

Development Committee



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TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Wednesday, 29 June 2022

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 7 July 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

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A G E N D A

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

1. CHAIRMAN'S INTRODUCTIONS

2. TO RECEIVE APOLOGIES FOR ABSENCE

3. SUBSTITUTES

4. MINUTES

(Pages 1 - 10)

To approve as a correct record the Minutes of a meeting of the Committee held on Thursday 9th June 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 11 - 16)

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. STALHAM - PF/21/3389 - SINGLE AND TWO STOREY EXTENSIONS TO DWELLING TO INCLUDE INTERNAL/ATTACHED ANNEXE. LUCINDA HOUSE, MOOR LANE, THE GREEN, STALHAM, NORFOLK NR12 9QD

(Pages 17 - 22)

9. PROPOSED DEVELOPMENT COMMITTEE SITE VISIT - OVERSTRAND - PF/21/3221 - CONTINUED USE OF LAND FOR STORAGE ANCILLARY TO OVERSTRAND GARDEN CENTRE AND

(Pages 23 - 26)

PROVISION OF OVERFLOW CAR PARKING FOR STAFF AND CUSTOMERS (RETROSPECTIVE)

10. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE (Pages 27 - 30)

11. APPEALS SECTION (Pages 31 - 34)

- (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

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DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 9 June 2022
in the Council Chamber - Council Offices at 9.30 am

Committee Members Present: Cllr P Grove-Jones (Chairman) Cllr P Heinrich (Vice-Chairman)

Cllr A Brown	Cllr P Fisher
Cllr V Holliday	Cllr R Kershaw
Cllr N Lloyd	Cllr G Mancini-Boyle
Cllr N Pearce	Cllr L Withington
Cllr A Yiasimi	

Substitute Members in attendance: Cllr J Toye

Officers in Attendance: Major Projects Manager (MPM)
Development Management Team Leader (DMTL)
Senior Planning Officer (SPO)
Senior Landscape Officer (SLO)
Principle Lawyer (PL)
Democratic Service Officer – Regulatory

1 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr A Fitch-Tillett and Cllr M Taylor.

2 SUBSTITUTES

Cllr J Toye was present as a substitute for Cllr A Fitch-Tillett.

3 MINUTES

The Minutes of the 12th May 2022 were approved as a correct record.

4 ITEMS OF URGENT BUSINESS

None.

5 DECLARATIONS OF INTEREST

Cllr V Holliday declared a non-pecuniary Interest in Agenda Item 8, Planning Application PF/21/2711 for Blakeney. She stated that she was not pre-determined but was pre disposed.

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

The SPO introduced the Officers report and recommendation for approval, and advised Members that the application had been independently consulted, as detailed on pages 21 and 22 of the Agenda Pack, and that the Consultant determined that the development would be acceptable in principle and would comply with Policies

SS1, SS2 and HO5 of the NNDC Core Strategy guide. Additionally, the independent expert advised that there was an essential need for the proposed dwelling to aid with the ongoing operation of the farming business.

A previous application for the siting of a dwelling at New Barn Fam, reference PO/20/1100 had been refused, however concerns identified through that proposal had been addressed since.

The SPO affirmed that the main issues for consideration were the landscape impact on the Norfolk Coast AONB, undeveloped Coast and nearby SSSI site. However, following negotiations with the applicant, in which they had agreed to introduce belts of trees to the north, north-west and east of the proposed dwelling, as well as hedging, the proposed trees and hedging being a mix of native species, Officers considered such planting to appropriately mitigate the visual impact to the landscape and would improve the ecological connectivity through the linkage of existing habitats.

The SPO informed Members that the GIRAMS mitigation payment had been paid, and advised that there had been an amendment to the Officers recommendation relating to agricultural occupancy condition to better reflect standardised wording.

Public Speakers:

Rosemary Thew – Chairman Blakeney Parish Council

Lindsey Read – Supporting

- i. The Local Member – Cllr V Holliday – stated that this was a finely balanced and complex application. She recognised that the applicant was a highly regarded farmer, and that there was a need for an agricultural dwelling which had garnered significant community support. However, the Local Member noted that the application was contained within a highly sensitive and valued landscape, and that there had been objections raised including from Blakeney Parish Council for the specific location chosen, and who considered that an alternate site should be explored. Cllr V Holliday commented that community concerns remained that the proposed dwelling would have a negative visual intrusion to the AONB and SSSI, despite the proposed mitigation planting detailed within the application. The Local Member stressed the importance and value of the special features of an AONB and SSI, and the duty of the Local Planning Authority to conserve and enhance these areas.
- ii. Cllr P Heinrich expressed his support for the Officers recommendation, and stated that the context of the proposal, to serve as an agricultural works dwelling, was important in decision making. He reflected that Officers had worked closely and carefully with the applicant, to create an agreeable acceptable scheme, which was policy compliant, and that the report provided by the Independent consultant was clear that the development was acceptable in principle. Cllr P Heinrich commented that the farm was a viable operation, well diversified, and had adapted well to the local market, and that aspects of the operation were dependent on staff being available on site. Further, agricultural workers often work outside of normal working hours with crops and animals needing to be tended to all hours of the day. He noted that the produce grown was consumed locally, which was environmentally sustainable, keeping food miles down. Cllr P Heinrich acknowledged the broad support from consultees and contended that the design of the dwelling

was to a high standard which would be in keeping with the local vernacular, drawing comparisons to traditional cart-shed structures, and would be subservient to the existing infrastructure. Cllr P Heinrich proposed acceptance of the Officers Recommendation for approval.

