

Development Committee



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TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Wednesday, 31 January 2024

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 8 February 2024 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. Please note that this meeting is livestreamed: <https://www.youtube.com/channel/UCsShJeAVZMS0kSWcz-WyEzq>

Presentations: If you wish to view the Officers' presentations for the applications being considered by the Committee please follow the following link:

<https://modgov.north-norfolk.gov.uk/ecCatDisplayClassic.aspx?sch=doc&cat=13644&path=0>

Emma Denny
Democratic Services Manager

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

Substitutes: Cllr T Adams, Cllr P Bailey, Cllr K Bayes, Cllr J Boyle, Cllr G Bull, Cllr S Bütikofer, Cllr N Dixon, Cllr T FitzPatrick, Cllr W Fredericks, Cllr N Housden, Cllr L Paterson, Cllr J Punchard, Cllr C Ringer, Cllr E Spagnola, Cllr E Vardy and Cllr L Withington

All other Members of the Council for information.

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



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

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

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A G E N D A

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

1. CHAIRMAN'S INTRODUCTIONS

2. TO RECEIVE APOLOGIES FOR ABSENCE

3. SUBSTITUTES

4. MINUTES

(Pages 1 - 14)

To approve as a correct record the Minutes of a meeting of the Committee held on Thursday, 11th January 2024.

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 15 - 20)

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. LANGHAM - PF/23/1694 - CHANGE OF USE OF BUILDING TO HOLIDAY ACCOMMODATION AND ASSOCIATED LAND TO GARDEN TO SERVE THE HOLIDAY ACCOMMODATION; ERECTION OF A SHED AND MEANS OF ENCLOSURE WITH GATED ACCESS BETWEEN EXISTING BRICK PIERS; ASSOCIATED OPERATIONAL DEVELOPMENT AT STABLE COURT BARN, LANGHAM HALL, HOLT ROAD, LANGHAM FOR MR J CRISP.

(Pages 21 - 32)

9. **CROMER - PF/23/2699 - CHANGE OF USE FROM B&B TO RESIDENTIAL DWELLING AT 17 MACDONALD ROAD, CROMER, NR27 9AP FOR MRS JILL BOYLE** (Pages 33 - 38)
10. **GIMINGHAM - PF/23/2322 - CONVERSION AND EXTENSION OF DETACHED OUTBUILDING TO FORM ANNEXE TO HALL FARM COTTAGE; EXTERNAL ALTERATIONS INCLUDING INSTALLATION OF EXTERNAL CLADDING TO WALLS AT HALL FARM COTTAGE, HALL ROAD GIMINGHAM FOR MR MARK TILLET** (Pages 39 - 44)
11. **DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 45 - 50)
12. **APPEALS SECTION** (Pages 51 - 56)
- (a) New Appeals
 - (b) Inquiries and Hearings – Progress
 - (c) Written Representations Appeals – In Hand
 - (d) Appeal Decisions
 - (e) Court Cases – Progress and Results

13. **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

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DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 11 January 2024 in the Council Chamber - Council Offices at 9.30 am

Committee Members Present:

Cllr P Heinrich (Chairman)	Cllr R Macdonald (Vice-Chairman)
Cllr M Batey	Cllr A Brown
Cllr P Fisher	Cllr A Fitch-Tillett
Cllr M Hankins	Cllr G Mancini-Boyle
Cllr P Neatherway	Cllr J Toye
Cllr K Toye	Cllr A Varley

Substitute Members Present:

Cllr K Bayes
Cllr T Adams

Officers in Attendance:

- Assistant Director for Planning (ADP)
- Principle Lawyer (PL)
- Development Management Team Leader – DW (DMTL-DW)
- Development Management Team Leader – RS (DMTL – RS)
- Senior Planning Officer – JB (SPO-JB)
- Senior Planning Officer – BC (SPO-BC)
- Senior Planning Officer – JS (SPO-JS)
- Democratic Services Officer - Regulatory

Also in attendance:

Cllr P Porter
Cllr H Blathwayt

101 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr L Vickers and Cllr V Holliday.

102 SUBSTITUTES

Cllr K Bayes was present as a substitute for Cllr L Vickers, and Cllr T Adams was present as a substitute for Cllr V Holliday.

103 MINUTES

The Minutes of the Development Committee meeting held Thursday, 7th December, were approved as a correct record subject to Minor typographical changes including to the text – part xviii on page 17 to change the last ‘of’ to ‘or’ , changes to p.8 xxi (land line) to replace ‘of’ with ‘to’, p.17 xiv ‘as’ to ‘and’

And clarification to the recommendation for Thursford to read “That Planning Application PO/23/1526 be Approved with conditions and / or section 106 to be delegated to the Assistant Director – Planning to finalise (including relating to occupancy)”

104 ITEMS OF URGENT BUSINESS

None.

105 DECLARATIONS OF INTEREST

Cllr P Fisher declared a non-pecuniary interest for item 10, he is a friend of the application, and item 12; he is a member of the National Trust.

The Chairman declared a pecuniary interest in item 13 to which he is the applicant, he confirmed he would therefore vacate the room for the item, with the Vice-Chairman (Cllr R Macdonald) deputising for the item. The Chairman confirmed a non-pecuniary interest for item 12, he is a member of the National Trust.

Cllr P Neatherway declared a non-pecuniary interest in item 12, he is a member of the National Trust.

