



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD AT THE TOWN HALL, ON THURSDAY 13th MARCH 2025 AT 13:00**

PRESENT: Pat Prekopp (Chair)
Chery Bould (Vice Chair)
Kay Montandon

1. ELECTION OF CHAIR

It was *resolved* to elect Patrick Prekopp as chair.

2. ELECTION OF VICE CHAIR

It was *resolved* to elect Cheryl Bould as vice chair.

3. APOLOGIES FOR ABSENCE

Apologies were received and noted from Trevor Bennett and from Mary Evans by email.

4. DECLARATIONS OF INTEREST

None.

5. MINUTES

There are no minutes to consider.

6. MATTERS ARISING

As there are no minutes there are no matters to consider.

7. MEETING DATES

Discussions took place regarding schedules for meetings moving forward. Patrick favoured daytimes, and the end of week two was also favoured. Ongoing schedule would be agreed at the next meeting.

8. PUBLIC PARTICIPATION

None.

9. EXISTING APPLICATIONS

Updates were received for previous applications under consideration by Broadland District Council as set out in *Table 1* of the agenda. For future agendas can Aylsham Town Councils decisions be added to the table.

10. NEW APPLICATIONS

The Committee considered the following new planning applications set out in *Table 2*.

- a. 26, Reeds Lane. (2025/0279). **No objection.**
- b. 2, Mashes Row (2025/0316). **No objection.**
- c. 15, Cromer Road (2025/0339). **No objection.**
- d. 15, Cromer Road (2025/0340). **No objection.**
- e. Highfield, 30 Holman Road (2025/0061). **Object.** The Council objects to this development for the following reasons:-
 - *The proposed Juliet balcony and first-floor extension would result in an unacceptable loss of privacy to neighbouring properties (contrary to NPPF para 130(f) and Broadland Policy GC4).*
 - *The development risks damage to mature oak trees on the site, which are important to the character of the Aylsham Conservation Area and require appropriate arboricultural assessment (NPPF paras 174 and 180; Broadland Policy EN1).*
 - *The plans submitted are likely inaccurate in elevation labelling, which undermines proper public and professional scrutiny.*
 - *The scale and massing of the development, particularly in a Conservation Area, risks harm to local character (NPPF paras 199–202 and Broadland Policy EN2).*
 - *There are serious concerns regarding potential unauthorised commercial use of the garage and extension for business-related activities, including fabrication and storage, which would be inappropriate in a residential setting, leading to traffic and amenity concerns (NPPF paras 111 and 130; Broadland Policy GC4).*
 - *The proposed link extension may compromise access for emergency services and add to local traffic on a narrow residential road close to a junction.*
- f. 43, Stuart Road (2025/0516). **Object.** The Council objects to this development for the following reasons:-
 - *The scale and massing of the proposed extension are considered excessive in relation to the size of the plot, resulting in overdevelopment and a cramped appearance (contrary to NPPF para 130 and Broadland Development Management Policy GC4).*
 - *The density of built form, particularly to the rear and side boundaries, reduces space around the dwelling, eroding the established pattern of development in the area (NPPF para 134; Broadland Policy GC4).*
 - *The proposal would diminish visual separation between properties, potentially setting an undesirable precedent for intensification that would be harmful to the character of the street scene (NPPF para 130(c) and (d); Broadland Policy GC4).*
 - *The Town Council is concerned that this proposal fails to reflect the scale and proportion of surrounding dwellings (NPPF para 130(e)) and lacks sufficient outdoor amenity space post-development, which is important to the well-being of occupiers (NPPF para 92(c)).*
 - *While no neighbour objections are currently listed, the visual impact on neighbouring properties, including potential overshadowing and overbearing effects, remains a concern (NPPF para 130(f); Broadland Policy GC4).*

- g. 43, Jannys Close (2025/0657). **Object.** The Council objects to this development for the following reasons:-

- *The proposed two-storey side extension appears to represent an overdevelopment of the site, resulting in a tight and potentially overbearing relationship to the plot boundaries (contrary to NPPF paragraph 130 and Broadland Development Management Policy GC4).*
- *The layout and design may fail to maintain the established spatial character of the area, eroding the open appearance and rhythm between properties (NPPF paragraph 134).*
- *The proposal may negatively impact the amenity of adjacent residents, including potential dominance or overshadowing, depending on scale and siting (NPPF paragraph 130(f)).*
- *Concern is raised that the scheme does not adequately demonstrate how it will respond to local context, particularly in terms of scale and built form, as required by Broadland Policy GC4.*