- iii. Cllr A Brown thanked officers for their succinct and comprehensive report and stated that NNDC should seek to support sustainable farming, and preserving food security, which was especially important given recent world affairs. He recognised that the 5 tests had been met with respect of HO5 of the NNDC Core Strategy Guide, as detailed on page 21 of the Agenda Pack. Cllr A Brown asked Officers to what extent had alternate sites been considered for the dwelling within the existing farm, and why such areas had been ruled out? Additionally, he considered that the use of external lights should be carefully considered given the proximity of the proposed dwelling to the nearby Wiveton Downs dark skies site. Cllr A Brown noted the absence within the Officers report that the dwelling should be registered as a local land charge as an agricultural workers dwelling, and asked why this was not included in the Officers Recommendation.
- iv. The SPO advised this was the third potential site which had been considered by Officers. The first site formed part of the previously refused application, and that this, whilst located outside the SSSI site, it was contained within a more predominant part of the AONB, away from the existing boundary hedge which offered some screening. The second considered site was within the existing farm complex, however it would also be sited within the SSSI. Officers and the Applicant had sought to engage with Natural England, and had invited them to attend a site visit, however the SPO advised that responses had not been received. Without the support of Natural England, who had encouraged the applicant to consider alternate options not within the SSSI, this second location was refused. The SPO reflected that proposed application before Members had been subject to lengthy and protracted negotiations, and that the location was considered appropriate by Officers with the mitigation planting.
- v. The SLO advised that the Wiveton Downs SSSI was designated for its geological significance, therefore Natural England would closely consider any excavation in this area. As an SSSI site, this area was particularly sensitive to accommodate any development. Natural England would have likely required a lengthy process and surveys to determine whether foundations for a building could be placed. Further, the SLO commented that consideration and conversations had been made with the applicant in utilising existing farm buildings on the site, but that ultimately these options were not viable. The SLO acknowledged that there would be a visual impact for the proposed site but considered that the amount of mitigation for a small single dwelling would help to enhance the area and would be in keeping with the rolling health and arable landscape. She considered that the scale of the mitigation proposed would result in enhanced habitat.
- vi. The Chairman thanked Officers for their appraisals, and commented in response to Cllr A Brown that lighting considerations were contained on Page 27 of the Agenda Pack.
- vii. The PL advised that an agricultural occupancy restriction was recommended to be imposed as a Planning Condition. She stated that a S106 agreement could have been applied but that this was unnecessary as the matter was

being imposed as a planning condition. If a S106 agreement had been entered into, it would have been subject to a local land change.

- viii. Cllr A Brown expressed his support that the matter be subject to a S106 agreement rather than a planning condition. In response to member's comments, the MPM advised it is for Members to decide if they wish to apply a planning condition or a S106 agreement, if they were minded to approve the application in the first instance. But, reflected that within his experience planning conditions were stronger as a way of securing something of this nature rather than a legal agreement.
- ix. Cllr R Kershaw considered that it was a finely balanced application and commended Officers for their hard work and their engagement with the applicant which had resulted in a well-designed building with extensive proposed mitigation. He expressed his support for the farming community, especially during such difficult times, and that NNDC should support the diversification of farming. He considered that it was a modest development, with sound conditions, and so seconded the Officer's recommendation for approval.
- x. Cllr N Lloyd expressed his support for the application and the applicant for the diversification of farming, stating that there needs to be a move away from monoculture farming within the AONB. He considered the proposed mitigation was acceptable, and would screen the existing barn which would have a positive effect. In addition, the planting scheme would help to join up different pockets of biodiversity on the site.
- xi. Cllr N Pearce commented that this application had been carefully considered by Officers, and thanked them for the significant level of detail offered in their report for a single dwelling. He expressed his support for the application which he considered to be acceptable in principle.

RESOLVED by 11 votes for, and 1 abstention.

That Planning application PF/21/2711 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
- The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture as defined in section 336 of the Town and Country Planning Act 1990 or in forestry, or a widow or widower or surviving civil partner of such a person, and to any resident dependents.
- 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.

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

The DMTL introduced the Officers report and recommendation for approval. He highlighted for members the location of the proposal and its proximity to nearby terraced houses, particularly to those at the rear of the property. The North-West extension to the property had not been objected to by Holt Town Council, however an objection had been received from a neighbouring dwelling, outlined in the Agenda Pack.

The DMTL advised that the key areas for consideration were firstly, the design of the proposed development and its effect on the character and appearance of the existing dwelling and surrounding area. He noted that the eaves and ridge height had been steeped down slightly to help give the impression that the extension was subservient to the host dwelling. The proposed external materials were intended to match those of the existing dwelling. Second, the impact of the proposal to the living conditions of the occupiers of the dwellings to the rear at 15 to 21 Hempstead Road with regards to loss of light and overshadowing. It had been acknowledged that there would be some impact but not to a degree which would justify refusal given the separation between those properties and the proposed development. With regards to privacy, the first floor bedroom window in the rear of the extension had been omitted in the revised plans and replaced by a roof light to serve the bedroom, and a small window to serve the bathroom which would be obscure glaze. The separation between the window and the first floor windows of the closest dwellings (15 & 17 Hempstead Road) was in excess of the separation distance suggested in the amenity criteria in the North Norfolk design guide.

