

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

Wednesday, 27 July 2022

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 4 August 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
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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, 7th July 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. BLAKENEY - PF/21/3073 DEMOLITION OF EXISTING SINGLE STOREY DWELLING AND ERECTION OF TWO DWELLINGS AND GARAGES: 43 NEW ROAD, BLAKENEY

(Pages 17 - 26)

9. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

(Pages 27 - 30)

10. 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

11. 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

12. ANY URGENT EXEMPT BUSINESS

**13. 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, 7 July 2022
in the Council Chamber - Council Offices at 9.30 am

Committee Cllr P Grove-Jones (Chairman) Cllr A Brown
Members Present: Cllr P Fisher Cllr A Fitch-Tillett
Cllr R Kershaw Cllr N Lloyd
Cllr G Mancini-Boyle Cllr M Taylor
Cllr A Varley Cllr L Withington
Cllr A Yiasimi

**Substitute Members
in attendance:** Cllr J Rest

**Officers in
Attendance:** Assistant Director of Planning (ADP)
Development Management Team Leader (DMTL)
Planning Officer (PO)
Principal Lawyer
Democratic Services Manager

11 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr P Heinrich (Vice-Chairman), Cllr N Pearce and Cllr V Holliday.

12 SUBSTITUTES

Cllr J Rest was present as a substitute for Cllr P Heinrich.

13 MINUTES

The minutes of the Development Committee Meeting held Thursday, 9th June 2022 were approved as a correct record.

14 ITEMS OF URGENT BUSINESS

The Chairman advised of her intention to vacate the Chair for the first planning application, Item 8, Planning Application PF/21/3389 for Stalham, as she had called this Item in to Committee. She recommended in the absence of the Vice-Chairman that a substitute Vice-Chairman be elected to deputise for this application and so proposed Cllr A Brown be appointed to this role for the meeting, Cllr R Kershaw seconded.

IT WAS UNANIMOUSLY RESOLVED

That Cllr A Brown be appointed Vice-Chairman for the meeting.

15 DECLARATIONS OF INTEREST

The Chairman declared a non-pecuniary interest in Item 8, Planning Application PF/21/3389 for Stalham, she is the Local Ward Member.

Cllr M Taylor declared a non-pecuniary interest in Item 8, Planning Application PF/21/3389 for Stalham, he is the Local Ward Member.

Cllr A Fitch-Tillett declared a non-pecuniary interest in Item 9, Planning Application PF/21/3221, she is the Local Ward Member.

16 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

The Chairman vacated the Chair and Vice-Chairman for the meeting took the Chair at 9.34am.

The PO introduced the Officers Report and recommendation for approval, and advised that 12 representations had been received; 7 supporting, 5 objecting and that a late representation had been received from Norfolk Wildlife Trust which made no objection to the proposal subject to proposed conditions. The PO commented that the application had been called into Committee by the Chairman, Cllr P Grove-Jones citing concerns regarding the size of the extension and compliance with NNDC Core Strategy Policies HO8 and EN4.

The PO reflected on the wider context of the site located next to Stalham Fen, and introduced the Officers presentation detailing site plans, floor plans and elevations, an aerial view of the site as well as photographs. She informed Members that the key issues for consideration were; the principle of development, design and amenity, landscape impact, environmental matters and highways impact.

The PO advised that the development was considered by Officers to be acceptable in principle and accorded with NNDC Policies SS1 and SS2, as the proposal was considered to be in a sustainable location and extensions to existing properties was permissible.

With respect of design, the PO informed Members that the extension for an internal attached annexe was intended to provide additional occupation to enable the applicant to care for their elderly relatives. The proposal was ancillary to the main dwelling with plans revised to reduce the size of the extensions and to improve the relationship with the host dwelling through its roofline. The proposal comprised of two elements; a single story pitched roof extension to the east of the elevation, and a two-storey extension on the north elevation. The use of pallet materials were considered to be acceptable and were sympathetic to the existing property. The PO affirmed that the height, scale and materials used were in keeping and proportionate with the host dwelling and sites location.

The PO advised that the development was set within a large plot and although concerns had been raised that the proposed first floor window on the north elevation would result in overlooking on neighbours property, Officers determined that there was a significant separation distance to the existing boundary, which consisted of mature hedging and that this would not result in any significant impact to amenity. Concerns had been raised regarding the landscape impact, however Officers considered the visual impact on landscaping to be localised, noting that the proposal sits close to the residential boundary with Stalham, with large elements of development confined to the rear garden. The PO advised there had been no objection from landscaping officers subject to conditions.

In conclusion, the PO stated that the issues raised by objectors would not justify reason for refusal and reiterated Officers recommendation for approval.

Public Speakers

Mr Fiske – Supporting

Written submissions were provided by Mr Fiske (supporting) and Mr Clementson (objecting) respectively. Members were afforded a few minutes by the Vice Chairman to read through these representations.

Members Debate

- i. Local Member – Cllr M Taylor – stated that he could not find fault with the applicant's desire to house their elderly parents, but reiterated the concerns of Stalham Town Council and of objectors. He highlighted two specific areas of concern and sought clarification on these matters. First, the siting of a cart-lodge, detailed in a January 2022 report, which he considered may be unenforceable. Second that the size of the extension was too large.

In response to Cllr M Taylor's questions, The PO advised that the cart-lodge formed part of a previous application when the tree report had been commissioned, and this had been subsequently revised with reference to a cart-lodge removed. She affirmed that a cart-lodge had not been applied for, nor had it formed part of submitted plans, further the siting of a cart-lodge in this location would require planning permission. She commented that this was a generous sized plot which could support a larger scale property and would not constitute as over-development.

