



MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD AT THE TOWN HALL, ON THURSDAY 10th JULY AT 10am

PRESENT: Trevor Bennett (Chairman) David Anderson
Mary Evans Pat Prekopp

1. To Receive Apologies for Absence

Apologies for absence were received from Kay Montandon. Also noted were apologies from Faye LeBon (Town Clerk)

2. To Receive any Declarations of Interest and Requests for Dispensation

None raised.

3. To Agree the Minutes of the 12th June 2025

The Minutes of the meeting held on 12th June 2025 were **agreed** and signed as a true and accurate record by the Chair.

4. Matters Arising from the Previous Meeting, not forming part of the agenda

None.

5. To Adjourn the Meeting to Allow Members of the Public and Councillors with Prejudicial Interests to Speak

No matters raised.

6. To Receive Updates on Existing Applications

Updates to previous applications under consideration by Broadland District Council, were noted follows:

Reference	Address	Details	Town Council Response	Status
2023/3566	Land Rear Of 83 Cawston Road Aylsham Norfolk	Demolition of existing builders store and erection of new single storey dwelling	Objection on grounds of overdevelopment, ecology, removal of trees, highway safety (visibility)	Refusal
2023/3563	Land Rear Of 83 Cawston Road	Erection of new dwelling using existing access	'The Town council's main concern with this application has been	Approval with conditions

	<i>Aylsham Norfolk</i>		traffic issues. If these plans remove all additional traffic from Jewels Lane that is an improvement.'	
2024/3376	<i>47 Cawston Road NR11 6EE</i>	Notification for prior approval for change of use and conversion of existing commercial building (class E) into 1no dwelling (class C3)	No Objections	Pending
2024/3433	<i>Shepherds Huts Green Lane Off Banningham Road</i>	Placement of 2 shepherd huts (1 for holiday accommodation and 1 for a shower block) and change of use of land (retrospective)	No Objections	Pending
2024/3764	<i>20 - 22 Market Place NR11 6EL</i>	Installation of 2 louvres intake and extract within top section of windows to side elevation	No Objections	Pending
2025/0061	<i>Highfield 30 Holman Road NR11 6BY</i>	1.5 storey rear extension, new single storey link room extension and roof mounted solar panel arrangement	Objection	Withdrawn
2025/0061	<i>Highfield 30 Holman Road NR11 6BY</i>	1.5 storey rear extension, new single storey link room extension and roof (amended application to correct the direction of the elevations)	With the exception of the mislabelled elevations which have now been corrected, the objections previously raised are still retained	Pending
2025/0918	<i>19 Aylsham Industrial Estate NR11 6SS</i>	Variation of condition 2- Revised plans of original planning permission 20220654- New offices and industrial units. Revised plans and elevations.	No objections.	Pending
2025/1103	<i>The Feathers 54 Cawston Road NR11 6EB</i>	Conversion of outbuilding to games room (retrospective) FULL PLANNING PERMISSION	No objections	Pending (amended application received)
2025/1104	<i>The Feathers 54 Cawston</i>	Conversion of outbuilding to games room (retrospective)	No objections, subject to the design and materials being in keeping and	Pending (amended)

	<i>Road NR11 6EB</i>	LISTED BUILDING CONSENT	sympathetic to the original building	application received)
2025/1067	<i>Rear Of 20 Red Lion Street Aylsham Norfolk NR11 6ER</i>	Installation of new kitchen, internal dividing walls and heating boiler to be installed	No objections	Pending
2025/1097	<i>15 Red Lion Street NR11 6ER</i>	Demolition of redundant outbuildings and erection of new single storey building	Application supported	Pending
2025/1483	<i>43 Jannys Close, NR11 6DL</i>	Single storey front extension	No objections	Approval with conditions
2025/1640	<i>36 Holman Road, NR11 6BZ</i>	Variation of condition 2- amendment to window and door configuration to the west gable elevation of consented permission 2025/1004 (which gave permission for Single storey side extension, single storey front extension to replace existing conservatory, replacement windows and doors and changes to the external appearance)	No objections	Pending

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

The Committee considered the following new planning applications:

<i>Reference</i>	<i>Address</i>	<i>Details</i>	<i>Committee Decision</i>
2025/1954	<i>8 Banningham Road NR11 6LP</i>	Partial demolition to the rear and the erection of a single-storey rear extension, with associated	No objections.
2025/1103	<i>The Feathers 54 Cawston Road NR11 6EB</i>	AMENDED APPLICATION Conversion of outbuilding to games room (retrospective). Previously the committee raised no objections. There are now revised elevations and block plans	No objections.
2025/1104	<i>The Feathers 54 Cawston</i>	AMENDED APPLICATION (Listed Building Consent) Conversion of	No objections.

	Road NR11 6EB	outbuilding to games room (retrospective). Previously the committee raised no objections, subject to the design and materials being in keeping and sympathetic to the original building. There are now revised elevations and block plans	
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8. To Consider Responses to the Local Planning Authority on Applications Received Since the Agenda was Issued.

None received.

