

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, 17 May 2023

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 25 May 2023 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.

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. This meeting will be livestreamed and can be viewed remotely :

<https://www.youtube.com/channel/UCsShJeAVZMS0kSWcz-WyEzg>

Emma Denny
Democratic Services Manager

PLEASE NOTE: Committee Membership subject to approval at the Annual General Meeting

To: Mr P Heinrich, Mr R Macdonald, Mr M Batey, Mr A Brown, Mr P Fisher, Mrs A Fitch-Tillett, Mr M Hankins, Dr V Holliday, Mr G Mancini-Boyle, Mr P Neatherway, Mr J Toye, Mrs K Toye, Mr A Varley and Ms L Vickers

Substitutes: Mr T Adams, Mr P Bailey, Ms J Boyle, Mr G Bull, Mrs S Bütikofer, Ms E Coleman, Mr N Dixon, Mr T FitzPatrick, Mrs W Fredericks, Mr N Housden, Mr L Paterson, Mr J Punchard, Mr C Ringer, Mrs E Spagnola 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 - 16)

To approve as a correct record the Minutes of a meeting of the Committee held on Thursday, 20th April 2023.

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 17 - 22)

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. SHERINGHAM - PF/22/1660 - 37 SUITE APARTMENT HOTEL (CLASS C1) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING, LAND TO EAST OF, THE REEF LEISURE CENTRE, WEYBOURNE ROAD, SHERINGHAM FOR MORSTON PALATINE LTD

(Pages 23 - 34)

9. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

(Pages 35 - 38)

10. APPEALS SECTION

(Pages 39 - 42)

- (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, 20 April 2023 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 J Toye Cllr L Withington	Cllr P Fisher Cllr R Kershaw Cllr G Mancini-Boyle Cllr M Taylor Cllr A Varley
Substitute Members Present	Cllr H Blathwayt	
Other Members Present :	Cllr W Fredericks Cllr S Bütikofer Cllr G Perry-Warnes – Local Member for RV/22/0308 Cllr T Adams – Local Member for PF/22/3028, PF/22/2651 & TPO/22/0997	
Officers in Attendance:	Assistant Director – Planning (ADP) Development Manager (DM) Housing Strategy & Delivery Manager (HSDM) Development Management Team Leader (DMTL) Planning Officer (PO-AW) Senior Landscape Officer (SLO)	

133 TO RECEIVE APOLOGIES FOR ABSENCE

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

134 SUBSTITUTES

Cllr H Blathwayt was present as a substitute for Cllr A Fitch-Tillett.

135 MINUTES

The Minutes of the Development Committee meeting held 20th March 2023 were approved as a correct record subject to a correction to Min 131 vi titling Cllr A Brown as Portfolio Holder for Planning and Enforcement.

136 ITEMS OF URGENT BUSINESS

None received.

137 DECLARATIONS OF INTEREST

Cllr T Adams declared a non-pecuniary interest in agenda item 9, he is a Member of Cromer Town Council (The Applicant). Cllr T Adams attended the meeting as a non-

voting Member.

138 HOLT - RV/22/0308 - VARIATION OF CONDITIONS 2 AND 24 OF PLANNING REF: PF/17/1803 TO AMEND PLANS TO REFLECT UPDATED ON-SITE AFFORDABLE HOUSING PROVISION (0%) AND TO UPDATE PREVIOUSLY APPROVED LAND CONTAMINATION REPORT, LAND REAR OF 67 HEMPSTEAD ROAD, HOLT, NORFOLK, FOR HOPKINS HOMES LIMITED

Officers Report

The DMTL introduced the Officers report and recommendation for approval. He advised that this application was returning to Committee following deferral in February, an update report was provided from P.21 of the Agenda. The previous report was appended at p.25, with the list of conditions pending approval appended to p.27. As set out in the summary section of the report on p.23, an agreement has been reached between Flagship Housing and Hopkins Homes which would see Flagship purchase the originally proposed 23 dwellings on the site. Various forms of grant funding and S106 monies would be used to support this purchase.

The DMTL clarified that the developer's affordable housing contribution of the site would remain at 0%, and the agreement reached by the parties was separate to the planning application.

Following discussion with Homes England, the DMTL advised that it would not be possible to secure the 23 dwellings to be purchased by Flagship within an amended legal agreement as there were grant funding limitations preventing this.

Public Speakers

Maggie Prior – Holt Town Council
Gemma Harrison – Objecting
Martin Batey – Objecting
Jonathan Lieberman – Supporting

Members Questions and Debate

- i. Local Member – Cllr G Perry-Warnes spoke in support of the representations made by objecting speakers, and stated that she was unhappy by the way in which the application had been considered at the last meeting. She stated that it was not right that the ADP received and passed on messages from the developer to the Committee during the meeting, and contended this would not have happened for a smaller individual household application.

Cllr G Perry-Warnes thanked Officers and Cllr W Fredericks (Portfolio Holder for Housing and Benefits) for their successful negotiations with Hopkins Homes, and stated that she welcomed the provision of 23 affordable homes. However, the Local Member affirmed that it was outrageous that the delivery of the affordable homes had only been enabled through grant funding sources, money which could now no longer be used for other much needed schemes of social benefit. She argued that as a result, Hopkins Homes preserved their guaranteed 17.5% minimum profit margin at the expense of others.

The Local Member recited an excerpt from the developer's website 'We help build communities' and questioned whether this was true. She reflected that

the developments in Holt were leading to an increase in second homes, and holiday lets. The development would lack the other supporting infrastructure needed by communities to thrive. Further, Cllr G Perry-Warnes reflected on other passages on the Developers website, and stated that whilst she did not question the developer's standards, she questioned their definition of what is right, and right by whom. She contended that had the application been refused and gone to Appeal that it would have cost the developer much more, and therefore the small concession to sell to Flagship was not done out of the goodness of their hearts.

- ii. Cllr W Fredericks – Portfolio Holder for Housing and Benefits – paid tribute to Flagship and to the Councils dedicated team Officers for negotiating the deal. Reflecting on Hopkins' Homes 'building communities' statement on their website, Cllr W Fredericks argued that the company providing their viability assessments do not share the same sentiments which Hopkins Homes profess to have. Hopkins' Homes Viability Assessor (Pathfinder Development Consultants) writes on their website that *'The provision of affordable housing or new development significant affects land value. We have significant experience in achieving results and add value to land owners and developers in this area. If this is to the point that the scheme is no longer viable, and provided a robust economic viability testing, a mix of affordable housing can be reduced or eliminated.'* Cllr W Fredericks affirmed that this behaviour and mentality, exhibited by Hopkins Homes and others, stops now. She advised she was putting in place protections to stop such instances from occurring, and that applications of this nature would be required to provide supporting viability reports, with soil samples requested which would be checked by the Councils independent advisor. Cllr W Fredericks stated that the people of North Norfolk deserve better, and that communities were being eradicated by Hopkins Homes and other developers.
- iii. Cllr S Bütikofer commended Officers for their hard work in finding a solution to the issue, but argued that the essence of the problem remained the conflict of protecting the profit of a developer against protecting a planning obligation for affordable homes which had made the development acceptable in planning terms.

She stated that the initial application would not have been agreed by the Committee without the affordable homes provision. Paragraph 55 of the NPPF states *'Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations...'* Cllr S Bütikofer argued this had been done when the initial application was agreed. Further, Paragraph 58 of the NPPF states *'The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case...'* Cllr S Bütikofer expressed her significant concern with regards Pathfinder Development Consultants, and considered such statements unacceptable. She argued that much work was required by the Local MP and by Government to ensure this was corrected. Cllr S Bütikofer questioned why the Council should take on the financial risk for the developer and in doing so adversely impact residents of North Norfolk.

Cllr S Bütikofer urged the Committee to seriously consider whether, in all planning conscious they could approve the application. She understood the concern of the Committee in potentially refusing the application and the risk and associated costs with losing at appeal and the need to protect the public

purse, however she stated that if the Council didn't put a stop to such actions now, when would it stop?

- iv. Cllr N Pearce stated that the conduct of Hopkins Homes at the February meeting was appalling, and that their lack of attendance was disrespectful to the Planning Authority. He stood by his prior decision for deferment and argued that it was a good thing as it would give time to negotiate and find solutions. Whilst solutions had been found, the cost was not to be borne by Hopkins Homes. Cllr N Pearce contended that it was a terrible situation, if the Council refused the application it risked 23 affordable homes, and if it agreed to the application it risked being criticised for taking the risk away from the developer. Further, he considered the extent of the number of household living in rented or social housing in Holt to be misunderstood with many only looking at the Towns pretty Georgian properties and it's more affluent areas.

Cllr N Pearce expressed his disgust at Hopkins Homes, who he believed should have properly done their research when acquiring the site as the land was known to be contaminated. He stated that he was so angry it defied description.

He concluded by thanking Officers for their work, and reflected that the ADP was put in a difficult situation at the February meeting where he was obliged to relay the information provided to the Committee.