- ii. Cllr P Grove-Jones – Local Member- asked that the floor plans, provided by Mr Irving be displayed to Members, these demonstrated the overlays between the original and proposed application. The Local Member affirmed that she had brought this item to Committee as it had been a difficult matter ongoing since 2020. She expressed her disagreement with the Officers assessment and considered the proposed extensions contravened policy HO8 and was overbearing and overlarge compared to the original 19th century house, noting that the proposal sits within a prominent position within the plot. She affirmed that development existed within the countryside setting as designated by the current Local Plan, and should be considered within this context. Further, policy HO8 stipulated that extensions which are disproportionately large should not be permitted, and the increase in scale of 44% was disproportionately large even when accounting for the size of the plot. Cllr P Grove Jones considered that the proposed extensions contravened policy EN4, which states that extensions should preferably be 1 story, or 1 ½ stories in height. She advised she would leave this matter to Members considered judgement.
- iii. Cllr G Mancini-Boyle noted the differences in opinion between the Local Ward Members and Officers, and asked Officers how they came to their determination with regards to policy HO8, in that the proposal was not disproportionately large in its height or scale, and whether the development if granted would be considered the largest in the area, or if there were other equivalent properties with large extensions.

The DMTL advised that Officers considered the proposal within the context of the plot and the size of the existing dwelling, commenting that the size of the plot was substantial. He acknowledged that the proposal was for a large extension but Officers considered that the plot could easily accommodate the

size of the extension, which offered a degree of subservience to the existing dwelling as demonstrated through submitted plans. The DMTL noted that there were two tests for policy HO8 and summarised that Officers did not believe the proposal to be detrimentally large, nor have a wider detrimental impact on the wider landscape. He advised he was uncertain whether proposal, if granted, could be considered the largest in the area, and advised that applications were considered by Officers on a case-by-case basis.

- iv. Cllr N Lloyd stated that he was pleased that the Applicant had worked with Officers to amend plans resulting in a satisfactory outcome for both parties, promoting the collaborative approach taken for the common good. He considered that it was a very large plot which could easily accommodate the proposed extensions without affecting neighbours, noting that the distance between the property and neighbouring dwellings was large and spoke favourably of the submitted planting scheme. Cllr N Lloyd asked for clarification over the annexe condition.

The PO advised that the restrictive condition for the annexe, as recommended by Officers, was to ensure that the extension remains ancillary to the main dwelling and to restrict the occupancy to family members of the owners.

Cllr N Lloyd advised he was satisfied with this condition and so proposed acceptance of the Officers Recommendation for approval.

- v. Cllr A Fitch-Tillett noted that within the emerging Local Plan consideration had been made towards the provision of elderly care, and reflected on the personal circumstances of the applicant and their own elderly relatives. She acknowledged representations made by Officers and Members and seconded the Officers Recommendation for approval.

The DMTL advised that limited weight could be afforded to the emerging local plan till adopted. The ADP acknowledged the significant elderly demographic within the district and the need to accommodate these residents. He reflected on Members debate, and of Officers comments and advised that planning policies did offer some flexibility, identifying occasions in which the Planning Inspectorate had granted appeals for dwellings in a countryside location, as they considered that there was little or no harm caused to the landscape, and that the size of the plot could accommodate the scale of the extension. The ADP informed members that the determination of the application was a matter of planning judgement, and affirmed that Officers has carefully considered the proposal, its relationship with neighbouring properties and the context of the site and had applied the relevant policies and supplementary guidance. He stated it was understandable that there was local concern when a development may be considered the biggest on its street or area, but it was for Members to determine if the application was agreeable and if its size and scale were in keeping with the tests set out in HO8 and design policy EN4.

- vi. Cllr R Kershaw commented that whilst there would be a sizeable increase to the property, the frontage would remain broadly the same, this he considered to be sensitively done. He expressed his support for the application, specifically the condition for the annexe, and was satisfied that the applicant and Planning Officers had worked positively together.

- vii. The substitute Vice-Chairman, Cllr A Brown, affirmed that there were elements of mitigation within the proposal as the extension was located at the rear of the property. He stated that Policy HO8 was a subjective test for the Planning Authority and for the Officers concerned, and that the scale of an extension was not subject to specific mathematical restrictions limiting its size. He commented that he was reassured that the dwelling would remain in family use and that it would therefore be unlikely to be used as a holiday let or second home.
- viii. Cllr A Yiasimi thanked Officers for their excellent report, and stated that the photos supplied were especially helpful for understanding the context of the site, particularly the tree coverage. He commented that he respected the Local Member for calling in the application to Committee.

IT WAS RESOLVED by 10 votes for and 2 abstentions.

That application PF/21/3389 be approved in accordance with the Officers recommendation 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 Arboriculture Impact Assessment to include replacement planting**
- 7. Soft Landscaping Scheme**
- 8. Replacement of new trees & shrubs**

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

The Chairman resumed her role from the substitute Vice Chairman at 10.11am.

17 PROPOSED DEVELOPMENT COMMITTEE SITE VISIT - OVERSTRAND - PF/21/3221 - CONTINUED USE OF LAND FOR STORAGE ANCILLARY TO OVERSTRAND GARDEN CENTRE AND PROVISION OF OVERFLOW CAR PARKING FOR STAFF AND CUSTOMERS (RETROSPECTIVE)

The ADP advised that he had brought the decision for a site visit before Members, as there had been significant concerns raised by local residents and from the Council's Environmental Health Team on the impact of the proposal to residents at the Luytens Drive housing development located immediately adjacent to the proposed development at the rear Overstrand Garden Centre. He affirmed that Members were not at this time being asked to consider the application, rather were asked to consider a proposed site visit.

The ADP spoke to plans of the site, and established the relationship of the retrospective application with neighbouring properties. He recommended that Members undertake a site visit of the garden centre grounds, and of the neighbouring properties, to better rationalise the juxtaposition of host properties and to judge the veracity of arguments made. He contended that without a site visit Members may be placed in a difficult position when asked to make a planning judgement without clearly understanding the scale and intensity of the operation and relationship between properties. The ADP advised that a site visit meeting was

proposed for 21st July 2022, rather than 28th July 2022 as previously scheduled, as this date was favourable to Members.

