

Development Committee



Please contact: Lauren Gregory

Please email: lauren.gregory@north-norfolk.gov.uk Direct Dial: 01263 516108

TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Monday, 30 May 2022

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 9 June 2022 at 9.30 am.**

At the discretion of the Chairman, a short break will be taken after the meeting has been running for approximately one and a half hours

Please note that members of the public should not speak to Committee Members prior to or during the meeting.

PUBLIC SPEAKING:

Members of the public who wish to speak on applications must register **by 9 am on the Tuesday before the meeting** by telephoning **Customer Services on 01263 516150** or by emailing customer.service@north-norfolk.gov.uk. Please read the information on the procedure for public speaking at Development Committee on our website or request a copy of "Have Your Say" from Customer Services.

Anyone may take photographs, film or audio-record the proceedings and report on the meeting. You must inform the Chairman if you wish to do so and must not disrupt the meeting. If you are a member of the public and you wish to speak, please be aware that you may be filmed or photographed.

Emma Denny
Democratic Services Manager

To: Mrs P Grove-Jones, Mr P Heinrich, Mr A Brown, Mr P Fisher, Mrs A Fitch-Tillett, Dr V Holliday, Mr R Kershaw, Mr N Lloyd, Mr G Mancini-Boyle, Mr N Pearce, Mr M Taylor, Mr A Varley, Ms L Withington and Mr A Yiasimi

Substitutes: Mr T Adams, Dr P Bütikofer, Mrs S Bütikofer, Mr C Cushing, Mr T FitzPatrick, Mr V FitzPatrick, Mr N Housden, Mr J Punchard, Mr J Rest, Mrs E Spagnola, Mr J Toyne, Dr C Stockton and Mr E Vardy

All other Members of the Council for information.

Members of the Management Team, appropriate Officers, Press and Public



If you have any special requirements in order to attend this meeting, please let us know in advance

If you would like any document in large print, audio, Braille, alternative format or in a different language please contact us

Chief Executive: Steve Blatch

Tel 01263 513811 **Fax** 01263 515042 **Minicom** 01263 516005

Email districtcouncil@north-norfolk.gov.uk **Web site** www.north-norfolk.gov.uk

A G E N D A

PLEASE NOTE: THE ORDER OF BUSINESS MAY BE CHANGED AT THE DISCRETION OF THE CHAIRMAN
--

PUBLIC BUSINESS

1. CHAIRMAN'S INTRODUCTIONS

2. TO RECEIVE APOLOGIES FOR ABSENCE

3. SUBSTITUTES

4. MINUTES

(Pages 1 - 8)

To approve as a correct record the Minutes of a meeting of the Committee held on 12th May 2022.

5. ITEMS OF URGENT BUSINESS

(a) To determine any other items of business which the Chairman decides should be considered as a matter of urgency pursuant to Section 100B(4)(b) of the Local Government Act 1972.

(b) To consider any objections received to applications which the Head of Planning was authorised to determine at a previous meeting.

6. ORDER OF BUSINESS

(a) To consider any requests to defer determination of an application included in this agenda, so as to save any unnecessary waiting by members of the public attending for such applications.

(b) To determine the order of business for the meeting.

7. DECLARATIONS OF INTEREST

(Pages 9 - 14)

Members are asked at this stage to declare any interests that they may have in any of the following items on the agenda. The Code of Conduct for Members requires that declarations include the nature of the interest and whether it is a disclosable pecuniary interest. Members are requested to refer to the attached guidance and flowchart.

OFFICERS' REPORTS

8. BLAKENEY - PF/21/2711 ERECTION OF NEW AGRICULTURAL WORKERS DWELLING: NEW BARN FARM, SAXLINGHAM ROAD, BLAKENEY

(Pages 15 - 28)

9. HOLT - PF/22/0226: CONSTRUCTION OF TWO STOREY SIDE EXTENSION AT ORCHARD COTTAGE, 23 HEMPSTEAD ROAD, HOLT

(Pages 29 - 32)

- 10. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 33 - 34)
- 11. APPEALS SECTION** (Pages 35 - 38)
- (a) New Appeals
 - (b) Inquiries and Hearings – Progress
 - (c) Written Representations Appeals – In Hand
 - (d) Appeal Decisions
 - (e) Court Cases – Progress and Results

12. EXCLUSION OF PRESS AND PUBLIC

To pass the following resolution, if necessary:-

“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A (as amended) to the Act.”

PRIVATE BUSINESS

- 13. ANY URGENT EXEMPT BUSINESS**
- 14. TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA**

This page is intentionally left blank

DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 12 May 2022
in the Council Chamber - Council Offices at 9.30 am

Committee Members Present:	Cllr P Heinrich (Chairman - Deputising)	
	Cllr A Brown	Cllr A Fitch-Tillett
	Cllr V Holliday	Cllr R Kershaw
	Cllr N Lloyd	Cllr N Pearce
	Cllr L Withington	
Substitute Members in attendance	Cllr V Fitzpatrick	
	Cllr J Toye	
Officers in Attendance:	Major Projects Manager (MPM)	
	Development Management Team Leader (DMTL)	
	Senior Planning Officer (SPO)	
	Principle Lawyer (PL)	
	Democratic Service Manager	
	Democratic Services Officer – Regulatory	
	Democratic Services Officer – Scrutiny	

68 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from the Chairman; Cllr P Grove-Jones, Cllr G Mancini-Boyle, Cllr M Taylor and Cllr P Fisher.

69 SUBSTITUTES

Cllrs V Fitzpatrick and J Toye were present as substitutes for Cllr G Mancini-Boyle and P Fisher respectively.

70 MINUTES

The Minutes of the 14th March, 31st March and 14th April 2022 were approved as a correct record subject to an amendment raised by Cllr V Fitzpatrick to Minute 54 (31st March 2022) to read:

“The MPM introduced the Officer’s report and recommendation for refusal. He advised that the application had been brought to the Committee in accordance with the Constitution as the application had been submitted by Cllr’s T Fitzpatrick and V Fitzpatrick. The MPM noted that the proposed application was a resubmission application from a scheme which had been previously refused by the Development Committee in 2020”

71 ITEMS OF URGENT BUSINESS

None.

72 DECLARATIONS OF INTEREST

Cllr V Holliday declared a non-pecuniary interest in Planning Application PF/21/2977 (Item 9) she considered herself to be pre-determined and would therefore refrain

from voting on the application.

Cllr A Brown declared a non-pecuniary interest in Planning Application PF/20/1278 (Item 8) he considered himself pre-determined and would therefore refrain from voting on the application.

73 BRINTON - PF/20/1278 - REMOVAL OF CONDITION 3 (HEDGE RETENTION) OF PLANNING PERMISSION PF/93/0561, TO REGULARISE POSITION FOLLOWING REMOVAL OF HEDGE, KNOCKAVOE, NEW ROAD, SHARRINGTON, MELTON CONSTABLE

The DMTL introduced the Officers report and recommendation for approval. He advised Members that the hedge, which had been removed, had been replaced by a close board timber fence, approximately 1.5 metres high. The hedge was understood to consist of *Elaeagnus*, a non-native flowering shrub, and in the supporting Planning Statement it was advised that around 50 per cent of the hedge was dead at the time it was removed which is thought to be around the middle of 2020 as a contravention was reported to the enforcement team at the beginning of June 2020.

The DMTL advised that the previous condition was considered to be poorly drafted and failed to meet all of the six tests as set out on page 52 of the Agenda Pack. The deficiencies in the condition set out in the report including; lack of precision, no requirement for the hedge to be maintained to a specific height, and no requirements for the hedge to be replaced if it died or was damaged.

He commented that there was no record how high the hedge was when the condition was imposed or the species that made up the hedge and that correspondence from 1993 suggested the hedge could have been Hawthorne, but that this was not definitive.

The DMTL stated that Officers considered that the condition did not meet tests 4, 5 and 6 of Paragraph 55 of the National Planning Policy Framework makes clear that planning conditions should only be used where they satisfy the following six tests, as such it is recommended that the application is approved. In this case no conditions were considered by Officers to be necessary.

Public Speakers:

Deborah Hyslop – Chairman of Brinton Parish Council.

- i. The Local Member – Cllr A Brown – spoke against the Officers recommendation. He commented that Condition 3 of the original 1993 consent stated that the removed hedge should not be ‘uprooted or otherwise destroyed without prior consent’, and stated that two years ago the applicant removed the hedge for reasons which were unclear. Cllr A Brown acknowledged that the subsequent submitted application was objected to by both the Parish Council and the Landscape Officer. He stated that there was a vicarious objection implied by the recent Conservation Area Appraisal due to the assessor recommending the retention of hedging instead of urbanising hard fencing to maintain the village character, and that it’s notable that the assessor makes no distinction between properties either in or adjacent to (as in this case) the conservation boundary. He noted the comments made by the Landscape Officer that the removal of the hedge would contravene Core Policy EN4 of the NNDC Core Strategy because it provides amenity value, continuous soft edges in the village street scene had been interrupted, as

apparent in photos on pages 12 and 13 of the Agenda Pack. Cllr A Brown challenged the officers appraisal, detailed on pages 52 and 53 of the Agenda pack and stated that 1. It is an unfortunate reflection on the Authority in 1993 due to the errors in drafting Condition 3 (i.e. no stipulation for height, species type or duty to replace a dying hedge) which means the Authority are prevented from taking enforcement action 2. Members were advised not to consider the fence as a front boundary breach permitted development rules being 1.5 metres high instead of 1 metre limit. 3 He considered Members should be pressing for an application if Condition 3 is removed. 3. The length of time from July 2020 taken to deal with this case was a concern.