- v. Cllr V Holliday agreed that there was a desperate need for the homes, however contended that the way in which this had been orchestrated was disgraceful. She sought clarity over the mix of S106 monies and grant funding for the purchase of the affordable housing.
- vi. The HSDM advised, with respect of the NNDC contribution, that £660,000 would be allocated from S106 receipts and £700,000 from other grant money received from central government (for the purposes of social housing in the district). The HSDM clarified these were not S106 contributions going into the scheme, rather, this was funding which had been accrued in lieu of on-site affordable housing provision from previous developments. The total contribution from NNDC would total around £1.4 million.
- vii. Cllr N Lloyd echoed Members comments that the conduct of Hopkins Homes was appalling, and considered that NNDC should take a stance against such behaviour exhibited by developers. He affirmed he was extremely concerned by any precedent the application may have.
- viii. Cllr P Heinrich expressed his disappointment at the state of affairs in the UK that developers were guaranteed an excessive profit, and considered that developers should be subject to the same level of risk as any other business. He affirmed that Hopkins' behaviour demonstrated contempt for the people of Holt, similarly with their actions at alternate sites including at North Walsham, with the developer not showing care for the community, only for their profits. Cllr P Heinrich considered the Officers recommendation would secure Hopkins' profit margin, with local residents offered some rented housing but not at a price that they could afford to buy. He considered the whole situation despicable, and affirmed that the developer should abide with agreed planning permissions.
- ix. Cllr R Kershaw reiterated his disappointment that no representative from the

developer had been present at the prior meeting, and considered the way in which they conducted themselves was disrespectful. Further, having read the developers website he contended that they did not accord with their own philosophy of supporting communities. Cllr R Kershaw thanked Officers for their phenomenal work in finding a solution, but stated it was despicable that the developer will not be contributing to the scheme financially.

- x. Cllr J Toye asked for clarity over Section 73.
- xi. The PL advised that a Section 73 application was where a planning permission had been granted, but where the applicant sought to amend certain conditions of the approved planning permission. By submitting a S.73 application the applicant could be granted a new planning permission without complying with a condition previously imposed on the previous permission. The PL advised, if granted, the S.73 would serve as a standalone planning permission.
- xii. The DM confirmed that the application presented to the Committee was a S.73 application and should be considered as a new application. It was a matter of planning judgement for the decision maker to weigh up all material issues, and whether the Committee were persuaded by the applicant's argument as set out in the viability assessment. He noted that the applicant would be making other S106 contributions but not affordable housing contributions. The DM reiterated advice offered at the February meeting, of rules set out by UK Government regarding expected developer returns, which Officers must work within. He affirmed that Officers had spent considerable time negotiating since February to try and find a solution, and whilst the solution offered may not be the preferred option, it was considered the best way to ensure the delivery of the 23 affordable dwellings. The DM highlighted the risk, should the Committee vote for refusal of the application and for it to go to appeal, that there was no guarantee that the 23 affordable dwellings would be delivered.
- xiii. Cllr J Toye thanked officers for their explanation, and praised them for all their efforts in trying to find a solution. He expressed his dissatisfaction with the developer and considered their earlier statement that the application would enable Hopkins Homes to deliver 23 affordable homes, disingenuous. He noted that Hopkins Homes was brought by a private equity investment firm in January 2022, and were therefore driven by profit. Cllr J Toye stated that it was not right the Council were being put in a position in which they would secure the developers profit. He advised he would be unable to support the application and considered as this was a new application under S.73, the Council would never have accepted the application without the percentage of affordable homes.
- xiv. The ADP emphasised that it was a matter for the Committee as the decision maker to reach a decision on the basis of the Officers recommendation, the background information provided, and representations made from speakers. The key issue was the matter of harm that would arise if Members were minded to refuse the application. In understanding the level of harm, the ADP advised it was important for the Committee to consider other factors including the benefits to be delivered via S106 in terms of infrastructure investment as stated by the DM, and the proposed Uplift Clause which would deliver potential profits back into the delivery of affordable housing in Holt.

- xv. The HSDM advised that the housing which would be enabled through the NNDC grant and Flagship through the Homes England grant would be the exact same as those initially envisaged, the only difference being the funding route. 80% of the housing would be affordable rented properties and 20% shared ownership homes which applicants could buy as little as 10% as a starting share.
- xvi. The PL relayed comments from Homes England who had made it clear that the S106 agreement as revised cannot, because of the terms of the grant funding, refer to the obligation that the 23 dwellings be affordable. The PL advised that Officers were working in the background to complete a private agreement between the Council and Flagship to ensure Flagship would always provide these 23 properties as affordable housing. She affirmed that Officers understood Member's frustration with the situation and the need to put in place a different mechanism to secure the 23 affordable homes.
- xvii. Cllr A Brown – Portfolio Holder for Planning and Enforcement – commented that he had voted for deferral of the application in February in the hope that a scheme could be agreed which may include changes to layout or composition of homes. He stated that he had attended the site ahead of the meeting and spoken with an operative who advised that the 23 affordable homes would be built. Cllr A Brown reflected that it was a sad situation, and that it was a matter for government to address the rules which ensure guaranteed profit return for developers, noting the levels of lobbying by developers to government. With reference to the applicant's representations, Cllr A Brown contended that they had sidestepped the issue of contamination on the site which he believed was the catalyst for the re-visiting of the application and of the viability assessment. Having reviewed the contamination inspection reports provided by surveyors on the two applications, Cllr A Brown considered there to be little difference, and added that only a limited number of properties would be affected. Further, he drew conclusions that there must have been underperformance of surveyors who had failed to make the extent of the contamination clear in such a way that it had clouded the negotiations and the land price offer by the developer.
- xviii. The Chairman asked the Council's independent assessor to clarify the current position.
- xix. The Independent Assessor advised that it was expected that any reasonable developer would do their due diligence when acquiring a site. He noted that Hopkins Homes had owned the site for several years and that when the original application was submitted in 2017 no viability case was submitted seeking to vary the amount of affordable housing delivered, this was only done just before the commencement of development. He could not comment on why the developer had not undertaken a viability assessment until more recently, all he could do was to assess the information before him at this point in time in accordance with the appropriate guidance.
- xx. Cllr A Brown stated he was minded to refuse the application, and would do so with an extremely heavy heart for the people of Holt and for those households in need of urgent accommodation.
- xxi. Cllr L Withington felt the Council were essentially being blackmailed by the developer. If Members were to accept the application, this would result in 23 affordable homes but at public cost and without developer subsidy, securing

developer profit. Cllr L Withington noted the volume of households on the housing waiting list, and stated that this was a housing crisis.

- xxii. The PL advised, with respect to some of the grant money coming forward, that it was only available annually. If Members were minded to refuse the application, there was the risk of losing out on millions of pounds of central government funding available this April, but which may not be available again. She cautioned that Members must consider whether they have a serious and significant ground for refusal should the application go to appeal.
- xxiii. The ADP noted the strong local concerns, shared by Officers, and commented that Officers had worked tirelessly towards the delivery of affordable homes for communities. He advised Officers must work within the body and the framework of the legislation, and on the basis of the professional advice received. Officers in this instance considered a pragmatic approach was required to ensure the delivery of affordable homes on this site. If approved in accordance with the Officers recommendation, a separate standalone agreement would secure 23 affordable homes for those on the local waiting list. The ADP advised that in addition there would be infrastructure investments that would occur as a result of this development, which may not occur or may be delayed if the development does not move forward. Further, the ADP affirmed that the developer would be subject to an uplift clause on the site, therefore if a profit was made which exceeded the value which had been considered to be appropriate under the regulations, then those monies would be made available again for commuted sums to be invested in the delivery of affordable housing in Holt. He contended that the recommendation presented to Members for consideration was robust and pragmatic, and had been carefully drawn after much negotiation. The ADP stated it was a matter of planning balance and that it was for Members to consider the whether or not the material considerations outweigh the harm which may arise from the development.
- xxiv. Cllr H Blathwayt expressed his concern that the application and the means in which the affordable homes had been secured would set a precedent. He contended this was a very difficult decision, and noted the risk that if the application were to go to appeal, and the Council were to lose, that no affordable homes would be built.
- xxv. Cllr V Holliday affirmed her concern that it was currently an informal agreement with Flagship to secure the affordable homes, particularly as the finances were time limited. She sought assurances when a formal agreement would be reached and whether there would be any risk to losing grant money if there were delays.
- xxvi. The PL advised that work had commenced on the necessary agreements to ensure that the affordable homes were delivered, with all agreements expected to run in parallel. A contract for the exchange and purchase of the dwellings would take place between Flagship and Hopkins Homes, with Flagship having entered into a contract with Homes England to obtain central government grant funding. NNDC and Flagship would also enter into an agreement relating to the Councils funding, with covenants in place to ensure that the 23 properties would forever be held as affordable housing. It was envisaged that the agreements could be reached within 4 weeks, and be formalised almost simultaneously.