Members Debate

- i. Cllr G Mancini Boyle asked if the visit could be arranged for when the garden centre is at its busiest, specifically at the weekend.
- ii. Cllr R Kershaw considered that HGV vehicle movements would likely occur during weekdays, and noted this was likely when issues occurred. He advised that he was away on the 21st July, but he would make his own independent visit to the site.
- iii. Cllr A Fitch-Tillett – The Local Member- expressed her support for the Officers recommendation and would be pleased to welcome Members to Poppyland on 21st July. She requested that the visit be arranged for the morning due to other commitments.
- iv. The Chairman advised that the proposed site visit would be scheduled for around 10.00am on 21st July 2022, and clarified Members would need to arrange their own transportation to the site.
- v. In response to Members representations, The ADP advised that the purpose of the site-visit was for Members to familiarise themselves with the layout of the development, and its relationship with neighbouring buildings. Whilst he understood why Members may wish to visit the site at its peak hours on its busiest days, he contended that this may skew Members opinions and re-affirmed the intended purpose of the visit. He affirmed when the Item was included on the agenda for determination that further detail would be included within the Officers report, and it was intended that a Member of the Environmental Health Team be in attendance to address Members questions.
- vi. Cllr A Yiasimi proposed acceptance of the Officers Recommendation for a site-visit. Cllr A Varley seconded.
- vii. In response to questions from the Chairman, The ADP advised that it was anticipated that this application would be presented for consideration by members for the August Development Committee Meeting, however there were issues which needed to be resolved between the Applicant and Officers. If not ready for the August meeting, the application would be brought to the September Meeting.
- viii. Cllr L Withington provided her early apologies for the 21st July site visit, she would be on leave for this date.

IT WAS RESOLVED by 11 Votes for and 1 abstention.

18 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

- i. The ADP introduced the Development Management Performance Update and advised of improvements in the performance of the Majors and Non-Majors Team, both making a significant advance for the numbers of decisions made within the agreed time limit. He commented that there would

be a couple of difficult quarters coming up, which had impacted on non-major performance, this was as a consequence of the introduction of a new planning software. The ADP stated that the quality of decision making remained exceptionally good, above national benchmarks, and he considered this in part was due to the positive relationships held between Officers and Members. Further, under 1% of all appeals in the latest 2 year period for non-majors were overturned by the Planning Inspectorate. With reference to S106 obligations, the ADP informed Members that since the last report another 5 matters had been progressed. He reflected on the impact of Nutrient Neutrality guidance on the Councils ability to progress with S106 agreements and advised that short term mitigation was not anticipated till September, with larger Mitigation predicated for February 2023. The Authority were bound by the constraints of Nutrient Neutrality guidance which would result in extensions of time for S106 obligations.

- ii. The Chairman thanked Officers for their hard work, stating that they were a privilege to work with.
- iii. Cllr R Kershaw echoed the Chairman's comments and gave a vote of thanks to the Planning Policy Manager who had presented on Nutrient Neutrality at the Town and Parish Forum held that Monday, stating this was well received.
- iv. Cllr G Mancini-Boyle asked what provision there would be to increase the numbers of Planning Officers as a result of a backlog caused by Nutrient Neutrality.
- v. The ADP advised that the Council had a Service Plan set with a 0 based budgeting system. He stated that Officers would continue to make progress with applications, and S106 agreements, and were moving things forward wherever possible. The ADP relayed the timeline for mitigation efforts and commented that he was unsure if additional officers may be required from February 2023, but that service demand was being monitored. He advised if it was determined that support was needed, short term contracts could be established to assist on a time-limited basis.
- vi. Cllr G Mancini-Boyle expressed his support for the DMTL, and relayed positive feedback received from members of his community.
- vii. Cllr A Brown expressed his thanks to Planning Officers and affirmed that contingency plans to cope with the upturn of applications when the Nutrient Neutrality embargo was resolved would be worked on. He acknowledged the challenges in implementation any new software system, but reflected that planning performance figures remained strong which he contended reflected the upholding of standard of integrity between Members and Officers in their respective roles. Cllr A Brown also thanked the Principal Lawyer for progressing with the reported S106 agreements, stating that this was good, demanding work.
- viii. Cllr L Withington reflected on the performance report and noted that around 10% of planning applications came back as invalid. She asked if there were any common causes, what the impact this had on the department with respect of resourcing, and if this figure was in line with other Councils as a standard.
- ix. The ADP reflected that the submitting of Planning Applications was

challenging, and that the 10% figure detailed was very good. He advised the Council were working to national validation levels, but were looking to generate local list, stressing the need to engage with developers and agents. The ADP advised he was delighted to report that a Planning Support Manager had been appointed and would be starting the following week, and that they would help to bridge the public with the planning service, working to manage the customer support work. He commented that the Planning Support Manager would be able to look into the common causes for applications being rendered invalid.

19 APPEALS SECTION

New Appeals

- i. The ADP introduced the Appeals report and advised Members that their feedback had been considered and he was looking at the process with the enforcement team to ensure that Members were better involved.

Inquiries and Hearings – Progress

- ii. With reference to Planning Application ENF/18/0164, Arcady, the ADP advised that the informal hearing scheduled for 22nd/23rd June had been postponed due to the significant late representation and level of information received on the eve of the hearing, with 50 additional documents submitted by the appellant. The postponing of the appeal by the Planning Inspector was permitted to allow for the community and Council to consider this late documentation. The ADP advised that the Appellant and Council had agreed a revised informal hearing date for November, however the Planning Inspectorate informed each party that they had no availability till January 2023. The ADP expressed his frustration over the protracted timeline and stated this was unreasonable for both the community and Appellant.
- iii. The Chairman acknowledged the costs associated with prolonging the Arcady appeal, and asked who was shouldering the Council's costs for the time extension. The ADP advised that this was the second instance in which a significant volume of documents had been submitted close to deadline by the Appellant, resulting in delays. He stated that it was for the Council to consider if the delay was reasonable, and affirmed that this was a complex issue with costs implications borne to the public.