Public Speakers:

Richard Robson – Supporting

Mr Norman – Objecting (Written Statement read by DMTL)

- i. The MPM recited a statement from the Local Member – Cllr G Perry-Warnes, who was unable to attend the meeting. Cllr G Perry-Warnes wrote that she did not consider that the proposal complied with policy EN4 of the North Norfolk Design guide in that the scale and massing of the extension would fail to relate sympathetically to the surrounding area and to neighbouring properties. In addition, the proposal would have a significant detrimental effect on the residential amenity of nearby occupiers of the old railway workers cottages, which would present an overbearing and imposing impact on the current skyline and block any winter sun from their outside area. She commented that the Design Guide stated that extensions should be sited to avoid any loss of light or privacy to neighbours, and stressed it should not result in any overshadowing or overbearing effects. The Local Member encouraged the Committee, if it were minded to approve the recommendation, to delay making its decision which would have an impact on local residents, and to arrange a site visit before making its assessment.
- ii. Cllr G Mancini-Boyle stated that he did not consider the proposal to be a particularly large extension and asked Officers if the loss of sunlight to neighbouring properties, as a consequence of the proposal, had been tested. The DMTL advised that this had been a judgement made by the Case Officer, and that he was not aware that a calculation had been conducted.
- iii. Cllr R Kershaw expressed his disappointment that the Local Members were not in attendance, and stated that he did not believe the application to be

controversial and considered that it would improve the frontage of the road, and so proposed acceptance of the Officers Recommendation for approval.

- iv. Cllr N Pearce agreed it was regretful that the Local Members were not in attendance to represent their views. He stated that the proposal was a sensitive and modest extension, and reflected on the health and wellbeing of the applicant. Cllr N Pearce acknowledged that some light would be lost, and that it was difficult to define what 'a little light' actually meant. He supported comments made by Cllr R Kershaw, that the extension would tidy up and improve the frontage, without increasing the footprint of the property. Cllr N Pearce seconded the Officers Recommendation.
- v. Cllr J Toye reflected that the matters for consideration in determining the application were privacy and access to light by neighbouring dwellings. He commented that perhaps during winter months, when the sun was particularly low and there was already limited light, there may be some loss of light caused by consequence of the development, but that this would not be huge.
- vi. The Chairman affirmed that loss of privacy and light were planning considerations, but that there was no right to a view as set out in planning law.
- vii. Cllr A Brown expressed his support for comments raised by Members in support of the application, and wished to correct some aspects Officers report, first, that the scale and massing of the property would not increase by 50%, rather it would likely increase by 25%. He stated that under the NNDC design guide a minimum distance of 9m should exist between properties, and that this was met, and that all policies were satisfied through the proposal. Cllr A Brown stated that Members were obliged to approve an application under planning policy unless material considerations dictate otherwise.
- viii. Cllr A Yiasimi thanked officers for their report, and agreed with Members that the street scene would be improved by the proposal, giving a better unified appearance. He was pleased to note the enhancements made with relation to the instillation of bat boxes.

RESOLVED by 11 votes for and 1 against.

That Planning Application PF/22/0226 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
- 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.

8 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

- i. The MPM introduced the Development Management Performance Update

Report, and advised members that revisions to the reporting would be made for future Committee meetings, once systems for collating information could be established with I.T.

- ii. Cllr J Toye thanked the MPM for their report, and for the proposed changes. He asked, as the report was being developed, that the impact of Nutrient Neutrality on the Council's Planning process be considered, as it was likely more extension of time would be required for applications.
- iii. In response to enquiries of Members into the ongoing impact of Nutrient Neutrality guidance, the MPM advised that an all Member briefing had been scheduled for the 23rd June which would provide a full update. He advised that meetings were taking place between all affected Norfolk authorities, as well as applicants and agents, and that this was an evolving situation in which local authorities were trying to find a positive way forward. He affirmed that this had been a time consuming matter for himself and other officers and that the first priority was in interpreting the legal advice and ensuring as a Local Authority, NNDC understood what was required of it.
- iv. Cllr J Toye advised that he and Cllr A Brown had attended a meeting earlier in the week and confirmed that through the cross-authority work, a specialist had been appointed to address Nutrient Neutrality. It was hoped that from July some of the less challenging applications could be considered, and that from October the specialist would have additional guidance which would aid affect Authorities in determining afflicted planning applications. Cllr A Brown affirmed that the specialist was a reputable company, and it was encouraging that they had been secured by the cross-authority group to work on this matter. He added that the guidance provided by Natural England on Nutrient Neutrality still divided legal opinion.
- v. The MPM affirmed that Nutrient Neutrality was having a huge impact the Council, and that it was causing frustration to applicants, agents, and planning officers. Discussions were taking place with landowner's to see how they may be able to help going forward, including solutions providing wetland habitats as well as other short-term and longer-term mitigation solutions. In response to Members questions about the disposing of sewage via non-mains drainage, he stated that this would not necessarily overcome issues regarding Nutrient Neutrality as there was still an outpour from the associated drainage point which had to be managed. The application of cess-pits would itself require a permit from the environment agency, and this would require a habitat assessment.
- vi. Cllr A Brown asked for inclusion in the reported statistics, cases which had received an extension of time, both agreed and refused, and where this may place against a national metric. The MPM advised that in prior reports, the numbers of decisions which had secured an extension of time had been reported, and also where a decision was made within that extension of time. He advised that he would encompass this information within the reports going forward.