- xxvii. Cllr P Heinrich asked what would be the fall-back position if the agreement were to fail.
- xxviii. In response to Cllr P Heinrich's question, the ADP advised there would remain a substantive application which would remain undetermined. He affirmed that if Members were to agree to the proposal, the decision notice would not be released until the agreement was signed. The ADP outlined what would occur should Hopkins homes pursue development on the site beyond the point whereby they should otherwise, but commented he did not expect the developer would breach that in any way. It was his expectation that the standalone agreement would be resolved and that he had been reliably informed by the Housing Manager that these agreements were commonly used and were relatively simple to draw up. If the agreement was not reached between Flagship and Hopkins homes the substantive application would return to Committee, likely in the next three months.
- xxix. Cllr R Kershaw thanked officers for their sterling work, and affirmed his trust that they would ensure the 23 affordable homes were delivered. He stated that it was with a heavy heart that proposed acceptance of the Officers recommendation for approval, and considered that the need for affordable homes was greater. Cllr R Kershaw commented that he had no respect for Hopkins Homes, and considered their actions disgusting.
- xxx. Cllr W Fredericks re-affirmed the desperate need for affordable homes in North Norfolk, and the circumstances surrounding the time-limited availability for funding. She considered that achieving 23 affordable homes for £1.4 million of Council contribution was better than the alternative, and reiterated that circumstances leading up to the current situation would not happen again.
- xxxi. Cllr P Fisher seconded the Officers recommendation.

IT WAS RESOLVED by 9 votes for, 4 against and 1 abstention.

That Planning Application RV/22/0308 be given DELEGATED APPROVAL to the Assistant Director for Planning subject to:

- 1. The completion of a deed of variation to the original Section 106 Agreement associated with the approval of application PF/17/1803, or completion of a new Section 106 Agreement, whichever is more appropriate, to secure the updated affordable housing position and review mechanism;**
- 2. The imposition of appropriate conditions (draft list attached at Appendix 2);**
- 3. Any other conditions that may be considered necessary at the discretion of the Assistant Director for Planning; and**
- 4. In the event that the Deed of Variation cannot be secured within three months of the date of Committee resolution to approve, to return the matter to the Development Committee for further consideration.**

139 CROMER- PF/22/3028 - INSTALLATION / RE-INSTALLATION OF CCTV CAMERAS IN CROMER TOWN CENTRE. CROMER TOWN COUNCIL, 21 OVERSTRAND ROAD AND 13 OTHER LOCATIONS AROUND CROMER.

Officers Report

The PO – AW introduced the Officers report and recommendation for approval. It was noted that this application was presented to Committee as the Local Member, Cllr T Adams was also the applicant on behalf of Cromer Town Council.

The PO- AW outlined the sites location plan, proposed block plan, elevations, and photos of proposed sites. She confirmed that the key issues for consideration were the principle of development, the effect on the character and appearance of the areas, the effect on local amenity, and highway safety. Officers considered that the introduction of CCTV cameras would aid in discouraging anti-social behaviour and property damage in Cromer, and in better ensuring that perpetrators be brought to suitable justice.

Public Speakers

None

Member's Debate and Questions

- i. Cllr T Adams – Local Member – advised that the Town Council had been working on the application for some time and were mindful of locations to ensure that there was minimal impact to trees as the cameras were operated by line of site from radio pad to radio pad. Considerations were underway in extending CCTV coverage, however issues remained with line of site to the proposed network. He stated that, in addition to the benefits outlined by the Case Officer, that the CCTV would assist in cases of missing persons, traffic incidents, event management and monitoring of car parks. Regarding concerns, he advised that views into household windows would be blocked using software, and that footage obtained by the cameras would be accessed by limited numbers of people, which would be governed by relevant legislation.
- ii. Cllr J Toye proposed acceptance of the Officers recommendation, though commented he was disappointed by the one line response from the statutory consultee (the police)
- iii. Cllr R Kershaw seconded the proposal.
- iv. Cllr L Withington reflected on CCTV cameras operated by Sheringham Town Council which had been hugely beneficial in assisting public safety. She noted that North Norfolk had a higher number of elderly residents, and by extension persons with dementia who may wonder.

IT WAS UNANIMOUSLY RESOLVED by 14 votes for.

That Planning Application PF/22/3028 be APPROVED subject to conditions to cover the matters listed below

- Time (3 years)
- Development in accordance with the approved plans

- **Materials**

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

The meeting was adjourned at 10.50am and reconvened at 11.05am.

140 CROMER - PF/22/2651 - CONVERSION OF FORMER BED AND BREAKFAST TO 7NO. FLATS AT LEIGHTON HOUSE, 11-13 ST MARYS ROAD, CROMER, NORFOLK, NR27 9DJ

The DMTL introduced the Officers report and recommendation for approval. He advised that since the publication of the agenda that it had been agreed to amend the description of the application to conversion and renovation of building to create seven self-contained flats. Whilst the submitted photos and internal floors plans demonstrate that the building was used as a former Bed and Breakfast, insufficient information was available to confirm its lawful use. With specific regard to parking, the Highway Authority had submitted further comments following this clarification of use, having considered the proposals against the worst case fall-back position in parking terms, and continue to raise no-objection though note the development could result in increased pressure on the limited street-parking available.

The DMTL outlined the sites location, existing floor and proposed floor plans and photos of the site. He advised that the existing floor plans were for an 18 bedroom property and not a 21 bedroom property as quoted elsewhere in the agenda.

The DMTL advised that as the use had been clarified and the Highway Authority had provided an updated response, the recommendation could therefore be amended to reflect these matters.

Public Speakers

Lindsey Lovett – Objecting
Jordan Cribb – Supporting.

Members Debate and Questions

- i. Cllr T Adams – Local Member- affirmed that there were no objections to the principle of development, noting this building was in need of updating following years of disrepair, rather the concern expressed by residents, and which he shared, was with respect of the scale of the development with the number of flats being disproportionate to its local context.

It was noted that Highways had agreed that there was the potential for significant impact arising from the development on parking and transport movements, but that they and the Authority were relaying on NNDC core strategy Policy CT6. Both his, and the view of the Town Council was that the development was not within the Town Centre (not being in the primary economic shopping area) and that other provisions of CT6 do not apply. He did not consider that exceptional circumstances had been demonstrated, and that the application of Policy CT6 had been applied too loosely in this instance.

The Local Member argued that the parking situation warranted further consideration, and the only way to reduce the demand on parking was to

reduce the number of flats. He considered that the photos provided by the Case Officer did not adequately demonstrate the parking situation, which he argued was much worse, particularly during summer months.

Cllr T Adams stated that if Members were minded to approve, careful consideration should be given on the impacts of dust and noise, particularly on the neighbouring B & B, and the use of skips and associated works vehicles on what is already a heavily congested road. The Local Member welcomed the use of a construction management plan, as suggested by the applicant.

- ii. The Chairman reflected that parking permits also came with issues, as they did not guarantee residents a parking space.
- iii. Cllr T Adams advised conversations had previously taken place for parking permits in Cromer (around 10 years prior) and it was the position of the County Council that they would only provide a permit scheme in Cromer on the basis of installing pay and display meters throughout the Town Centre. This situation had been an obstacle in providing permits to residents on St Marys Road, Central Road, Bernard Road, Alfred Road and others.
- iv. Cllr N Pearce agreed that St Mary Road was narrow with parking occurring on both sides. He considered parking permits would not offer a solution to this problem, and noted issued of parking permits in urban areas. Cllr N Pearce proposed acceptance of the Officers recommendation for approval.
- v. The ADP advised Members were asked to consider the application before it, and that he was unable to moderate or reduce the number of flats. He noted the representation made by the applicant, that they were minded to agree to a construction management plan, which may go some way to alleviate concerns from local residents.
- vi. Cllr V Holliday shared Members concerns regarding parking, and commented on the limited accessibility to the upper floor flats. She expressed a preference that the application go back to the drawing board, with fewer flats and the inclusion of a lift.
- vii. The DM advised that the application was compliant with building regulations, and had accorded with Core Strategy Policies with respect of accessibility.
- viii. Cllr P Heinrich considered the application to be well designed, maximising the internal space of the building. He commented that it would be a potential viability issue if there were only 4 flats. With regards parking, Cllr P Heinrich stated this was an issue, and that it would be good idea to explore parking options in Cromer with the Town and County Council to establish sensible solutions including parking permits. He expressed his concern that the flats may be used as holiday accommodation and not used as permanent residences for local people, which would increase the volume of traffic movements, and may result in other issues. Cllr P Heinrich asked if there was any way to restrict use of the flats to ensure they weren't used as holiday rentals.
- ix. The DM noted that government were currently consulting on proposals for managing short term lets, and under the present planning system, permission, if granted, would be for 7 residential dwellings. He was unaware

of a mechanism which would impose this as being a person's 1st home, further the enforcement of this supposed condition would be challenging.