- ii. The PL advised she had not provided advice on the enforceability of the condition and that the opinion offered was by Planning Officers only.
- iii. Cllr J Toye sought clarity from Officers on the potential outcomes arising from the application and questioned if Members were minded to enforce Condition 3, what would be the effect on the current boundary. The MPM advised if the decision was reached by Members to enforce the condition, that the enforcement team would be notified. Cllr J Toye asked whether Members could grant a new planning condition, the MPM advised this was within Members gift. Cllr J Toye enquired what would be the best process to have a hedge re-introduced on the boundary. The MPM advised that this could be through the retention of the condition or the granting of a new condition but that this decision may be subject to appeal by the applicant. Cllr J Toye asked, if the condition was removed, what would be the best way forward which would re-establish the original intention for the hedge. The PL considered that the purpose of the condition was more or less sufficiently clear. If the hedge was considered to be dying it would have been incumbent on the site owner to contact the council to seek a way forward.
- iv. Cllr N Lloyd thanked the PL for her guidance, which he supported. He considered the intention of Condition 3 was clear, that a hedge should be retained at Knockavoe, and supported the comments made by the landscape officer.
- v. Cllr N Pearce affirmed that the removal of the hedge and introduction of the fence was against planning guidance. He expressed his support that the condition be retained, and be enforced upon.
- vi. Cllr V Fitzpatrick stated that every application should be considered on its merits. He considered that the wording of the condition was not precise and that it may not be enforceable.
- vii. Cllr V Holliday asked of the condition when drafted in 1993 would have aligned with NPPF as it was. The PL confirmed this would have been the case.
- viii. Cllr A Fitch-Tillett expressed her support that the condition be retained. She considered that the replacement wooden fence with concrete posts, which had been introduced across the district, were unsightly and not in keeping with the rural landscape and specifically the associated village.
- ix. Cllr V Fitzpatrick proposed acceptance of the Officers recommendation, seconded by the Chairman.

THE VOTE WAS LOST by 2 votes for, 7 against, and 1 abstention.

- x. Cllr N Lloyd proposed that Condition 3 be retained in accordance with the Landscape Officers assessment in that the removal of the hedge was a contravention of NNDC Policy EN4.

RESOLVED by 8 votes for, 1 against, and 1 abstention.

Condition 3 of planning permission PF/93/0561, be retained, which reads “except as required to construct an access the hedge on the front boundary and the young trees within the site shall be retained and shall not be topped, lopped, felled, uprooted or otherwise destroyed without the prior written consent of the Local Planning Authority” to comply with policy EN4 of NNDC Core Strategy Policy.

- xi. The MPM advised Members that the fence would be subject to enforcement action, and that the decision made by the Committee may be appealed. He informed Member that he would inform the enforcement manager to progress with enforcement action.

74 WIVETON - PF/21/2977 CHANGE OF USE OF AGRICULTURAL LAND TO A DOG WALKING FIELD WITH ASSOCIATED CAR PARKING AREA; ERECTION OF 1.8 M FENCE AROUND THE PERIMETER OF THE DOG WALKING AREA; ERECTION OF STORAGE SHED FOR MAINTENANCE EQUIPMENT AND FIELD SHELTER AT LAND EAST OF THE ACREAGE, COAST ROAD, WIVETON, NORFOLK

The SPO introduced the Officers report and recommendation for approval. She informed Members that there was an amendment to the recommendation contained on Page 65 of the Agenda Pack, bullet point 4 which should now read “*The use of the site shall be for the purposes of dog walking/exercise only and not by groups, clubs, training classes, dog shows or other similar related activity.*”

She advised that Wiveton Parish Council had made four additional points which were not included in the report.

1. That the proposal is contrary to the North Norfolk Landscape Character Assessment. The site falls within RHA 1 Rolling Heath and Arable with one of the guidelines being to conserve the high scenic quality and natural beauty of the area and also to conserve and expand Including ecological connectivity and the proposal for dog walking is contrary to the spirit and purpose of these guidelines.
2. The urban nature of the access standards required by Highways brings increasing suburbanisation to a rural landscape.
3. Damage to the environment, loss of a feeding and breeding habitat for locally scarce/under threat wild birds, mammals, amphibians and insects.
4. It is contrary to specific policies in the current North Norfolk Local Plan Policy EN 1, EN 2 and EN 9.

As such an additional condition was recommended:

On the cessation of the use of the field for the development, the storage and maintenance building shall be removed from the site and the land restored in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority.

The SPO stated that the main issues for consideration were the principle of the

development, design and impact on the heritage asset (conservation area); landscape impact within the AONB; amenity and highways impact. She advised that In terms of the principle, the site was within the rural area where Policy SS 2 states that development will be limited to that which requires a rural location and is for one of a number of specified types of development which includes recreational use. The development is acceptable in principle.

She summarised that the landscape impact arises largely from the proposed storage shed, whilst the site lies within the AONB and designated undeveloped coast valued for its wide, open and unsettled areas of land which provide a sense of remoteness, tranquillity and wilderness, in this instance the main physical changes to the site would be two buildings of a relatively modest size and scale which would be subservient to the important views of the landscape beyond and on balance are not considered to significantly detract from the landscape setting or have a significant adverse impact on the special qualities of the AONB.

Public Speakers

John Ramm – Chairman Wiveton Parish Council

Nichola Harrison – Objecting

Annette Rigby - Supporting

- i. The Local Member – Cllr V Holliday – spoke against the Officers Recommendation. She acknowledged that there had been support for the application, but considered that the development for not sustainable or suitable for its location. She stated, based on the representations received, assuming that those individuals were to use the dog walking field, there would be an average round trip of 22 miles. On the assumption that there are 7 dog walking sessions a day, use of the field would generate a daily mileage of 151 miles, and 1057 miles a week. She asserted that if 25% of the dogs were brought via electric car, the mileage in fossil fuel cars equates (according to the Sustainable Travel Calculator) to .22tonnes CO2/week and 11.44 tonnes/CO2/year. The Local Member commented that flying from Norwich to Schipol return only produces .07tonnes CO2/person. Even if all the customers are more local, say with an average round trip of 12 miles, the same calculation is .16 tonnes/CO2/week or 8.32 tonnes/yr. The above also only assumed one vehicle per session, and that the design statement would allow for parking of three vehicles, and two households at any time. Cllr V Holliday relayed NNDC's net zero strategy and the commitment to reduce carbon emissions across the district, and that she did not consider the application fit with the NNDC local plan policy SS4. The Local Member noted a recent study which showed the impact of dog waste, high in nitrogen and phosphorus and its negative impact on biodiversity and ecosystem function. Within the study Dog nitrogen and phosphorus fertilisation rates per hectare per year averaged out at about 11kg nitrogen, and 5kg phosphorus. Even if the dog waste was removed, the urine would remain an enduring problem. She stated that whilst it could be argued better that the dogs utilise a designated field rather than protected habitats including nearby marshes, the density of dogs would be greater in the field. Cllr V Holliday considered that the application would lead to a disturbance to the tranquillity and sense of remoteness which are essential features of the AONB, and to which the Council had a duty to preserve and enhance. She asserted that the proposed application contradicted NNDC policy SS4, EN2 and EN3.
- ii. Cllr A Fitch-Tillett expressed her support for the Officers Recommendation for approval, and considered that the inclusion of the site would take

pressure off more sensitive public area's within the AONB as identified within the Officer Report. She acknowledged that the North Norfolk Coast Partnership saw value in the application, which may reduce the numbers of dogs off lead which can cause disturbances to protected species. She commented that during summer months dogs off lead could disturb ground nesting birds, and during winter months the seal pupping season. On balance, Cllr A Fitch-Tillett considered that the proposed application would not result in a significant detriment to the special qualities of the AONB, and so proposed acceptance of the Officers Recommendation.

- iii. Cllr J Toye stated that it was not uncommon for dog walkers to drive a long way to walk their dogs, therefore comments on users requiring vehicles should be given less credence. He reflected that during the Covid lockdowns there had been a rise in the number of difficult dogs with behavioural difficulties, and that there was value in these animals having a space to exercise without disturbing other walkers and protected species in the AONB including ground nesting birds. Cllr J Toye commented that he would prefer to see amendments to the scheme which would enhance the AONB.
- iv. The SPO affirmed that tree planting was proposed on the eastern boundary which would also aid to screen the new fencing to the east.
- v. Cllr A Brown considered that there were many sites of this nature appearing across the district, but that the sites location within the AONB meant the bar was set higher. He asked a series of questions to Officers for clarification, first; how the condition of the operating hours could be enforced. The MPM advised that, as with the enforcement of any condition, it was reliant on individuals reporting breaches to the enforcement Team. Second, How could the amount of users be regulated, the SPO advised that a management plan would be required subject to prior approval. Third, if the site would be spot checked. The SPO relayed the MPM advice that the enforcement team were reliant on the public reporting a breach. The MPM relayed that the enforcement team would take appropriate action if a breach was reported and assured Members that a Management plan for the site would need to be provided and signed off by the Council, after which time it would be placed in the public domain.
- vi. At the discretion of the Chairman, the Applicant was invited to address Members questions. The Applicant commented that she would be agreeable to restrict the number of dogs on the site at any one time – if this was considered to be a suitable condition by members.
- vii. Cllr R Kershaw reflected on objections raised, and considered that as the site was only utilising 1 acre for dog walking, this would not have a detrimental effect on the local deer population. He stated that socialisation of dogs was a good thing, and use of the proposed site by difficult dogs may cut back anti-social behaviour. He commented that concerns about traffic generated from the site were misplaced, and affirmed that the site was in close proximity to a builder's yard which would generate much more traffic. Cllr R Kershaw commented that had the application been for horses and not dogs, there likely would not have been an issue.
- viii. Cllr N Lloyd noted the issues raised by Members and Members of the Public, and commented that the use of the site from dawn to dusk was too long. Whilst comments of the impact of Carbon were a good argument, they

did not have weight under planning law at present.