9 APPEALS SECTION

- i. The MPM relayed the Appeals report and invited questions from Members.
- ii. Cllr K Kershaw asked why enforcement action had been quashed for North

Walsham. The MPM advised this had been as a result of a technical issue, but that this would not prevent the Council from re-serving the notice in a slightly different way, which would address any deficiencies identified by the inspector. The DMTL advised that this matter had been discussed at the enforcement panel earlier in the week and that issue was with respect to an annex, which the developer had changed to dwelling after the notice had been served. Permission had been refused for an annex due to its size and impact on neighbours.

- iii. The Local Member for the affected Ward in North Walsham; Cllr N Lloyd, expressed his disappointment that he had not been informed of this matter prior. The MPM commented that there were lessons to be learned and that the new enforcement manager would work to ensure such matters do not occur again, including consulting with members of the legal team.
- iv. Cllr N Pearce asked for details about the Arcady Application. The MPM advised that the informal hearing had been postponed, and that this was due to additional information being received by the Council at the last minute. With limited time to study and consider the documents in full, the Planning Inspectorate agreed to defer the meeting. The revised date had not yet been set.
- v. Cllr J Toye noted, with respect to the Arcady, that it was a huge amount of documentation submitted at the last minute. He was in communication with the Assistant Director of Planning as he was dissatisfied with the way in which the Planning Inspectorate had dealt with this matter, as members of the public had been told it was too late to submit information, and yet the applicant was permitted to do so. He acknowledged this had been a long running issue which he considered need to be concluded for the benefit of all.
- vi. Cllr A Brown expressed his preference that the Council consider the application of costs, and was of the understanding that this was not the first time in which the applicant and their agent had submitted documents with late notice which had resulted in delays. He reflected that this matter had massively impacted officer time, and would continue to do so until resolved.
- vii. Cllr V Holliday asked how long the whole process had been ongoing, noting that the UK Government states that the mean time for an enforcement appeal is 112 weeks. She enquired if this had been exceeded with respect of Arcady.
- viii. The MPM advised, that whilst he did not know the exact number of weeks, he believed it was well beyond 112 weeks. This appeal was an exception to the norm with respect of its time-frame. He acknowledged that this was a challenging matter, as the Council could not challenge the Planning Inspectors decision and go to a higher authority other than going to the Secretary State, who would need to wait for the Planning Inspector to reach a conclusion on the decision. In such instance, the informal hearing would need to be first had before the Secretary of State was involved. The MPM advised, with respect of costs, this was a legal consideration and would need to be looked at outside of the development committee meeting.
- ix. Cllr A Brown asked if information could be made available, clarifying that the delay was as a result of the Planning Inspector rather than NNDC as the

Planning Authority. The MPM commented that he had spoken with the Appeal Officers and suggested that a message be shared through the appropriate channels, to notify the public of the delay to the informal hearing, particularly as individuals may have planned to attend the meeting.

- x. Cllr J Toye stated that the Planning Inspector had reached their decision, in part, due to NNDCs comments that the volume of information came too late to determine. The volume of documents delivered on the last day to the planning inspector, were not received by the Council till the following week, would have been challenging to go through in the time afforded. He affirmed that Council did not request a delay, rather considered it unacceptable that it should consider the additional evidence in the time available.

10 EXCLUSION OF PRESS AND PUBLIC

None.

The meeting ended at 11.12 am.