- x. The ADP affirmed that the Council would need to define a substantive materiality to the changing character that arises from the renting out of units as holiday lets, noting there was a high bar set. He reiterated the DM's comments on the government's consultation and stated that there is every likelihood that planning consent may soon be required for the letting out of residential properties for short term holiday lets.
- xi. The Chairman reflected that even if the properties were let as holiday rentals, the Council had controls in place to ensure they did not become a statutory nuisance with Environmental Health Officers responding to issues of noise, waste and others.
- xii. Cllr L Withington acknowledged the communal garden located on the plans and asked if it had been considered if this area may be used for parking, noting there was nearby amenity space for residents to use including North Lodge Park and the beach.
- xiii. The DMTL advised the original proposals included access off the street, which the Highway Authority had raised concerns. The DM added that there would be increased concerns on the impact on resident's amenity with car movements being so close to neighbouring property.
- xiv. The Chairman commented that the properties along St Marys had been erected before the use of cars, and that individuals buying/renting these properties must take the lack of designated parking into consideration.
- xv. Cllr R Kershaw noted representations and correspondence received from residents, and affirmed that it was the scale of the development, not the development itself which was objected to. He considered a reduction in the number of flats to be preferable, with their increased floor plan being less likely to be used as holiday rentals. Regarding parking, Cllr R Kershaw stated that parking was available at NNDC car parks in Cromer, with seasonal tickets being around £112 per year. Should the 7 flats be approved, he was mindful that this may result in 7 bins per property, and this would exacerbate parking issues.
- xvi. The DM reiterated that Members must consider the application before them for 7 flats, if they wished to consider fewer flats they would need to refuse the current application. He reflected that reducing the numbers of flats may not reduce parking demand as the bedrooms would be added to other flats.
- xvii. Cllr P Fisher argued that more bedrooms would result in a different demographic and commented that given the nature of St Marys road it would not be possible for individuals to have 2 cars each parked on the road, irrespective of the outcome of this application.
- xviii. Cllr J Toye advised that, whilst he had every sympathy for neighbours that the application would increase parking demands, there were alternate parking options available, and lack of parking was a consequence of living in a town. He argued that the 7 1-bedroom flats may not be used as holiday lets, and may instead be used by local people, and given the limited parking they may instead make better use of public transport. Cllr J Toye seconded

the Officers recommendation for approval.

- xix. Cllr A Varley noted the concerns raised about the commencement of building works and asked if a works management scheme could be conditioned.
- xx. The DMTL reflected on comments made by the applicant that they would be broadly supportive of a construction management plan, and advised this could be added to the list of delegated conditions.
- xxi. Cllr T Adams clarified that the road to the rear was exceptionally narrow, with neighbouring residents concerned about the levels of potential traffic movements. Further, he commented that the nearest long stay carpark during the summer was Runton Road which was significantly further away than Cadogen Road. He re-affirmed his comments and expressed his preference that the scale of the development be decreased.

IT WAS RESOLVED by 13 votes for, and 1 against.

That Planning Application PF/22/2651 be APPROVED in line with the Officers recommendation.

Cllr N Pearce & Cllr M Taylor left the meeting at 11.45am

141 NNDC (CROMER) 2022 NO. 8 - LAND REAR OF THE POPLARS TPO/22/0997

Officers Report

The SLO introduced the Officers report and recommendation to confirm the TPO. The Case Officer outlined the sites location and provided images of the site. It was noted that the tree was located close to the boundary with some root damage from being driven over as residents had been parking to the rear of the property, next to where the tree is located. The SLO advised that residents had applied to remove the tree to aid with parking, however Officers argue that the tree contributes positively the amenity and biodiversity of the area, and it was important that it be retained.

Members debate and questions

- i. Cllr G Mancini-Boyle proposed acceptance of the Officers recommendation, affirming that the tree was there first and he didn't see justification for its removal.
- ii. Cllr H Blathwayt seconded the recommendation and commented that he was concerned about the protection of the roots, which may result in irreversible damage to the tree.
- iii. The SLO advised that information and support could be provided to the residents.
- iv. Cllr T Adams – Local Member – noted the parking pressures in the area but agreed with the Officers recommendation. He commented that the road had historically been broken up by trees.
- v. Cllr J Toye reflected on the images supplied, with cars not parking in

accordance with Highway Code. He commented it may be easier for residents to park, and better for the avoidance of roots, if they were to reverse in.

- vi. The Chairman noted that the photograph (supplied by the resident) may not be indicative of day-to-day parking and was potentially demonstrative to support their argument.
- vii. Cllr V Holliday asked if it would be possible for a physical barrier to be erected to protect the roots, as advice and guidance may not go far enough.
- viii. The SLO advised that a stabilising structure would be advised as an appropriate solution which may include bonded gravel, with the use of something permeable. It was not possible to enforce the implementation of guidance.
- ix. The Chairman reflected that if the tree had to be removed due to damage that it could be conditioned that it be replaced.

IT WAS UNANIMOUSLY RESOLVED by 12 votes for.

That the Order for TPO/22/0997 be confirmed with the modification.

142 NNDC (SHERINGHAM) 2022 NO. 7 - LAND SHERINGHAM HOOKS HILL TPO/22/0996

Officers Report

The SLO introduced the Officers report and recommendation to confirm a modified Woodland Tree Preservation Order. The SLO affirmed the sites location, its history and provided both onsite and areal images of the area, and affirmed the importance of retention to ensure the protection of the amenity, biodiversity and connectivity of the woodland.

Members debate and questions:

- i. The Local Member – Cllr L Withington- stressed the importance of the trees to the Town, and the protection of the habitat corridors, with Sheringham being ‘Twixt Sea and Pine’. She commented that another development on Hooks Hills had cut into the tree canopy, acting as a scar on the green entrance of Sheringham.
- ii. Cllr R Kershaw proposed acceptance of the Officers recommendation, and thanked the SLO for her considered report.
- iii. Cllr J Toye seconded the Officer recommendation.
- iv. The Chairman reflected that England was the least forested area of Europe, and it was important to retain trees which served as the lungs of our cities.
- v. Cllr G Mancini-Boyle commented that the site was an ideal place for the education of young people, and it was in the well-being of residents that trees be protected.

IT WAS UNANIMOUSLY RESOLVED by 12 votes for.

That the Order for TPO/22/0996 be confirmed with the modification.

143 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

- i. The DM introduced the Officers Report and spoke positively of the Planning Service's performance, which remained above national averages.
- ii. The PL advised that there were 6 S106 agreements outstanding, with the Cattle shed being signed shortly. The PL commented that, despite the draft S106 agreement for Crisp Malting having been circulated in November 2022, it remained outstanding. She advised that she followed up on this matter 1 – 2 times a week for a response on the one outstanding clause.
- iii. Cllr A Brown asked if the Crisp Maltings application was not signed by end of June that it be returned to Committee.
- iv. The DM advised that in addition to the S106 there were a few outstanding matters which need to be resolved including the point with Natural England, which was in the process of being resolved regarding habitats regulations and nutrient neutrality. He commented that the majority of the conditions list had been completed, and once those points were resolved it would just be the S106 agreement outstanding. The DM affirmed that within the approved conditions there was a clause which stipulated that if sufficient progress was not made that the application would be returned to Committee.
- v. The ADP suggested the 20th July as a provisional date for completion and that he would keep an eye on progress. He commented it was appropriate that Members be informed of progress, as they have been through the performance report, and that Members have the opportunity to confirm their expectations.

144 APPEALS SECTION

New Appeals

- i. No Comments.

Inquiries and Hearings in progress

- ii. The ADP advised that an outcome for Arcady (Cley-next the sea) was due by end of April.

Written Representations

- iii. Cllr P Fisher commented re ENF/21/0061 that the pizza van had since moved to a worse location, arising more controversy. He understood Enforcement Officers were responding to this matter.
- iv. Cllr L Withington asked if a stop notice had been applied to ENF/22/0289. The ADP advised that the Enforcement Service had served an Enforcement Notice, if there was a further issue that the Ward Member wished to make the Service aware of, then those issues could be considered and acted on accordingly.

Appeal Decisions

- v. The DM advised that application PO/21/1525 had also been dismissed by the Planning Inspectorate. He spoke highly of the Authorities record at appeal, though noted ENF/20/0066 had been quashed.
- vi. The ADP stated the outcome of ENF/20/0066 was disappointing and that Officers had taken technical advice before issuing the notice, the technical advice and details of the notice were disagreed by the Inspector. He commented that there were lessons to be learnt, and that the Enforcement team had amended the notice and would be re-issuing the amended notice shortly.
- vii. Cllr J Toye asked if there had been an update re Nutrient Neutrality.
- viii. The ADP advised he was a board member of the joint venture, and that NNDC now had its share certificate as a member of Norfolk Environmental credits. He commented that the environmental credits company would launch a webpage by the end of the month which will enable for interested parties to apply, enabling landowners and relevant parties to look at a credit modelling process which would bring forward mitigation. It was envisaged a public meeting would be arranged for May/June where an update would be provided, with an expectation that Country Landowners Committee would attend. The ADP commented that the joint venture would focus on a suite of nutrient neutrality measures, which included; working with Anglian Water (party to the Ltd company) who would seek to deliver improvements to waste water treatment ahead of 2030 and which would be funded by the proposals; further works to foul drainage systems in Norfolk to become more efficient through investment; reviewing the granting of solar farms which take land out of agricultural production; and other nature-based solutions. The ADP advised a briefing would be offered after the election to Cabinet and Officers.