- ix. Cllr N Pearce supported the representation of the Local Ward Member. He commented that he was not against dogs, or dog walking site, but that this was not a suitable location due to presence in the AONB. He noted that the proposed application was subject to 7 conditions, with more potentially being added, and considered that the use of so many conditions indicated that the proposal was contentious and should be deferred pending addition information on the applications impact on the village.
- x. The MPM reflected that, from the representations made, Members were broadly okay with the principle of the application, but that details of the Management Plan.
- xi. Cllr J Toye seconded the proposal to accept the officer's recommendation.

RESOVED by 8 votes for, 1 against, and 1 abstention.

That planning application PF/21/2977 be approved subject to conditions relating to the following matters and any others considered necessary by the Assistant Director for Planning.

- Time limit for implementation
- Approved plans
- Prior to first use a management plan shall be submitted and agreed by the Local Planning Authority
- The use of the site shall be for the purposes of dog walking/exercise only and not by groups, clubs, training classes, dog shows or other similar related activity
- Prior to first use, full details of the proposed fencing and new native hedgerow/tree planting shall be submitted to and agreed in writing by the Local Planning Authority.
- Full details of any external lighting to be submitted to and agreed in writing with the Local Planning Authority.
- Operating hours
- On the cessation of the use of the field for the development hereby permitted, the storage and maintenance building shall be removed from the site and the land restored in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority

75 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

- i. The MPM advised Members of changes to performance reporting at Committee. He affirmed that the changes should enable Members to have a fuller picture of the activity within the department. Members noted the contents of the Development Management Performance Report.
- ii. The PL informed Members that there were only 5 outstanding S106 agreements, down from 10.

76 APPEALS SECTION

- i. New Appeals
- ii. No comment.

- iii. Inquiries and Hearings
- iv. The MPM confirmed that the Council were awaiting a conclusion for the Kelling application (PF/20/1056) and Ryburgh application (ENF/20/0231)

- v. Written Representations and Appeals
- vi. No comment.

- vii. Appeal Decisions
- viii. No comment.

77 EXCLUSION OF PRESS AND PUBLIC

None.

The meeting ended at 11.30 am.

Chairman

Registering interests

Within 28 days of becoming a member or your re-election or re-appointment to office you must register with the Monitoring Officer the interests which fall within the categories set out in **Table 1 (Disclosable Pecuniary Interests)** which are as described in "The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012". You should also register details of your other personal interests which fall within the categories set out in **Table 2 (Other Registerable Interests)**.

"Disclosable Pecuniary Interest" means an interest of yourself, or of your partner if you are aware of your partner's interest, within the descriptions set out in Table 1 below.

"Partner" means a spouse or civil partner, or a person with whom you are living as husband or wife, or a person with whom you are living as if you are civil partners.

1. You must ensure that your register of interests is kept up-to-date and within 28 days of becoming aware of any new interest, or of any change to a registered interest, notify the Monitoring Officer.
2. A 'sensitive interest' is as an interest which, if disclosed, could lead to the councillor, or a person connected with the councillor, being subject to violence or intimidation.
3. Where you have a 'sensitive interest' you must notify the Monitoring Officer with the reasons why you believe it is a sensitive interest. If the Monitoring Officer agrees they will withhold the interest from the public register.

Non participation in case of disclosable pecuniary interest

4. Where a matter arises at a meeting which directly relates to one of your Disclosable Pecuniary Interests as set out in **Table 1**, you must disclose the interest, not participate in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.
5. Where you have a disclosable pecuniary interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it

Disclosure of Other Registerable Interests

6. Where a matter arises at a meeting which **directly relates** to one of your Other Registerable Interests (as set out in **Table 2**), you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

Disclosure of Non-Registerable Interests

7. Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in Table 1) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.
8. Where a matter arises at a meeting which **affects** –
 - a. your own financial interest or well-being;
 - b. a financial interest or well-being of a relative, close associate; or
 - c. a body included in those you need to disclose under Other Registrable Interests as set out in **Table 2**

you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied

9. Where a matter **affects** your financial interest or well-being:
 - a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
 - b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

10. Where you have a personal interest in any business of your authority and you have made an executive decision in relation to that business, you must make sure that any written statement of that decision records the existence and nature of your interest.

Table 1: Disclosable Pecuniary Interests

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the [Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012](#).

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the

	<p>councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council —</p> <p>(a) under which goods or services are to be provided or works are to be executed; and</p> <p>(b) which has not been fully discharged.</p>
Land and Property	<p>Any beneficial interest in land which is within the area of the council.</p> <p>'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (alone or jointly with another) a right to occupy or to receive income.</p>
Licenses	<p>Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer</p>
Corporate tenancies	<p>Any tenancy where (to the councillor's knowledge)—</p> <p>(a) the landlord is the council; and</p> <p>(b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.</p>
Securities	<p>Any beneficial interest in securities* of a body where—</p> <p>(a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and</p> <p>(b) either—</p> <p>(i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or</p> <p>(ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were</p>

	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
--	---

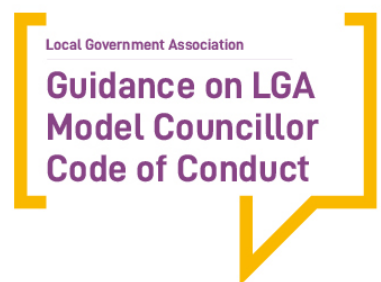
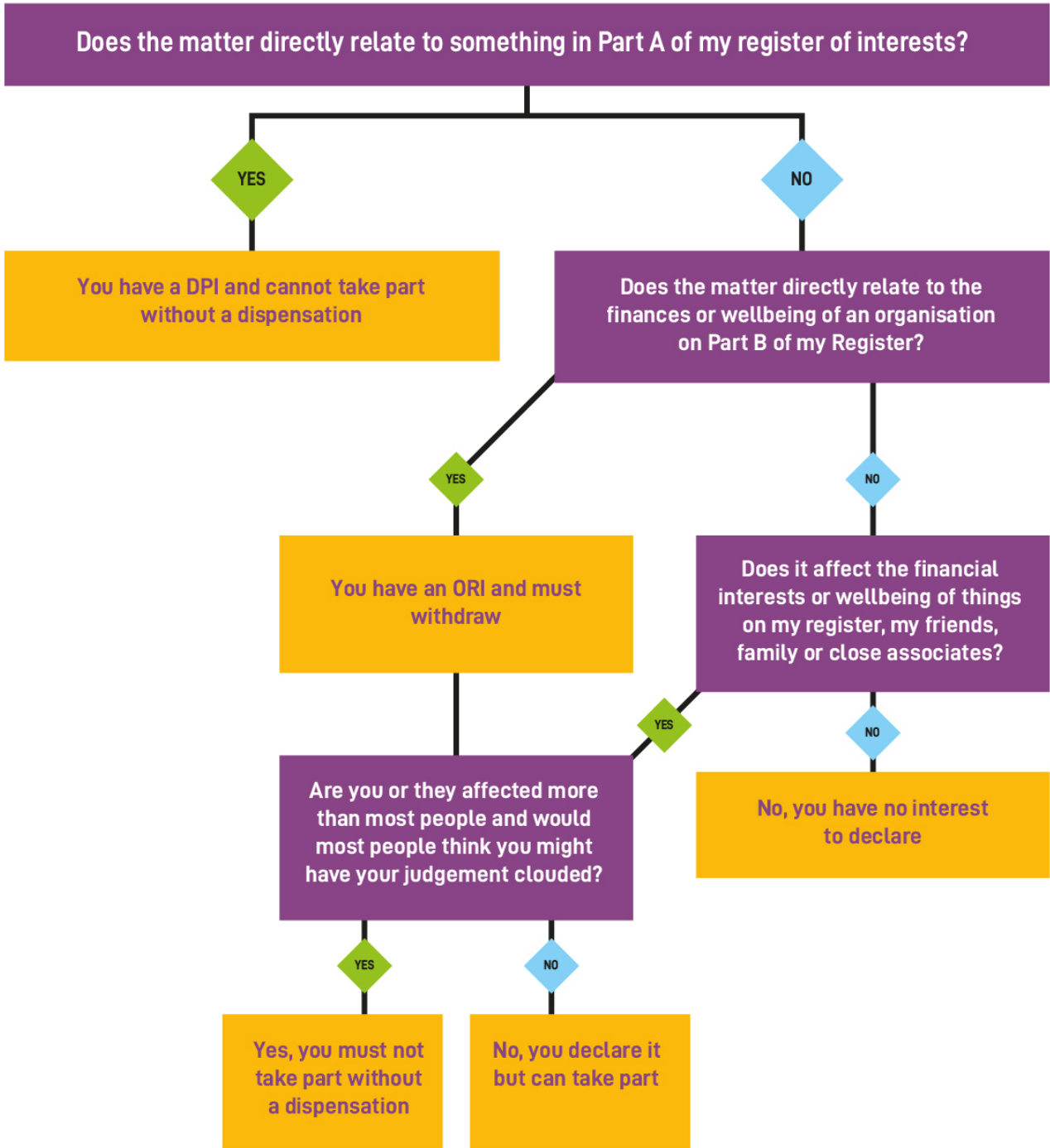
* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2: Other Registrable Interests

You have a personal interest in any business of your authority where it relates to or is likely to affect:

- a) any body of which you are in general control or management and to which you are nominated or appointed by your authority
- b) any body
 - (i) exercising functions of a public nature
 - (ii) any body directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)



Agenda Item 8

BLAKENEY – PF/21/2711 Erection of new agricultural workers dwelling: New Barn Farm, Saxlingham Road, Blakeney: Jonathan Cubitt

Target Date: 9 June 2022

Case Officer: Jayne Owen

Full application

Extension of Time: 23 June 2022

RELEVANT CONSTRAINTS

LDF Tourism Asset Zone

Landscape Character Area

Mineral Safeguard Area

Public Right of Way

Area of Outstanding Natural Beauty

Site of Special Scientific Interest

LDF - Countryside

C Road

Undeveloped Coast

RELEVANT PLANNING HISTORY

PO/20/1100 Construction of farm manager's dwelling (outline planning permission – all matters reserved) – Refused for the following reasons:

The proposed siting, is in a prominent elevated location within the designated landscape of the Norfolk Coast AONB, which includes the Norfolk Heritage Coast, and as such will incur significant adverse landscape and visual impact and will be detrimental to the defined special qualities of the AONB and the defined local landscape type, Rolling Heath and Arable, particularly 'a sense of remoteness, tranquillity and wildness' and dark night skies which are a stated feature of this quality and 'nationally and internationally important geology' contrary to Policies EN 1 and EN 2 of the North Norfolk Core Strategy and Paragraph 176 of the National Planning Policy Framework.