Chairman

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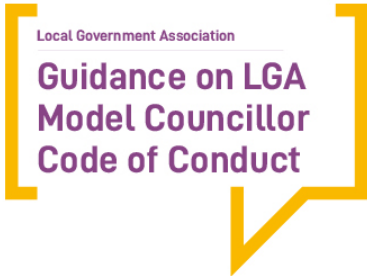
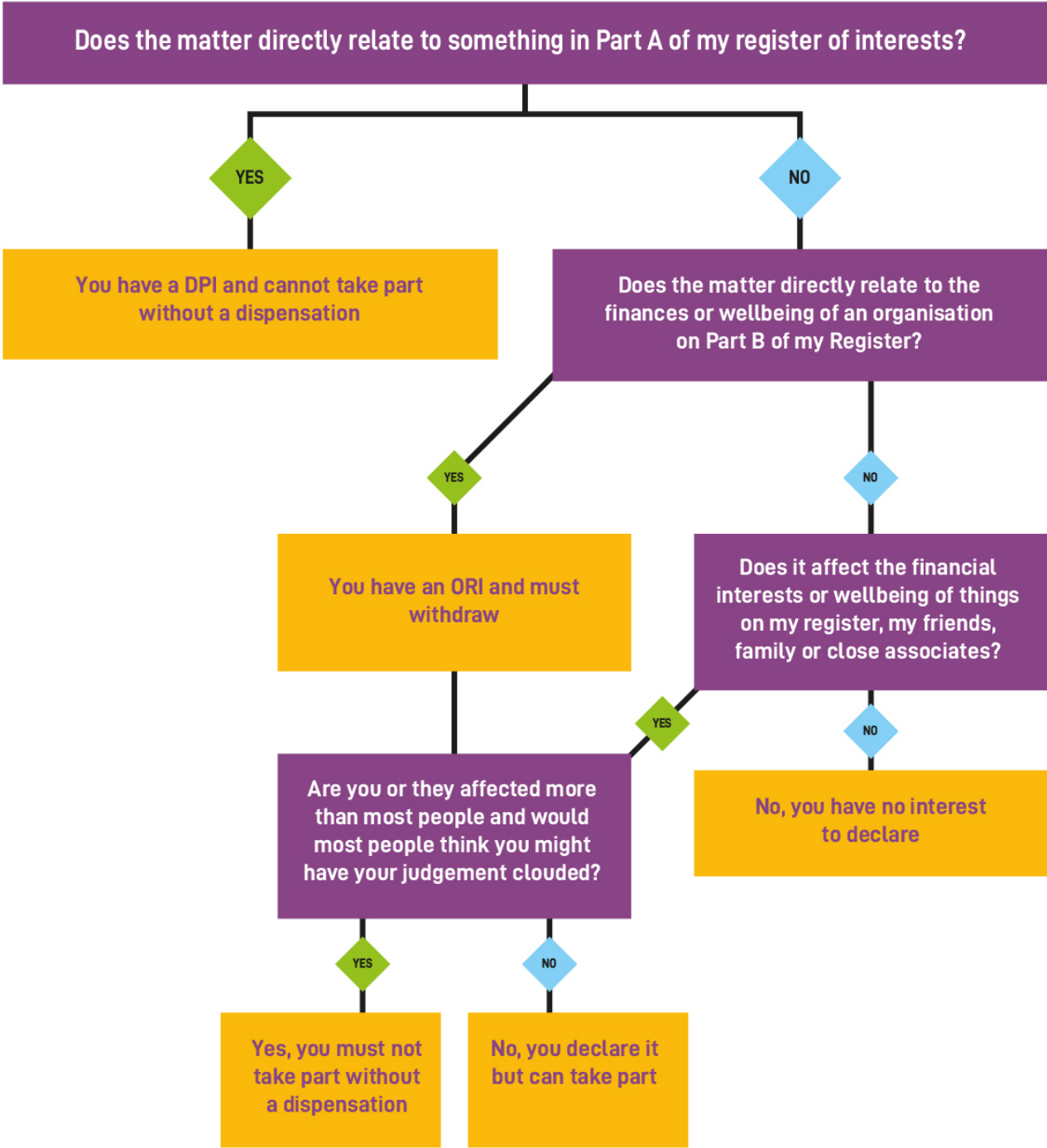
* 'director' includes a member of the committee of management of an industrial and provident society.

* '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)



STALHAM - PF/21/3389 – Single and two storey extensions to dwelling to include internal/attached annexe. Lucinda House, Moor Lane, The Green, Stalham, Norfolk NR12 9QD.

Minor Development

- Target Date: 16th February 2022

- Extension of time: 13th July 2022

Case Officer: Ms A Walker

Full Planning Permission

CONSTRAINTS

Areas Susceptible to Groundwater SFRA - Classification: <25%

Flood Type: Clearwater

Countryside LDF

RELEVANT PLANNING HISTORY

	AP/21/0015
Description	Single storey detached dwelling and garage
Outcome	R - Refused
Status	Appeal Dismissed
	PO/03/0145
Description	ERECTION OF TWO DETACHED DWELLINGS
Outcome	A - Approved
	PO/02/1270
Description	ERECTION OF TWO DETACHED DWELLINGS
Outcome	R - Refused
Status	R - Decided
	PM/03/0603
Description	ERECTION OF TWO DETACHED DWELLINGS
Outcome	A - Approved
Status	A - Decided
	PF/20/1073
Description	Single storey detached dwelling and garage
Outcome	R - Refused
Status	R - Decided
	PF/03/1719
Description	ERECTION OF SINGLE-STOREY SIDE EXTENSION
Outcome	A - Approved
Status	A - Decided

THE APPLICATION

The application seeks permission for single and two storey extensions to dwelling to create an internal/attached annexe to the existing residential dwelling. The proposal site is located on Moore Road, outside the settlement boundary of Stalham.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr Grove-Jones owing to concerns regarding the size of the proposed extensions and compliance with Policies HO 8 and EN 4, and impact of the proposed development upon the surrounding area.

PARISH COUNCIL

Parish Council – Objection for the following reasons:

- Inconsistencies in application, it would not be clear what permission would be granted for;
- Site outside development boundary in countryside location;
- Extensions represent overdevelopment on the site; and
- Would want to see use of annexe restricted as being ancillary and for occupant's family only.

REPRESENTATIONS

Five public representations have been received, one supporting and four objecting.

The supporting comment is as follows:

- Fully support the proposed development.

Those objecting have raised the following concerns:

- Overdevelopment
- Inappropriate development in a countryside location
- Design and materials not in-keeping
- Potential drainage issues
- Overlooking
- Adverse landscaping impacts
- Adverse highways impacts

CONSULTATIONS

Landscape (NNDC) – No objection (following the receipt of an updated Protected Species Survey Report) subject to conditions requiring ecological mitigation and enhancement measures to include:

- a) Integration of at least four bat bricks/tubes into the fabric of the new extension,
- b) Integration of swift bricks/boxes totalling at least three nests into the fabric of the new extension,

- c) Installation of at least two woodcrete/woodstone bird boxes suitable for a range of species, including at least one open-fronted nest box,
- d) Incorporation of pollinator- and bat-friendly planting within the soft landscaping scheme.