145 EXCLUSION OF PRESS AND PUBLIC

None.

The meeting ended at 12.23pm.

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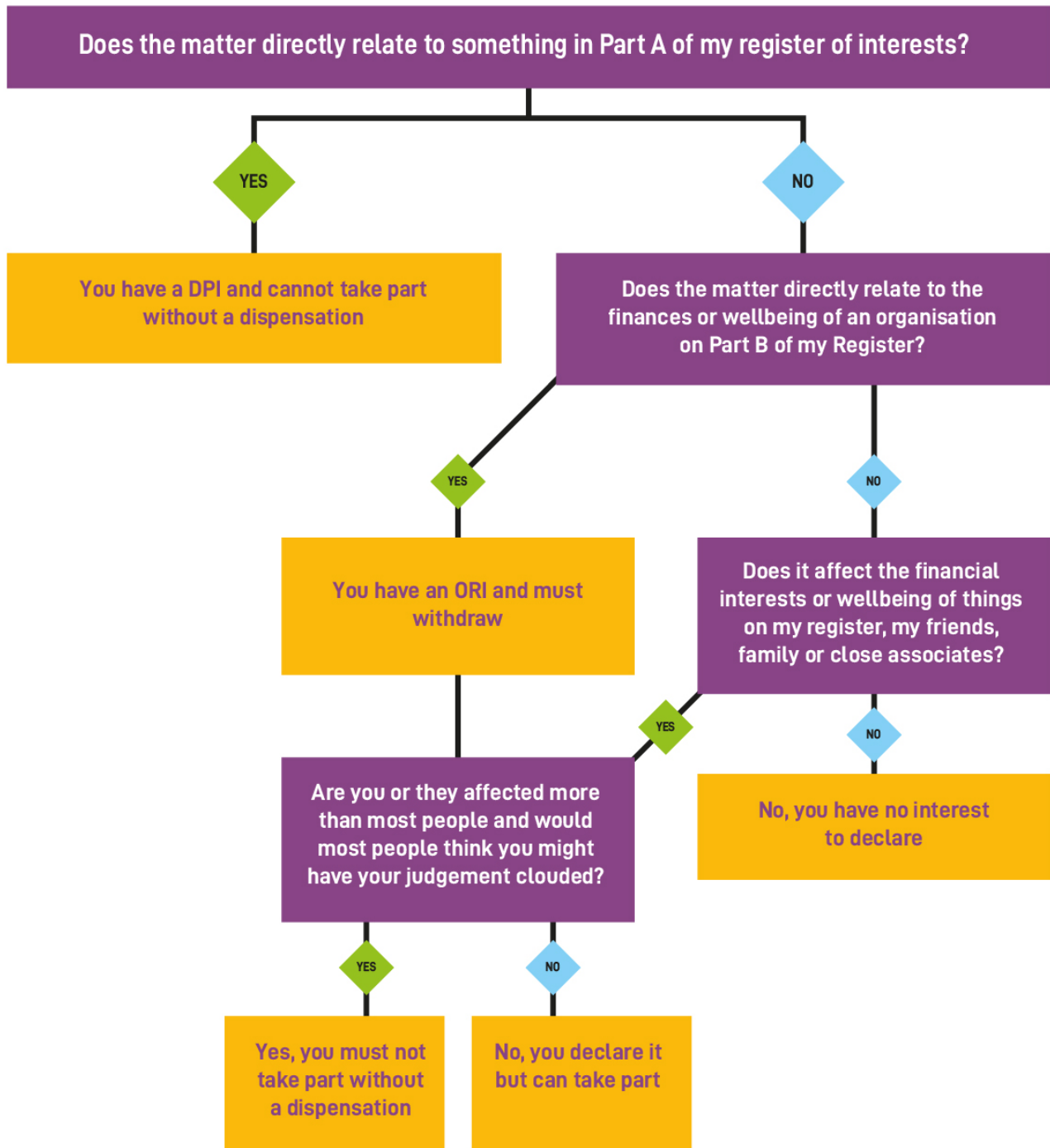
* 'director' includes a member of the committee of management of an industrial and provident society.

* '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)



SHERINGHAM - PF/22/1660 – 37 suite apartment hotel (Class C1) with associated access, parking and landscaping, Land To East Of, The Reef Leisure Centre, Weybourne Road, Sheringham for Morston Palatine Ltd

Major Development

- Target Date: 07 October 2022

- Extension of time: 02 June 2023

Case Officer: Joe Barrow

Full Planning Permission

BACKGROUND

The application was DEFERRED by the Development Committee on 23 March 2023 'to enable the receipt of drainage scheme proposals and information on energy use, and how the proposal would respond the Climate Emergency'.

Since the meeting, Officers have been working with the applicant to confirm renewable energy provision and sustainable construction practices to be incorporated within the proposal. Officers have also been in discussion with the Lead Local Flood Authority to resolve outstanding surface water drainage issues.

This report updates the Committee in respect of the matters for deferral.

RELEVANT SITE CONSTRAINTS

- Settlement Boundary LDF
- Employment Area LDF
- Contaminated Land
- EA Risk Surface Water Flooding 1 in 1000 - (0.1% annual chance)
- Areas Susceptible to Groundwater SFRA
- Landscape Character Area – Coastal Shelf
- Approach Routes LDF
- Open Land Area LDF
- Sheringham Park LDF
- Mineral Safeguarding Area
- Within the Zone of Influence of the following habitats sites for the purposes of GIRAMS
 - Norfolk Valley Fens Special Area of Conservation North Norfolk Coast RAMSAR
 - North Norfolk Coast Special Protection Area
 - North Norfolk Coast Special Area of Conservation
 - The Wash & North Norfolk Coast Special Area of Conservation
 - The Wash Special Protection Area
 - The Wash RAMSAR

RELEVANT PLANNING HISTORY

Adjacent Site (West):

PF/18/1435 – Splash Leisure Complex, Weybourne Road, Sheringham - Demolition of existing leisure and fitness centre, single storey office and existing skate park. Erection of two storey leisure centre to incorporate swimming pool, fitness suite, wet/dry changing

facilities, reception, café, plant with car parking, erection of new skate park and associated landscaping. Approved 23.11.2018.

THE APPLICATION

The proposal is for the erection of a 4-storey, 37-bedroom apartment hotel.

The hotel would have a mix of rooms which would be let on a short term basis to paying guests, containing kitchen or kitchenette, bedroom, bathroom and living area. The proposal comprises:

- 10 no. one bed studios
- 18 no. one bedroom suites
- 6 no. two bedroom suites
- 3 no. accessible suites located at ground, first and second floor level

Limited on-site facilities would be provided for guests at ground floor level in the form of a lobby area, bar and launderette, with the main pedestrian entrance on the west elevation via an external courtyard. Car parking (45 spaces plus 3 disabled spaces) would be located to the rear (south) of the building, with the main vehicular access to Weybourne Road shared with The Reef Leisure Centre. A servicing corridor is proposed to the rear (east) elevation of the building.

The proposed building would be designed in an art-deco style, with the proposed materials palette to the exterior elevations comprising part white render and grey composite cladding with blue black engineering brick at ground floor level, with groynes projecting from the west elevation of the building into an external courtyard entrance.

SITE AND SURROUNDINGS

The site is located on the western edge of Sheringham, to the east of the recently constructed Reef Leisure Centre. The site was previously the construction compound for the Reef Leisure Centre and prior to that provided car parking for the previous Splash Leisure Centre on the site. Currently it is vacant land. The site area also includes an area of public realm to the main entrance of The Reef Leisure Centre. The car park serving the Reef Leisure Centre is located to the southwest of the site, beyond which is a skate park, cricket and football club. To the east is an established industrial estate. The site slopes gradually from east to west.

REASONS FOR REFERRAL TO COMMITTEE

The application is referred back to the Development Committee for consideration following deferral by members at the Development Committee meeting of 23 March 2023.

PARISH/TOWN COUNCIL

Sheringham Town Council - No objection.

Note that the hotel is for long term stays and that there will not be a traditional hotel in Sheringham.

CONSULTATIONS:

Norfolk County Council (Highways) – No objection, subject to conditions.

Norfolk County Council (Lead Local Flood Authority) – No Objection subject to the imposition of a condition to ensure the development is built in accordance with submitted Flood Risk Assessment.

The LLFA have reviewed the Drainage Strategy Plan and Surface Water Calculations (both dated 13 April 2023) and have removed their previous objection subject to condition.

Norfolk County Council (Minerals and Waste Authority) – No objection.

