

would also be useful to have better pedestrian access to the site from Dunkirk. This could be in the form of a trod.

Discussions occurred as to the proposed Lidl site to the south of the town, and whether this was the most appropriate site, given the industrial area is to the north of the town. The northern area is allocated for employment under the GNLP, whereas the southern site is not.

The committee **agreed** that applications 2026/0174 and 2026/0175 would be supported due to the benefit of employment opportunities and the general economy of Aylsham, with the request that better pedestrian access be made between the site and Dunkirk.

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

No matters raised.

The Meeting was Adjourned for 10 minutes

6. To Receive Updates on Existing Applications

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

<i>Reference</i>	<i>Address</i>	<i>Details</i>	<i>Town Council Response</i>	<i>Status</i>
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
2025/1103	<i>The Feathers 54 Cawston Road NR11 6EB</i>	Conversion of outbuilding to games room (retrospective) FULL PLANNING PERMISSION	No objections	To be considered by committee
2025/1104	<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	To be considered by committee
2025/1097	<i>15 Red Lion Street NR11 6ER</i>	Demolition of redundant outbuildings and	Application supported	Pending (amended application submitted)

		erection of new single storey building		
2025/2418	<i>Barclays Bank 1-2 Market Place NR11 6EW</i>	Conversion of former Barclays Bank to part residential (11 Units)	Aylsham Town Council is broadly supportive of additional housing in the town centre, although would query why there is no affordable provision. Clarification is 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.	Pending
2025/2777	<i>Abbots House, 25 White Hart Street, NR11 6HG</i>	Repair/replace existing sashes to all windows	No objections	Approval with conditions
2025/3401	<i>15 Red Lion Street, NR11 6ER</i>	Demolition of redundant outbuildings and erection of new single-storey building.	No objections	Pending (amended application submitted)
2025/1097	<i>15 Red Lion Street, NR11 6ER</i>	Demolition of redundant outbuildings and erection of new single-storey building. Amended application	No objections	Pending
2025/3401	<i>15 Red Lion Street, NR11 6ER</i>	Demolition of redundant	No objections	Pending

		outbuildings and erection of new single-storey building. Amended application (listed building consent)		
2025/3485	<i>Pendelfin, 1 Forster Way, NR11 6BE</i>	Removal of existing dead conifer hedges and replace with 6ft wooden fence.	No objections	Approval with conditions
2025/3162	<i>Land at Dunkirk</i>	Replacement office cabin constructed of steel and insulated cladding	No objections	Approval with conditions
2025/1103	<i>The Feathers, 54 Cawston Road, NR11 6EB</i>	Conversion of outbuilding to games room (retrospective) Amended Application – Noise management plan submitted	No objections	Pending
2025/3641	<i>49 Sir Williams Close, NR11 6AP</i>	Single-storey ground floor shower room extension	No objections	Approval with conditions
2025/3282	<i>9-11 Hungate Street, NR11 6AA (Kings Kebab and Pizza)</i>	Rear extension, installation of extraction and ventilation equipment and minor external alterations.	No objections	Withdrawn
2025/3581	<i>14 Aegel Gardens, NR11 6GQ</i>	Single storey rear ground floor extension, ASHP and AC condenser unit in rear garden	Objection on the grounds of overdevelopment of the site. The area proposed for development is large compared to the size of the plot.	Approval with conditions
2025/3274	<i>12-13 Market Place</i>	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	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

		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		
2025/3275	<i>12-13 Market Place</i>	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 Listed Building Consent	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
2025/3283	<i>9-11 Hungate Street, NR11 6AA (Kings Kebab and Pizza)</i>	Rear extension, installation of extraction and ventilation equipment and minor external alterations. Listed Building Consent	No objections	Withdrawn

2025/3732	10 Forster Way, NR11 6AA	Single-storey rear extension, demolition of the existing conservatory, partial conversion of the existing garage/store.	No objections	Approval with conditions
2025/3329	3 Holman Close, NR11 6DD	Removal of existing conservatory to rear, proposed wrap around ground floor extension and redesign to front porch area. Cladding of the existing house in a mixture of brick, render and timber. Amended application to show new design.	No objections	Approval with conditions
2025/4000	Land at Heydon Road	Retention of existing tarmac bell mouth on Heydon Road created by RWE for the Norfolk Vanguard Offshore Wind Farm Project	Objection 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.	Pending
2025/3845	Abbotts Hall Farm House, Drabblegate NR11 6LR	Alterations to existing connected stable block to incorporate it into the home. 2 single storey extensions with associated internal works	No objections	Pending
2025/3847	Abbotts Hall Farm House, Drabblegate NR11 6LR	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	Pending

