

Development Committee



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TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Tuesday, 23 August 2022

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 1 September 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

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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 4th August 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. TRUNCH - PF/21/3330 ERECTION OF THREE SINGLE STOREY DWELLINGS AND ACCESS DRIVE: ITARSI, CHAPEL ROAD, TRUNCH, NORWICH WALSHAM: MR ROLAND WALLACE

(Pages 17 - 24)

9. AYL MERTON - PF/22/1298 - INSTALLATION OF 28 GROUND-MOUNTED SOLAR PANELS (RETROSPECTIVE); ROW FARM, HOLT ROAD, AYL MERTON, NORWICH, NORFOLK, NR11 8QA; MR N AYRES

(Pages 25 - 28)

10. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE (Pages 29 - 32)

11. APPEALS SECTION (Pages 33 - 36)

- (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, 4 August 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 V Holliday
Cllr N Lloyd
Cllr N Pearce
Cllr A Yiasimi

Cllr P Fisher
Cllr R Kershaw
Cllr G Mancini-Boyle
Cllr L Withington

Substitute Members Present: Cllr J Toye

Officers in Attendance: Major Projects Manager (MPM)
Planning Officer (SPO)
Principal Lawyer
Democratic Services Officer - Regulatory

21 TO RECEIVE APOLOGIES FOR ABSENCE

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

22 SUBSTITUTES

Cllr J Toye was present as a substitute for Cllr A Varley.

23 MINUTES

The minutes of the Development Committee Meeting held Thursday 7th July 2022 were approved as a correct record.

24 ITEMS OF URGENT BUSINESS

None.

25 DECLARATIONS OF INTEREST

Cllr V Holliday declared a non-pecuniary interest for agenda item 8, Planning Application reference PF/21/3073, which was located within her ward, she considered herself to be pre-disposed but not pre-determined.

26 BLAKENEY - PF/21/3073 DEMOLITION OF EXISTING SINGLE STOREY DWELLING AND ERECTION OF TWO DWELLINGS AND GARAGES: 43 NEW ROAD, BLAKENEY

The SPO introduced the Officers Report and recommendation for approval subject to conditions. She noted a correction was required to p.18 of the report which should read that the Norfolk Coast Partnership made no objection to the proposal, but raised concerns with regards of light spill.

The SPO affirmed that Officers considered the principle of development to be acceptable and presented to Members aerial images, design plans, context of the site, and its relationship with the AONB. She advised that the proposed dwelling on plot 1 would sit slightly forward of neighbouring property 45, with the second bungalow set further back from the road than neighbouring property 41b. The character of new road was considered to be generally modern, single storey or one and a half storey dwellings of a variety of scale and massing's, generally set back from the road. The SPO highlighted that there was a precedent for infill development within the area.

The SPO advised that the key issues were detailed on pages 21-23 of the Officers report and re-affirmed the Officers recommendation for approval.

Public Speakers

Mr A Donohoe – Blakeney Parish Council

Ms Joyce Sutcliffe – Supporting

- i. The Local Member – Cllr V Holliday expressed her support for the concerns raised by the Parish Council and residents that not enough consideration had been given to the Blakeney Conservation Area appraisal and the North Norfolk design guide. Additionally that, if granted, the development would set a precedent for replacement dwellings on New Road. The Local Member agreed with neighbours' concerns regarding the issue of overlooking on the northern elevation, which she considered could have been remediated with the removal of the window on the north elevation of plot 1, or through the use of opaque glass. She affirmed that community feedback was that the dwelling on plot 2 would have an overbearing and overshadowing effect on neighbouring properties, noting that the ridge height of plot 2 was only 21cm less than the one and a half storey gable of plot 1. Further, plot 2 was considered to overlook several neighbouring properties with no visual break between the properties by way of landscaping. Cllr V Holliday considered that the footprint of both plots exceeded the expectation set out within the design guide, being larger than that of neighbouring properties, adding that plot 2 had not been subject to a Conservation Assessment. With reference to the design guide, the Local Member reiterated that the use of timber remains the preferred option on visual and sustainability grounds, and noted the proposed use of aluminium windows within the planning application. The use of windows had formed part of Norfolk Coast Partnerships concerns, which were considered to threaten the dark skies, a key feature of the AONB. Mitigation for black out blinds had been utilised on the eastern elevation, but not the west or northern elevations. The Local Member asked that this be clarified to address community concerns, and surmised that the proposal failed to comply with NNDC policies EN1, EN2 EN4 and EN8.
- ii. Cllr N Lloyd praised the Applicant for constructively working with Officers to overcome issues before the application came before Committee, and spoke favourably of the proposed planting scheme. He expressed disappointment that references to Climate Change and the Climate Emergency had not been considered within the proposal, though acknowledged there was no statutory duty to do so. Cllr N Lloyd, with reference to p.21 of the Officers Report – Impact on the AONB, asked what Officers considered to be the tipping point on the cumulative effect of development.