The proposed development by virtue of its siting would be detrimental to the open coastal character of this part of the undeveloped coast contrary to Policy EN 3 of the North Norfolk Core Strategy.

Policy EN 9 of the North Norfolk Core Strategy provides that development proposals that would cause a direct or indirect adverse effect to nationally designated sites or other designated areas, such as regionally important geological sites will not be permitted unless they cannot be located on alternative sites that would cause less or no harm; the benefits of the development clearly outweigh the impacts on the features of the site and prevention, mitigation and compensation measures are provided.

The proposed siting is within the curtilage of Blakeney Esker SSSI, a dominant and highly significant geological landscape feature. The proposal contains insufficient information to demonstrate that there will be no significant harm to the geodiversity interests of this national designation or that it cannot be located on an alternative site that would cause less or no harm or that the development clearly outweighs the impact on the features of the site. The application therefore fails to comply with Policy EN 9 of the North Norfolk Core Strategy.

A Phase One Habitat Survey has not been provided with the application and therefore it has not been possible to determine the presence or absence of protected species or determine any suitable mitigation to ensure no adverse impacts on local biodiversity and habitats. The application, as submitted, therefore fails to comply with Policy EN 9 of the North Norfolk Core Strategy.

NP/13/0036

Land at New Barn Farm, Saxlingham Road, Blakeney

Prior Approval not required

NP/12/1268 NP
New Barn Farm, Saxlingham Road, Blakeney, Holt, NR25 7PB
Prior notification of intention to erect agricultural storage building
Refused 04/12/2012

96/1063 Demolition of existing bungalows and erection of replacement bungalow - Approved – 19/11/96

THE APPLICATION

The application is for the erection of an agricultural worker's dwelling at New Barn Farm, Saxlingham Road, Blakeney. The proposed dwelling would be a single storey three bedroom detached dwelling. Parking is proposed to be on an existing concrete pad in front of an existing agricultural building. Materials would comprise brick and flint and grey timber boarding for the external walls, with a clay pantiled roof.

The site is located at the northern end of the main complex of existing buildings which comprise New Barn Farm. The existing farm buildings comprise a traditional flint barn with red brick detailing and black corrugated sheet roof and there are also two general purpose farm buildings of steel construction, 100 m south of the site is an existing bungalow occupied by the applicant's parents.

The site is located in the corner of a cropped field, which slopes slightly in a northerly direction, cropped fields lie to the east of the site and to the west is a public Bridlepath known as 'Blakeney BR5' which is separated from the site by a hedge. There is a private farm access track which runs from the site south westerly for 60 m, until it meets the Blakeney BR5 Bridlepath, at which point Bridlepath BR5 runs along it to meet the highway at Saxlingham Road. Access will be from the existing farm track from Saxlingham Road.

The site lies within the rural area and within an Area of Outstanding Natural Beauty and Undeveloped Coast.

Summary of the farming business

New Barn Farm comprises approximately 140 acres of land, a traditional flint barn building, a grain store, a general purpose agricultural building, a polytunnel, and an existing dwelling occupied by the applicant's parents.

The farming business includes an arable enterprise that operates on approximately 110 acres at the property and involves growing malting barley, sugar beet, a wheat and pea intercrop producing milling wheat and peas, and naked barley and a horticultural enterprise that involves growing salad crops on approximately 7 acres and growing vegetables on approximately 4 acres. The applicant has explained that vegetables are sown and grown on in the polytunnel before they are planted out. Approximately 46 acres of cover crops are also grown to avoid leaving ground bare during the winter months, approximately 20 acres of the holding is grassland. Wheat is milled by a local mill and the flour is used by a local baker. Vegetables and salads are picked to order and supplied direct to 30 local restaurants, cafes, farm shops and retailers within a 20 mile radius of the farm. The business also supplies wholesale companies. Orders from farm shops and cafes are placed by 3 pm, orders from restaurants are placed by 9 pm. Orders are processed by picking during the late hours of the evening and early hours of the morning before being delivered by the applicant to customers. A selling point of the business is that produce is delivered so that it can be used within hours from it being picked to ensure quality and freshness. The horticultural season typically runs from February to December and that produce is typically available from April to December. In addition to the cropping enterprises, approximately 500 store lambs are reared on the farm from November to April. The lambs graze the grassland and cover crops at New Barn Farm and grass that is taken for grazing on short term agreements. In previous years, lambs have grazed the farm on a bed and breakfast basis, however, in 2021, lambs were reared on a 50:50 basis with a joint venture partner.

The current labour requirement of the business is met by the applicant, his father and an employee who works full time on the farm and the applicant's mother who works on a part-time basis as the farm secretary. Work is also undertaken by seasonal workers on a voluntary basis as and when required. The employee lives a 20 minute drive from the farm, the applicant previously lived with his parents at the farm but now lives approximately 13 miles away, a 20 minute drive from the farm. As far as the store lamb enterprise is concerned, the agent has

stated that the farming business provides 95% of the labour when the lambs are at the farm. The remaining 5% is provided by a business partner, who lives 45 minutes' drive from the property.

REASONS FOR REFERRAL TO COMMITTEE:

The application has been called in by Councillor Holliday on the following grounds:

The application does not comply with Local Plan Policies EN 1, 2, 3 and Section 176 of the National Planning Policy Framework.

PARISH COUNCIL:

Blakeney Parish Council: Objects

The siting of this proposed building is most unsuitable and is too visible for this most sensitive location and their comments with regard to the previous application PO/20/1100 are still valid. Those comments were as follows:

Owing to its proposed location it is felt the proposal would have a negative impact in this sensitive landscape, i.e. Area of Outstanding Natural Beauty and Blakeney Esker. Also of importance is the fact that this site sits within the Public Right of Way, known as Blakeney Bridleway No.5.

Consultation Responses

Landscape Officer: No objections

The Landscape section consider that the planting scheme now proposed is sufficiently robust and proportionate to mitigate the significant landscape and visual impact resulting from the siting of a dwelling in this open location within nationally designated landscape. Objections previously lodged by the Landscape section with regard to conflict with Local Plan policies EN 1 and EN 2 and paragraph 176 have therefore been satisfactorily addresses. This should be weighed into the overall planning balance in consideration of all aspects of the proposal. Conditions are recommended requiring a ten year management plan to ensure effective establishment of plant stock which should include replacement of plant failures and in relation to external lighting.

Norfolk Coast Partnership: Object

Without extensive mitigation through planting for this location the proposal would conflict with paragraph 176 of the National Planning Policy Framework and Policies EN 1 and EN 2 of the North Norfolk Core Strategy.

Norfolk County Council Highways: No objection

A condition with respect to parking and turning area is recommended.

Public Rights of Way: No objection

No objection in principle. However, access to the site will be via the Public Right of Way known as Blakeney Bridleway 5 which does not offer any means of public vehicular access and is not maintainable at the public expense to a vehicular standard. The applicant will need to ensure that they have an established private right of access to the land suitable for residential purposes. It would be expected that any damage caused to the bridleway by the exercise of the private rights remains with the rights holders to repair. The full extent of the bridleway must remain open and accessible for the duration of the development and subsequent occupation.

Natural England: No objection

The proposal is situated within 50m of Wiveton Downs Site of Special Scientific Interest (SSSI) which is notified under Section 28 of the Wildlife and Countryside Act 1981. Based on the application documents submitted, the proposal will be situated adjacent to the SSSI but outside the boundary of designation. It is recommended that

the Local Planning Authority considers any potential impacts to designated features, specifically during construction. All works should be undertaken outside of the SSSI boundary and any potential impacts during construction, such as pollution and dust, should be appropriately managed to avoid any damage to designated interest features. A site method statement should be provided detailing how this will be achieved, including the use of heavy machinery, storage of materials, access routes for machinery, dust management and disposal of rubbish and hazardous materials such as oil. Subject to the implementation of appropriate mitigation, Natural England is not concerned about the impact of the proposal on the designated interest features of the SSSI.

Protected Landscapes

Natural England are aware of the concerns about this proposed development scheme raised by the Norfolk Coast Partnership. Those concerns are based on direct knowledge of the site, its relationship to its wider landscape setting and the implications for this nationally designated landscape and advise that those concerns are fully considered in determining this application.

Environmental Health: No objection

It is suggested that the proposed new dwelling is restricted in use to that of a manager's dwelling only. This should reduce any nuisance concerns associated with noise, odour and flies from farming activities.