11. LATEST APPLICATIONS

None

12. LARGE TOWN DEVELOPMENTS

- Norwich Road Site.** This development is now under way having recently been given full written planning permission. The Play Area proposals are being discussed with the developer and discussions have been favourable. An updated design based on recommendations from Cheryl Bould will be created. The Sustainable Transport Hub will be released to the Town Council on the sale of the 100th dwelling. There is hardcore located at the transport hub already and a design is needed asap. Watsons will be the managing agent.
- Burgh Road.** Following the approval at the planning committee some extra consultation was required with Highways regarding bus stops and crossings. This had very regrettably been declined. The Town Council is very disappointed at this outcome as the Council believes both are vitally needed.

13. CORRESPONDENCE AND COMPLAINTS

- The Council had received two complaints from members of the public regarding scaffolding that had been raised on a property in Red Lion Street. This is a matter for the District Council and the complaint had been passed on.
- Complaints had been received from members of the public regarding the Burgh Road development. This is a matter for the District Council and the complaint had been passed on.
- Complaints from members of the public regarding Norwich Road development. This is a matter for the District Council and the complaint had been passed on.
- None.

14. COUNCILLOR SURGERY

Councillor surgery sessions are a good opportunity to raise planning and development issues. They allow members of the public to speak directly with councillors and take place on *Friday 14 March 9am-10am, Wednesday 2 April 6:30pm-7pm, Friday 18 April 9am-10am, and Wednesday 5 May 6:30pm-7pm.*

15. FUTURE AGENDA

None.

16. NEXT MEETING

The date and time of the next meeting would be *Wednesday 9th April 2025*, at 19.00 in the Council Chamber.

There being no further business the meeting was closed at 14.14

Meeting of Aylsham Town Council Planning Committee
9th April 2025
Item 8

PREVIOUSLY CONSIDERED APPLICATIONS

Reference	Address	Details	Status
<u>2024/3376</u>	47 Cawston Road Aylsham Norfolk NR11 6EE	Notification for prior approval for change of use and conversion of existing commercial building (class E) into 1no dwelling (class C3)	Pending
<u>2024/3433</u>	Shepherds Huts Green Lane Off Banningham Road Aylsham Norfolk	Placement of 2 shepherd huts (1 for holiday accommodation and 1 for a shower block) and change of use of land (retrospective)	Pending
<u>2024/3764</u>	20 - 22 Market Place Aylsham Norfolk NR11 6EL	Installation of 2 louvres intake and extract within top section of windows to side elevation	Pending
<u>2025/0199</u>	8 Church Terrace Aylsham Norfolk NR11 6EU	Replacement roof to lean-to shed (Norfolk pantiles to Marley Lincoln clay pantiles), with 'like for like' replacement of fascia board and gutters, together with repointing of brickwork	Withdrawn
<u>2025/0279</u>	26 Reeds Lane Banningham Road Aylsham Norfolk NR11 6LT	Single storey side and rear extensions.	Pending
<u>2025/0316</u>	2 Mashes Row Aylsham Norfolk NR11 6ST	Reconstruction of glazed porch with partially tiled roof, new glazed doors, thermal upgrade and roof lights to rear and minor alterations to internal walls and existing fenestration	Approval with Conditions
<u>2025/0339</u>	15 Cromer Road Aylsham Norfolk NR11 6HE	Proposed reconstruction of existing conservatory	Approval with Conditions
<u>2025/0340</u>	15 Cromer Road Aylsham Norfolk NR11 6HE	Proposed reconstruction of existing conservatory Listed Building Consent	Approval with Conditions

<u>2025/0061</u>	<i>Highfield 30 Holman Road Aylsham Norfolk NR11 6BY</i>	1.5 storey rear extension, new single storey link room extension and roof mounted solar panel arrangement	Pending (amended application to consider)
<u>2025/0516</u>	<i>43 Stuart Road Aylsham Norfolk NR11 6HW</i>	Single storey front extension	Pending
<u>2025/0657</u>	<i>43 Jannys Close Aylsham Norfolk NR11 6DL</i>	Two storey front extension	Pending