Further condition required in regards to replacement tree planting. Concerns raised on originally proposed plans regarding size of proposed extensions, though no formal objection on this matter.

Norfolk County Council (Highways) – No objection subject to condition requiring annexe to be ancillary to main dwelling.

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.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS 1 – Spatial Strategy for North Norfolk

SS 2 – Development in the Countryside

HO 8- House extensions and replacement dwellings in the Countryside

EN 2 – Protection and Enhancement of Landscape and Settlement Character

EN 4 – Design

EN 9 - Biodiversity & Geology

EN 10 – Development and Flood Risk

CT5 – The Transport Impact of New Development

CT6 – Parking Provision.

National Planning Policy Framework (NPPF):

Section 2 – Achieving sustainable development

Section 4 – Decision-making

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 Design Guide SPD

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design
3. Amenity
4. Landscape
5. Ecology
6. Flood risk
7. Highways

APPRAISAL

1. Principle of development (Policies SS 1 and SS 2)

Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policy SS 1 of the Core Strategy sets out the spatial strategy for the district and directs development to the areas which have been identified as sustainable locations. Policy SS 2 restricts development to that which requires a countryside location – this policy allows for extensions and alterations to existing residential properties. Given the scale and nature of the proposal, it is considered acceptable in terms of principle, in accordance with Policies SS1 and SS 2 of the adopted North Norfolk Core Strategy.

2. Design (Policies HO 8 and EN 4):

Policy HO 8 of the adopted North Norfolk Core Strategy permits residential extensions that would not result in a disproportionately large increase in the height or scale of the original dwelling, and would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

Policy EN 4 requires all development will be designed to a high quality, reinforcing local distinctiveness. Innovative and energy efficient design will be particularly encouraged. 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 seeks to create an internal/attached annexe to the main dwelling (Lucinda House) to provide additional accommodation allowing the occupant's family to act as carers as they age. The design of the proposal is comprised of two elements, a single storey pitched roof extension to the east elevation which provides access and entry hall with a dining room and study and two two-storey extensions on north elevation connected via a single storey 'day room' on the ground floor. The annexe would be connected to the main dwelling via a connecting door in the dining room. The plans have been revised to slightly reduce the scale of the extensions to be more in-keeping with the host dwelling, and largely to improve the proposed development's relationship with the roof of the main dwelling (removing an originally proposed awkward connecting flat-roof). The palette of materials, to include Norfolk pantiles to match existing, and facing brickwork and cobble and flint work to again match existing, is considered to be acceptable. Given the revisions made, and taking into account the site context including the large size of the existing plot (so can easily accommodate a larger

property), it is considered that the height, scale and palette of materials would be acceptable, in-keeping with, and proportionate to, the existing property and its location. As such, it is considered that the proposals are acceptable and in accordance with Policies HO 8 and EN 4 of the adopted North Norfolk Core Strategy, Section 12 of the NPPF (2021), and the North Norfolk Design Guide.

3. Amenity (Policy EN 4)

The property is set within a large plot and has an immediate neighbour to the west and neighbouring properties to the north and east. Concerns have been raised that a first floor window on the north elevation may cause overlooking. However, given the significant the separation distance between dwellings, to the northern boundary, and the existing boundary treatments, it is not considered that the proposed development would result in any significant negative amenity impacts in terms of overlooking. Due to the setting and distance from neighbouring properties there are also not considered to be any significant negative impacts in terms of overbearing or overshadowing neighbouring properties. Taking account of the above, the proposal is considered to be acceptable in terms of amenity impact, subject to consultation by Conservation and Design Officers in accordance with Policy EN 4 of the Adopted North Norfolk Core Strategy, Section 12 of the NPPF (2021), and the North Norfolk Design Guide.

4. Landscape (Policy EN 2)

The property lies within an area of designated Countryside, and an area designated as Settled Farmland (SF1 – Stalham, Ludham and Potter Heigham) according to the adopted North Norfolk Landscape Character Assessment, SPD (2021). Despite being within the countryside designation, the property lies adjacent to existing residential properties and close to the development boundary, and with much of the larger elements of the two-storey extensions confined to the rear of the property. The site boundaries benefit from existing trees though with visible gaps affording views to the property. Nevertheless, it is considered that any visual impact would be largely localised in nature and would not have a significantly detrimental wider landscape impact. As such, and subject to securing replacement tree planting, it is considered that, on balance, the proposed development complies with the requirement of Policy EN 2 of the adopted North Norfolk Core Strategy and Section 15 of the NPPF.

5. Ecology (Policy EN 9)

The application was supported by an original Ecological Impact Assessment, followed by an updated Protected Species Survey as requested by the Landscape Officer. No objections have been raised to the proposed development on ecological grounds, subject to the securing of specific ecological mitigation and enhancement measures. Provided these are followed/incorporated, the proposed development complies with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy.

6. Flood risk (Policy EN 10):

The application site lies within an area identified susceptible to ground and surface water flooding. The SFRA does not show the likelihood of groundwater flooding occurring and does not take account of the chance of flooding from groundwater rebound and only isolated locations within the overall susceptible area are actually likely to suffer the consequences of

groundwater flooding. The proposal is considered minor development and given the scale and nature of the scheme, it is considered unlikely to cause detriment. The proposal is therefore considered to be compliant with the requirements of Policy EN 10 of the adopted North Norfolk Core Strategy and Section 14 of the NPPF.