The MPM advised that Officers came to their determination on a case by

case basis and would take into consideration the surrounding area, character of the area, and what steps could be taken to address concerns including the imposition of planning conditions. He reiterated that Officers were satisfied that the application was acceptable subject to conditions, and compliant with planning policy.

Cllr N Lloyd thanked the MPM and recognised the challenges for Officers in coming to their determination. He reflected that the plot of land was large enough to sustain the two properties, and recognised other infill development had been introduced to the surrounding area. Cllr N Lloyd so proposed acceptance of the Officers recommendation.

- iii. Cllr L Withington asked for clarification on the acceptable distance between building lines, and if a condition could be implemented to ensure a hedge be retained for the benefit of both curb side appeal, and environmental reasons, beyond the conditioned 5 years.

The SPO commented that although she did not have the exact figure with regards to building distance, though considered it to be less than a metre.

The MPM advised that the landscape condition was included to ensure that any planting became established and Officers contended that, typically, 5 years was sufficient time to enable this. In more exposed areas this may be 10 years. He commented it would be onerous for a Planning Authority to condition the retention of hedge planting in perpetuity, but that there was an expectation that the hedge be retained and maintained after the 5 years. However, he advised that if the hedges were removed after the 5 years, they would not require planning permission.

- iv. Cllr J Toye noted the positive aspects of the proposal, and the benefits from sustainable design. Historic farm houses utilised the use of light and heat by placing large windows to the south, and smaller windows in the north, which he considered to be good planning practice. He noted that a neighbouring property had windows on the third floor facing the site, additionally they had a conservatory to the front which would contribute to light spill. He stated, on balance, considering the surrounding infill, and mitigation conditions contained within the proposal, he considered the application to be agreeable. However, expressed concern that the garage maybe used as a Holiday Cottage in future, which he considered would constitute as overdevelopment, and was keen to ensure the removal of permitted development rights for the garage. Cllr J Toye seconded the Officers recommendation for approval.
- v. Cllr N Pearce stated that this was a finely balanced application, and acknowledged that within planning terms, individuals did not have a right to a view, rather, they had a right to sunlight. He sought clarity if the proposal would result in overshadowing, and the loss of light, particularly during winter months.

The MPM affirmed that this matter had been taken into consideration by Officers. It was considered that the application, if approved, was unlikely to result in overshadowing as a result of either property.

- vi. Cllr A Yiasimi agreed that applications should be considered on their merits, and that he was supportive of the Officers recommendation.

- vii. The MPM reflected on Member's debate and advised, with respect of the garage located on plot 2, the potential use as a Holiday property would surmount to a material change which would require planning permission. He reflected on changes to building regulations in June and advised that these would not come into full effect till June 2023, though contended they would influence building and design.
- viii. Cllr A Brown enquired if the use of smart glass could be implemented as a planning condition, as recommended by the Norfolk Coast Partnership.
- ix. Cllr J Toye advised for the benefit of Members, that smart glass made use of an electrostatic layer that, when charged, would enable the windows to become dark. The use of this glass was a feature in tall buildings and had only recently been utilised in North Norfolk.
- x. The MPM stated that, if agreed by Members, a condition could be added to the list of recommendations to secure the use of smart glass or other appropriate glass as supported by a specialist.
- xi. Cllr G Mancini-Boyle enquired why Policy EN6 was not included in the Officers Report, and whether it was the responsibility of the Authority of the Applicant to produce 'Green' schemes. He expressed his firm support for the use of environmentally conscious design and the use of solar panels and air source heat pumps in new builds.

The MPM advised that EN6 had been drafted under the Local Plan but was since outdated. The MPM stated that Officers recognised the Climate Emergency, and worked to enhance the environment in the wider public interest. He commented that Officers worked in accordance with policy framework but that, at present, such policies were outdated and therefore Building Regulations acted as the minimum standard expected. It was anticipated that the new Local Plan, once passed, would benefit in raising standards.

RESOLVED by 11 Votes for and 1 against.

That Planning Application PF/21/3073 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
- 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

27 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

- i. The MPM introduced the Development Management Performance Update Report and advised of an upwards trajectory for the department, reflecting on the very positive statistics with regards to Officer Workload. He thanked the Principle Lawyer for her work with S106 agreements and invited questions and comments from Members.
- ii. Cllr J Toye thanked Officers for managing performance through difficult times, citing issues with Nutrient Neutrality.