Norfolk County Council Minerals and Waste: No objections

Economic Growth: No objections

REPRESENTATIONS:

Summary of Representations:

Four representations have been received **Objecting** raising the following issues:

- Impact on landscape within an AONB; The Landscape and Visual Impact Assessment does not illustrate true impact, ignoring the many longer views from key paths, roads and village, there will be very clear close views from the bridleway which cuts through the farm; LVIA is silent on views of and appreciation of the Blakeney Esker and Wiveton Downs SSSI.
- The use of existing buildings within the site has not been fully considered, a suitable dwelling could be accommodated better within the site.
- Proposed building will be prominent because it is on land which rises about 120 ft above Blakeney village centre, existing registered footpath is well used by locals and visitors alike and the proposed property is situated just off this important resource.
- The farm is an arable farm and as such does not have animals which might need constant care
- The location of the new bungalow is in a visually highly damaging and intrusive location to the north of the existing farm development and situated on rising land overlooking the open countryside towards Blakeney and the Coast, no serious attempt has been made to ameliorate its impact
- Alternative siting suggested within the SSSI south of the existing bungalow or in the area of the polytunnel to the south of the existing older barn complex where disturbance to near surface geology due to farming operations and the presence of two former bungalows would not impact on geology, obvious balance in favour of protecting landscape over geology in relation to levels of harm
- The current location as proposed is contrary to a raft of local and national planning policies including the North Norfolk Local Plan, North Norfolk Landscape Character Assessment and the National Planning Framework.
- It will introduce a suburban element to what is currently one of the most prominent and special landscapes in the country.

Eight representations have been received in **Support** raising the following issues:

- Living on site, avoiding unnecessary travel, growing produce locally is good for the environment; young people find housing in this area expensive; need to encourage young people into farming and to stay in the area and support the local economy.
- Crucial for the applicant and his family to continue the family business which is key to local food customers and based on sustainable farming techniques
- The proposed dwelling will augment an existing cluster of agricultural buildings at the centre of a working farm, the farm is already a well-established feature of the local landscape, visible from the Saxlingham Road, the Langham Road and Kingsway, as such the new building will not be particularly prominent or intrusive.
- The design of the proposed building is notably modest and low key, rather than straining to make some sort of statement at odds with its surrounding, it fits in with the site and context and is constructed from traditional materials, it is also rather compact in size and does not have huge expanses of glass windows, again, these features minimise its visual impact.
- The applicant and his business at New Barn Farm have been supplying many local pubs, restaurants and farm shops for a number of years, it allows local businesses to buy seasonal local quality produce with minimal food miles, a very positive benefit in these times where everyone is trying to reduce their carbon footprint and look after the future of the planet. This has become even more apparent with the Covid 19 pandemic and how we should support our food locally.
- The design of the property is very sensitive, made to look like a traditional rick and flint care shed, the design is single storey in nature and upon reviewing the plans appears to be set lower down in the landscape than the agricultural barn it sits next to, thereby having minimal effect on the surrounding landscape. From the distance photographs you can barely see the agricultural grain store which would tower above the property, so can't see the bungalow will have any additional impact.
- The proposed building would sit in the lea of a tall copse (to the south of the site) and on the edge of a group of already existing traditional and modern farm buildings, the dwelling would be in keeping with other buildings close to the site and its positioning would be very unobtrusive.
- Small farms are environmental assets when they are managed in a sensitive way, even though they can be economically challenging. The application comes from the next generation of a family farm who is aware of environmental issues and wishes to see the farm developed in a way that is sensitive to the environment. Since taking over the management of the farm, environmental gains are beginning to appear, in addition much of what is produced is fed into local markets, which is surely what we should be encouraging.
- Given a sensitive design and location a building could be accommodated here without materially affecting the landscape, also by helping a small farm survive, there would be a landscape gain compared to the possible alternative of the land being swallowed up in some large industrial farm managed by contractors who are one step away from environmental responsibilities.

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

RELEVANT POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS2 – Development in the Countryside
HO 5 - Agricultural, Forestry or other Occupational Dwellings in the Countryside

SS5 - Economy
SS 6 - Access and Infrastructure
EN 1 - Norfolk Coast Area of Outstanding Natural Beauty and The Broads
EN 2 - Protection and Enhancement of Landscape and Settlement Character
EN 3 - Undeveloped Coast
EN 4 - Design
EN 9 - Biodiversity & Geology
EN 13 - Pollution and hazard prevention and minimisation
CT 5 - The Transport Impact of New Development
CT 6 - Parking Provision

National Planning Policy Framework (NPPF):

Section 2 - Achieving sustainable development
Section 4 - Decision making
Section 5 - Delivering a sufficient supply of homes
Section 8 - Promoting healthy and safe communities
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment

North Norfolk Landscape Character Assessment Supplementary Planning Document – January 2021

MAIN ISSUES FOR CONSIDERATION

1. **Principle**
2. **Landscape/Impact on the Norfolk Coast AONB and Undeveloped Coast**
3. **Design and appearance**
4. **Amenity**
5. **Highway Impact**
6. **Contaminated Land**
7. **Ecology**

APPRAISAL

1. Principle (SS 1, SS 2 and HO 5):

Background

This application differs from the previously refused application (PO/20/1100) in that the proposed siting of the dwelling has been revised to a location which remains within the Area of Outstanding Natural Beauty but outside of the SSSI as previously proposed. The previous application was an outline application whereas the current application seeks full planning permission and as such includes full details of all relevant matters and supported by an ecological impact assessment, landscaping proposals and Landscape and Visual Impact Assessment (LVIA).

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that all planning applications must be determined in accordance with the development plan unless 'material considerations' indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF). The previous application was not refused for reasons relating to principle and the site being within the countryside. That application was supported by an agricultural appraisal, which the Council's specialist consultant confirmed demonstrated that

there was a functional need for the dwelling and that the financial tests had also been met. This is a material consideration of significant weight. As the previous application was determined under delegated powers, the officer assessment of this issue is included below for completeness.

The site lies within an area designated as countryside by Policy SS 1. In areas designated as countryside Policy SS 2 states that development will be limited to that which requires a rural location and is one or more of a number of specified types of development which includes agriculture subject to compliance with all other relevant Core Strategy policies.

Paragraph 79 of the National Planning Policy Framework (NPPF) states that:

'Planning policies and decisions should avoid development of isolated homes in the countryside unless one or more of a number of circumstances apply. These include where:

(a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside'.

The Planning Practice Guidance (PPG) advises that considerations that it may be relevant to consider when applying paragraph 79a of the NPPF could include:

- evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24 hours a day and where otherwise there would be a risk to human or animal health or from crime or to deal quickly with emergencies that could cause serious loss of crops or products)
- the degree to which there is confidence that the enterprise will remain viable for the foreseeable future;
- whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;
- whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context;

Core Strategy Policy HO 5 permits agricultural occupational dwellings in the countryside subject to a number of criteria being met and reflects advice contained within the NPPF and PPG.

The criteria are as follows:

- there is a demonstrated essential need for one or more full time workers to be readily available at most times for the enterprise to function properly, and
- the functional need could not be met by another existing dwelling on the site of the enterprise or in the immediate vicinity; and
- the enterprise has been established for at least three years and is, and should remain financially viable; and
- the proposal does not represent a replacement of another dwelling on the site that has been sold on the open market in the last five years; and
- the proposed dwelling is no larger than that required to meet the functional needs of the enterprise, nor would it be unusually expensive to construct in relation to the income that the enterprise could sustain in the long term.

In order to fully consider the previous proposal in this respect, an independent expert consultant was instructed to assess the application. Their conclusions are summarised below:

i) Is there a demonstrated essential need for one or more full time workers to be readily available at most times for the enterprise to function properly

This is a matter of judgment based on a number of factors such as the scale of the enterprise and the demands for the presence of staff out of hours as to whether or not there is a functional need for workers to live on site. From the information provided it is estimated that the overall labour requirement of the business may be between two and three full time equivalents.

Having established that the labour requirement of the business exceeds one full time worker, it is necessary to consider whether the proper functioning of the enterprise requires labour to live on site. In this regard, the applicant and agent explained various time critical activities relating to the vegetable and salad production enterprises, and that picking and various crop husbandry operations extend outside normal working hours. Taking these points into account together with the nature and scale of the business as a whole, it is considered that there is an essential need for one full-time worker to live at the property to be readily available throughout the year for its proper operation. To date, that need has been met by the applicant's parents who live in the existing property and the applicant staying, on many occasions, with them away from his home and young family.

(ii) Could the functional need be met by another existing dwelling on the site of the enterprise or in the immediate vicinity

The applicant is the fourth generation of the family to farm at New Barn Farm. His parents, who live on the farm, are approaching retirement age and they wish to retire from the business and are therefore, unable to meet the ongoing functional needs of the enterprises that operate at the property. It is understood they do not intend to leave their home and it is considered unreasonable to expect them to vacate it to make it available for the applicant and his family to live at the property. It has a gross external area of approximately 160 sq m and it is considered that it could not accommodate two households, it is therefore considered unable to meet the ongoing needs of the business.

Similarly, a dwelling at Joe's Hill which adjoins the agricultural holding is the applicant's grandmother's home and she has lived there for more than 50 years and there is no indication that she has any intention of leaving her home. On this basis, it is unlikely that it will become available and similarly owing to its size it is not considered that it would provide satisfactory living accommodation for the applicant and his family (or indeed any other worker and their family) and his grandmother. It is therefore also unable to meet the ongoing needs of the business.

The conclusion that the existing dwelling at New Barn Farm and the dwelling at Joe's Hill are unable to meet the essential need that has been identified for one full time worker to live at the property is consistent with Sir Graham Eyre QC's findings in the High Court in the case of John Keen v Secretary of State for the Environment and Aylesbury Vale District Council 1995. This case found that it was insufficient for accommodation merely to exist, rather it is necessary to determine whether or not it can reasonably be held to be available. The conclusions in Keen were reaffirmed in JR Cussons & Son v Secretary of State for Communities and Local Government and North York Moors National Park Authority (2008) EWHC 443 (Admin).

(iii) Has the enterprise been established for at least three years and is, and should remain, financially viable

The farming business is long established and profit and loss accounts submitted show that it has traded profitably in each of the previous three accounting years. It has been clarified that the applicant's parents will not draw from the business after they retire, although the business has recently employed a full time worker, on the basis that the applicant's parents will no longer draw from the business, it should remain financially viable.

