

**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

# **To Receive Apologies for Absence**

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

# **To Receive any Declarations of Interest and Requests for Dispensation**

None raised.

# **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.

# **Matters Arising from the Previous Meeting, not forming part of the agenda**

None.

# **To Adjourn the Meeting to Allow Members of the Public and Councillors with Prejudicial Interests to Speak**

No matters raised.

# **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 oof overdevelopment, ecology, removal of trees, highway safety (visibility) | Refusal |
| 2023/3563 | *Land Rear Of 83 Cawston Road Aylsham Norfolk* | Erection of new dwelling using existing access | ‘The Town council’s main concern with this application has been traffic issues. If these plans remove all additional traffic from Jewels Lane that is an improvement.’ | Approval with conditions |
| 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 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 |
| 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1.5 storey rear extension, new single storey link room extension and roof mounted solar panel arrangement | Objection | Withdrawn |
| 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 | Pending |
| 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. | Pending |
| 2025/1103 | *The Feathers 54 Cawston Road NR11 6EB* | Conversion of outbuilding to games room (retrospective)  FULL PLANNING PERMISSION | No objections | Pending (amended application received) |
| 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 (amended application received) |
| 2025/1067 | *Rear Of 20 Red Lion Street Aylsham Norfolk NR11 6ER* | Installation of new kitchen, internal dividing walls and heating boiler to be installed | No objections | Pending |
| 2025/1097 | *15 Red Lion Street NR11 6ER* | Demolition of redundant outbuildings and erection of new single storey building | Application supported | Pending |
| 2025/1483 | *43 Jannys Close, NR11 6DL* | Single storey front extension | No objections | Approval with conditions |
| 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 | Pending |

# **To Consider Response to the Local Planning Authority on New Applications**

The Committee considered the following new planning applications:

|  |  |  |  |
| --- | --- | --- | --- |
| *Reference* | *Address* | *Details* | *Committee Decision* |
| 2025/1954 | *8 Banningham Road NR11 6LP* | Partial demolition to the rear and the erection of a single-storey rear extension, with associated | No objections. |
| 2025/1103 | *The Feathers 54 Cawston Road NR11 6EB* | 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 | *The Feathers 54 Cawston Road NR11 6EB* | AMENDED APPLICATION (Listed Building Consent) Conversion of 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 | No objections. |

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

None received.

# **To Receive any Updates on Large Town Developments**

1. ***Norwich Road Site***.

No further updates

1. ***Burgh Road Site***.

No further updates

# **To Note Items for Information or Future Agendas**

No matters raised.

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

This was ***agreed***.

1. **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*

# **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\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_