Written Representations Appeals – In Hand

No questions

Appeals Decisions

No questions

Court Cases – Progress and Results

- iv. The ADP, with reference to the Appeal Decisions contained on Page 34 of the Agenda Pack, noted that all four of the appeals had been dismissed which spoke to the significant weight of success of the Council's record.

20 EXCLUSION OF PRESS AND PUBLIC

None.

The meeting ended at 10.43 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>

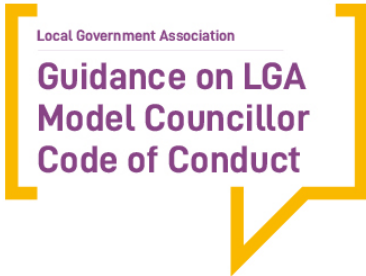
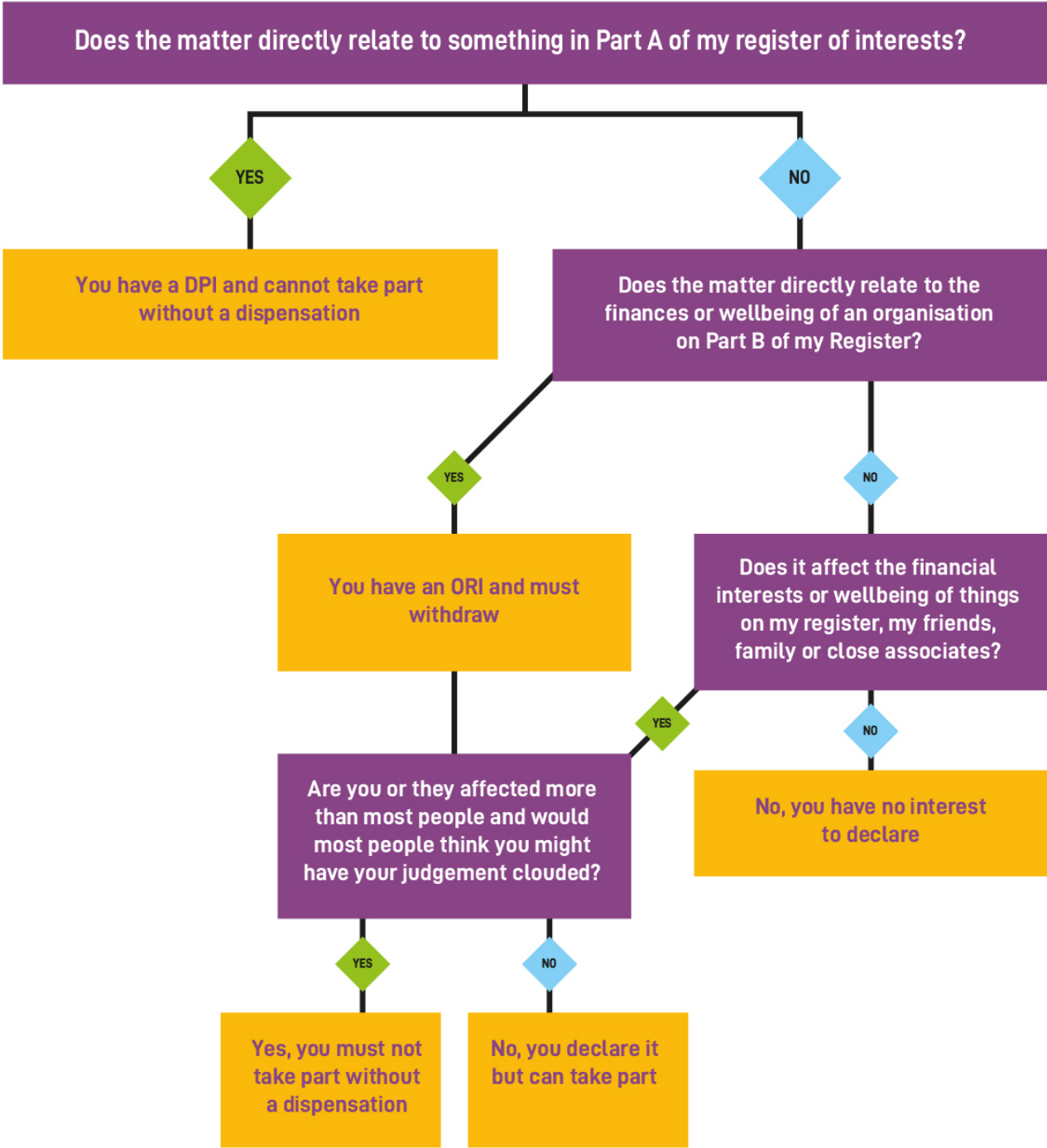
	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
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* 'director' includes a member of the committee of management of an industrial and provident society.