(iv) Does the proposed dwelling represent a replacement of another dwelling on the site that has been sold on the open market in the last five years

It is understood that the existing dwelling at New Barn Farm replaced two bungalows more than 20 years ago. Whilst it has not been specifically clarified whether any dwellings have been sold on the open market in the last five years, a land registry search has revealed no property transactions having taken place within that timeframe.

(v) Would the proposed dwelling be larger than that required to meet the functional needs of the enterprise, or would it be unusually expensive to construct in relation to the income that the enterprise could sustain in the long term

The previous application was for outline planning permission and as such no detailed information was provided regarding the scale of the dwelling. The consultant was therefore unable to assess whether the size of the dwelling would be commensurate with the needs of the business or if it would be affordable to the business. However, he commented that the level of profitability in the farming business does show that it would be able to sustain the cost of an additional dwelling on the holding. The dwelling proposed is a relatively modest single storey three bedroom property and it is therefore considered that it is of an appropriate size and scale and would not be unusually expensive to construct in relation to the income that the enterprise could sustain in the long term.

In summary, the consultant's report concludes that:

- there is an essential need for the proposed dwelling to allow one full time worker to live at the property for the proper ongoing operation of the farming business;
- the existing dwellings at New Barn Farm and Joe's Hill are unavailable and unable to meet the needs of the business;
- the financial information that has been supplied together with clarification that has been provided by the agent is sufficient to demonstrate that the business should remain financially viable;
- the partners of the farming business have not sold any dwellings from the holding in the last five years and;
- the dwelling is of an appropriate size and sale to meet the functional needs of the enterprise and would not be unusually expensive to construct in relation to the income that the enterprise could sustain in the long term.

The development is therefore considered acceptable in principle and complies with Policies SS 1, SS 2 and HO 5.

2. Landscape/Impact on the Norfolk Coast AONB and Undeveloped Coast (EN 1, EN 2, EN 3)

The North Norfolk Landscape Character Assessment (LCA) classifies the site as within the Rolling Heath and Arable Landscape Type RHA1, Blakeney, Salthouse and Kelling. This area of the District is in an open elevated landscape with a strong coastal influence affording long views. The whole of this Landscape type lies within the Area of Outstanding Natural Beauty. 'A strong sense of rurality, tranquillity and remoteness and dark skies' are one of the recognised valued features of this area (LCA p.200).

Policy EN 1 sets out that local and national policy dictate that great weight should be given to conserving and enhancing the special qualities of the AONB. The site is also located within the Undeveloped Coast where only development that can be demonstrated to require a coastal location and that will not be significantly detrimental to the open coastal character will be permitted.

Paragraph 176 of the NPPF requires *that 'great weight should be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty'* which have the highest status of protection in relation to these issues. The scale and extent of development within these designated areas should be limited and development within the setting of an Area of Outstanding Natural Beauty should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

The proposed dwelling would be sited just north of the SSSI and introduces a dwelling into a corner of an arable field in an elevated open unpopulated rural location within the AONB. Given the highly sensitive open location, the aim should be to accommodate any built form into its rural setting as unobtrusively as possible. The form and appearance of any dwelling along with appropriate landscape mitigation are therefore key design elements in effectively limiting adverse landscape and visual impact on the nationally designated landscape.

Following negotiations with the applicant landscaping proposals have been put forward which will provide belts of trees to the north, north-west and east of the proposed dwelling. The trees within the belts are intended to be

a mix of native species planted in structured belts to achieve a copse with all year retention of leaves in some of the plants within the planting feature. To the outer side of the tree belts on the north and eastern side of the site four rows of native hedge planting will form a natural sized (i.e. not height managed) dense scrub hedge to buffer the new tree belts and assist in provide a dense year round screen to the site.

A native species hedge is proposed to surround the proposed dwelling on two sides to enclose the garden of the new property and to reinforce the western (existing) boundary hedge between the site and the Blakeney Esker, this latter hedge will also incorporate trees. The planting and ecological features are also intended to respond to the mitigation and enhancement items in the submitted Ecological Survey and Report which recommends bulb planting (snowdrop, wild daffodil and crocus) in addition to the provision of bird and bat boxes. The landscaping proposals also provide for the future management of the planting and form the basis of the Landscape Maintenance and Management Plan.

It is considered that these revised planting proposals present a proportionate scheme of mitigation planting appropriate to accompany the proposed new dwelling in this most sensitive of locations. The introduction of strategically sited layered planting belts comprising trees and shrubs, together with native hedgerows will not only assist in minimising the landscape and visual impact of the development but will also improve ecological connectivity through linkage to existing habitats. This is in line with landscape guidelines for the conservation and enhancement of the Rolling Heath and Arable Landscape Type set out in the North Norfolk Landscape Character Assessment.

Having consulted with the Landscape Officer it is considered that the planting scheme now proposed is sufficiently robust and proportionate to mitigate the significant landscape and visual impact resulting from the siting of a dwelling in this open location within a nationally designated landscape.

The landscaping mitigation now proposed means that the woodland that surrounds the existing farm dwelling occupied by the applicant's' parents and other buildings that make up New Barn Farm will in effect be extended to incorporate both the new dwelling and the existing large grain store building (located to the south of the proposed new dwelling) which is currently prominent in the landscape and the aim is that both buildings will then become better integrated into the farm complex and the wider prominent landform of Blakeney Esker.

In summary, the concerns previously raised by the Landscape Officer with regard to the application as first submitted have been satisfactorily addressed. Conditions to secure a ten year management plan to ensure effective establishment of plant stock including the replacement of plant failures and a condition to prevent any external lighting being erected without prior approval are recommended. The proposal is considered to comply with Core Strategy Policies EN 1 and EN 2 and paragraph 176 of the NPPF.

Undeveloped Coast

The site also lies within an area designated as undeveloped coast. Policy EN 3 states that in designated undeveloped coast areas only development that can be demonstrated to require a coastal location and that will not be significantly detrimental to the open coastal character of the area will be permitted.

The Undeveloped Coast designation is designed to minimise the wider impact of general development, additional transport and light pollution on the distinctive coastal area.

The farm as a whole is entirely within the Undeveloped Coast Area. As the essential need for a dwelling in connection with the existing farming enterprise has been demonstrated and accepted, the proposed development is deemed to require a coastal location.

Landscape mitigation in the form of a robust planting scheme has been successfully negotiated and it is considered also represents a betterment by virtue of helping to screen an existing farm building in this location as referred to above, such that there would be no significant harm to the open coastal character of the area. The proposal is therefore considered to comply with Policy EN 3.

Policy EN 4 of the North Norfolk Core Strategy requires that all development is designed to a high quality, reinforcing local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable.

The proposal is for a single storey three bedroom detached dwelling, parking is proposed to be on an existing farm concrete pad in front of an existing grain store building, a small garden area is proposed to the south of the dwelling enclosed by way of post and railing fencing.

The design of the dwelling takes cues from surrounding brick and flint buildings on the farm complex and is designed to give the impression of a cart shed conversion, materials would comprise flint detailing, a mixed red brick, oak framing and timber boarding.

Following minor amendments to the design and appearance of the proposed dwelling, the scale, design and appearance of the proposed dwelling is considered appropriate and in accordance with Policy EN 4 of the North Norfolk Core Strategy.

4. Amenity (EN 4 and EN 13)

Policy EN 4 requires that development proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers and new dwellings should provide an acceptable level of residential amenity.

Owing to the separation distance to the nearest dwellings being several hundred metres the proposal would have no impact in this respect. An appropriate level of residential amenity would be provided for the future occupants of the dwelling.

The property will be served by standard domestic waste and recycling bins with alternating weekly collections, and a bin storage area has been indicated on the site plan. This will ensure waste generated is stored and disposed of properly in accordance with the requirements of the Environmental protection Act 1990.

The proposal accords with the requirements of Policy EN 4 of the North Norfolk Core Strategy.

5. Highway Impact (CT 5, CT 6)

Access will be from the existing farm track off Saxlingham Road which serves the existing farming enterprise.

The Highways Authority have raised no objections to the proposal subject to the local planning authority being satisfied of the agricultural need for the dwelling and a condition restricting the dwelling as such. A condition relating to on-site parking and turning provision is also requested.

Subject to this condition it is considered that the proposal will accord with Policies CT 5 and CT 6 of the North Norfolk Core Strategy.

6. Contaminated Land (EN 13)

There is a nearby 'potentially contaminated land' record referring to 'unknown filled ground' at New Barn Farm. However, this area is directly northwest of the existing dwelling at New Barn Farm and does not extend to the position of the proposed dwelling, which will be well outside the potentially contaminated area. Together with the submitted contamination questionnaire and historic aerial imagery accessed through Norfolk County Council's Historic Map Explorer, which shows the proposed location of the dwelling has been consistently used as arable land, it is considered that further contamination investigation is not necessary. However, it is recommended that an advisory note relating to contamination is added to any planning permission granted.

The application accords with Policy EN 13 of the North Norfolk Core Strategy.

7. Ecology (EN 9)

The application is supported by a Preliminary Ecological Appraisal (PEA) which concludes that the loss of arable land and damage to small areas of amenity grassland that would be incurred by the development is of low ecological significance. Appropriate mitigation and enhancement measures are recommended which include timing of works, construction working practices, minimal lighting and the incorporation of bat, bird and barn owl boxes into the development along with bulb planting.

Subject to a condition requiring compliance with the submitted PEA it is considered that the proposal complies with Policy EN 9 of the North Norfolk Core Strategy.

8. Other matters

The development is qualifying development with respect to the Norfolk wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS). The GIRAM strategy is a strategic approach to ensure no adverse effects are caused to European sites across Norfolk, either alone or in combination from qualifying developments.

