

		extract within top section of windows to side elevation		
2025/1103	<i>The Feathers 54 Cawston Road NR11 6EB</i>	Conversion of outbuilding to games room (retrospective) FULL PLANNING PERMISSION	No objections	Pending
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	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 (amended application submitted)
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	Approval with Conditions
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 Whereas the footfall on the side of the building	Withdrawn

			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?	
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	No objections	Pending

		erection of new single-storey building.		(amended application submitted)
2025/1097	15 Red Lion Street, NR11 6ER	Demolition of redundant outbuildings and erection of new single-storey building. Amended application	No objections	Pending
2025/3401	15 Red Lion Street, NR11 6ER	Demolition of redundant outbuildings and erection of new single-storey building. Amended application (listed building consent)	No objections	Pending
2025/3532	Woodgate Farmhouse, Woodgate, NR11 6UJ	Installing rooflights, demolishing a lean-to cover and replacing with a shed, internal alterations and repairs, replacement of doors and one window	No objections	Approval with conditions
2025/3533	Woodgate Farmhouse, Woodgate, NR11 6UJ	Installing rooflights, demolishing a lean-to cover and replacing with a shed, internal alterations and repairs, replacement of doors and one window. (Listed Building Consent)	No objections	Approval with conditions
2025/3536	The Grain Store, Banningham Road, NR11 6LS	Variation of conditions 2, 3 & 5 - Change of design, external materials and on-site car parking arrangements of consented permission 20212024 (Proposed demolition of existing barn, which has been granted class Q permission under reference 20191719,	Objection to the application on the grounds of: 1) Outside the settlement boundary 2) Development not in a sustainable location (access to services by car encouraged) 3) Loss of agricultural land	Approval with conditions

		and the erection of a new dwelling with integrated garaging, workshops & pool) dated 23 March 2023		
2025/3485	<i>Pendelfin, 1 Forster Way, NR11 6BE</i>	Removal of existing dead conifer hedges and replace with 6ft wooden fence.	No objections	Pending
2025/3162	<i>Land at Dunkirk</i>	Replacement office cabin constructed of steel and insulated cladding	No objections	Pending
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	Pending
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.	Pending
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 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		
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 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	9-11 Hungate Street, NR11 6AA (Kings Kebab and Pizza)	Rear extension, installation of extraction and ventilation equipment and minor external alterations. Listed Building Consent	No objections	Pending
2025/3732	10 Forster Way, NR11 6AA	Single-storey rear extension, demolition of the existing	No objections	Pending

		conservatory, partial conversion of the existing garage/store.		
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	Pending

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

The following were considered by the committee:

Reference	Address	Details	Committee Decision
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
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
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
2025/3979	Abbotts Hall Farm House, Drabblegate NR11 6LR	Proposed conversion of historic agricultural barns to three residential dwellings with associated infrastructure	No objections
2026/0218	Abbotts Hall Farm House, Drabblegate NR11 6LR	Proposed conversion of historic agricultural barns to three residential dwellings with associated infrastructure Listed Building Consent	No objections

2025/3581	14 Aegel Gardens NR11 6GQ	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.
2025/0169	1 Anglian Way, NR11 6XQ	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.
2026/0043	115 Stuart Road, NR11 6HN	First floor extension over garden room.	No objections
2026/0100	43 Hungate Street, NR11 6AA	Installation of a single row of photovoltaic panels.	No objections
2026/0273	43 Hungate Street, NR11 6AA	Installation of a single row of photovoltaic panels. Listed Building Consent	No objections
2026/0006	35 Hungate Street, NR11 6AA	Proposal to move a beam in an existing chimney structure. Listed Building Consent	Application withdrawn
2026/0079	27 Oakfield Road, NR11 6AL	Replacement French Windows. Listed Building Consent	No objections <i>Catherine Fletcher took no part in the discussions regarding this application</i>

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

The committee considered the following applications:

Reference	Address	Details	Committee Decision
2026/0336	3 Abbots Close, NR11 6HQ	First floor side extension	No objections
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
2025/2418	<i>Barclays Bank 1-2 Market Place</i>	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 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

8. To Receive any Updates on Large Town Developments

a. *Norwich Road Site.*

There was no update on this development.

b. *Burgh Road Site.*

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

Correspondence from Broadland District Council had been received enquiring as to whether the Town Council would, if asked, be prepared to take on the open space.

It was noted that when a similar question was asked from Norfolk Homes, comprehensive information was received about proposed management fees. It was

also noted that Broadland Council had been unable to clarify which areas on the map provided the commuted sum related to.

The Town Council's grounds staff had been consulted, and it would be feasible to take the land on.

The Clerk is to press for more accurate information from Broadland Council as to what areas the commuted sum refers to.

9. 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.

10. To Receive Update on the Neighbourhood Plan

The market place surveys had been collated. The clerk will send to Gordon Clarke and the Town Council's Neighbourhood Plan consultant.

The initial neighbourhood plan consultations will be collated next.

It is now recommended that Neighbourhood Plans be reviewed every two years to keep them current.

It was noted that it was important to have representation from the industrial estate businesses, rather than only town centre businesses.

11. To Receive Update on Community Resilience Planning

There was no update to this item. A working group should be considered.

12. To Note Items for Information or Future Agendas

A list of material planning considerations to be placed within the pack

13. To Confirm the Next Meeting as Thursday 12th March 2026, 10am in the Town Hall

This was *agreed*.

14. To Consider a Resolution under the Public Bodies (Admission to Meetings) Act 1960 to Exclude the Press and Public for the Duration of Item 15 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

15. 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 10.30am

Signed _____

Date _____