Cllr K Bayes declared a non-pecuniary interest in item 12, he is a member of the National Trust.

106 HAPPISBURGH - PF/22/2510 - ACCESS TRACK TO LIGHTHOUSE LANE TO SERVE EXISTING PUBLIC CAR PARK AND NEW CAR PARK TO ALLOW FOR ROLLBACK OF EXISTING CAR PARK; ANCILLARY WORKS AT LAND OFF LIGHTHOUSE LANE HAPPISBURGH FOR HAPPISBURGH PARISH COUNCIL

Officers Report and Presentation.

The SPO-JB introduced the Officer's report and recommendation for approval subject to conditions. He confirmed the application had been returned to committee following deferment in July 2023 to enable further discussion about impact on the Highway network.

The Case Officer provided an update to the circulated report and advised that communication had been received from the Highways Authority who expressed no concern to the delivery of the carriage way widening to the North of the site, though held some concern about the deliverability of all envisaged passing bays. The SPO-JB summarised conditions provided by the Highways Authority should the scheme be approved including the removal of permitted development rights for gates and bollards unless otherwise agreed with the Highways Authority, provision of visibility splays before first use of the development, provision of turning area and facilities for the parking area, construction traffic management plan and access route to ensure minimised disruption during construction, and offsite highways improvement works.

The SPO-JB outlined the site location plan and proposed layout for the scheme. He provided aerial and photographic images in and around the area demonstrating the scope and speed of costal erosion, and the impact this had on the existing access way to the car park.

Following deferment, as a result of additional highways consideration, the application now included enhancement measures, to be secured via condition and or Highways agreement where applicable including; The provision of at least 2 Passing Bays along Lighthouse Lane between the access and Whipwell Street, Carriageway widening to the east of Lighthouse Lane between the new access road and the dwellings to the North, and, positive signage to encourage right turns when leaving the car park.

Public Speakers Representation

David Mole - Happisburgh Parish Council

Mark Sanders – Objecting
Robert Roffey – Objecting
Marilyn Howland – Objecting
Francis Batt – Objecting
Michelle Robinson – Supporting
Bryony Nierop-Reading – Supporting
Thomas Love – Supporting
Clive Stockton – Supporting

Local Member Representation

The Local Member was unable to attend the meeting. He provided a written submission which was relayed by the ADP:

Access to the beach car park is currently via Beach Road, Beach Road is hard up against the properties on Beach Road, with some front doors only being 12m from the road, by moving the access to the rear of properties the track to the car park is up to 90m away, which seems a reasonable proposal.

We need to keep these relatively cheap family days out, and access to the beach for wellbeing, general health and fitness which includes dog walking. And by keeping this car park open we are doing so. I've lost count of the days as family we have used this car park, there's a great playground and fossil hunting on the beach, all of which cost the parking fee. For example; This car park is only 6 miles from Dilham, 14 mins in a car. It is not possible to get the bus there and back in a day. Meaning car and car park are both a necessity – as is often the case in rural Norfolk.

What's the alternative? Where do cars park if this roll back scheme is not allowed? With a beach good for fossil hunting due to the ongoing erosion and one of the UK's most known lighthouses, Happisburgh is a destination for locals and holiday makers alike - not surprising when you add the oldest evidence of human occupation anywhere in the UK was also discovered here.

The street, has no double yellow lines, therefore the parking issue will be compounded along this stretch of road.

I believe this scheme is the part of living with a transitional coastline, while it may not suit everyone, I believe Happisburgh Parish council have put a viable option in front of us. The scheme also boasts a 40% BNG.

I support the officer's recommendation to approve this roll back scheme.

Members Debate

- a. Cllr H Blathwayt, Portfolio Holder for Coast, expressed his support for the scheme which would be of benefit to the tourist economy and the management of the coastline. He reflected the Council had, in principle, already demonstrated its support for the scheme through the Corporate Plan. With regards to allegations made by objecting speakers that this had been an undemocratic process, he reflected that the scheme was submitted by the democratically elected parish council to the democratically elected district council for consideration. Further, the application accorded with Local Plan policies SD11 and SD12, which had been through a democratic process. Cllr H Blathwayt reflected on his recent negative experience elsewhere in the

Country exacerbated by the lack of Car Parking facilities leading to accumulation of waste and difficulties with delivery lorries in providing services, he cautioned this may be the fate for Happisburgh should the scheme not be approved. The Portfolio Holder stressed the critical importance of application to enable the continued management of erosion in a safe manor.