* '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

<p>You have a personal interest in any business of your authority where it relates to or is likely to affect:</p> <ul style="list-style-type: none">a) any body of which you are in general control or management and to which you are nominated or appointed by your authorityb) any body<ul style="list-style-type: none">(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)



BLAKENEY – PF/21/3073 Demolition of existing single storey dwelling and erection of two dwellings and garages: 43 New Road, Blakeney: Mr Tony Sutcliffe

Target Date: 4 August 2022

Case Officer: Jayne Owen

Full application

Extension of Time: 5 August 2022

RELEVANT CONSTRAINTS

Area of Outstanding Natural Beauty

Conservation Area

LDF Residential Area

LDF Settlement Boundary

Areas Susceptible to Groundwater SFRA - Classification: < 25%

GIRAMS ZOI (Norfolk Valley Fen Sites) - GIRAMS: Norfolk Valley Fens Special Area of Conservation (SAC) Zone of Influence

GIRAMS ZOI (North Coast Sites) - GIRAMS: North Norfolk Coast Special Protection Area (SPA) Zone of Influence

GIRAMS ZOI (North Coast Sites) - GIRAMS: North Norfolk Coast Special Area of Conservation (SAC) Zone of Influence

GIRAMS ZOI (North Coast Sites) - GIRAMS: North Norfolk Coast RAMSAR Zone of Influence

GIRAMS ZOI (The Wash Sites) - GIRAMS: The Wash & North Norfolk Coast Special Area of Conservation (SAC) Zone of Influence

GIRAMS ZOI (The Wash Sites) - GIRAMS: The Wash RAMSAR Zone of Influence

GIRAMS ZOI (The Wash Sites) - GIRAMS: The Wash Special Protection Area (SPA) Zone of Influence

RELEVANT PLANNING HISTORY

None

THE APPLICATION

The application is for the demolition of an existing single storey dwelling and the erection of two new dwellings. The dwelling proposed on plot 1 would be a two storey four-bedroom property with attached car port. A single storey four-bedroom dwelling is proposed at the rear of the site together with a detached car port/garage building. A new access is proposed off New Road for the new frontage dwelling (plot 1) and the existing site access would serve the proposed dwelling to the rear.

The site is located within the Settlement Boundary of Blakeney and lies on the northern side of the A149 New Road. The site is 0.2 hectares in area and is currently occupied by a single storey detached three-bedroom bungalow with a floor area of 125 sq m together with a detached single garage and shed. The bungalow is set back from New Road and is surrounded by a large garden. The access is from New Road by way of a gravel driveway which runs along the northern boundary of the site. The site also lies on the southern boundary of the Blakeney Conservation Area, approximately 200 m from the High Street to the north and also lies within the Norfolk Coast Area of Outstanding Natural Beauty (AONB).

REASONS FOR REFERRAL TO COMMITTEE:

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

There is strong community feeling that the proposal (especially, but not limited to plot 1) does not comply with the North Norfolk Design Guide and Blakeney Area Conservation Appraisal and does not comply with Core Strategy Policies EN 1 (Protection of Dark Skies), EN 2 and EN 4.

PARISH COUNCIL:

Blakeney Parish Council: Objects

Overdevelopment of the site, impact upon services, i.e., water/sewerage and concerns that the proposal is detrimental to Dark Skies policy owing to the amount of glazing within the development.

Norfolk Coast Partnership: Object

Whilst there are no major objections, both buildings have large areas of glazing on the west elevations. Dark Skies are a special feature of the AONB under a sense of remoteness, tranquillity and wildness, this quality is currently amber, a cause for concern.

Proposals should look to 'conserve and enhance' the AONB in line with paragraph 176 of the National Planning Policy Framework. Currently there is a risk of localised light spill from these large areas of glazing, and this should be reduced, or the use of smart glass considered to mitigate light spill. A condition with respect to external lighting is also recommended.

Norfolk County Council Highways: No objections subject to conditions.

Environmental Health: No objection

A condition with respect to external lighting and advisory notes in relation to demolition, drainage, refuse waste and asbestos removal are recommended.

Natural England: No objection

Landscape Officer: No objection

Trees and Landscaping

Subject to a condition requiring works to be carried out accordance with the approved details and the replacement of any plant which fails within a five-year period

Ecology

No objection subject to a condition to secure the mitigation and enhancement features suggested in the submitted ecological assessment

Conservation and Design Officer: No Objection

Scheme as revised - the comments provided previously, have been taken in board, replacing a protruding balcony and incorporating an earlier recommendation. As such the scheme is now considered to comply with Policies EN 4 and EN 8 of the North Norfolk Core Strategy.

REPRESENTATIONS:

Five representations have been received **OBJECTING** on the following grounds:

Design, appearance and layout

- Plot 2 – footprint disproportionate in relation to garden
- Roof over rear element, ungainly with hip at one end, gable at the other, taller than it needs to be
- Backland building which would represent overdevelopment of the site
- Design and associated planting/boundary treatment would fail to conserve and enhance the conservation area; dwellings out of proportion and would be overly dominant
- Ridge height of plot 2 (6.7 m) is only 13 cm less than height quoted for the two-storey house on plot 1, creating an overbearing building
- Both dwellings employ large areas of glazing which would be counter to the dark skies policy in the village
- Blakeney Conservation Area Appraisal and Management Guide states ‘the wider New Road has a much more open and leafy character. Views long the road are characterised by the set back of the houses from the street and their surrounding gardens, creating a more suburban feel than the dense streets to the north. The application damages this aspect of the conservation area by placing the new dwelling closer to the road and by increasing the building density’
- New Road has defining features such as hedges and trees lining the road and in private gardens. Any proposed development should be carefully considered avoiding overdevelopment and being sensitive to the existing street pattern, scale and materials. The application doesn’t seem to meet this consideration and neither does the Conservation and Design Officer’s comments address them.

