objections

9. To Receive any Updates on Large Town Developments

a. Norwich Road Site.

It was *noted* that there had been complaints about dust again from the development site.

b. Burgh Road Site.

It was *noted* that the Section 106 agreement was due to be agreed in May.

10. To Receive any Update to 2026/0282 – Construct an Anaerobic Digestion (AD) plant, with landscaping, drainage and associated development, infrastructure and works (Oulton Parish)

Further information had been received by the committee for information. A watching brief would be kept on this application.

11. To Receive Update on the Greater Norwich Local Plan

Information on the call for sites is likely to be available at the end of June.

12. To Receive Update on the Neighbourhood Plan

The draft notes from the meeting of 23rd April had been circulated. It was *noted* that this project is moving at a good pace.

13. To Receive Update on Community Resilience Planning

There was no update to this item. To defer.

14. To Note Items for Information or Future Agendas

No matters raised.

15. To Confirm the Next Meeting as Thursday 11th June 2026, 10am in the Town Hall

This was *agreed*.

16. To Consider a Resolution under the Public Bodies (Admission to Meetings) Act 1960 to Exclude the Press and Public for the Duration of Item 17 in View of the Confidential Nature of the Business to be Transacted. The Local Planning Authority advises that enforcement reports are for the information of the Town Council and should not be passed on, shared or published in any way. It was *agreed* to close the meeting to the press and public.

The Meeting was Closed to the Press and Public

17. To Note Planning Enforcement Cases from the Local Planning Authority

The planning enforcement cases for Aylsham had been circulated and were *noted*.

There being no further business the meeting was closed at 10.45am

Signed _____

Date _____