



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT THE TOWN HALL, ON THURSDAY 8th JANUARY 2026 AT 10am

PRESENT: Trevor Bennett (Chairman) Mary Evans
Catherine Fletcher Kay Montandon
Patrick Prekopp

Also in attendance: Faye LeBon, Clerk to Aylsham Town Council

1. To Receive Apologies for Absence

Apologies were received from David Anderson and Tim Briscoe.

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

None raised.

3. To Agree the Minutes of the 11th December 2025

The Minutes of the meeting held on 11th December 2025 were **agreed** by the committee and signed as a true and accurate record by the Chair.

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

No matters raised.

5. 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
2024/3433	<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
2024/3764	<i>20 - 22 Market Place NR11 6EL</i>	Installation of 2 louvres intake and extract within top section of windows to side elevation	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	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	Pending
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	Pending Certificate of Lawful Development issued for minor repairs and maintenance to the exterior of the building 2025/2507

			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
2025/3009	<i>Clyde Cottage, 14 Cromer Road, NR11 6HE</i>	<i>Listed Building Consent</i> Rear extension and remodelling works to the existing ground floor room	No objections	Approval with conditions
2025/2777	<i>Abbots House, 25 White Hart Street, NR11 6HG</i>	Repair/replace existing sashes to all windows	No objections	Pending
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)
2025/3063	<i>The Cottage, Petersons Lane, NR11 6HD</i>	Replacement of existing sheds with a new shed.	No objections	Approval with Conditions

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 outbuildings and erection of new single-storey building. Amended application (listed building consent)	No objections	Pending
2025/3532	<i>Woodgate Farmhouse, Woodgate, NR11 6UJ</i>	Installing rooflights, demolishing a lean-to cover and replacing with a shed, internal alterations and repairs, replacement of doors and one window	No objections	Pending
2025/3533	<i>Woodgate Farmhouse, Woodgate, NR11 6UJ</i>	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	Pending
2025/3089	<i>8 St Michael's Close</i>	Proposed first floor side and front extension above existing garage.	No objections	Refusal - Loss of amenity to the neighbouring property - Loss of street scene (spacious feel of area) - harm to the conservation area
2025/3536	<i>The Grain Store, Banningham Road, NR11 6LS</i>	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	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)	Pending

		<i>granted class Q permission under reference 20191719, and the erection of a new dwelling with integrated garaging, workshops & pool) dated 23 March 2023</i>	3) Loss of agricultural land	
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
2025/3008	<i>Clyde Cottage, 14 Cromer Road, NR11 6HE</i>	Rear extension and remodelling works to the existing ground floor room Amended Application – Amended plans and tree survey	No objections, subject to the review of the proposed wall with the neighbouring property	Approval with Conditions
2025/3009	<i>Clyde Cottage, 14 Cromer Road, NR11 6HE</i>	Rear extension and remodelling works to the existing ground floor room (Listed Building Consent) Amended Application – Amended plans and tree survey	No objections, subject to the review of the proposed wall with the neighbouring property	Approval with Conditions
2025/3642	<i>6 Holman Road, NR11 6BY</i>	Demolition of rear extension and conservatory and replacement with new single storey extension. Single storey front extension including porch, lean-to car port and cartshed style garage. Widening of existing access and addition of new single swing gate.	No objections	Approval with Conditions
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</i>	Conversion of outbuilding to games room (retrospective)	No objections	Pending

	<i>Road, NR11 6EB</i>	Amended Application – Noise management plan submitted		
2025/3641	<i>49 Sir Williams Close, NR11 6AP</i>	Single-storey ground floor shower room extension	No objections	Pending
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 Aegeal 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 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	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
2025/3275	<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	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. 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		
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	Pending
2025/3063	<i>The Cottage, Petersons Lane, NR11 6HD</i>	Replacement of existing sheds with a new shed. Amended application to show existing and proposed north elevations of shed	No objections	Approval with conditions

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

None received

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
2025/3732	<i>10 Forster Way, NR11 6AA</i>	Single-storey rear extension, demolition of the existing conservatory, partial conversion of the existing garage/store.	No objections
2025/3329	<i>3 Holman Close, NR11 6DD</i>	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

8. To Receive any Updates on Large Town Developments

a. Norwich Road Site.

There was no update on this development.

b. Burgh Road Site.

There was no update on this development. Planning permission has still yet to be granted.

It was **noted** that there had been an approach from a retailer to advise the Town Council of a proposed planning application. The Clerk will arrange a meeting.

9. To Receive Update on the Neighbourhood Plan

The Clerk will speak with the Town Council's consultant to obtain possible dates for the next meeting.

10. To Note Items for Information or Future Agendas

Community resilience planning.

Update on GNLP call for sites.

11. To Confirm the Next Meeting as Thursday 12th February 2026, 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 10.35am

Signed_____

Date_____