The site is not in a Mineral Safeguarding Area or a consultation area of a mineral or waste management facility.

Norfolk County Council (Planning Obligations Co-ordinator) – No comments received.

Norfolk Police Architectural Liaison Officer/Safety Officer – Advice.

Applicant should consider applying for Secured by Design for this leisure development.

Anglian Water – No objection.

Comments with regards to:

- Waste water – Runtun Middlebrook Way Water Recycling Centre has capacity to take these flows
- Used Water Network – request a condition requiring an on-site drainage strategy. Owing to a lack of information, a full assessment cannot be made. Request a number of informatives regarding a connection to the Anglian Water network.
- Surface Water – Preferred method of surface water disposal would be via a sustainable drainage system (SuDS).

Norfolk Coast Partnership – Neutral.

Norfolk Fire and Rescue Service – No objection

Provided the proposal meets the requirements of current Building Regs 2010, Approved Document B.

Natural England – No comments received.

NNDC Conservation and Design Officer - No objection.

NNDC Landscape Officer – No comments submitted.

NNDC Environmental Health Officer – No objection, subject to conditions

Suggest conditions relating to the following:

- Land contamination
- Provision of refuse areas
- External Lighting Scheme
- Kitchen Extraction
- Details of plant/machinery/ventilation/heating/air-con
- Compliance with the submitted construction management plan

NNDC Economic and Tourism Development Manager – Supports.

Property Services - No comments submitted.

REPRESENTATIONS

Three letters of **objection** on the following grounds:

Traffic and Access

- Hotels have disproportionately higher levels of traffic. Access is opposite golf club, near that of The Reef and proposed care home. Narrow stretch of road – sole access to town from the West – will become heavily congested, disrupting bus service;
- Increased traffic from new development would severely compromise pedestrians walking to the Reef, the allotments and the cemetery, and dog walkers;
- More traffic would push cyclists onto coastal footpath, to detriment of footpath and legitimate users;

Design

- Another large development at the west end of Sheringham would adversely affect the peaceful nature of the area;
- Due to hotel's height and modern design, building would impose a 'Costa Sheringham' from coastal footpath and viewpoint at Skelding Hill in particular;
- Unlikely to benefit local residents, unlike The Reef and the care home;
- Out of keeping with nature of the town where most visitors stay in locally owned holiday lets and bed and breakfasts;
- Too high and out of character with area. Most buildings around the site are 1 or 2 storeys;
- The Reef is high, but is not a residential building. It should not be used for comparison;
- Structure will dominate and spoil the local area;
- Design ugly and not in keeping with local building styles. Will be an eyesore.

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.

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

RELEVANT POLICIES:

North Norfolk Local Development Framework Core Strategy (September 2008):

Policy SS 1: Spatial Strategy for North Norfolk
Policy SS 4: Environment
Policy SS 5: Economy
Policy SS 6: Access and Infrastructure
Policy SS 12: Sheringham
Policy EN 1: Norfolk Coast Area of Outstanding Natural Beauty and the Broads
Policy EN 2: Protection and Enhancement of Landscape Character
Policy EN 4: Design
Policy EN 6: Sustainable Construction and Energy Efficiency
Policy EN 9: Biodiversity and Geology
Policy EN 10: Development and Flood Risk
Policy EN 13: Pollution and Hazard Prevention
Policy EC 7: Location of New Tourism Development
Policy EC 9: Holiday and Seasonal Occupancy Conditions
Policy CT 2: Developer Contributions
Policy CT 5: Transport Impact of New Development
Policy CT 6: Parking Provision

Norfolk County Council Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026 (September 2011):

Policy CS16 – Safeguarding mineral and waste sites and mineral resources

Material Considerations:

Supplementary Planning Documents and Guidance:

Design Guide Supplementary Planning Document (December 2008)
North Norfolk Landscape Character Assessment (2021)

National Planning Policy Framework (NPPF):

Chapter 2: Achieving Sustainable Development
Chapter 4: Decision-making
Chapter 6: Building a Strong, Competitive Economy
Chapter 9: Promoting Sustainable Transport
Chapter 12: Achieving Well Designed Places
Chapter 14: Meeting the Challenge of climate change, flooding and coastal change
Chapter 15: Conserving and Enhancing the Natural Environment

Other material documents/guidance:

Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy -
Habitats Regulations Assessment Strategy Document (2021)

National Planning Policy Guidance (NPPG):

Climate Change (March 2019)

Government Strategy Documents:

Net Zero Strategy: Build Back Greener (October 2021)
Industrial Decarbonisation Strategy (March 2021)

OFFICER ASSESSMENT:

MAIN ISSUES FOR CONSIDERATION

- 1. Whether the proposed development is acceptable in principle**
- 2. Whether the layout and design of the proposed development would be appropriate**
- 3. The effect on the character and appearance of the surrounding landscape, including the Norfolk Coast Area of Outstanding Natural Beauty,**
- 4. Highway matters – access and parking**
- 5. Environmental Impacts including noise, waste and contaminated land**
- 6. Flood risk and surface water drainage**
- 7. The effect of the proposed development on protected species and designated habitats sites**
- 8. Sustainable Construction and Energy Efficiency**

1. Principle

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 site is located within the settlement boundary of Sheringham, which is defined under Policy SS1 of the Core Strategy (CS) as a Secondary Settlement. Under CS Policy SS 12 Sheringham is identified as a location for new residential, retail and commercial development and is important to the local economy as a major tourist destination.

CS Policy EC7 sets out a sequential approach to the location of new tourist accommodation, and proposals for new build tourist accommodation should be located within Principal and Secondary Settlements, being the sequentially preferable locations. The proposed development accords with this policy aim.

Other sites within Sheringham have been considered, but were discounted on the basis that none were available for development immediately, or of an appropriate size, or commercially feasible; compatible with surrounding land uses, with adequate access arrangements; or subject to other technical and land use designations that precluded the re-use of the site as a commercial apartment hotel.

Officers consider that occupancy of the hotel would need to be restricted by planning condition to ensure that the accommodation is not used or occupied by a person as a sole or main residence, and to restrict the occupancy period to be no more than 90 days in any 12-month period. It is also recommended that an up-to-date register and the length of stay of all guests is kept and made available to the Local Planning Authority on request. The purpose of such planning conditions would be to ensure the apartments are only occupied for holiday purposes / as short term lets, rather than as permanent residential accommodation falling under a different Use Class (C3), which could otherwise necessitate the need for affordable housing and further on and off-site infrastructure provision.

The proposed apartment hotel is acceptable in principle in this location subject to compliance with all other relevant CS policies, unless material considerations indicate otherwise.

2. Layout and Design

The proposed building would be of art-deco style, and comprise of a three storey element to the south, with a four storey element to the centre and north. The materials palette includes a

mix of grey and black facing brick, white render, black aluminium fenestration, dark grey aluminium cladding, and a timber effect cladding. The building would have a roughly U-shape footprint, which would enclose a courtyard to the west, between the development and the Reef Leisure Centre.

A mix of hard and soft landscaping is proposed across the site comprising:

- A turfed area with 2no. Swedish Whitebeam trees between the building and highway to the north of the site,
- Hedge retention along the eastern site boundary,
- Hedge planting along the western site boundary, and around the proposed bin store and substation (sited within the car parking area),
- Defensive planting to the south-west corner of the building to restrict access to facades,
- Permeable paving across the development as previously approved, and,
- Timber clad installation within the courtyard providing seating and planting.

Officers consider that the development would sit comfortably within the site context and integrate well with the Reef Leisure Centre. The scale of the proposal broadly matches that of The Reef in terms of height, with a form and materials palette which would also integrate well. Landscaping and public space provision is of an acceptable standard also.

Whilst large in scale, the building proposed would be viewed within the context of the adjacent buildings, including the Reef, of similar height to the west, and industrial buildings to the east. In such a context the appearance and scale of the proposed hotel is considered to be broadly acceptable, and compliant with the aims of Policy EN 4 and the North Norfolk Design Guide. The result would therefore be an area of high design quality with a cohesive style, with buildings complementing each other and improving the visual perception of the area.

Taking the above into account, it is considered that the proposed development is acceptable in terms of layout and design, in accordance with CS Policy EN 4 and the North Norfolk Design Guide.

3. Character and appearance of the surrounding landscape (including AONB)

The site is located within the Coastal Shelf landscape character type as defined within the NNDC Landscape Character Assessment but is located outside of the Norfolk Coast AONB.

In the context of this application, Officers consider that land to the south of Weybourne Road (A149) has a distinctly different urban character and appearance compared with the north side of Weybourne Road which is distinctly more rural in character.

The proposed development is located between industrial land to the east, the Reef Leisure Centre to the west, with car parking and Sheringham Football Club located to the south and west, and residential land beyond that. To the north on the opposite side of the A149 Weybourne Road is land forming part of Sheringham Golf Course which is located within the Norfolk Coast Area of Outstanding Natural Beauty (AONB).