28 APPEALS SECTION

- i. The MPM introduced the Appeals report and provided an update on the Arcady hearing (ENF/18/0164) which was expected to be heard in January 2023, such delays were brought as a result of late information received by the Appellant.
- ii. Cllr R Kershaw considered such actions as delay tactics, and enquired if this matter had been taken with the Planning Inspectors to ensure NNDC did not run out of time. The MPM advised that this matter needed to be considered carefully and advised that the Authority would engaged with the Planning Inspector on this matter, adding that a resolution would be for everyone benefit.
- iii. Cllr N Pearce reflected that this had been a running issue, and expressed his concerns for the delay tactics used by the Appellant. He stated he was perplexed and disappointed with the continued delays as result of late documentation, and asked if this may occur again. The MPM commented that whilst he did not know the thought process of the Appellant, he could not envisage a reason in which additional documentation would be required. He contended that this was a matter for the Planning Inspector to manage, and NNDC would convey their wish that informal hearing be heard at the earliest opportunity.
- iv. Cllr V Holliday acknowledged the concerns of the local community caused by the delay, conjoining of the appeals, and complexity of the case, and contended that strong pushback was required. She added that community feedback had also been received regarding Blakeney, the Pastures, Planning Application PF/21/0390, and the way in which it had come through. The MPM noted issues with PF/21/0390 and affirmed this was a matter for the Planning Inspector to decide whether to grant appeal.
- v. Cllr G Mancini-Boyle expressed his frustration that valuable Officers time was

spent on appeals, some of which he considered to be wasteful. The MPM stated that NNDC had an exceptional record at appeal and with decision making. He remarked that other authorities were also affected with time delays by consequence of the appeals process, but that he didn't wish to see a situation in which appeals were dropped as this may put the Authority at risk. He reflected that future performance reports could include the data capture for the time undertaken by Officers with appeals, noting that this would likely be a considerable amount of time spent.

- vi. The Chairman asked what the timeframe for appeals was and whether there was a maximum permitted time. The MPM advised that under the 'Planning guarantee' 6 months was afforded to the Authority to make their decision, and 6 months for the Planning Inspector, however, such timeframe was not often met by the Planning Inspecting Service.
- vii. Cllr J Toye asked if the Authority had made representations when it considered that the Planning Inspector had taken too long. The MPM advised that yes, the Authority does have a dialogue with the Planning Inspector and referenced the Kelling Application (PF/20/1056) on p.32 of the Agenda Pack, and stated that NNDC had politely asked the Planning Inspector for an update on their decision.
- viii. Cllr A Brown asked if costs may be awarded to the Council due to the delays caused by the Appellant, and whether this would be automatically granted. The MPM advised that the decision as to whether to award costs was determined by legislative guidance regarding unreasonable behaviour. This would not have to be put to the Appellant at this stage, but could be put to the Planning Inspector who would make a separate judgement to the appeal. The matter of apportioning, and justifying costs was challenging, with an agreement needing to be reached by both sides.

29 EXCLUSION OF PRESS AND PUBLIC

None.

The meeting ended at 10.37 am.