Amenity

- Overlooking, overshadowing, overbearing impacts, loss of views
- Noted that applicant intends to reinforce boundary with Byways but lack of privacy likely to remain until the proposed newly planted hedges mature; new hedging would not fully screen Byways from new building

Trees and Landscaping

- Vegetation removal will affect amenity of neighbours and surrounding area
- Protected trees in the garden of No. 4 (New Road?) misrepresented
- As a result of clearance work, no visual break between properties and unobstructed open view between neighbouring properties
- Any future building should fully compensate for the trees and undergrowth already removed
- Three tree work application approvals have not been followed

Ecology

- Impact on wildlife; detailed bat survey required with further monitoring during any future demolition works

Other

- Application should be re-advertised if new plans/consultee comments received

One representation has been received **SUPPORTING** the proposal:

- *Having been fully involved in the design and planning process with the owner of the plot I fully support the application. The position of the house towards the road is key as if it is any further back any windows to the north of the property will look directly into our children's bedrooms as opposed to overlooking the garden which, with the planned replanting, will be acceptable.*

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):

SS 1 - Spatial Strategy for North Norfolk

SS 3 - Housing

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 4 – Design

EN 8 - Protecting and enhancing the historic environment

EN 9 - Biodiversity & Geology

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
Section 16 - Conserving and enhancing the historic environment

North Norfolk Landscape Character Assessment Supplementary Planning Document – January 2021

North Norfolk Design Guide Supplementary Planning Document (2008)

Blakeney Conservation Area Appraisal and Management Plan (2019)

MAIN ISSUES FOR CONSIDERATION

1. **Principle**
2. **Landscape/Impact on the Norfolk Coast AONB**
3. **Design/impact on heritage asset (Conservation Area)**
4. **Amenity**
5. **Highway Impact**
6. **Ecology**

APPRAISAL

1. Principle (SS 1, SS 3):

The site lies within the Settlement Boundary of village of Blakeney which is defined as a Coastal Service Village under the spatial strategy for North Norfolk set out in Policy SS 1. It is also within a designated Residential Area. As such the principle of the demolition of the existing dwelling and its replacement with two dwellings is considered to be acceptable and in compliance with Core Strategy Policies SS 1 and SS 3 and Section 2 of the National Planning Policy Framework.

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

The site lies within the Norfolk Coast AONB. Policy EN 1 provides that the impact of individual proposals, and their cumulative effect on the AONB and its settings will be carefully assessed. Development proposals that would be significantly detrimental to the special qualities of the AONB and its setting will not be permitted.

The site lies by existing built form and is currently in residential use, is occupied by a bungalow centrally located on the site with a detached garage to the rear of the dwelling.

The North Coast Partnership have raised no objections in principle to the proposed development but have concerns with regard to the areas of glazing proposed in terms of the risk of localised light spill, suggesting a reduction in the amount of glazing or the use of smart glass to mitigate light spill.

Having regard to the context of this site within a residential area and built-up part of the village surrounded by existing built form, including more modern development of a similar character and appearance, it is considered that a refusal based on the amount of glazing within the development could not reasonably be substantiated. However, a condition requiring details of any external lighting is considered appropriate.

Notwithstanding the above, amended plans have also been received reducing the amount of rooflights to minimise light spillage from openings as much as possible. Rooflights to plots 1 and 2 have been retained only where absolutely necessary to provide natural light to internal rooms with no other natural light source, this includes a utility room in plot 2 and an en-suite in plot 1, which will only be used intermittently, all rooflights and windows are proposed to be installed with blackout blinds/curtains to reduce light spillage from the building.

The application is supported by a Tree Replacement Plan (TRP) which proposes 11 replacement trees and three new boundary hedges. A further additional landscaping scheme has been submitted which provides a total of 19 new trees (8 more than the TRP) and an additional run of hedging to the New Road frontage and drive and driveway to Plot 1 (105 metre total linear run of new hedging). The applicant states that the lifetime of the new planting is likely to be in excess of 25 years and as such, the carbon sequestration is deemed to adequately offset the trees previously removed.

Having consulted with the Landscape Officer, the proposed landscaping proposals are considered to be acceptable subject to conditions that the landscaping works are carried out in accordance with the approved details prior to the first occupation of either of the approved dwellings, and that if any tree, shrub or hedgerow forming part of the landscape scheme which dies, is removed or becomes seriously damaged or diseased, within a period of five years from the date of planting, it must be replaced during the next planting season following removal with another of a similar size and species as that originally planted, and in the same place.

Therefore, subject to the imposition of conditions, the proposal would accord with the aims of Core Strategy Policies EN1 and EN 2

3. Design and appearance/Impact on heritage asset (EN 4, EN 8)

Policy EN 8 requires that development proposals, including alterations and extensions, should preserve the character and appearance of designated heritage assets and their settings through high quality sensitive design.

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.

Having consulted the Conservation and Design Officer, it is considered that the existing bungalow has little historic or architectural merit and as it is also set back from the road, its contribution to the conservation area is limited. No objections are therefore raised to its demolition.

It is also considered that the plot is of such a size that it is able to comfortably accommodate two dwellings and there is therefore similarly no objection in terms of the subdivision of the plot into two plots. There is a precedent in the immediate vicinity of the site for backland development (to the west and east), sub-division of larger plots and higher density developments such as at

Whiteways (approved in 1992) and Fleur Homes (2020) (which is opposite the site) and Samphire Close (to the east). In addition, each unit would have its own separate access.

As referred to above, it is considered that the site can comfortably accommodate the proposed dwellings together with an appropriate level of amenity space and parking and turning areas. It is therefore considered that the proposed development would not result in an overdevelopment of the site. Whilst the proposed dwelling on plot 1 is set slightly further forward than the neighbouring dwelling to the south (45 New Road), the neighbouring bungalow to the north (41b) is much closer to the highway. The form and character of New Road is generally modern detached houses set back from highway set within a variety of different plot sizes and it is considered that the proposed development would retain and enhance this character.

However, it is acknowledged that the frontage dwelling (plot 1) is more likely to impact the character and appearance of the Blakeney Conservation Area and in this regard some relatively minor issues were identified regarding the design and appearance of this dwelling.

Materials in New Road are typically a mixture of red brick with flint panels, red clay or concrete pantiled roofs with a mix of traditional timber sash and casement and modern upvc windows. It is considered that the originally proposed brick would give quite a flat appearance to the building and a brick with more colour variation should be utilised to add interest and soften some of the massing. Whilst an alternative brick has not been put forward by the applicant, it is considered that notwithstanding the details which have been submitted, a condition requiring that full details of the proposed materials are submitted to and agreed in writing with the Local Planning Authority is appropriate and will enable the materials to be agreed prior to their first use on site.