Taking into account site context, although undoubtedly large in size, Officers consider that the proposed aparthotel building has a broadly similar form and appearance to the recently completed Reef Leisure Centre. The proposal, along with adjacent development, would provide a very strong edge to the area on the approach to Sheringham from the west, viewable from the AONB to the north and west.

Dark night skies are a stated feature of one of the defined special qualities of the Norfolk Coast AONB which is 'a sense of remoteness, tranquility and wildness.' In this respect consideration must be given to the site's immediate context on the edge of a built-up area, with light spill emanating from the industrial land to the east, the Reef itself and its car parking, and Sheringham Football Club.

It is not considered that internal illumination of the rooms would result in any material harm. It is however, recommended that a condition requiring details of any external lighting to be submitted and approved prior to installation, which should ensure that it does not result in any unacceptable impacts.

On balance, Officers consider that the development would sit comfortably within its immediate surroundings and would not have any significant harmful effect on view or experience of the AONB or Sheringham Park, or the wider landscape, given the prevailing development pattern in the area.

Taking account of the above, the proposed development is considered to be acceptable in terms of its effect on the landscape character and the AONB and as such in accordance with CS Policies EN 1, EN 2 and EN 4 and Sections 12 and 15 of the NPPF (2021).

4. Highway matters

The proposal includes the provision of car parking on land to the south of the hotel, comprising 49 spaces, including 3 disability accessible spaces (2 of which feature electric vehicle (EV) charging points), and a further 7 spaces with EV charging. This car park is to be accessed from a newly created access point to the south east corner of the Reef Leisure Centre's car park, with a single point of access (shared with The Reef) off the A149 to the north. The proposal also includes space for motorcycle parking.

Provision is made of cycle parking near the hotel's main entrance. The layout proposed would also allow for pedestrian access to the footpath network to the north of the site, and with it, bus stops on the A149 as well as a pedestrian link to Sheringham town centre. Overall, this level of parking provision for is considered to comply with the Council's adopted parking standards.

The highway authority has reviewed the submitted information and raises no objection with regards to highway safety or the effect of additional traffic on the surrounding highway network. They advise that the approved access to The Reef which the proposed development would utilise is appropriate to serve the site. No concerns are raised in relation to transport sustainability. The proposal is therefore considered to comply with CS Policies CT 5 and CT 6 and; Section 9 of the NPPF.

5. Environmental impacts

The application includes a construction management plan relating to noise, dust, and smoke which seeks to control levels of disturbance created during construction. Among other things, this document includes a traffic management plan, environmental and noise and dust monitoring, as well as good neighbour policies and procedures. Adherence to this can be secured through a condition

With regards to potential for land contamination, the applicants submitted a ground investigation report prepared for the adjacent planning permission at The Reef to the west. This report included investigation across the larger site as a whole, and has been considered

as part of this application by the Environmental Protection team. Upon review, it is considered that more site-specific investigation would be required. It is recommended this be secured via planning condition.

With regard to waste, a bin storage area is proposed on the submitted site plan to the south west corner of the car parking area. Exact details of the provision of this area would be secured via condition, and it is anticipated that the layout as indicated would be appropriate.

It is not considered that the building would create harm in terms of noise disturbance once operational, and with controls such as the omission of balconies on sensitive elevations, it is considered that users of the hotel would not experience unacceptable noise disturbance themselves.

The proposed development is considered to be acceptable in terms of environmental impacts subject to conditions, and on that basis complies with CS policies EN 4 and EN 13 and Sections 12 and 15 of the NPPF (2021).

6. Flood Risk and Drainage

With regard to fluvial flood risk, the application site is located within Flood Zone 1 which has the lowest risk of flooding, and, as site area is less than 1 hectare, there is no ordinary requirement for a flood risk assessment. However, whilst, the site is within an area identified as being at low risk from surface water flooding, advice at paragraph 170 of the NPPF suggests, amongst other things, the incorporation of sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Surface water drainage has been extensively reviewed with ongoing engagement with the Lead Local Flood Authority (LLFA). Following deferral in March 2023, the applicant has submitted a Drainage Strategy Plan and Surface Water Calculations (both dated 13 April 2023) The LLFA have reviewed these documents and have removed their previous objection subject to the imposition of a condition to secure the construction of the development in accordance with the submitted details.

Subject to the imposition of conditions, the proposal would accord with CS Policy EN 10.

7. Effect on protected species and habitats sites

The application site is an area of previously developed land, between the recently The Reef to the west and industrial land to the east. It is considered to have a very low potential for protected species to be present.

Nonetheless, in line with paragraph 183(d) of the NPPF it will be necessary for the development to provide a net gain in terms of biodiversity and a condition is recommended relating to this using recognised metrics.

With regards to designated habitats sites, the Norfolk-wide Green Infrastructure and Recreational Avoidance Mitigation Strategy (GIRAMS) was formally agreed and adopted by the Norfolk Planning Authorities and Natural England in 2022. It ensures that developers and the Local Planning Authorities (LPA) meet with the Conservation of Habitats and Species Regulations 2017 (as amended). .

The Strategy enables growth in the District by implementing the required mitigation to address adverse effects on the integrity of Habitats Sites arising from recreational disturbance caused

by an increased level of recreational use on internationally designated Habitat Sites, particularly European sites, through growth from all qualifying development either alone or in combination. Increased recreation without mitigation is likely to affect the integrity of these Habitat Sites across Norfolk. It would result in the significant features of the sites being degraded or lost, and these internationally important areas losing significant important areas for birds, plants and wildlife generally and, therefore, their designations. All new net residential and tourism development are required to mitigate the effects of the development.

The application site is located in the Zone of Influence for recreational impacts from relevant development for a number of sites as listed in the constraints section above. A financial contribution of £185.93 per dwelling (or equivalent based on bedspaces for tourism accommodation) is identified in the GIRAMS that would provide appropriate mitigation for the indirect effects identified on designated habitat sites in Norfolk.

The proposed development would be provide new overnight accommodation and as such is a qualifying development for this purpose. A financial contribution amounting to **£2,665.00** is required to provide the necessary mitigation in accordance with the GI RAMS.

This contribution was made prior to the previous committee meeting at which this application was deferred. Consequently, the proposed development is considered to comply with CS Policy EN 9 and Section 15 of the NPPF (2021).

8. Sustainable Construction and Energy Efficiency

In response to matters raised by the Development Committee at the meeting in March, an energy statement has been submitted to the Council outlining various strategies/measures which the developer would look to undertake throughout the construction process and beyond.

The relevant policy in the Adopted North Norfolk Core Strategy is Policy EN 6. This policy states that all new development must demonstrate how it minimises resource consumption, minimises energy consumption compared to the current minimum required under part L of the Building Regulations, and how it is located and designed to withstand the longer term impacts of climate change. All developments are encouraged to incorporate on site renewable energy sources, with the most appropriate technology for the site and surrounding area used.

It is also stated that development proposals over 1,000 square metres or 10 dwellings (new build or conversions) will be required to include on-site renewable energy technology to provide for at least 10% of predicted total energy usage. By 2013 this requirement will rise to at least 20%.

Section 4 of the submitted statement proposes the following measures, which use Part L of the building regulations as a baseline, and seek to exceed it:

- A 22,135kWh Photovoltaic array,
- air-source heat pumps,
- a building management system, and
- mechanical ventilation heat recovery
- Nine EV Charging points (7 x standards size and 2 x disability accessible charging spaces).

Upon review of this strategy, and in consultation with the Council's Building Control team, it is considered that the measures proposed which would be secured through conditions, would

result in a development that would comply with Policy EN6 of the Adopted North Norfolk Core Strategy.

Summary and planning balance

This application is considered to be acceptable in principle, and would not result in any harmful effects on the character and appearance of the surrounding landscape, the Norfolk Coast AONB and the setting of Sheringham Park. There would be no negative impacts in terms of amenity. The layout of the site provides appropriate parking provision and the location is close to public transport links. The biodiversity of the site can be enhanced through measures to be secured through conditions.

There would be economic benefits during the construction of the development and thereafter by adding to the tourism offer in the District. The development would also provide some additional employment. These are matters which attract positive weight in favour.

Taking the above into account it is considered that with the imposition of conditions, the proposal complies with all relevant CS policies and is a sustainable form of development.

RECOMMENDATION:

APPROVAL subject to the imposition of conditions to cover the following matters and any others considered necessary by the Assistant Director – Planning

- 1) Time limit for implementation
- 2) Occupancy Restrictions (including type and duration of lettings)
- 3) Approved plans
- 4) Samples of materials
- 5) Landscaping
- 6) External lighting
- 7) Parking layout
- 8) Refuse areas
- 9) Construction parking
- 10) Land contamination
- 11) Biodiversity enhancement
- 12) Renewable energy and energy efficiency



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

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DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – MAY 2023

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 month up to 30 April 2023.
- 1.2 The table below sets out the figures for the number of cases decided within the month and percentage within time set against the relevant target and summary of 24-month average performance.
- 1.3 The table also sets out the percentage of the total number of decisions made that are subsequently overturned at appeal as 24-month average performance.
- 1.4 In addition, the table sets out the number of cases registered and validated within the month (up to 30 April 2023).