Chairman

Registering interests

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

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

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

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

Non participation in case of disclosable pecuniary interest

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

Disclosure of Other Registerable Interests

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

Disclosure of Non-Registerable Interests

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

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

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

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

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

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

Table 1: Disclosable Pecuniary Interests

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

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

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

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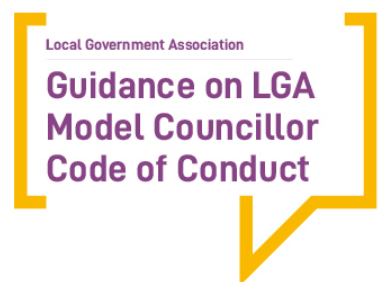
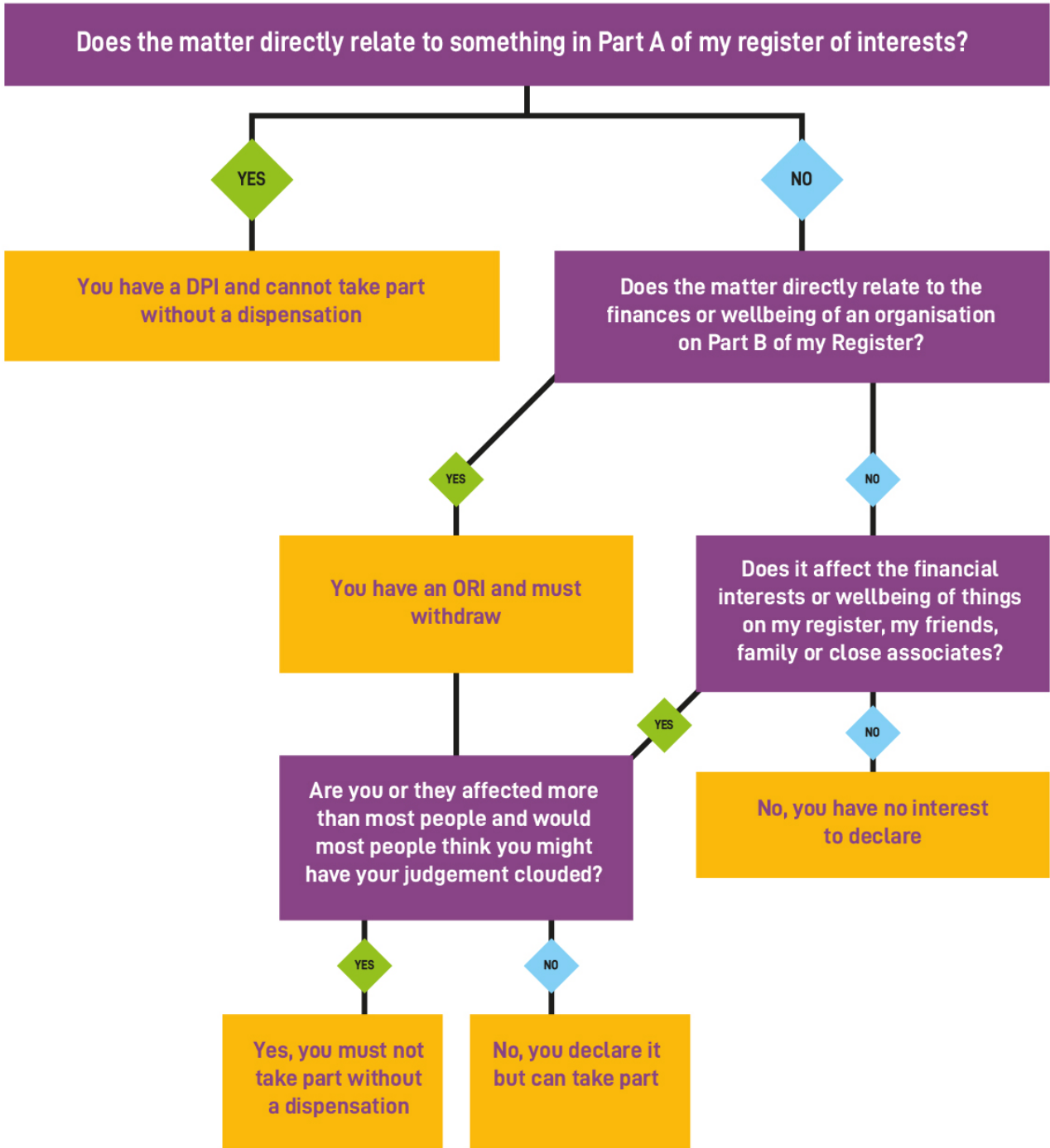
* 'director' includes a member of the committee of management of an industrial and provident society.

* '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)



TRUNCH – PF/21/3330 Erection of three single storey dwellings and access drive: Itarsi, Chapel Road, Trunch, Norwich Walsham: Mr Roland Wallace

Target Date: 1 September 2022

Case Officer: Jayne Owen

Full application

SITE CONSTRAINTS

Landscape Character Area

LDF Tourism Asset Zone

Mineral Safeguard Area

Advertising Control

LDF - Countryside

MOD Safeguarding

Unclassified Road

HO 9 - Rural Residential Conversion Area

RELEVANT PLANNING HISTORY

PO/20/2005 Residential development comprising up to three detached single storey dwellings including detached garage to plot 3 (outline application including access, all other matters reserved). Approved 3 June 2021

PO/19/1696 - Construction of four detached dwellings and associated works (outline - all matters reserved) Refused – 10 December 2019

THE APPLICATION

The application is for full planning permission for the erection of three single storey dwellings and access drive.

The principle of development for up to three dwellings has been established by the grant of outline planning permission under PO/20/2005 which also approved the means of access.

REASONS FOR REFERRAL TO COMMITTEE:

At the request of Councillor Greg Hayman owing to concerns regarding the proposed access, loss of light and amenity to neighbours, overdevelopment and size of the development in a rural village.

CONSULTATION RESPONSES

Town/Parish Council:

Trunch Parish Council - Objects to the proposal

Accepts that this new proposal attempts to meet the objections made to the previous application for a larger development on the site rejected by NNDC in 2019, and the reasons then given for refusal. Whereas the previous proposal was for four new buildings of two storeys, the new proposal is for three single storey dwellings. However, the Parish Council notes that when rejecting the previous proposal NNDC mentioned that it may take a different view of an application that was for two new dwellings, not for three and it feels that if two might be acceptable, three would constitute overdevelopment.

Although the new proposal does go some way to meet the previous objections about access for emergency vehicles and general access onto Chapel Road, the Parish Council believes that with three new dwellings on this site there would still be significant access problems and taken with other developments, three new dwellings would lead to unacceptable traffic problems in Chapel Road.