- b. The Chairman reflected that, as of last week, the entrance to the carpark was only meters away from the cliff edge and was at imminent risk of being lost with any future winter storm. Given the urgency to secure access, the Chairman asked if the conditions may be softened to speed up delivery of the scheme.
- c. The SPO-JB acknowledged concerns regarding the need for swift delivery of the application. He stated the recommendation as detailed included conditions which were either prior to commencement or prior to first use. The scheme included some phasing for the relocation of the car park when the current site was rendered unsafe, and there was scope for further phasing for other elements of the application. Ultimately, any connection back to the network must be approved with details supplied and considered acceptable by Highways prior to opening of the access track.
- d. Cllr A Fitch-Tillett proposed acceptance of the officer's recommendation. As the current longest serving member of the Council, and a long-time resident of the district, she recalled the history of the area and of the blight affecting Happisburgh village in the 1990's due to a lack of investment in the village and concerns about its future because of coastal erosion. In 2010's the village was re-vitalised through the 'Pathfinder' project -funded by central government. Through Pathfinder, the current car park was established which had boosted the local economy, brought benefit to the village school, secured safe access to the beach, relocated the caravan site to a safe distance, and provided a future to the Pub and Village Shop. She argued that should the application not be approved, Happisburgh risked losing all of the benefits attributed with Pathfinder. With regards comments made by public representatives, Cllr A Fitch-Tillett commented that National Planning Policies do not necessarily consider coastal erosion, but this was something which special interest groups were looking to address.
- e. Cllr A Varley thanked officers for their hard work and speakers for their representations. He expressed his support for the application, which he considered was fundamental for ensuring the future viability and vitality of the village and for the management of coastal erosion. Cllr A Varley was satisfied with the mitigations and conditions outlined, and noted the inclusion of new hedgerows and trees would enhance and protect biodiversity. Cllr A Varley seconded the officer's recommendation.
- f. Cllr J Toye accepted and supported the principle of rollback, but struggled with the irony that rollback in this instance was being applied to a carpark which would enable vehicle users to come and see the negative impact that cars, noting that 20% of global emissions were linked to cars. Cllr J Toye thought it was important that wider factors including the link between global emissions and climate change be considered. He further expressed his frustration with the lack of electric vehicle charging in the scheme.
- g. Cllr A Brown agreed the application was significant for the village and

thanked speakers for their contribution to a meaningful debate. He stated that a central car park was essential in Happisburgh, noting that many tourist visitors came to the village to see the Happisburgh Lighthouse. Cllr A Brown considered that the scheme had been improved following deferment and was broadly satisfied with the Highways improvements outlined. Additionally, he argued that the impact of the development to residents on Lighthouse Lane when compared to the current arrangement to residents on Beach Road would be lesser as the properties were further set back from the road. With regards to comments from objecting speakers, he commented that local sentiment and tension may have been eased through adoption of a Neighbourhood Plan, which would have consulted residents earlier in the planning process.

- h. The SPO- JB stated officers were confident that the improvement works identified to the network would be sufficient.

RESOLVED by 13 votes for and 1 abstention.

That Planning Application PF/22/2510 be APPROVED in accordance with the officer's recommendation.

107 WALCOTT - PF/23/2259 - DEVELOPMENT OF 23 DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING, LAND ON OSTEND ROAD, OSTEND ROAD, WALCOTT FOR FLAGSHIP HOMES

Officers Presentation

The SPO-BC introduced the officer's report and recommendation for approval subject to conditions. The case officer confirmed that updated plans, which sought to address Highways concerns had been submitted following circulation of the agenda, alterations included, a single point of access to the southern dwellings, realigned footpath to the road, visitor parking relocated, viability splays and turning heads added, traffic calming measures, and flat blocks being relocated. In response to Highways comments, officers considered that the traffic in and around the area was limited and considered, on balance, there would not be an unacceptable impact on highways safety nor would the residual cumulative on the highways network be considered severe as set out in para 115 of the NPPF. Further, a traffic management order would significantly increase highways safety in and around the area.

An additional change to the scheme had been requested by the Fire Service to ensure that a fire hydrant be added to the scheme itself and not by way of S106 agreement.

The SPO-BC outlined the site's location, site constraints and relevant history, noting that the principle of the development had been established through permission granted for PF/20/1582 for 18 dwellings.

The Case Officer provided images and details of proposed elevations and floor plans, and confirmed the details set out in the officer's report including landscape plans, coastal erosion projections, amenity space, use of materials, energy efficiency, heritage impacts, biodiversity considerations, GIRAMS, Flood Risk, Environmental considerations including contamination and lighting matters, Highways comments and concerns.

The SPO-BC confirmed that the scheme was supported by the Housing Strategy team who considered the property mix reflected local housing need, the Landscape team, the Coastal Partnership Team, and no objection had been raised by the Conservation and Design Team who considered that whilst the scheme would not enhance the area, it would not cause significant harm.

The Case Officer reiterated the key issues for consideration and recommendation that the application be approved.

Public Speakers

None.

Local Member

Cllr P Porter expressed her support for the application in principle though raised concerns about the supporting infrastructure, particularly the lack of parking, and questioned whether the development may have a detrimental impact on water pressure and electric supply following unsubstantiated comments regarding low water pressure and regularity of power cuts. In addition, the Local Member queried if the water storage area was sufficient.

Members Debate

- a. The ADP issued a correction to the recommendation regarding provision of fire hydrant from S106 to condition and confirmed an update to the numbering of drawings. He stated, should members be minded to approve the application, as ADP he would be granted delegation to correct the wording of the recommendation as appropriate to reflect conditions for the fire hydrant.
- b. The SPO-BC stated that concerns over water pressure was not a planning matter, rather it was a matter for Anglian Water, who had not objected to the application. Matters of flooding had been satisfactorily addressed, and the parking provision complied with the Council's policies.
- c. Cllr H Blathwayt - Portfolio Holder for Coast, made no objection to the scheme. He considered it was, in essence, an infill development and noted no objection had been raised by coastal officers.
- d. Cllr A Fitch-Tillett considered the current shoreline management plan was produced in the early 2000's, well before the sand-scaping project, and was due a refresh. She contended it was only a small section of the site which was projected to be affected in 100 years' time. Cllr A Fitch-Tillett proposed acceptance of the officer's recommendation.
- e. Cllr R Macdonald thanked the case officer for his thorough report and expressed his support for the provision of affordable housing. Cllr R Macdonald seconded the officer's recommendation for approval.
- f. Cllr J Toye stated he was supportive of the scheme but was disappointed that the current proposal was environmental conscious that the original design, notably the scheme was not carbon-zero, and now was located (although to a limited extent) within the 100-year epoch.