7. Highways (Policies CT 5 and CT 6):

Due to the proposed changes to the existing vehicular access and car parking arrangements, the Highway Authority were consulted on the proposed development and offered no objection on highway grounds subject to the annexe being used as only ancillary accommodation to the main dwelling (to be conditioned). On this basis, the proposed development is considered to be in accordance with Policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy.

Conclusion

The alterations made to the proposed design, particularly in regards to the altered roof configuration, are considered, on balance, to be acceptable and compliant with the relevant Development plan policies as outline above. APPROVAL is therefore recommended subject to the following conditions:

1. Time limit – 3 years
2. Accordance with approved plans
3. Materials as submitted
4. Annexe restriction (remaining ancillary to main dwelling)
5. Incorporation of ecological mitigation/enhancement measures
6. Accordance with Arboricultural Impact Assessment to include replacement planting
7. Soft Landscaping Scheme
8. Replacement of new trees & shrubs

AGENDA ITEM:

PROPOSED DEVELOPMENT COMMITTEE SITE VISIT

APPLICATION REFERENCE: PF/21/3221

LOCATION: Overstrand Garden Centre, Mundesley Road, Overstrand

PROPOSAL: Continued use of land for storage ancillary to Overstrand Garden Centre and provision of overflow car parking for staff and customers (Retrospective)

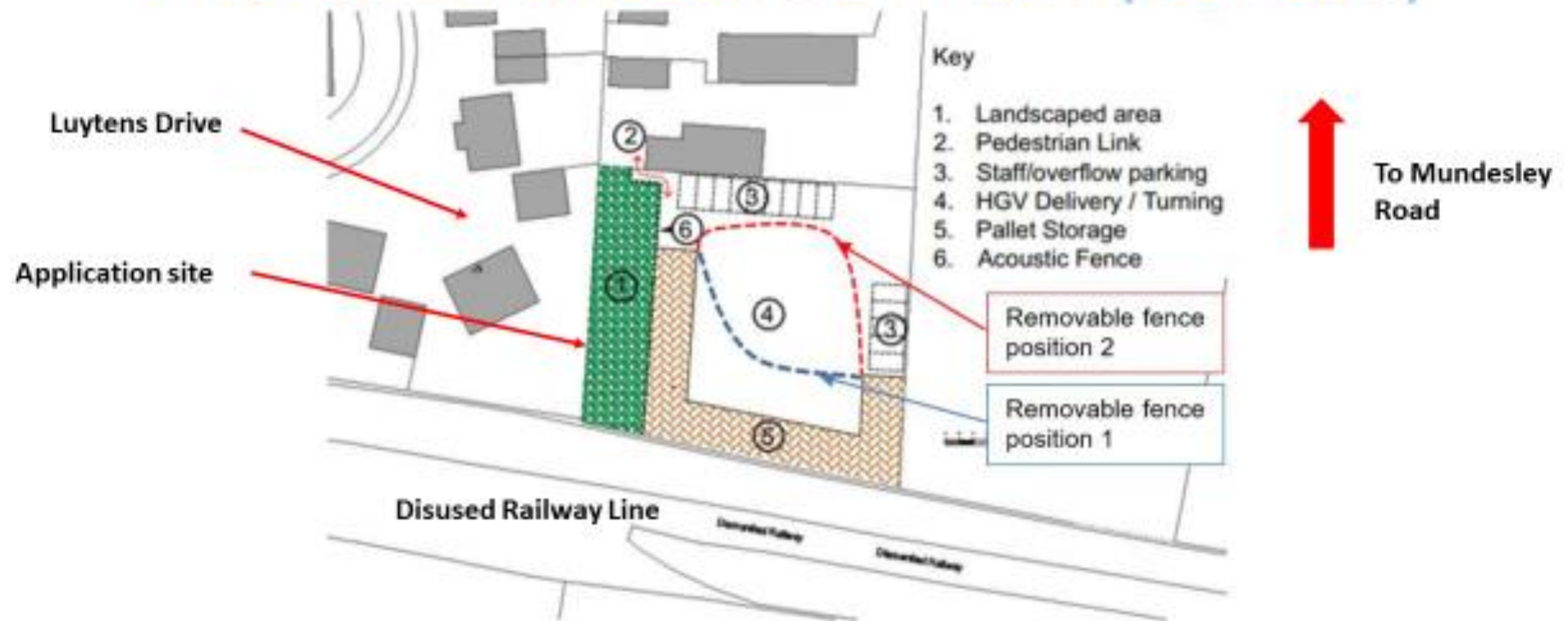
SITE LOCATION AERIAL IMAGE



SITE LOCATION PLAN



PROPOSED SITE LAYOUT PLAN (REVISED)



DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – JULY 2021

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 31 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 31 May 2022).

Performance Measure	Actual Performance	Target	Comments
Decision Notices (Up to 31 May 2022)	Major 2 decisions issued <i>100% within time period</i>	60% (80% NNDC)	24 month average to 31 May 2022 is 87.18%
	Non-Major 113 decisions issued <i>90.27% within time period</i>	70% (90% NNDC)	24 month average to 28 Feb 2022 is 79.64%
Validation (Up to 31 May 2022)	240 applications registered* 211 applications validated* *data for w/c 02 May is not available and has not been included but this would typically add a further 50-60 cases to the number with circa 10% of those invalid on receipt.	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. S106 OBLIGATIONS

- 2.1 A copy of the list of latest S106 Obligations is attached. There are currently 4 S106 Obligations in the process of being completed, 2 of which are yet to receive a resolution to approve. Five have been completed and can be removed from the list.