In addition to these practical objections, there is an issue of general principle.

In the planning statement the agent argues the proposals comply with existing policy on the grounds that they represent windfall development. Windfall development is permitted by the Core Strategy. However, what the agent fails to identify is that where 'windfall development' would be acceptable is defined in Policies SS1 and SS2. These define that residential development within the defined countryside policy area will not be permitted. Trunch is not one of the selected settlements listed in Policy SS 1 and therefore it is defined as countryside. The development described in the agent's planning and design statement is contrary to the current adopted policies and is not permitted.

Finally, if North Norfolk District Council did decide to give permission to the application contrary to the adopted planning policies and other prevailing issues, the PC would not wish this to set a precedent for further development of this nature in the village.

Although this (third) version of the application goes a little further to address the specific objections regarding access, it fails to address the PC's earlier comments and does not sufficiently address the objections of the neighbours. The PC also endorses the comments of the Landscape Officer.

Norfolk County Council Highways - No objections subject to conditions

NNDC Landscape Officer - No objections subject to conditions

REPRESENTATIONS:

Four letters of support have been received commenting as follows:

- Consider the development is well spaced out and will not be detrimental to the light amenity of neighbouring properties and will be most appropriate for the rural village of Trunch. The village will be enhanced by a small development, which gives three more homes, with an up to date specification.
- Suggest a fence along the boundary as it open in places to maintain privacy and shield us from car headlights emanating from traffic to and from the three properties once occupied.

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.

STANDING DUTIES

Due regard has been given to the following duties:

Environment Act 2021

Equality Act 2010

Crime and Disorder Act, 1998 (S17)

Natural Environment & Rural Communities Act 2006 (S40)

The Conservation of Habitats and Species Regulations 2017

Planning Act 2008 (S183)

Human Rights Act 1998

Rights into UK Law – Art. 8 – Right to Respect for Private and Family Life

Planning (Listed Buildings and Conservation Areas) Act 1990 (S66(1) and S72)

RELEVANT POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS 1 - Spatial Strategy for North Norfolk

SS 2 - Development in the Countryside

SS 4 - Environment

SS 6 - Access and Infrastructure

EN 2 - Protection and enhancement of landscape and settlement character

EN 4 - Design

EN 9 - Biodiversity & Geology

EN 13 - Pollution and Hazard Prevention and Minimisation

CT 5 - The Transport Impact of New Development

CT 6 - Parking Provision

MATERIAL CONSIDERATIONS:

National Planning Policy Framework (NPPF):

Chapter 2 - Achieving sustainable development

Chapter 4 - Decision-making

Chapter 5 - Delivering a sufficient supply of homes

Chapter 8 - Promoting healthy and safe communities

Chapter 9 - Promoting sustainable transport

Chapter 11 - Making effective use of land

Chapter 12 - Achieving well-designed places

Chapter 15 - Conserving and enhancing the natural environment

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Access
3. Design and appearance
4. Landscape
5. Amenity
6. Environmental Considerations

APPRAISAL

1. Principle (SS 1, SS 2):

In accordance with Section 38(6) of the Town and Country Planning Compulsory Purchase Act 2004, planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The principle of residential development at this site has been established by the grant of outline planning permission (including access) in June 2021 under application reference: PO/20/2005. Whilst the proposal is considered to be development contrary to Policies SS 1 and SS 2 and therefore a departure from the Development Plan, the extant permission is a material planning consideration which attracts significant weight which needs to be weighed in the planning balance.

2. Access (CT 5 and CT 6)

The means of access from the site to Chapel Road has been accepted under the previous outline planning permission, which again carries significant weight as a material consideration in the determination of this application. The Highway Authority raise no objections to the proposal on highway safety grounds, subject to conditions relating to the vehicular access/crossing over the verge as shown on the plan, surface water drainage arrangements to prevent discharge from or onto the highway; and to secure the proposed access and on-site car parking and turning areas in accordance with the approved plan and its retention thereafter for that use. Subject to these conditions the proposal would accord with the aims of Core Strategy Policies CT 5 and CT 6.

3. Design and appearance (EN 4)

Policy EN 4 states that all development should 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.

The application proposes three detached single storey dwellings on land to the rear of Itarsi accessed via an access road in line with that approved as part of the outline permission.

Each bungalow is identical comprising three en-suite bedrooms, a study, open plan kitchen/diner/living space and a family bathroom. Each bungalow has an integrated garage and

ample off street parking together with front and rear gardens providing an adequate level of amenity space.

The new bungalows would be sited to the rear of the retained dwelling known as Itarsi which is a single storey dwelling. The proposed development would have minimal impact within the established street scene. Each bungalow would have an eaves height of 2.6 m with a maximum ridge height of 5.4 m.