- g. Cllr A Brown recognised the scheme represented a departure from a number of planning policies as detailed in the officer's report but considered there was a demonstrable justification to depart from policy on this occasion to ensure the provision of affordable homes. He agreed with Cllr J Toye that more could be done regarding the eco credentials of the scheme. Cllr A Brown noted on p.67 'Monitoring fee' that a monitoring charge would normally be payable on commencement, and asked if wording could be strengthened.
- h. The PL advised this wording was dictated by the County Council.
- i. Cllr G Mancini-Boyle stated it was fantastic that so many affordable homes would be achieved through the development but expressed disappointment these weren't for passive housing, which would have made the homes truly affordable for people to live in. Cllr G Mancini-Boyle was encouraged by the surface water strategy detailed on p.77 appendix 24.a.
- j. Cllr M Hankins was supportive of the development of affordable homes given the national and local shortage for this type of housing. He noted that the scheme would discharge effluence to the Mundesley water recycling centre, which had experienced issues in recent years, and sought assurance from officers regarding this matter.
- k. The SPO-BC confirmed that Anglian Water had informed the Council that there was adequate capacity at the Mundesley treatment centre to accommodate flows from the development.

UNANIMOUSLY RESOLVED by 14 votes for.

That Planning Application PF/23/2259 be APPROVED subject to conditions outlines in the officer's recommendation.

The meeting was adjourned at 11.00am and reconvened at 11.15am

- 108 SHERINGHAM - RV/23/2222 - 37 SUITE APARTMENT HOTEL (CLASS C1) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING WITHOUT COMPLYING WITH CONDITIONS 3 (USE FOR HOLIDAY ACCOMMODATION PURPOSES ONLY), 5 (REQUIRING ACCOMMODATION TO BE MADE AVAILABLE FOR COMMERCIAL HOLIDAY LETTING FOR AT LEAST 140 DAYS A YEAR), 6 (INDIVIDUAL LETS NOT TO EXCEED 31 DAYS IN CONTINUOUS DURATION) AND 7 (NO INDIVIDUAL TO LET ANY OF THE UNITS FOR MORE THAN 31 DAYS IN ANY CALENDAR YEAR) OF PLANNING PERMISSION PF/22/1660 TO ALLOW AMENDMENTS OF HOLIDAY OCCUPANCY DETAILS AT LAND TO EAST OF THE REEF LEISURE CENTRE, WEYBOURNE ROAD, SHERINGHAM FOR MORSTON PALATINE LIMITED**

Officer's presentation

The SPO-JB introduced the officer's report and recommendation for approval.

The Case Office confirmed the site's location and provided images in and around the site for context. He confirmed the key provisions of the development which remained unchanged and confirmed the proposed variation of conditions 3,5, 6 and 7. Officers did not support the variation of condition 5; this condition tied was to business rates and referred to the 140 days letting rule. However, Officers were supportive of

variation to conditions 3, 6, 7 per the officer's report.

Public Speakers

None.

Local Member

None present.

Members Debate

- a. Cllr A Brown proposed acceptance of the officer's recommendation.
- b. Cllr P Neatherway seconded the motion.

IT WAS UNANIMOUSLY RESOLVED by 14 votes for

That Planning Application RV/23/2222 be APPROVED in accordance with the officer's recommendation.

- 109 BINHAM - PF/23/1513 - ERECTION OF TWO-STOREY DETACHED DWELLING (AMENDMENT TO DESIGN OF DWELLING ON PLOT 1 PREVIOUSLY APPROVED AS PART OF PLANNING PERMISSION PF/15/1221 AND PF/19/0002) AT 10 WALSINGHAM ROAD, BINHAM, NORFOLK FOR MR RUPERT YOUNG.**

Officer's presentation

The SPO-JS introduced the officer's report and recommendation for approval subject to conditions. She advised the proposal was an alteration to a previously approved design scheme, therefore there was extant permission on the site, with principal of development already established for a two-storey detached dwelling.

The Case Officer confirmed the site's location, relationship within its local context, proposed floor plans and elevations and noted the difference between this and earlier schemes.

Public speakers

Jordan Cribb- Supporting

Local Member

The Local Member Cllr S Butikofer was unable to attend the meeting. Cllr J Toy spoke on behalf of the Local Member, and confirmed he was relaying the local member's comments, and not his own views. The Local Member considered the application didn't accord with the three distinctive building styles within the estate and would be an anomaly amongst the streetscape within the sensitive location. Further, the scale of the development towards the rear extended beyond that of neighbouring properties. The Local Member expressed preference that the Committee consider limiting any further increases in scale should the application be granted.