With regard to the detailed design of the dwelling proposed on plot 1, the glazed gable end in the west (front) elevation appeared to be aiming to emulate a threshing barn opening, which was considered out of character in a new domestic dwelling. The applicant has taken on board the concerns raised by officers with respect to the design and appearance of the west elevation (front) of the proposed dwelling on plot 1 by adding a self-supporting timber clad juliet balcony.

The single-storey dwelling proposed on plot 2 to the rear of the site, is considered to be acceptable in terms of its design and appearance and due to its siting, would have less of impact within the street scene and consequently within the wider conservation area.

The scheme as revised is considered to comply with CS Policies EN 4 and EN 8 and would preserve and enhance the character and appearance of Blakeney Conservation Area.

4. Amenity (EN 4)

Core Strategy 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 be provided with an acceptable level of residential amenity.

Concerns have been raised in representations regarding potential overlooking, overshadowing, overbearing impact, loss of privacy and outlook.

With respect to plot 1, there is one first floor window within the northern facing side elevation of the proposed dwelling, which would serve a master bedroom. There would be a carport between the southern side facing elevation and No. 45 New Road and there are no first floor windows

proposed within the southern facing side elevation of the forward facing gabled projection. The rear elevation of the dwelling proposed on plot 1 is well separated from the dwelling proposed on plot 2 and in any event would face towards the proposed car port, garage and store which is proposed to serve plot 2.

With respect to the relationship of the proposed dwelling on plot 2 with neighbouring dwellings to the north, it would be sited in close proximity to the northern boundary of the plot, beyond which lies the garden areas of 41a New Road, and the property known as Byways. The proposed dwelling would be single storey comprising pitched roof elements for the living and bedroom spaces linked by a flat green roof. The front part of the dwelling largely faces towards the garden area of 41a New Road and has an eaves height of 3.2 m with a pitched roof sloping away from the boundary. There is a roof light proposed within the northern facing roof slope, however no accommodation is proposed within the roof space. The middle part of the dwelling comprises a flat green roof and at the eastern end, the gable roof facing the boundary is hipped to reduce the visual mass and any potential overshadowing/overbearing relationship with the rear garden of Byways.

The master bedroom serving plot 2 has been angled to screen views from a first-floor bedroom window on the west elevation of 4 Samphire Close. A window serving a dressing room would be obscure glazed and a condition is recommended to secure this.

Concerns have also been raised with regard to the potential for light pollution and a condition is considered appropriate that prior to the installation of any external lighting, details are submitted to and approved in writing by the Local Planning Authority.

With regard to the outdoor amenity space to serve the proposed dwellings, the North Norfolk Design Guide provides that private garden areas should be of an adequate size and shape to serve their intended purpose, should reflect the likely number of occupiers within each dwelling and have an aspect substantially free from shading from trees and buildings during the year. It is recommended that the area of a plot given over to private amenity space should normally be no less than the footprint of the dwelling on that site. However, this is a guide only and, in this instance, having regard to the surrounding context, it is considered that the level of amenity area provided for each of the dwellings is acceptable and appropriate.

In summary, it is not considered that the proposed development would have a significantly detrimental effect on the residential amenity of nearby occupiers and that each dwelling would be provided with an acceptable level of residential amenity. The proposal therefore complies with the requirements of Core Strategy Policy EN 4.

5. Highway Impact (CT 5, CT 6)

A new access is proposed off New Road for the new frontage dwelling and the existing access would serve the proposed new dwelling to the rear.

No objections have been raised by the Highways Authority subject to conditions with respect to the vehicular access/crossing over the verge/footway for plot 1; access gates/bollard/chains or other means of obstruction and that the proposed access/on-site parking/turning area is laid out and retained in accordance with the approved plan.

Subject to the conditions recommended by the Highways Authority the proposal will accord with Policies CT 5 and CT 6 of the North Norfolk Core Strategy.

6. **Ecology (EN 9)**

The application is supported by an ecological report. This confirms that a preliminary roost assessment report was undertaken in January 2022 which determined that the existing bungalow had moderate bat roosting potential and the associated garage had low bat roosting potential (both largely due to the presence of pantiles). In accordance with published guidance, summer activity surveys were recommended which have been carried out. No bats were seen to be roosting on either of these surveys albeit a small common pipistrelle roost (maximum number 13 bats) was noted to be roosting under lead flashing on the upper chimney on 45 New Road, to the south-east, other occasional bats were using the site for foraging. On the basis of the above, no further surveys (or derogation licence) are required for the development to proceed, but precautionary mitigation is proposed which will include the following:

- Licensed ecologist supervision during the removal of the roofs;
- Limitation to external lighting to prevent impacts on foraging bats, particularly those associated with the adjacent property at 45 New Road.
- Erection of bat boxes as enhancement on a pole on the boundary and into the new properties
- Planting part of the garden to attract insects that bats can feed on

Subject to a condition to secure the recommended mitigation and enhancement features it is considered that the proposal complies with CS Policy EN 9.

7. **Other Considerations**

GIRAMS - the site lies within the Zone of Influence of a number of European sites as listed in the constraints section above. With regards to recreational impacts upon these designated sites, although the individual contribution from the proposed development may be insignificant, it would contribute to a cumulative impact overall. The proposed net gain of one dwelling would therefore trigger the requirement for a financial contribution towards the strategic mitigation package in accordance with the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS). The developer contribution is currently set at £185.93 per dwelling and is index linked with inflation. The required contribution has been secured and as such the proposal complies with Core Strategy Policy EN 9.

Nutrient neutrality - the 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).

8. Conclusion

The proposal is acceptable in principle and the site is in an appropriate location in terms of the spatial strategy for the District. The design and appearance of the proposed dwellings is considered acceptable and will preserve and enhance the character and appearance of the conservation area. The proposed development will not have a significantly detrimental effect on the residential amenity of any nearby occupiers and each dwelling is provided with an acceptable level of residential amenity.