All new net residential development is required to mitigate the effects of the development and show how this will be achieved before approval of planning permission. In this instance, a contribution towards GIRAMS is required prior to any planning permission being granted.

This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The proposal will result in additional overnight accommodation, however it is located outside the catchment areas of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site, and does not involve foul or surface water drainage into those catchment areas. As such, it is not likely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

9. Conclusion and planning balance

An independent expert consultant advised that there is an essential need for the proposed dwelling to allow one full time worker to live at the property for the proper ongoing operation of the farming business; that the existing dwellings at New Barn Farm and Joe's Hill are unavailable and unable to meet the needs of the business; that the financial information that has been supplied together with clarification that has been provided by the agent is sufficient to demonstrate that the business should remain financially viable; and that the partners of the farming business have not sold any dwellings from the holding in the last five years. This has been accepted previously in respect of application PO/20/1100 and this was not a reason for refusal of that application.

The design and appearance of the proposed dwelling is considered acceptable and will not give rise to any impacts with regards to the residential amenity of any nearby dwellings, the Highways Authority have raised no highway safety concerns.

It is considered that the landscaping mitigation proposed will be sufficiently robust and proportionate to mitigate the landscape and visual impact resulting from the siting of a dwelling in this open location and also represents an enhancement in that the landscaping mitigation proposed will extend the existing woodland surrounding the existing dwelling to include both the new dwelling and an existing grain store building which is currently prominent in the landscape resulting in both buildings becoming integrated into the existing farm complex.

The previous reasons for refusal relating to the effect on the SSSI have been addressed through the revised siting of the dwelling now proposed. The Ecology reports submitted with this application have demonstrated that

there would be no significant effect on protected species with mitigation and enhancement measures proposed, which have dealt with the previous reason for refusal relating to this.

In the light of the demonstrated essential need for a dwelling, the landscape mitigation proposed and as the proposal is acceptable in all other respects, it is considered the planning balance weighs in favour of the proposal.

RECOMMENDATION:

Subject to the payment of the required GIRAMS mitigation payment **APPROVE** subject to conditions relating to the following matters and any others considered necessary by the Assistant Director for Planning.

- Time limit for implementation
- Approved plans
- The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in agriculture by Messrs G Cubitt and Sons or a widow or widower or surviving civil partner of such a person, and to any resident dependants.
- External materials
- Implementation of soft landscaping scheme
- A ten year landscape management plan
- The development shall be carried out in full accordance with the submitted Preliminary Ecology Appraisal.
- Remove certain permitted development rights
- Parking and turning area
- External lighting

Final wording of conditions to be delegated to the Assistant Director for Planning.

This page is intentionally left blank

Agenda Item 9

HOLT – PF/22/0226: Construction of two storey side extension at Orchard Cottage, 23 Hempstead Road, Holt by Mr and Mrs Robson.

Target Date: 9 June 2022
Case Officer: Rob Arguile
Householder application

Extension of Time:

RELEVANT CONSTRAINTS

Settlement Boundary LDF
Residential Area LDF
Landscape Character Area

RELEVANT PLANNING HISTORY

PF/18/0109: Erection of garage, extension to rear dormer and new vehicular access – approved 04/05/2018

THE APPLICATION

The application seeks planning permission for a two-storey side extension to replace the existing single storey extension. It is proposed to use matching materials including brick, flint and uPVC windows are proposed. The proposed extension has been designed to be set down on a lower roof ridgeline to give the proposal some subservience to the main dwelling. The application includes a Bat Survey as requested by the Landscape Officer.

REASONS FOR REFERRAL TO COMMITTEE:

The application has been called in by Councillor Georgie Perry Warnes and Councillor Eric Vardy on the grounds that the application does not comply with Core Strategy Policy EN 4 in terms of its design and impact on the amenity of the area.

TOWN COUNCIL:

Holt Town Council: **No Objection**

Consultation Responses

Landscape Officer: **No Objection**

The application is supported by a Bat Survey report which provides comprehensive details of the extent of inspection undertaken and the features recorded. Both the main house and single storey extension were determined to offer negligible bat roost potential, with any apparent features deemed superficial and unlikely to be capable of supporting roosting bats. Therefore, no further surveys are recommended, or mitigation required. Recommended enhancements include installation of an integrated bat box into the western gable and an integrated swift box beneath the eaves on the north elevation of the new extension. The Landscape Section consider the proposal is in accordance with Policy EN 9 of the Core Strategy subject to a condition to secure the recommended enhancements

REPRESENTATIONS:

One representation has been received **Objecting**, raising the following issues:

- Increasing the mass of the host dwelling at the first floor would cause an overbearing impact upon the properties to the rear
- Potential to remove the open aspect of natural light to the properties to the rear
- Impact on the privacy of the front gardens to the properties to the rear
- Harms the architectural character of the original building by not being set back or subservient
- Removes the traditional Norfolk lean-to style side structure
- Potential to create a tunnelling effect with the extension being over 50% of the original footprint
- Loss of privacy to bedroom window from the proposed window on the first floor

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

RELEVANT POLICIES

North Norfolk Core Strategy (September 2008):

Policy SS 1 - Spatial Strategy for North Norfolk

Policy SS 3 - Housing

Policy SS 9 - Holt

Policy EN 2 - Protection and Enhancement of Landscape and Settlement Character

Policy EN 4 - Design

Policy EN 9 - Biodiversity & Geology

Policy CT 5 - The Transport Impact of the Development

Policy CT 6 - Parking Provision

National Planning Policy Framework (July 2021):

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

Section 15 - Conserving and enhancing the natural environment

North Norfolk Design Guide Supplementary Planning Document (December 2008)

MAIN ISSUES FOR CONSIDERATION

1. **Principle**
2. **Design and appearance**
3. **Amenity**
4. **Ecology**
5. **Highways**

APPRAISAL

1. **Principle (Policy SS 1 and Policy SS 3):**

The site lies within the settlement boundary of Holt, which is a Primary Settlement for the purposes of Policy SS 1. The site also lies within a designated Residential Area and within Holt's Settlement Boundary. In these areas Policy SS 3 allows for appropriate residential development.

It is considered that the principle of development is acceptable, and that the proposal complies with Policies SS 1 and SS 3.

2. Design and Appearance (Policy EN 4)

Policy EN 4 of the North Norfolk Core Strategy requires that all development will be designed to a high quality, reinforcing local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable.

In terms of its appearance, the property is a good example of a vernacular brick and flint dwelling set along a street with traditionally older properties in close proximity. Examples of post war ex-Local Authority housing can be seen opposite, and late 20th Century housing can be found to the rear of the property (Swann Lane). The dwelling is also set back from the road, as opposed to the row of cottages along the Hempstead Road which open out onto the road.

With the design of the extension proposal, efforts have been made to retain this vernacular character, such as the reuse of the brick and flintwork and the inclusion of a false chimney. This would retain some symmetry of the original dwelling. The extension will be stepped down slightly at the first floor giving a subservient appearance. In regard to materials the proposal will use matching materials, such as brick, flint, rooftiles and white uPVC window joinery. The size and scale of the proposal is considered acceptable, as it will not be increasing the overall size of the property to an extent in which the original style and character is lost.

On this basis the scale, design and appearance of the proposed dwelling is considered appropriate and in accordance with Policy EN 4 of the North Norfolk Core Strategy.

4. Amenity (Policy EN 4)

Policy EN 4 requires that development proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers and new dwellings should provide an acceptable level of residential amenity.

It is acknowledged that there is a potential for some loss of light to the properties (15 to 21 Hempstead Road) at the rear of the dwelling (north west) which are between 10-16m away. These properties are at a 45-degree angle to the rear of the host dwelling. Notwithstanding this there is a degree of separation between the application property with the existing access and front amenity land to the cottage to the rear. Given this distance between the proposed extension and the neighbouring properties to the rear it is not considered that there would not be a significant overshadowing effect nor loss of light. This potential for a loss of light has been raised by the objector at 19 Hempstead Road and taken into account during determination of the application. Whilst the potential for loss of light is taken into consideration, in this instance it is not considered sufficient to justify refusal of the proposal on these grounds.

Following amendments to the proposal, the first-floor window has now been removed and replaced with a rooflight and small obscure glazed window. This has eliminated any window-to-window views between the proposed extension and the neighbouring dwellings first floor windows. Furthermore, there is an existing first floor catslide dormer window situated on the rear of the property which does have potential to allow views down at the front amenity land of the property to the rear. Applying Design Guide amenity criteria, the distance between tertiary (bathroom) and secondary room (bedroom) windows is in excess of the 9 metres guideline.

Given the above, it is considered that on balance the proposal would not have a significantly harmful on the residential amenity of the occupiers of nearby dwelling in respect of loss of light, disturbance and privacy. Therefore, the proposal accords with the requirements of Policy EN 4.

4. Ecology (Policy EN 9)

The application is supported by a Bat Survey which concludes that both the main house and single storey extension have negligible bat roost potential, with any apparent features deemed superficial and unlikely to be capable of supporting roosting bats. Enhancement measures are proposed to ensure a net gain in biodiversity, and these can be secured through a condition. On that basis it is considered that the proposal complies with Policy EN 9.

5. Highways (Policy CT 5 and Policy CT 6):

Given the previously implemented new access, and the availability of on street parking along Hempstead Road, it is not considered that the proposal would have a detrimental impact on highway safety or parking and is considered to comply with Policies CT 5 and CT 6.

6. Nutrient Neutrality

This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The Habitat Regulations require Local Planning Authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads prior to granting planning permission. The proposal relates to an existing residential unit and will not increase the number of dwellings. Using the average occupancy rate of 2.4 people, the proposal is unlikely to lead to a significant effect as it would not involve a net increase in population in the catchment and is not considered a high water use development. This application has been screened, using a precautionary approach, as is not likely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

Conclusion

In conclusion with the above points raised the proposal is considered within the planning balance to be recommended for an approval.