Members Debate

- a. Cllr A Varley proposed acceptance of the officer's recommendation.
- b. Cllr A Brown seconded the officer's recommendation, he considered the scheme an improved design with the inclusion of brick and flint within the conservation area.
- c. Cllr P Neatherway commended the positive working relationship between officers and the applicant to develop a better scheme.

UNANIMOUSLY RESOLVED by 14 votes for.

That Planning Application PF/23/1513 be APPROVED in accordance with the officer's recommendation.

110 MORSTON - PF/23/1764 - USE OF LAND FOR STATIONING OF A FOOD AND BEVERAGE TRAILER FOR NO MORE THAN 56 DAYS PER ANNUM FOR A TEMPORARY PERIOD OF 5 YEARS (RETROSPECTIVE) AT NATIONAL TRUST INFORMATION CENTRE, QUAY LANE, MORSTON, HOLT NR25 7BH FOR NATIONAL TRUST

Officer's presentation

The DMTL – DW introduced the Officer's report and recommendation for approval subject to updated conditions. He provided an update to p.117 following the publication of the revised NPPF that wording for the title of chapter 12 had changed, further, he advised an additional two conditions had been added to the officer's recommendation to remove permitted development rights for the temporary use of the land and to limit the stationing of the trailer on the land to no more than 56 days in any calendar year.

The case officer confirmed the site's location and context within its local setting and adjacent designated areas. He offered images in and around the site and of the proposed van and reminded the Committee of the main issues as set out in pages 117 to 120 of the agenda pack.

Public Speakers

Roberta Hammond – Mortson Parish Council
Robert Metcalf – Objecting

Local Member

The Local Member – Cllr V Hollday was unable to attend the meeting and so submitted a written statement which was relayed by the DMTL-DW :

The community objects to this application.

It is felt - and I quote - 'to destroy the strong sense of remoteness, tranquillity, and wildness which until recently was characteristic of MORSTON Quay and surrounding marshland.', and 'The NTs application seems designed to specifically increase visitor pressure at MORSTON Quay.'

This proposal is thought to be completely unsuitable for this highly protected location. It will commercialise and suburbanise what is meant to be a tranquil and wild area with a sense of remoteness. Visitors come for the natural landscape and

wildlife. There already is a pub in the village and a kiosk on the Quay. The proposed hours of operation will increase footfall, the increased staffing will require more corporate infrastructure, and there will be an increase in refuse and litter, all of which diminishes the natural surroundings.

We are entrusted the duty to conserve, protect and enhance the Norfolk AONB. In the Norfolk Coast AONB Management Plan, updated in 2022, of the seven Key Qualities of Natural Beauty of the AONB, 5 are rated as amber (ie having some grounds for concern) and 2 as green (ie the key quality is being conserved and enhanced).

The relevant Key Qualities rated as amber are:

- Strong and distinctive links between land and sea;
- Diversity and integrity of landscape, sea scape and settlement character;
- Exceptionally important, varied and distinctive biodiversity; and
- Sense of remoteness, tranquillity and wildness.

Surely these 4 Key Qualities of Natural Beauty are to a certain extent within development control?

One of these most critical Key Qualities has dropped from green to amber during the recent period 2014-22

- Exceptionally important, varied and distinctive biodiversity, based on locally distinctive habitats.

This is worrying considering the importance of the nationally and internationally designated habitats within the AONB.

The explanation for the downgrading of these Key Qualities of Natural Beauty is given in the AONB Management Plan as:

'Significant developments have adversely affected the character of the coast... These have impact on the setting of the AONB as well as increasing recreational pressure...'

'Some of the most high profile, characteristic bird species are affected by pressure from coastal visitors.'

'The population in and close to the AONB has risen significantly. Visitor numbers have increased significantly since designation and have remained high.'

As stated in the officer's report, 'visitor pressure in sensitive locations such as this can be a concern'.

The downgrading of the Key Qualities of Natural Beauty the AONB, and the reasons given, leads me to disagree with the officer's assessment that this proposal would not result in any material harm to the character and appearance of the surrounding landscape or have any adverse effects on the designated sites.

I find this proposal does not comply with the new National Planning Policy Framework paragraphs 180-184, which refer to the need to protect Areas of Outstanding Natural Beauty and the Heritage Coast.

And that it does not comply with current Local Plan policies EN 1, EN 2, ENV 3, ENV 4 and ENV 9.

I also find that it does not comply with the following policies in the New Local Plan: ENV 1 - the highest degree of protection will be given to the designated landscapes

of the AONB;

ENV 2 - proposals for development should be informed by and be sympathetic to the key characteristics and valued features of distinctive Landscape Types and Character Areas; and

ENV 3 - heritage and undeveloped coast - development will only be permitted ...which is not detrimental to the open coastal character.