No objections have been raised by the Highway Authority or the Conservation and Design and Landscape Officers subject to conditions.

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
- Full details of external materials to be submitted to and agreed in writing with the Local Planning Authority
- The development shall be carried out in full accordance with the submitted Preliminary Ecology Appraisal
- The landscaping works shall be carried out in accordance with the approved details and prior to the first occupation of either of the dwellings
- Any tree, shrub or hedgerow forming part of the approved landscape scheme which dies, is removed or become seriously damaged or diseased, within a period of five years from the date of planting, shall be replaced during the next planting season following removal with another of a similar size and species as that originally planted, and in the same place
- Vehicular access/crossing over the verge/footway for plot 1
- Access gates/bollard/chain/other means of obstruction
- Parking and turning area
- Remove certain permitted development rights
- External lighting

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

DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – AUG 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 30 June 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 30 June 2022).

Performance Measure	Actual Performance	Target	Comments
Decision Notices (Up to 30 June 2022)	Major 2 decisions issued <i>100% within time period</i>	60% (80% NNDC)	24 month average to 30 June 2022 is 87.50%
	Non-Major 112 decisions issued <i>94.64% within time period</i>	70% (90% NNDC)	24 month average to 30 June 2022 is 80.06.%
Validation (Up to 30 June 2022)	262 applications registered 231 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. S106 OBLIGATIONS

- 2.1 A copy of the list of latest S106 Obligations is attached. There are currently 8 S106 Obligations in the process of being completed, 3 of which are yet to receive a resolution to approve.

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:

04 August 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.	Green
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.	Red
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.	Green
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.	Red
PF/21/2377	Seamarge 16 High Street Overstrand Norfolk NR27 0AB	Full application for the siting of seven holiday lodges to the rear of the Sea Marge Hotel and ancillary works and the revocation of planning permission PF/98/1272 for the provision of a two storey rear extension	CP073 - Overstrand	Bruno Fraga da costa	TBC	TBC	Fiona Croxon	TBC	S106 to agree that if PF/21/2377 is granted that the owner will not implement further PF/98/1272.	Green
PF/20/0756	9 & 10 West Raynham Road South Raynham Fakenham NR21 7HG	Erection of extension to side/rear following demolition of existing extension, external alterations including additional windows, formation of retaining wall/ raised patio to rear and re-positioning of vehicular access	CP078 - Raynham	Jamie Smith	Delegated	TBC	Fiona Croxon	TBC	S106 required to use monies accrued from enabling development to repair listed buildings on estate.	Green
LB/20/0757	9 & 10 West Raynham Road South Raynham Fakenham NR21 7HG	Internal & external works including underpinning, associated with conversion of two dwellings to a single dwelling	CP078 - Raynham	Jamie Smith	Delegated	TBC	Fiona Croxon	TBC		Green
PF/20/0763	Plot Opposite No. 9 West Raynham Road South Raynham	Change of use of agricultural land to residential and erection of two-storey detached dwelling	CP078 - Raynham	Jamie Smith	Delegated	TBC	Fiona Croxon	TBC		Green

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OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 04 AUGUST 2022

APPEALS SECTION

NEW APPEALS

BLAKENEY – PF/21/0390 - First floor and single storey extension rear extensions, including balcony to first floor; external alterations to garage including single storey link to house

The Wells, 3 The Pastures, Blakeney, Holt, Norfolk NR25 7LY

For Mr and Mrs Gillian Cocks

WRITTEN REPRESENTATION

CLEY-NEXT-THE-SEA – PF/21/0882 - Erection of dwelling and associated external works and landscaping

Arcady, Holt Road, Cley-next-the-Sea, Holt, NR25 7TU

For Adam and Gay Spiegel

INFORMAL HEARING – to be linked with ENF/18/0164 – Date to be Confirmed

CLEY-NEXT-THE-SEA – RV/21/2583 - Variation of the wording of Condition 2 (Approved Plans) amended site location plan scaled at 1:2500, and drawings 2260-01, 2317-02z1, 2317-03e, 2317-05f and 2317-11b. Approved on Appeal Ref: APP/Y2620/A/13/2205045 relating to Planning Application Ref: PF/12/1219 for Replacement House and Studio - Date of Decision: 05/02/2014

Replace plan 2317-11b with Plan 1660-00-008 as it has been established that the original plan 2317-11b is considered to be inaccurate

Arcady, Holt Road, Cley-next-the-Sea, Holt, NR25 7TU

For Adam and Gay Spiegel

INFORMAL HEARING – to be linked with ENF/18/0164 – Date to be Confirmed

HAPPISBURGH – PU/22/0019 - New dwelling house on a detached building currently in use as dwelling house

Annexe At, Wishing Well, The Street, Happisburgh, Norfolk

For Mr David Pugh

WRITTEN REPRESENTATION

FAKENHAM – PF/21/3158 - Siting of a static caravan to provide overnight accommodation for a security staff

RS Vehicle Hire, Hempton Road, Fakenham NR21 7LA

For RS Vehicle Hire Shaun Brooker

WRITTEN REPRESENTATION

FAKENHAM - ENF/21/0002 - Appeal against Enforcement Notice - Material change of use of the Land for the siting of a static caravan to provide overnight accommodation for security staff

Unit 4, RS Car Sales, Hempton Road, Fakenham. Norfolk NR21 7LA

For Mr Shaun Brooker

WRITTEN REPRESENTATION

LESSINGHAM – PF/21/2896 - Ground and First Floor Extension and Alterations
1 Chapel Cottages, Chapel Lane, Lessingham, Norfolk NR12 0TD
For Mr & Mrs Ford
FADT TRACK HOUSEHOLDER

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

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

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

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

APPEAL DECISIONS - RESULTS AND SUMMARIES

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 DISMISSED**