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	Pending
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	Pending
2025/3581	<i>14 Aegel Gardens NR11 6GQ</i>	Single storey rear ground floor extension, ASHP and AC condensor unit in rear garden (Updated application – updated information about air source heat pump)	Original objections to the application on the grounds of overdevelopment of the site are retained. The area proposed for development is large compared to the size of the plot.	Approval with conditions
2025/0169	<i>1 Anglian Way, NR11 6XQ</i>	Removal of condition 4 (surface water drainage) of existing application 2025/0986 (2 bay extension to form MOT testing station)	No comment to make, in deference to those with environmental expertise on surface water management.	Pending
2026/0043	<i>115 Stuart Road, NR11 6HN</i>	First floor extension over garden room.	No objections	Pending
2026/0100	<i>43 Hungate Street, NR11 6AA</i>	Installation of a single row of photovoltaic panels.	No objections	Pending
2026/0273	<i>43 Hungate Street, NR11 6AA</i>	Installation of a single row of photovoltaic panels. Listed Building Consent	No objections	Pending
2026/0006	<i>35 Hungate Street, NR11 6AA</i>	Proposal to move a beam in an existing chimney structure. Listed Building Consent	Application withdrawn	Withdrawn

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

The following were considered by the committee:

<i>Reference</i>	<i>Address</i>	<i>Details</i>	<i>Committee Decision</i>
2026/0174	<i>Land South of Richard Oakes Park</i>	6 Units (3 buildings) comprising 1859 m2 of (Class B2/B8/E(d)) with associated servicing and parking areas, landscaping and access (full)	The council supports this application for the economic benefits it will bring to the town, particularly local employment opportunities. As part of the offsite works, the town council would like to see improved pedestrian access to the site from Dunkirk, perhaps in the form of a trod. Norfolk County Council has already agreed to install formal bus stops on Banningham Road, close to Richard Oakes Road, which has been supported by the Town Council
2026/0175	<i>Land East of Richard Oakes Park</i>	18 Industrial, office buildings, storage units and a cafe comprising 4616 m2 (Class E(b)(c)(g), B2 & B8) for the site with associated servicing and parking areas, landscaping and access. (outline)	The council supports this application for the economic benefits it will bring to the town, particularly local employment opportunities. As part of the offsite works, the town council would like to see improved pedestrian access to the site from Dunkirk, perhaps in the form of a trod. Norfolk County Council has already agreed to install formal bus stops on Banningham Road, close to Richard Oakes Road, which has been supported by the Town Council
2026/0293	<i>37 Town Lane NR11 6HH</i>	Raised roof to create first floor with dormers (Amended application – change of description - Roof replacement to create a first floor for additional bedrooms)	The council is pleased that the revised plans show mitigation measures to allow privacy for both the residents of this property and for those of Wrights Close. If the LPA is minded to approve, the town council would still like to see a condition for a construction management plan to allow deliveries and trades for the construction to attend site safely without inconveniencing other residents in this narrow road with no pathway
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 (new application and description of development change)	Objection 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.

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>
2025/3846	<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. FULL PLANNING PERMISSION AMENDED APPLICATION – Amended plans and updated heritage information	No objections
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 PERMISSION AMENDED APPLICATION – Amended plans and updated heritage information	No objections
2025/3979	<i>Abbotts Hall Farm House Drabblegate NR11 6LR</i>	Proposed conversion of historic agricultural barns to three residential dwellings with associated infrastructure FULL PLANNING PERMISSION AMENDED APPLICATION – Amended plans and updated heritage information	No objections
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 PERMISSION AMENDED APPLICATION – Amended plans and updated heritage information	No objections
2026/0293	<i>37 Town Lane NR11 6HH</i>	Raised roof to create first floor with dormers Amended Plans	As previously discussed in item 7

9. To Receive any Updates on Large Town Developments

a. Norwich Road Site.

It was noted that the show house is now open.

b. Burgh Road Site.

i) To Consider Correspondence from Broadland District Council Regarding Development Open Space

There had yet to be a response as to how the potential commuted sum was calculated and what land it refers to. The Clerk is to chase the planning officer.

10. To Consider Response to 2026/0282 – Construct an Anaerobic Digestion (AD) plant, with landscaping, drainage and associated development, infrastructure and works

(Oulton Parish)

It was agreed that the Town Council would place a holding objection to this application until the following information is received:

- 1) The transport assessment only covers The Street in Oulton. It is likely that materials to and from the site will be transported via the most direct route - through Aylsham Town centre. The transport assessment should be extended to include the impact on Aylsham Town Centre. This should include number of vehicle movements, direction and size of vehicles.
- 2) The town council requires the raw data which made up the analysis in the Traffic and Transport report that determined a weekday average of vehicles along The Street as 1158 vehicles per day.

Once the Town Council is in possession of this information then further consideration can be given to the application.

Catherine Fletcher Left the Meeting for a Prior Council Engagement

11. To Receive Update on the Greater Norwich Local Plan

It was noted a call for sites commenced on 9th February, and would last until 23rd March.

12. To Receive Update on the Neighbourhood Plan

It was reported that a Workshop had been held on 25th February. The next meeting will be held on 25th March via Zoom.

13. To Receive Update on Community Resilience Planning

There was no update to this item.

14. To Note Items for Information or Future Agendas

Oulton Anaerobic Digester.

15. To Confirm the Next Meeting as Thursday 9th April 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 11.45am

Signed _____ Date _____