9. To Receive any Updates on Large Town Developments

a. Norwich Road Site.

No further updates

b. Burgh Road Site.

No further updates

10. To Note Items for Information or Future Agendas

No matters raised.

11. To Confirm the Next Meeting as Thursday 14th August, 10am in the Town Hall

This was **agreed**.

12. To Consider a Resolution under the Public Bodies (Admission to Meetings) Act 1960 to Exclude the Press and Public for the Duration of Item 13 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

13. 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 11am

Signed _____

Date _____

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PREVIOUSLY CONSIDERED APPLICATIONS

Reference	Address	Details	ATC	Status
<u>2024/3376</u>	47 Cawston Road NR11 6EE	Notification for prior approval for change of use and conversion of existing commercial building (class E) into 1no dwelling (class C3)	No Objections	Pending
<u>2024/3433</u>	Shepherds Huts Green Lane Off Banningham Road	Placement of 2 shepherd huts (1 for holiday accommodation and 1 for a shower block) and change of use of land (retrospective)	No Objections	Pending
<u>2024/3764</u>	20 - 22 Market Place NR11 6EL	Installation of 2 louvres intake and extract within top section of windows to side elevation	No Objections	Pending
<u>2025/0061</u>	Highfield 30 Holman Road NR11 6BY	1.5 storey rear extension, new single storey link room extension and roof (amended application to correct the direction of the elevations)	With the exception of the mislabelled elevations which have now been corrected, the objections previously raised are still retained	Withdrawn
<u>2025/0918</u>	19 Aylsham Industrial Estate NR11 6SS	Variation of condition 2- Revised plans of original planning permission 20220654- New offices and industrial units. Revised plans and elevations.	No objections.	Approval with conditions
<u>2025/1103</u>	The Feathers 54 Cawston Road NR11 6EB	Conversion of outbuilding to games room (retrospective) FULL PLANNING PERMISSION	No objections	Pending

<u>2025/1104</u>	<i>The Feathers 54 Cawston Road NR11 6EB</i>	Conversion of outbuilding to games room (retrospective) LISTED BUILDING CONSENT	No objections, subject to the design and materials being in keeping and sympathetic to the original building	Pending
<u>2025/1067</u>	<i>Rear Of 20 Red Lion Street Aylsham Norfolk NR11 6ER</i>	Installation of new kitchen, internal dividing walls and heating boiler to be installed	No objections	Approval with conditions
<u>2025/1097</u>	<i>15 Red Lion Street NR11 6ER</i>	Demolition of redundant outbuildings and erection of new single storey building	Application supported	Pending
<u>2025/1640</u>	<i>36 Holman Road, NR11 6BZ</i>	Variation of condition 2- amendment to window and door configuration to the west gable elevation of consented permission 2025/1004 (which gave permission for Single storey side extension, single storey front extension to replace existing conservatory, replacement windows and doors and changes to the external appearance)	No objections	Approval with conditions
<u>2025/1954</u>	<i>8 Banningham Road NR11 6LP</i>	Partial demolition to the rear and the erection of a single-storey rear extension, with associated	No objections	Pending

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NEW APPLICATIONS

Considered under Aylsham Town Council planning protocol (non-standard process as a result of time extension not being granted)

<i>Reference</i>	<i>Address</i>	<i>Details</i>	<i>Response</i>
<u>2025/1748</u>	<i>The Retreat, 40 Hungate Street NR11 6AA</i>	Re-design and update of the current buildings on site and change of use to C3	No objections
<u>2025/0986</u>	<i>1 Anglian Way, NR11 6XQ</i>	2 bay extension to form MOT testing station	No objections
<u>2024/3707</u>	<i>20-22 Market Place NR11 6EL</i>	AMENDED APPLICATION Installation of 2 louvres intake and extract within top section of windows to side elevation	Queries have arisen as to the application: 1) The noise guidance report cites policies in North Norfolk District Council's local plan. As this application is within the District of Broadland, do the noise levels comply with the relevant local planning policies? 2) Whilst the whole of the building is Grade 2 listed, the opposite side of the building where development is proposed is a lot less aesthetically pleasing and has significantly less footfall, only serving a car park. Whereas the footfall on the side of the building to be developed leads to Grade 1 listed church and a market place surrounded by listed buildings. Given the local strength of feeling, is there any merit to a system which will allow the intake and extract to be on the opposite side of the building?

Applications to be considered by the committee

<i>Reference</i>	<i>Address</i>	<i>Details</i>
<u>2025/2550</u>	<i>26 Reeds Lane, Banningham Road, NR11 6LT</i>	Variation of condition 2 of - change of external materials from brick to brick gable with weatherboarding side of consented permission 2025/0279 (which gave consent for single storey side and rear extensions)
<u>2025/2172</u>	<i>23 Oakfield Road, NR11 6AL</i>	Demolition of existing workshop and erection of new studio building with corridor link
<u>2025/2173</u>	<i>23 Oakfield Road, NR11 6AL</i>	Demolition of existing workshop and erection of new studio building with corridor link LISTED BUILDING CONSENT