Members Debate

- a. The Chairman sought clarification regarding the use of the van whether it would be a 'burger-van' or sell Tea, Coffee, Sandwiches and cakes as was typical for the National Trust.
- b. The DMTL- DW advised the van was not envisaged to be used as a 'burger-van'.
- c. The PL advised that there was no impediment to the van being a 'burger-van' in future as this was within the same class designation.
- d. The Chairman asked about the current permitted rights, that the National Trust could, if they so wished, park the trailer for 28 days in any one calendar year without permission.
- e. The DMTL-DW confirmed the permitted development rights, and advised the application represented 28 additional days.
- f. Cllr K Toye considered that Morston Key and other such areas should be maintained as a natural environment and not be commercialised or treated as a playground, as such she was unable to support the proposal.
- g. Cllr A Fitch-Tillett supported comments by Cllr K Toye and the Local Member and expressed her disappointment that the Norfolk Coast Partnership had failed to submit any comments as the custodian of the natural landscape. She implored officers to pursue comments from the Partnership in future.
- h. Cllr A Brown considered the landscaping analysis and business case to justify the proposal to be lacking and relayed his distain that permitted development rights were treated the same in this sensitive location as they would for a site outside of the AONB.
- i. Cllr M Hankins asked about the relationship and proximity between the proposed trailer and the existing café.
- j. DMTL-DW confirmed the takeaway café was located in the adjacent lookout building, a few meters away.
- k. Cllr P Neatherway reflected on the officer's report and argued that space in the existing café was not being properly utilised. Given there was already a café in situ, he did not see the need for the food and beverage trailer.
- l. The DMTL-DW advised that the applicant sought to meet additional demand and prevent complaints about speed of service.
- m. Cllr A Fitch-Tillett considered the existing café should be better optimised

and resourced to accommodate need rather than creating additional harm to the sensitive landscape.

- n. The Chairman proposed and seconded the officer's recommendation for approval.

THE VOTE WAS LOST by 1 vote for, 11 against and 2 abstentions.

- o. Cllr A Fitch-Tillett proposed the application be refused as it does not comply with current adopted Local Plan policies EN 1, EN 2, EN 3, EN 4 and EN 9.
- p. Cllr P Neatherway seconded the motion for refusal.

RESOLVED by 12 votes for, 1 against and 1 abstention.

That Planning Application PF/23/1764 be REFUSED for failing to comply with current Local Plan Policies EN 1, EN 2, EN 3, EN 4 and EN 9

111 NORTH WALSHAM - PF/23/2479 - ERECTION OF A PORCH AND SINGLE STOREY EXTENSION TO FRONT OF DWELLING AT 26 THIRLBY ROAD, NORTH WALSHAM, NORFOLK FOR MR & MRS HEINRICH

The Chairman vacated the meeting at 11.58am as he had a pecuniary interest in application PF/23/2479.

Cllr R Macdonald as Vice-Chairman assumed the role of Chairman for this and the remaining items.

Officers report

The DMTL -RS introduced the officers report and recommendation for approval. He confirmed the application had been referred to committee as the applicant was a serving member. He advised there had been an update to the report to reflect changes to wording within the NPPF – this did not alter the officer's recommendation.

The DMTL-RS confirmed the sites location, proposed floor plan and provided images of the site.

Public Speakers

None

Local Member

No representation made – this application was not referred to committee by the Local Member.

Members Debate

- a. Cllr J Toye proposed acceptance of the officer's recommendation.
- b. Cllr G Mancini-Boyle seconded the officer's recommendation.
- c. Cllr P Neatherway sought confirmation the extension would not extend past

the front building line.

- d. The DMTL-RS confirmed the proposal would not extend beyond the front building line.

RESOLVED by 13 votes for.

That Planning Application PF/23/2479 be APPROVED in accordance with the officer's recommendation.

Cllr P Heinrich (Chairman) returned to the meeting at 12.53pm

112 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

It was noted no report had been provided this month due to the Christmas Period. A report would be issued for the 8th February Committee meeting.

113 APPEALS SECTION

- a. Cllr A Fitch-Tillett noted the volume of appeals, and reflected this was an expanding list.
- b. Cllr A Brown asked how fast 'fast track', referenced in the appeals report, was.
- c. The ADP commented it was apt to call it 'faster' track.
- d. Cllr J Toye asked if learnings could be made from the appeals lost.
- e. The ADP confirmed that officers had regard for applications won and lost, he assured the Committee that learnings would be taken.
- f. The DMTL-RS confirmed the appeals lost in Barton Turf were for the Broads Authority.
- g. Cllr G Mancini-Boyle asked if the speed of appeals could be hastened as some remained outstanding many years later.
- h. The ADP advised that the Planning Authority could not control the timeline and how long it takes for the Planning Inspectorate to reach its decisions. The Council could however control the resources it dedicated to appealing decisions.
- i. Cllr M Batey noted the appeal at Holt which and the local feeling about large infrastructure structures.
- j. The ADP recognised the need for good telephone and internet coverage and reflected that telegraph communication structures were often a contentious issue locally and nationally.
- k. Cllr P Neatherway questioned whether telephone masts could be placed on church spires, given Norfolk had an abundance of churches.
- l. The ADP noted there would be challenges in placing masts on a listed

building, though it would not be impossible.

- m. Cllr A Brown remarked on an instance where a mast had been added to a Grade, I listed church in Norfolk. He noted the telecoms companies often considered such structures unsuitable for various reasons.
- n. Cllr J Toye reflected on his over 20 years' experience installing radar and communications, and advised there were technical considerations which discounted use of certain building structures. It was not a simple case of placing an aerial on a building and it operating as intended. This would be made more challenging with the roll out of 5G in North Norfolk, as 5G did not propagate as far, requiring additional aerials.

114 EXCLUSION OF PRESS AND PUBLIC

None.

The meeting ended at 12.15 pm.