Whilst the scale and form of the proposed dwellings are identical, the design incorporates a mixed material palette of brick, timber, render, and powder coated aluminium.

As the site is within an area of designated countryside, it is considered appropriate that the siting, design and extent of any extensions/alterations are controlled for the benefit of the residential and the visual amenities of the locality. It is therefore considered appropriate to attach a condition removing permitted development rights for any enlargement, improvement or other alteration of the dwellings, additions or alterations to the roofs and provision within the curtilage of the dwellings of any building or enclosure.

It is considered that the proposed development is of an acceptable design and appearance which would accord with Policy EN 4 of the North Norfolk Core Strategy.

4. Landscape (EN 2)

Proposals for development should be informed by, and be sympathetic to, the distinctive character areas identified in the North Norfolk Landscape Character Assessment and features identified in relevant settlement character studies.

The application is supported by an Arboricultural Impact Assessment. In summary, the scheme requires the removal of three low quality trees and an additional two trees are proposed for removal owing to their poor structural condition but not as a direct consequence of the development. All other trees will be retained, with supplementary planting carried out around the boundaries to improve low level screening and provide green boundary features. The supplementary planting is in addition to a landscaping scheme to ameliorate the proposed development itself. As the northern section of the new access road encroaches within the root protection areas (RPAs) of a few trees located along the eastern boundary, construction works within these areas will be subject to an Arboricultural Method Statement (AMS).

Having consulted with the Landscape Officer, whilst initially concerns were raised regarding the absence of a landscaping scheme demonstrating how lost biomass on the site would be positively mitigated, following the submission of a landscaping scheme and management plan, no objections by the Landscape Officer are raised in relation to the landscaping proposals. Conditions to ensure that the development is carried in accordance with the submitted Arboricultural Method Statement and Landscaping scheme are recommended.

Subject to conditions, it is considered that the proposed development will accord with Policy EN 2 of the North Norfolk Core Strategy.

5. Amenity (EN 4)

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

It is considered that the size of the site is capable of accommodating the three single storey dwellings without giving rise to a detrimental impact on neighbouring properties by way of significant overlooking or overshadowing. The proposed size of each plot as shown would provide an acceptable level of residential amenity for the future occupiers of the development.

The proposed access track would be sited immediately adjacent the flank wall of the existing dwelling (Itarsi), however there are no windows within this wall and the proposed surface treatment for the access drive would be of a permeable tarmac construction which it is considered would minimise noise disturbance arising from access and egress of vehicles to and from the site. The access track would run alongside two properties to the east, Cosy Nook and Orchard Cottage. There is a dense hedge of approximately 2 m on the eastern common boundary with these properties with mature trees and hedging along the northern most section.

Having regard to the fact that the proposed dwellings are single storey and the existing dwelling (Itarsi) proposed boundary treatments, it is considered that the proposed dwellings would not give rise to any overriding concerns with respect to significant overlooking, overshadowing, loss of amenity or outlook with respect to any neighbouring properties.

In summary, it is considered that the proposed development would not give rise to significant adverse impacts in relation to residential amenity and the proposed development would therefore accord with Policy EN 4 of the North Norfolk Core Strategy.

6. Environmental Considerations (EN 13)

Policy EN 13 seeks to protect the District from pollution and hazards. The site is not on land which is known to be contaminated and therefore the proposal would comply with Policy EN 13.

7. Other matters

Habitats Regulations

Under the Habitats Regulations, the Local Planning Authority is a competent authority and has legal duties to protect, conserve or restore the designated features of European Sites to meet their conservation objectives. In assessing development proposals, the competent authority has to reasonably conclude it is satisfied that there is no reasonable doubt as to the absence of adverse effects on the integrity of European sites.

Under the Habitats Regulations, consideration has been given to the following:

GIRAMS - the site lies within the Zone of Influence of a number of European sites as listed in the constraints section above. The proposed net gain of three dwellings would trigger the requirement for a financial contribution towards a 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 via Section 111 upfront payment and, as such, the proposal complies with Core Strategy Policy EN 9.

Nutrient neutrality - the application site falls within the catchment of the Broads Special Area of Conservation (SAC) and Ramsar site concerning nutrient pollution. The proposal will result in additional overnight accommodation. However, the applicant's agent has provided evidence from Anglian Water that the foul water sewer discharges from Mundesley Treatment works to the sea. As such, the impact of the three net new dwellings will not be likely to have a significant effect on the conservation objectives of the Broads SAC either alone or in combination with other projects.