3. RECOMMENDATIONS:

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

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SCHEDULE OF S106 AGREEMENTS

UPDATE FOR DEVELOPMENT COMMITTEE:

07 July 2022

Application reference	Site Address	Development Proposal	Parish	Planning Case Officer	Committee or Delegated Decision	Date of Resolution to Approve	Eastlaw Officer	Eastlaw Ref:	Current Position	RAG Rating
PF/21/1749	Land South Of Lea Road Catfield Norfolk	Erection of 18 Affordable Dwellings with associated infrastructure, landscaping and open space	CP018 - Catfield	Russell Stock	TBC	TBC	Fiona Croxon	18647	Decision yet to be confirmed. Early draft in circulation. Application impacted by Nutrient Neutrality advice from Natural England.	
PF/21/3016	Luxem Cottage High Street Ludham Great Yarmouth Norfolk NR29 5QQ	Two storey rear extension	CP065 - Ludham	Alice Walker	Delegated	TBC	Fiona Croxon	19641	Completed. Can be removed from list of cases.	
PF/21/3017	Vale Cottage High Street Ludham Great Yarmouth Norfolk NR29 5QQ	Two story rear extension	CP065 - Ludham	Alice Walker	Delegated	TBC	Fiona Croxon	19641	Completed. Can be removed from list of cases.	
PF/17/0729	Kipton Wood And The Orchard Former RAF Base West Raynham NR21 7DQ	Erection of 94 dwellings with associated infrastructure; conversion of former NAAFI building to provide a new community centre; new allotments (within Kipton Wood); new play area (within The Orchard).	CP078 - Raynham	Geoff Lyon	Committee	19/04/2018	Fiona Croxon	11504	Content of S106 agreed by NNDC. County Council confirmed SoS not needed to be included in S106. Agreement was set for engrossment but now impacted by Nutrient Neutrality advice from Natural England.	
PF/19/1028	Land At Back Lane Roughton	Erection of 30 residential dwellings with associated access, open space, landscaping and off-site highways works. Formation of sports pitch, creation of wetland habitat, construction of 17-space community car park, construction of footpath link to village, and provision of land for community facility (Amended Plans and Additional Supporting Documents)	CP079 - Roughton	Katherine Rawlins	TBC	TBC	Fiona Croxon	14360	Costs undertaking previously requested. Progress delayed until application matters sufficiently progressed and resolution to approve given. Now impacted by Nutrient Neutrality advice from Natural England.	
PF/18/0363	Scottow Enterprise Park Lamas Road Badersfield Scottow	Change of use of parts of the former military taxiway and runway areas for manoeuvring, take-off and landing of light aircraft	CP082 - Scottow	Russell Stock	Committee	20/06/2019	Fiona Croxon	14147	Content of S106 previously agreed by NNDC. Draft S106 re-circulated for NNDC approval.	
PF/21/3141	Land South Of Weybourne Road Sheringham Norfolk	Erection of 2 storey 70 Bed Care Home (Class C2) and 24 affordable dwellings (Class C3) with associated amenity space, access, parking, service, drainage and landscaping infrastructure	CP085 - Sheringham	Richard Riggs	Delegated	TBC	Fiona Croxon	TBC	Completed. Can be removed from list of cases.	
PF/21/1532	Land North East Of Yarmouth Road Stalham Norfolk	Extra Care development of 61 independent one and two bedroom flats, with secured landscaped communal gardens, associated visitor and staff car and cycle parking, external stores and a new vehicular access onto Yarmouth Road.	CP091 - Stalham	Richard Riggs	Committee	17/03/2022	Fiona Croxon	18895	Completed. Can be removed from list of cases.	
PF/21/2021	Land North East Of Yarmouth Road Stalham Norfolk	A new residential development of 40 affordable houses comprising 22 affordable/shared ownership houses and one block of 18 affordable flats consisting of 9, one bedroom flats and 9, two bedroom flats with associated landscaping, infrastructure and access.	CP091 - Stalham	Richard Riggs	Committee	17/03/2022	Fiona Croxon	18896	Completed. Can be removed from list of cases.	

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OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 07 JULY 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

NORTH WALSHAM – ADV/22/0404 - Retention of 48 sheet advert hoarding

Junction Of Waitrose and Cromer Road, Cromer Road, North Walsham, Norfolk

For Mr David Galbraith - Inschool Media

WRITTEN REPRESENTATION

WELLS-NEXT-THE-SEA – ENF/21/0061 - Appeal against breach of Planning Control - Material
change of use of the land for takeaway

Land Adj. 19 The Glebe, Wells-next-the-Sea, Norfolk NR23 1AZ

For Adrian Springett – Pointens

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 Spiegel

INFORMAL HEARING – 1 & 2 March 2022 Re-Scheduled – 22 & 23 June 2022

**This has been postponed due to late submission of information – future date to
be arranged**

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

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

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

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

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

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

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

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

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

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

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 – APPEAL DISMISSED

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 – APPEAL DISMISSED

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 – APPEAL DISMISSED

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 – APPEAL DISMISSED