



MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD AT THE TOWN HALL, ON THURSDAY 14th AUGUST AT 10am

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

1. To Receive Apologies for Absence

Apologies from Faye LeBon (Town Clerk) were noted

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

None raised.

3. To Agree the Minutes of the 10th July 2025

The Minutes of the meeting held on 10th July 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
2024/3376	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
2024/3433	Shepherds Huts Green Lane Off	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

	<i>Banningham Road</i>			
2024/3764	20 - 22 Market Place NR11 6EL	Installation of 2 louvres intake and extract within top section of windows to side elevation	No Objections	Pending
2025/0061	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of the mislabelled elevations which have now been corrected, the objections previously raised are still retained	Withdrawn
2025/0918	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
2025/1103	The Feathers 54 Cawston Road NR11 6EB	Conversion of outbuilding to games room (retrospective) FULL PLANNING PERMISSION	No objections	Pending
2025/1104	The Feathers 54 Cawston Road NR11 6EB	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
2025/1067	Rear Of 20 Red Lion Street NR11 6ER	Installation of new kitchen, internal dividing walls and heating boiler to be installed	No objections	Approval with conditions
2025/1097	15 Red Lion Street NR11 6ER	Demolition of redundant outbuildings and erection of new single storey building	Application supported	Pending
2025/1640	36 Holman Road, NR11 6BZ	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

2025/1954	8 <i>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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7. To Consider Response to the Local Planning Authority on New Applications

The following were 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>
2025/1748	<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
2025/0986	<i>1 Anglian Way, NR11 6XQ</i>	2 bay extension to form MOT testing station	No objections
2024/3707	<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?

The following were considered by the committee:

<i>Reference</i>	<i>Address</i>	<i>Details</i>	<i>Committee Decision</i>
2025/2550	<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)	No objections

2025/2172	23 Oakfield Road, NR11 6AL	Demolition of existing workshop and erection of new studio building with corridor link	Subject to comments from the Heritage Officer, there are no objections.
2025/2173	23 Oakfield Road, NR11 6AL	Demolition of existing workshop and erection of new studio building with corridor link LISTED BUILDING CONSENT	Subject to comments from the Heritage Officer, there are no objections.

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.

It was noted that there continues to be further delay in the finalising of planning permission, primarily due to the lack of agreement over nutrient neutrality. Kay Montandon had previous met with a representative from Hopkins Homes.

10. To Note Items for Information or Future Agendas

No matters raised.

11. To Confirm the Next Meeting as Thursday 11tjh September, 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 _____