Having considered the guidance and advice from Natural England in relation qualifying development and, on the basis of the securing of mitigation payments for GIRAMS and having received confirmation of the foul drainage discharge outside of the catchment of the Broads SAC, the Local Planning Authority, as competent authority, can reasonably conclude it is satisfied that there is no reasonable doubt as to the absence of adverse effects on the integrity of European sites in relation to GIRAMS and Nutrient Neutrality. The proposal therefore complies with Core Strategy policy EN 9.

8. Conclusion

The proposed dwellings are considered to be of a satisfactory design and appearance which would be in keeping with the surrounding area. Each dwelling would be provided with an acceptable level of amenity space and the proposed development would not have a significantly detrimental impact on the amenities of the occupiers of adjacent properties.

The means of access has been accepted previously and no objections are raised by the Highways Authority on highway safety grounds subject to conditions.

Whilst development in this location would amount to a departure from the Development Plan, the principle of development in this location has been accepted by the grant of outline planning permission which included the access and this is a material consideration attracting significant weight. As such, having considered the departure and the material considerations in favour and on the basis that the proposal is broadly in accordance with the Development Plan in all other respects, officers consider that there are sufficient material considerations to justify the departure from the Development Plan.

RECOMMENDATION:

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

1. Time limit for implementation and submission of reserved matters
2. Approved plans
3. Materials
4. The development shall be carried out in accordance with the submitted Arboricultural Implications Assessment/Method Statement and landscaping plan
5. Prior to first occupation the vehicle access/crossing over the verge to be constructed in accordance with highways specification and retained as shown

6. Prior to first occupation the proposed access and on-site car parking and turning areas to be laid out, demarcated and surfaced in accordance with the approved plan and retained for that specific use
7. Contaminated Land – Any contamination found during the course of construction that was not previously identified shall be reported immediately to the Local Planning Authority.
8. Remove permitted development rights for the enlargement, improvement or other alterations of the dwellings, additions or alterations to the roofs and provision within the curtilage of the dwellings of any building or enclosure.

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

AYLMERTON - PF/22/1298 - Installation of 28 ground-mounted solar panels (retrospective); Row Farm, Holt Road, Aylmerton, Norwich, Norfolk, NR11 8QA; Mr N Ayres

Minor Development

-Target Date: 14th July 2022

- Extension of time: 9th September 2022

Case Officer: Ana Nash

Full Planning Permission

CONSTRAINTS:

Area of Outstanding Natural Beauty

Landscape Character Area - North Norfolk Tributary Farmland

Landscape Character Area - Wooded Glacial Ridge

Countryside LDF

Principal Routes LDF

RELEVANT PLANNING HISTORY:

No Relevant History

THE APPLICATION:

Seeks permission to install 28 ground-mounted solar panels on land at the rear and within the boundary of the property covering an area of 56 sqm. The panels would be mounted on pods that are freestanding units weighted and bolted together with an overall height of less than 1m high. The property lies on the A148 Holt Road along a small linear cluster of properties in a Countryside location.

REASONS FOR REFERRAL TO COMMITTEE:

The applicant is a member of staff working in the Property Services team.

CONSULTATION RESPONSES:

Aylmerton Parish Council: no comments received.

Ward Councillor: no comments received.

REPRESENTATIONS:

To date, no public representations have been received.

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.

STANDING DUTIES

Due regard has been given to the following duties:

Environment Act 2021
Equality Act 2010
Crime and Disorder Act, 1998 (S17)
Natural Environment & Rural Communities Act 2006 (S40)
The Conservation of Habitats and Species Regulations 2017
Planning Act 2008 (S183)
Human Rights Act 1998
Rights into UK Law – Art. 8 – Right to Respect for Private and Family Life
Planning (Listed Buildings and Conservation Areas) Act 1990 (S66(1) and S72)

RELEVANT POLICIES:

North Norfolk Core Strategy Policies (2008):

Policy SS 1 - Spatial Strategy for North Norfolk
Policy SS 2 - Development in the Countryside-
Policy SS 4 - Environment
Policy EN 1 - Norfolk Coast Area of Outstanding Natural Beauty and the Broads
Policy EN 4 - Design
Policy EN 7 - Renewable Energy

MATERIAL CONSIDERATIONS

National Planning Policy Framework (NPPF)(2021):

Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment

MAIN ISSUES FOR CONSIDERATION:

- 1. Principle of development**
- 2. Design and amenity**
- 3. Landscape impact/AONB**

APPRAISAL:

1. Principle of Development (Policies SS 1, SS 2, SS 4 and EN 7)

This application is retrospective in nature, seeking to retain the existing installation of 28 ground-mounted solar panels on land to the west of Aylmerton. The installation is free-standing covering an area of 56sqm. The installation should generate 8kWp of electrical output annually, providing enough electricity to power Row Farm. Row Farm is set back from the A148 road (Holt Road) and is part of four developments (three residential and one commercial) with agricultural land/fields located at the rear of these developments. The host dwelling is located within a large plot divided between residential and agricultural land, situated between Blyth & Wright Company (north-east side) and Meadow Cottage (west side).