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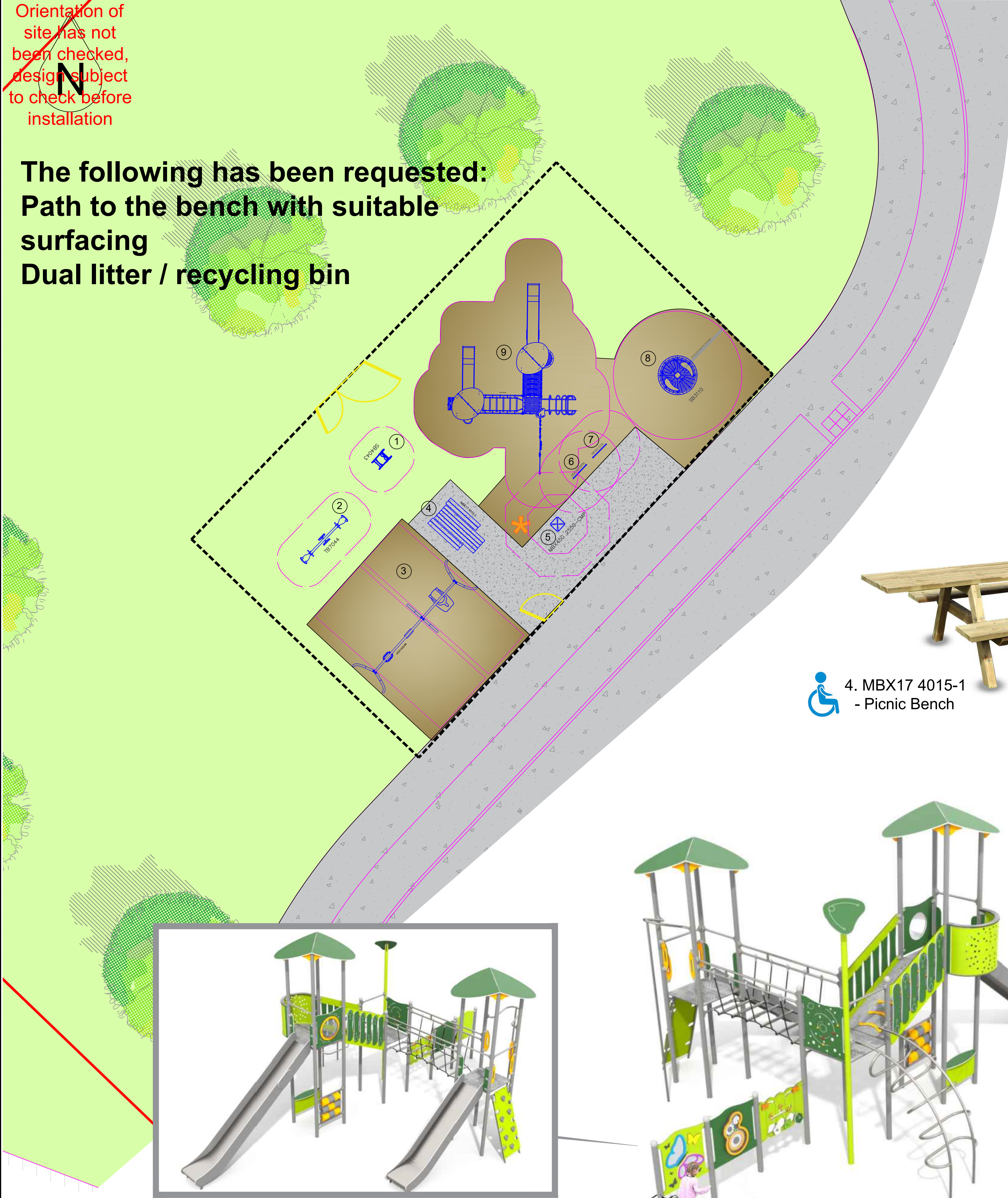
Item 9

NEW APPLICATIONS

Reference	Address	Details
2025/0780	48 Drabblegate Aylsham NR11 6LR	Single Storey Side Extension and Associated Alterations
2025/0654	Pen-y-clawdd 1 Bure Valley Lane Aylsham NR11 6UA	Replacement dwelling
2025/0061	Highfield 30 Holman Road Aylsham NR11 6BY	1.5 storey rear extension, new single storey link room extension and roof (amended application to correct the direction of the elevations)
2025/0674	Clyde Cottage 14 Cromer Road Aylsham NR11 6HE	Full refurbishment including internal and external alterations, incorporating new openings to the rear
2025/0918	19 Aylsham Industrial Estate Aylsham NR11 6SS	Variation of condition 2- Revised plans of original planning permission 20220654- New offices and industrial units. Revised plans and elevations.
2025/1039	6 Bure Way Aylsham NR11 6HL	Demolition of rear conservatory and rear chimney, new roof lantern and single storey rear extension, replace render with render/insulation and install roof mounted solar panels