RECOMMENDATION:

APPROVE subject to conditions relating to the following matters and any others considered necessary by the Assistant Director for Planning.

- Time limit for implementation
- Approved plans
- Materials
- Installation of bat enhancement measures
- Obscure glazed window (Pilkington Level 5)

Final wording of conditions to be delegated to the Assistant Director for Planning.

DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – June 2022

1. INTRODUCTION:

- 1.1 This report briefly sets out performance in relation to the determination of planning applications in both Development Management and Majors teams for the period up to 2 May 2022.
- 1.2 The table below sets out the figures for the number of cases decided and percentage within time set against the relevant target and summary of 24-month average performance.
- 1.3 In addition, the table sets out the number of cases registered and validated within the month (up to 28 Feb 2022).

Performance Measure	Actual Performance	Target	Comments
Decision Notices <i>(April 2022)</i>	Major 1 decision issued <i>100% within time period</i>	60% <i>(80% NNDC)</i>	24 month average to 31 Mar 2022 is 87.5%
	Non-Major 75 decisions issued <i>96.15% within time period</i>	70% <i>(90% NNDC)</i>	24 month average to 2 May 2022 is 79.23%
Validation <i>(April 2022)</i>	214 applications registered 209 applications validated	3 days for Non- Major from date of receipt 5 days for Majors from date of receipt	Datasets do not currently breakdown validated apps by Major / Minor or those on PS2 returns, but performance data retrieval to be reviewed.

2. Changes to Performance Reporting at Committee:

- 2.1 Officers wish to ensure that Committee have a clear understanding of how the Planning Service is performing. In addition to the application types that form quarterly returns to government, the Planning Service at NNDC deal with a large number of matters which do not form the government data return. Reading the government returns alone does not therefore provide a full picture of the activity within the department and the breadth work that is being undertaken.
- 2.2 The DM & Majors Manager is currently working to bring together an updated dataset which represents a fuller picture of the activity within the department for each calendar month. This is expected to include:

- Applications on hand at the beginning of the month;
- New Applications registered;
- Applications validated;
- Applications determined (by decision);
- Applications determined (by type) including stating those applications determined forming the government performance return;
- Number of Appeals on hand;
- Number of Appeals decided (including decision forming the government performance return);
- Number of pre-application advice requests received;
- Number of pre-application advice requests determined;
- Number of officer FTEs within the department;
- Average caseload per officer;
- Average time take to determine applications by application type (including pre-app advice); and
- Applications on hand at the end of the month

2.3 Whilst the dataset forming the report to Committee is expected to be refined and revised further, where possible, this dataset will be presented as an infographic to provide a greater visual representation of activity within the Development Management Service. Officers would welcome any feedback or suggestions of datasets that would assist the Committee in understanding the work of the department.

3. RECOMMENDATIONS:

3.1 Members are asked to note the content of this report.

OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 09 JUNE 2022

APPEALS SECTION

NEW APPEALS

BLAKENEY – PF/21/3265 - Provision of outdoor swimming pool with associated ground works
Three Owls Farm, Saxlingham Road, Blakeney, Holt, Norfolk NR25 7PD
For Mr K Schilling
WRITTEN REPRESENTATION

FIELD DALLING & SAXLINGHAM - PU/21/2478 - Change of use of agricultural building to a dwellinghouse (Class C3) with associated building operations
Existing Piggery, South West Of Holt Road, Adjacent To Ash Farm, Field Dalling, Norfolk
For Alma Residential Property Ltd
WRITTEN REPRESENTATION

SEA PALLING – PF/21/0729 - Erection of Stable Building
The Marrams, Sea Palling, Norfolk
For Mr F Newberry
WRITTEN REPRESENTATION

SWAFIELD – PO/21/1525 - Erection of 3 bedroom chalet bungalow with garage (outline application with details of access only - all other matters reserved)
The Kingdom Halls, The Street, Swafield, Norfolk NR28 0RQ
For Mr Neville Watts
WRITTEN REPRESENTATION

TUNSTEAD – PF/21/2394 - A Self-Build single dwelling with detached garage. Associated landscaping. Extinguishing a dead-end footpath
Land Opposite Copperfield , Watering Pit Lane, Tunstead, Norfolk
For Mr & Mrs M. & J. Rackham
WRITTEN REPRESENTATION

INQUIRIES AND HEARINGS – IN PROGRESS

CLEY-NEXT-THE-SEA - ENF/18/0164 - Alleged further amendments to an unlawful dwelling
Arcady, Holt Road, Cley-next-the-Sea, Holt, NR25 7TU
for Mr Adam Spiegall
INFORMAL HEARING – 1 & 2 March 2022 Re-Scheduled – 22 & 23 June 2022

KELLING – PF/20/1056 - Demolition of former Care Home buildings and erection of 8no. dwellings, car parking, associated access and landscaping
Kelling Park, Holgate Hill, Kelling, Holt NR25 7ER
For Kelling Estate LLP
INFORMAL HEARING – Date: 22 & 23 March 2022

RYBURGH - ENF/20/0231 – Replacement Roof
19 Station Road, Great Ryburgh, Fakenham NR21 0DX
For Christopher Buxton and A E Simcock
INFORMAL HEARING – Date: 26 April 2022

WRITTEN REPRESENTATIONS APPEALS - IN HAND

ALBY WITH THWAITE – ENF/20/0066 - Appeal against breach of planning control
Field View, Alby Hill, Alby, Norwich NR11 7PJ
For Mr Karl Barrett
WRITTEN REPRESENTATION

ALDBOROUGH – EF/21/0972 - Lawful Development Certificate that the hybrid garden annexe and associated concrete plinth foundation, concrete lattice (max 7sqm) or lightweight lattice base falls under the definition of a caravan and its subsequent siting on a concrete plinth foundation, concrete lattice (max 7sqm) or lightweight lattice base for use ancillary to the main dwelling known as 1 Harmers Lane, Thurgarton, Norwich, Norfolk, NR11 7PF does not amount to development so that Planning permission is not required
1 Harmers Lane, Thurgarton, Norwich, Norfolk NR11 7PF
For Victoria Connolly
WRITTEN REPRESENTATION

BRISTON – PO/21/1474 - Erection of 3 no. two-storey detached dwellings following demolition of agricultural buildings - outline with all matters reserved
Brambles Farm, Thurning Road, Briston Norfolk NR24 2JW
For Lewis Keyes Development Ltd
WRITTEN REPRESENTATION

CORPUSTY – ENF/20/0095 - Operational development without planning permission
Manor Farm Barns, Norwich Road, Corpusty, NR11 6QD
For Mr Michael Walsh
WRITTEN REPRESENTATION

FAKENHAM – PO/21/2584 - Erection of detached dwelling (all matters reserved)
9 Caslon Close, Fakenham Norfolk NR21 9DL
For Mr M Rahman
WRITTEN REPRESENTATION

HOLT – PF/21/0857 - Single storey detached dwelling
Middle Field, 2 Woodlands Close, Holt, Norfolk NR25 6DU
For Mr & Mrs I Furniss
WRITTEN REPRESENTATION

KETTLESTONE – ENF/19/0094 - Erection of log cabin
Land South East Of Kettlestone House, Holt Road, Kettlestone, Norfolk
Mr and Mrs P & S Morrison
WRITTEN REPRESENTATION

KETTLESTONE – PF/21/0522 - Retention of cabin (retrospective)
Land South East Of Kettlestone House, Holt Road, Kettlestone, Norfolk
For Mr & Mrs P Morrison
WRITTEN REPRESENTATION

ROUGHTON – PF/20/1659 - Relocation of public house car park and development of the existing car parking area for the erection of 2no. two-storey 3-bedroom detached dwellings, with new boundary treatment; installation of a patio area to rear beer garden, and associated minor alterations and landscaping - [Amended Plans- Revised Scheme]
New Inn, Norwich Road, Roughton, Norwich NR11 8SJ
For Punch Partnerships (PML) Limited
WRITTEN REPRESENTATION

ROUGHTON – PF/21/0693 - Demolition of existing stable block and replacement with a self-build dwelling
Heath Farm, Norwich Road, Roughton, Norwich, Norfolk NR11 8ND
For Amy Zelos
WRITTEN REPRESENTATION

TRUNCH – PF/21/1561 - Two storey detached dwelling with associated landscaping including tree planting scheme and wildlife pond
Field Near Fairview Barn, Brick Kiln Road, Trunch, Norfolk, NR28 0PY
For Mr Mike Pardon
WRITTEN REPRESENTATION

WICKMERE – PF/20/2072 - Erection of dwelling with attached double garage
Park Farm Office, Wolterton Park, Wolterton, Norwich NR11 7LX
For Mr M & Mrs C McNamara
WRITTEN REPRESENTATION

APPEAL DECISIONS - RESULTS AND SUMMARIES

NORTH WALSHAM – ENF/21/0146 - Unauthorised developement in back garden
1 Millfield Road, North Walsham, Norfolk NR28 0EB
For Mr Robert Scammell
WRITTEN REPRESENTATION – Enforcement Notice Quashed by Planning Inspector

SWANTON NOVERS – PF/21/0551 - Two storey and part single storey rear extension
Dennisby House, The Street, Swanton Novers, Melton Constable, Norfolk NR24 2QZ
For Mr Chris Bloomfield
WRITTEN REPRESENTATION – APPEAL DISMISSED

SWANTON NOVERS – LA/21/0552 - Internal and external works associated with extensions and alterations to dwelling
Dennisby House, The Street, Swanton Novers, Melton Constable, Norfolk NR24 2QZ
For Mr Chris Bloomfield
WRITTEN REPRESENTATION - APPEAL DISMISSED