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>

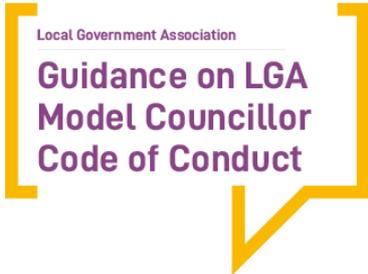
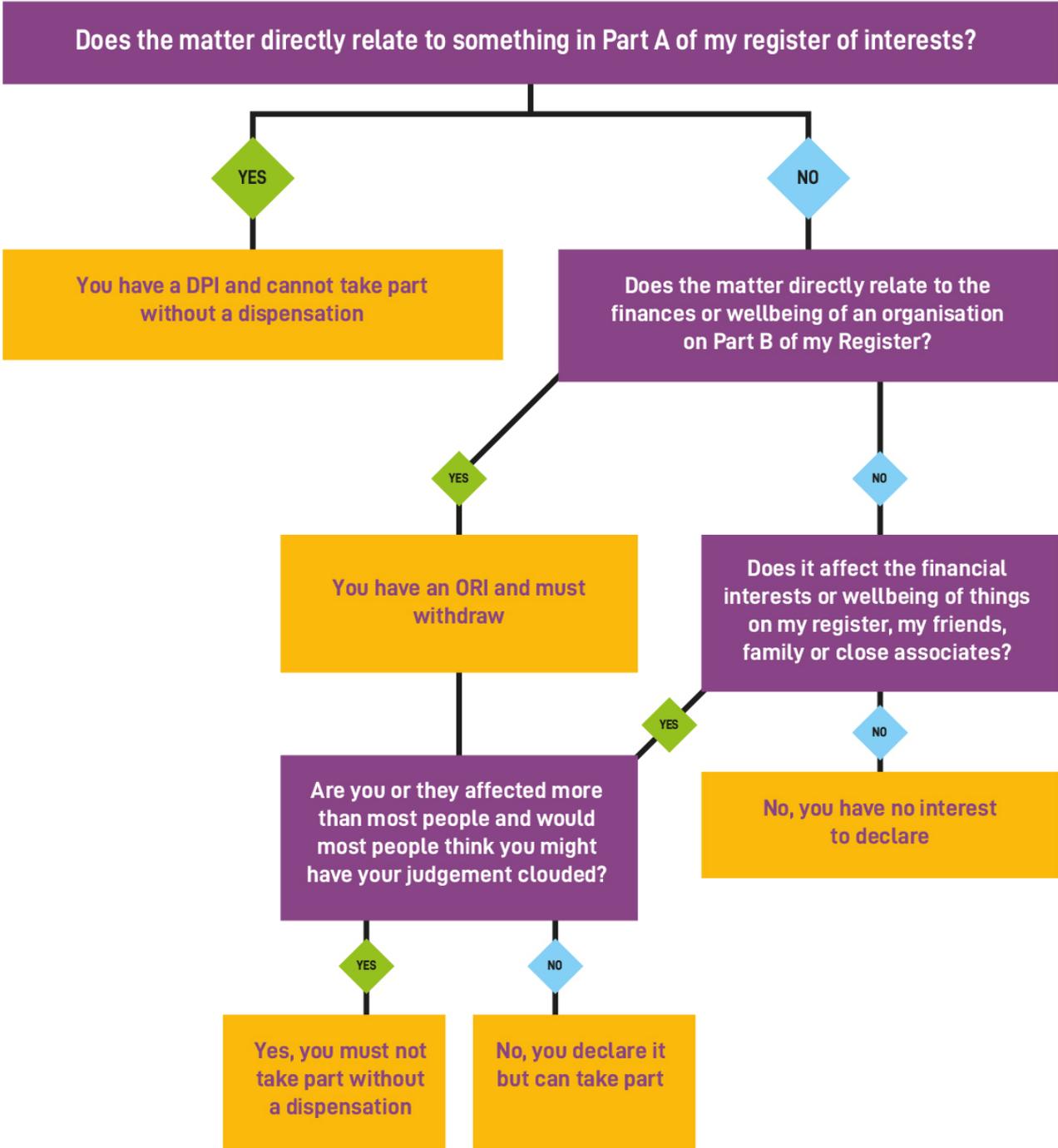
	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
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* 'director' includes a member of the committee of management of an industrial and provident society.

* '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

<p>You have a personal interest in any business of your authority where it relates to or is likely to affect:</p> <ul style="list-style-type: none"> a) any body of which you are in general control or management and to which you are nominated or appointed by your authority b) any body <ul style="list-style-type: none"> (i) exercising functions of a public nature (ii) any body directed to charitable purposes or (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)
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Langham – PF/23/1694 – Change of use of building to holiday accommodation and associated land to garden to serve the holiday accommodation; erection of a shed and means of enclosure with gated access between existing brick piers; associated operational development at Stable Court Barn, Langham Hall, Holt Road, Langham for Mr J Crisp.

Minor Development

Target Date: 3rd October 2023

Extension of time: TBC

Case Officer: Miss Jamie Smith

Full Planning Permission

RELEVANT CONSTRAINTS

Area of Outstanding Natural Beauty

Conservation Area

Countryside

Listed Buildings (Langham Hall and 'accessory' listed buildings)

Area Susceptible to Groundwater SFRA

Contaminated Land

Landscape Character Assessment (TF1) (Tributary Farmland)

Within the Zone of Influence of a number of designated habitats site for the purposes of the Norfolk GIRAMS

RELEVANT PLANNING HISTORY:

PF/01/1288 – Extension and conversion of outbuilding to annexe - Langham Hall, Holt Road, Langham (Approved).