Performance Measure	Actual Performance	Target	Comments
(Speed) Decisions Made (Month up to 30 Apr 2023.)	Major 3 decisions issued. <i>100% within time period</i>	60% (80% NNDC)	24 month average to 30 Apr is 97.22% 
	Non-Major 57 decisions issued <i>100% within time period</i>	70% (90% NNDC)	24 month average to 30 Apr is 89.14% 
(Quality) % of total number of decisions made that are then subsequently overturned at appeal (Month up to 30 Apr 2023.)	Major	10% (5% NNDC)	24 month average to 30 Apr is 2.78%
	Non-Major	10% (5% NNDC)	24 month average to 30 Apr is 0.42%
Validation (Month up to 30 Apr 2023.)	248 applications registered 214 applications validated	3 days for Non- Major from date of receipt 5 days for Majors from date of	Datasets do not currently breakdown validated apps by Major / Minor or those on PS2 returns, but performance data retrieval being reviewed.

		receipt	
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2. S106 OBLIGATIONS

2.1 A copy of the list of latest S106 Obligations is attached. There are currently 6 S106 Obligations being progressed.

3. RECOMMENDATIONS:

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

SCHEDULE OF S106 AGREEMENTS
UPDATE FOR DEVELOPMENT COMMITTEE:
25 May 2023

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/20/0523	Land North Of Fakenham Road Great Ryburgh Fakenham NR21 7AN	Construction of 15 no. grain silos and 1 no. 5,574 sqm (60,000sqft) warehouse with associated drainage, access and external lighting	CP080 - Ryburgh	Geoff Lyon	Committee	24/11/2022	Fiona Croxon	21423	Draft s106 is agreed save for the TRO clause. Must complete before end of June 2023.	
PO/20/0524	Land North Of Fakenham Road Great Ryburgh Fakenham NR21 7AN	Hybrid application for creation of HGV access road to serve an expanded Crisp Maltings Group site (Full Planning permission) and construction of buildings and structures required to increase the maximum output tonnage of malt of the Maltings site in any one calendar year to 175,000 tonnes (currently 115,000 tonnes) (Outline application with all matters reserved except for access).	CP080 - Ryburgh	Geoff Lyon	Committee	24/11/2022	Fiona Croxon			
PF/22/1596 & PF/22/1784 (Duplicate)	Land South Of Norwich Road North Walsham Norfolk	Hybrid planning application, comprising the following elements: 1. Full Planning Application for the construction of 343 dwellings (including affordable homes), garages, parking, vehicular access onto Ewing Road and Hornbeam Road, public open spaces, play areas, landscaping, drainage and other associated infrastructure; 2. Outline Planning Application with all matters reserved for a phased development comprising 7 serviced self-build plots and associated infrastructure; and 3. Outline Planning Application with all matters reserved for the construction of an elderly care facility and associated infrastructure, landscaping and open space	CP071 - North Walsham	Phillip Rowson	Committee	Not Yet Determined	Fiona Croxon	21830	Draft s106 Agreement is awaited from applicant's solicitors. Costs undertaking received.	
PF/21/3458	Land At Woodland Browns Covert Hindolveston Road Fulmodeston Norfolk	Erection of two one-bed tree houses with external works and servicing (to include biorock drainage system and solar panels)	CP034 - Fulmodeston	Jamie Smith	Committee	26/01/2023	Fiona Croxon	21829	Draft circulating.	

[illegible]

OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 25 MAY 2023

APPEALS SECTION

NEW APPEALS

RUNTON – PF/21/0694 - Change of use of land to provide for the siting of eight holiday lodges for use as guest accommodation in association with The Links Hotel; provision of infrastructure and pedestrian links to the hotel and parking

The Links Hotel, Sandy Lane, West Runton, Cromer, Norfolk NR27 9QH

For Mr Marc Mackenzie, Mackenzie Hotel Ltd

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 – 24th-26th January 2023

Awaiting Decision from Planning Inspectorate

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 – 24th-26th January 2023

Awaiting Decision from Planning Inspectorate

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 – 24th-26th January 2023

Awaiting Decision from Planning Inspectorate

NORTH WALSHAM – ENF/20/0088 - Appeal against Enforcement Notice for Occupation of the site , bungalow structure and operating an LGV from within the site

Sewage Works, Marshgate, North Walsham NR28 9LG

For Mr Luke Jackson

INFORMAL HEARING – Awaiting date for Hearing

THURNING – ENF/19/0307 – Appeal against breach of planning control
(and RV/21/2645 linked with the above) - Removal of Condition 3 of planning permission
PF/13/1048 the condition to be simply deleted and not included in the the new permission
Courtyard Barn, Roundabout Farm, Hindolveston Road, Thurning, NR20 5QS
For Mr & Mrs Kerrison
INQUIRY - Awaiting date for Inquiry

THURNING – ENF/19/0307 - Appeal against breach of planning control
(and CL/20/2055 linked with the above) - Certificate of lawfulness for existing use of "The Office"
at Courtyard Barn as a residential dwelling (C3)
The Office, Roundabout Farm, Hindolveston Road, Thurning, NR20 5QS
For Mr & Mrs Kerrison
INQUIRY - Awaiting date for Inquiry

WRITTEN REPRESENTATIONS APPEALS - IN HAND

BRISTON – PO/21/2294 - Erection of two storey detached 3 bedroom dwelling (outline - all matters reserved)
26 Providence Place, Briston, Norfolk NR24 2HZ
for Mr Simon Mavilio
WRITTEN REPRESENTATION

EAST BECKHAM – ENF/22/0289 - Appeal against Enforcement Notice Re: Material change of use of agricultural to land to storing of machinery and creation of a bund
Land North Hwrc, Holt Road (a148), East Beckham, Norwich, Norfolk NR11 8RP
For Mr Eamon Denny
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 – 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 – CL22/1552 - Certificate of Lawful Development for existing use of land for storage purposes (Class B8)
Unit 4, RS Car Sales, Hempton Road, Fakenham. Norfolk NR21 7LA
For Mr Shaun Brooker
WRITTEN REPRESENTATION

HOLT - CD/21/3325 - Discharge of condition 42 (cycle store) of planning permission PF/17/1803 (Residential development of 52 dwellings (including the removal of No.67 Hempstead Road), provision of new vehicular access to Hempstead Road; associated landscaping, open space, pumping station and electricity substation)

Land Rear Of 67 Hempstead Road, Holt Norfolk

For Hopkins Homes Limited

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

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

SHERINGHAM – PF/22/0443 - Erection of potting shed and greenhouse (part retrospective)

Morley Grange, 14 Cremers Drift, Sheringham, Norfolk NR26 8HY

For Mr Stephen Pigott

WRITTEN REPRESENTATION

STIBBARD – PF/22/0624 - Two storey detached dwelling

3 The Glebe, Stibbard, Fakenham, Norfolk NR21 0LU

For Mr Shaun Kerr

WRITTEN REPRESENTATION

SUSTEAD – PF/22/1738 - Change of use of the first floor of outbuilding (detached triple garage) from annexe to Church Barn to holiday let (retrospective)

Church Barn, The Street, Sustead, Norwich, Norfolk NR11 8RU

For Mr Adrian Sellex

WRITTEN REPRESENTATION

WALSINGHAM – PF/21/3302 - Two storey detached dwelling; new vehicle access off Chapel Yard
St James Cottage, 18 Bridewell Street, Walsingham, Norfolk NR22 6BJ
For Mr Vincent Fitzpatrick
WRITTEN REPRESENTATION

WELLS-NEXT-THE-SEA – PF/22/0275 - Demolition of outbuilding and erection of single/two storey rear extension; replacement dormer to rear
Seawood House (Formally Known As Brig Villa), 56 Freeman Street, Wells-next-the-sea Norfolk NR23 1BA
For Mr S Doolan
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

ALBY WITH THWAITE – PO/21/2697 - Demolition of former snooker hall and erection of 2 semi-detached self/custom dwellings (Outline with all matters reserved)
Alby Billiards Club, Church Road, Alby, Norfolk NR11 7HE
For Mr N Rounce
WRITTEN REPRESENTATION - **APPEAL DISMISSED**

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 – **APPEAL DISMISSED**

TUNSTEAD – PF/22/2640 - Demolition of flat roof garage, side extension and conservatory; Erection of single-storey side and rear extensions and raising of/extended roof and installation of 3no. front and 1no. rear dormer windows and 4no. rear rooflights to provide roofspace accommodation; Erection of two-storey front extension; Change to external material from brick to render; Erection of detached single garage to rear.
Chawton, Market Street, Tunstead, Norwich, Norfolk NR12 8RB
For Mr Jason Lee
FAST TRACK HOUSEHOLDER – **APPEAL DISMISSED**