Orientation of site has not been checked, design subject to check before installation

The following has been requested:
Path to the bench with suitable surfacing
Dual litter / recycling bin



1. SB4043 - Springer



2. TB7044 - Seesaw



3. SB2061 - Triple Bay Swings



4. MBX17 4015-1 - Picnic Bench



5. MBX45G 2550-CMP - Bin



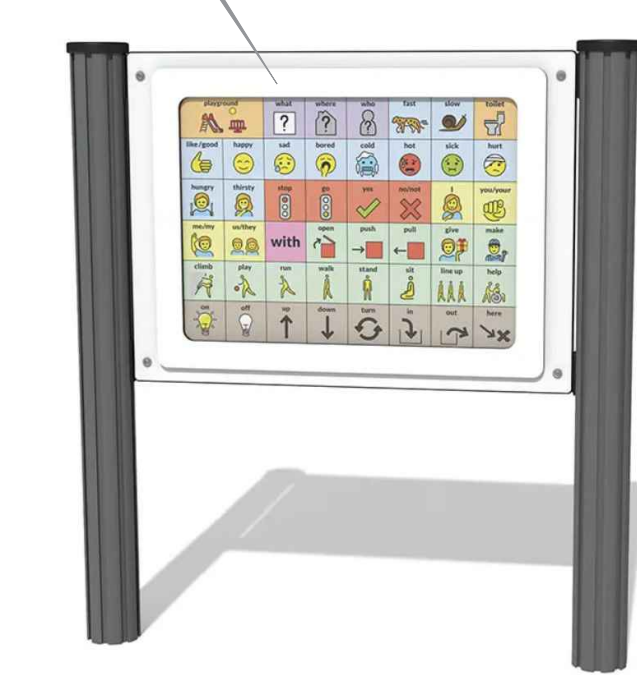
6. MMDPSIBR6 - Welcome Panel



9. SB744 MOD2 - Multi Play Unit



8. SB3110 - Inclusive Roundabout



7. MFIPLC06 - Play Panel



Miracle Design & Play

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PROJECT TITLE:
Norwich Road

SHEET TITLE:
Alysham Option 2

Key:
Fencing:
1m High, 1.2m Wide Self Closing Bowtop Gates, Galvanised and Powder Coated Yellow
1m High, 3m Wide Dual Use Bowtop Gates, Galvanised and Powder Coated Yellow
1m High Bowtop Fencing, Galvanised and Powder Coated Black

Surfacing:
Bound Rubber Mulch Safety Surfacing
Macadam Surfacing by Client
Existing Grass

Landscaping:
Trees by Client

Equipment Fall Zone (No safety surfacing required if located on well maintained turf and under 1.5m CPH)

REVISIONS		
Issue	Description	Date
F	Revised as Per Client Comments	20/03/25
E	Revised as Per Client Comments	25/02/25
D	Revised as Per Client Comments	13/02/25
C	Plan Amended Per Clients Comments	13/01/25
B	Location Changed	19/11/24
A	Revised as per client comments	24/10/24

DRAWN BY: S. Thomas

REVISED BY: S. Thomas

CHECKED BY: G. Medica

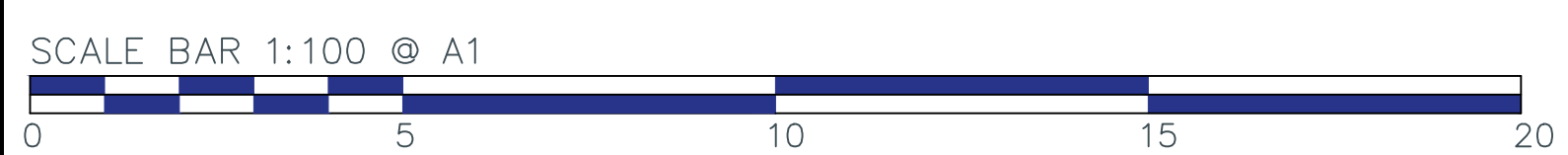
SCALE: 1:100 @A1 ISSUE: F

CLIENT: Norfolk Homes

DRAWING NO. Q11083_F

DATE 26/02/25

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EXACT LOCATION OF EQUIPMENT TO BE AGREED ON SITE. ALL SURFACING TO BE FLAT AND LEVEL, ANY DISCREPENCIES IN LEVELS TO BE REPORTED TO MIRACLE DESIGN & PLAY IMMEDIATELY