The site lies in the designated Countryside policy area, as defined under Policy SS 2 of the adopted North Norfolk Core Strategy. Within this area, proposals for ancillary residential development and renewable energy installations are considered to be acceptable in principle. The development would constitute a significant, positive renewable resource for Row Farm. The principle of the development is accepted under Policies SS 2 and EN 7.

2. Design and amenity (Policy EN 4)

The panels are of a relatively standardised design for an array of this type and as such, raise no design concerns. The panels would be situated in a relatively discreet position, very low to the ground and obscured from view by neighbouring outbuildings and, although close to the neighbouring boundary, are a significant distance away from the main neighbouring dwelling. There are no other residential properties within close proximity to the site that would raise any residential amenity issues. Accordingly, the proposed development complies with the requirements of Policy EN 4.

3. Landscape impact/AONB (Policies EN 1 and EN 2)

The site lies within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) where development can only be permitted where it;

- is appropriate to the economic, social and environmental well-being of the area or is desirable for the understanding and enjoyment of the area;
- does not detract from the special qualities of the Norfolk Coast AONB or The Broads; and
- seeks to facilitate delivery of the Norfolk Coast AONB management plan objectives.

The area in which these solar panels have been installed constitutes a predominantly grassed area, screened by outbuildings and hedgerows and cannot be seen from the public highway in being very low to the ground. Furthermore, the panels benefit from an anti-reflective dark/tinted coating to maximise light transmission and limit solar glare.

For the above reasons, and given the limited size of the development, it is not considered that the development would have an adverse impact upon the surrounding landscape nor upon the special qualities of the AONB. This being the case, the proposed development complies with the requirement of Policies EN 1 and EN 2 of the adopted North Norfolk Core Strategy.

4. Conclusion

The proposal represents the sensible retention of a renewable energy installation associated with an existing dwelling, the principle of which has been accepted. The design is acceptable with no adverse impact upon neighbouring dwellings nor upon the surrounding landscape or special qualities of the AONB. The development is therefore considered to be acceptable and compliant with the relevant Development Plan policies as outlined above.

RECOMMENDATION:

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

- Approved plans

- Removal of installation when no longer required.

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 31 July 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 July 2022).

Performance Measure	Actual Performance	Target	Comments
Decision Notices (Up to 31 July 2022)	Major 1 decision issued <i>100% within time period</i>	60% (80% NNDC)	24 month average to 31 July 2022 is 87.50%
	Non-Major 101 decisions issued <i>96.04% within time period</i>	70% (90% NNDC)	24 month average to 31 July 2022 is 80.64.%
Validation (Up to 31 July 2022)	227 applications registered 199 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. Three of the obligations are on hold (these are the cases in grey) where legal work has ceased until the way forward is clearer.

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:

01 September 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. Legal work to cease until the way forward is clearer	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. Legal work to cease until the way forward is clearer	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. Legal work to cease until the way forward is clearer	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. Applicant does not own any of the site area.	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	20652	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	20692	S106 required to use monies accrued from enabling development to repair listed buildings on estate. Council is reviewing submitted draft. Awaiting evidence of title.	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	20692		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	20692		Green

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OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 01 SEPTEMBER 2022

APPEALS SECTION

NEW APPEALS

HEMPTON – PO/21/3132 - Erection of 4 no. 2-bedroom live/work units (ground floor work space and with first floor flats) and parking (outline application with all matters reserved)

**Land At The Knoll, Hempstead
For Ms. Trudi Seaman**

KNAPTON – PF/21/2118 - Demolition of barn and erection of 4-bed detached dwelling with detached garage

**Land To North Of Parrs Farm, Hall Lane, Knapton, Norfolk, NR28 0SG
For Luke West**

WRITTEN REPRESENTATION

LUDHAM – PF/21/2851 - Conversion of garages into a single dwelling

**Land North Of Magnolia Cottage, Staithe Road, Ludham, Norfolk
For Mrs Val Enever**

WRITTEN REPRESENTATION

NORTH WALSHAM – ENF/21/0146 - Appeal against enforcement notice - Erection of single-storey garden annexe building

1 Millfield Road, North Walsham, Norfolk, NR28 0EB

For Mr Robert Scammell

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

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

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/21/0390 - 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

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 - 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

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

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

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

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

HOLT – PF/21/0857 - Single storey detached dwelling

Middle Field, 2 Woodlands Close, Holt, Norfolk NR25 6DU

For Mr & Mrs I Furniss

WRITTEN REPRESENTATION – **APPEAL DISMISSED**

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 – **APPEAL ALLOWED WITH CONDITIONS**

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 – **APPEAL DISMISSED**