LA/01/1289 – Alterations of outbuilding to facilitate conversion to annexe - Langham Hall, Holt Road, Langham (Approved).

THE APPLICATION

Seeks permission for the change of use of what was a former annexe to Langham Hall to a one-bedroom, self-contained holiday accommodation unit. The proposed accommodation comprises of a bedroom with ensuite, a combined kitchen, dinner, living room and further WC and small study. The site provides for on-site parking and turning area for a minimum of two cars including garden amenity space. The erection of boundary enclosures, gates, and a shed are also proposed.

REASONS FOR REFERRAL TO COMMITTEE:

At the request of Cllr Butikofer given material considerations regarding Core Strategy Policies EC 2, CT 5 and CT 6.

CONSULTATIONS:

Conservation and Design – No objection. The proposals do not, on balance conflict with the provisions of the NPPF, the relevant policies within the Core Strategy or the statutory duties contained within sections 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act, 1990.

Environmental Health: No objections.

Highways Officer: No objections, subject to condition.

Parish/Town Council – Support

The Parish Council accepts that the curtilage of the Grade II listed building (Langham Hall), has been broken up by the splitting of various elements of the property into separate entities. However, Stable Court Barn lies separately, to the north of the Hall and is not integral to the reason that the Hall is listed - that being the south facing facade, which the Parish Council notes has undergone several alterations in recent years, which do not, exactly, sit comfortably with its Grade II listing. The vision to the Stable Block Barn site from North Street was only opened up in the early 2000s. Before that it had been hidden behind solid black gates hung between the brick piers off the street, which were in position long before the listing in the late 1970s. Looking further inside the property, there is clearly evidence that internal gates had been hung, at some stage, on the heavy brick piers that the applicant now wishes to attach modest gates to in order to separate the property from the hotel activities. The Parish Council find this quite understandable and acceptable. Furthermore, and following the re-consultation to this application, the Parish Council would like to make further comment on two objections raised by the Harper Hotel's Planning Consultants:

1. The Parish Council are aware that this building has, for some years, been let as both holiday accommodation and as residential accommodation.
2. Access to the hotel's out buildings, Stable Court and the garage, will not be affected by this change of use as there is access either directly from North Street to Stable Court, or from the 'front drive' off Holt Road.

For these reasons the Parish Council supports this application.

REPRESENTATIONS

Three objections received (two from the same agent in respect to both the proposed use as dwelling and, holiday accommodation).

Objection relating to a C3 use.

Note: These objections were received in relation to the proposed use as a dwelling. The proposal has since been amended to holiday accommodation.

- Clarification over existing and proposed floor plans.
- Conflict with Condition 3 of approval PF/01/1288.
- Conflict with CS Policy HO9 in respect to re-use of rural building for dwellings.
- Conflict with CS Policy SS1 as the proposal does not propose affordable housing, renewable energy or would support the rural economy.
- Conflict with CS Policy SS2 as the proposal does not provide affordable housing, involve an extension or a replacement dwelling, and/or replace a house at risk from

coastal erosion.

- Breach of Condition 3 of PF/01/1288 and no S73 application submitted.
- Failed to demonstrate compliance with CS Policy EC2.
- Policy EC2 does not consider impact upon the heritage asset.
- Lack of evidence to verify the statement within Officers report for application (PF/22/2091) which details Stable Court Barn as 'former holiday let'.
- The building has not been recently used as a holiday let.
- Query why application PF/23/1074 was withdrawn and a revised application submitted.
- Would not meet national space standards.
- Not represent good design and development would impact on heritage assets.
- The enclosure of Stable Court Barn would impact on refuse collection.
- Whether the proposed height of the boundary screening provides an acceptable level of amenity for future occupiers.
- Fails to meet the amenity criteria for future occupants.
- The DAHS does not assess the significance of the heritage asset as required by the NPPF.
- Not agree with the assessment of impact of boundary screening, proposed shed, surface treatment and gates within the DAHS.
- Some works have commenced on site.
- Location of refuse and cycle storage unclear.
- Lack of evidence that cars can leave the site in forward gear.
- Disparity in the description on the application form and the planning portal.
- Impact upon future occupiers amenity due to proximity to hotel.
- Impact upon commercial enterprise of adjoining hotel.
- PD rights should be removed as further changes could take place.
- Conflict with domestic and commercial vehicle movement.
- Intended use of the building is unclear, permanent dwelling or holiday accommodation.
- Rights of access to Stable Court across Stable Court Barn.

Objection as a result of the re-consultation for holiday accommodation

- Contrary to Core Strategy Policies EC 7 and EC 2.
- Lack of evidence to verify statement within officer's report for application PF/22/2091 which details Stable Court Barn as 'former holiday let'.
- The building has not been recently used as a holiday let.
- Queries why application PF/23/1074 was withdrawn and a revised application submitted.
- Rights of access to Stable Court across Stable Court Barn.
- Impact on heritage assets.
- Whether the proposed height of the boundary screening provides an acceptable level of amenity for future occupiers.
- Dominance of car parking.
- The application does not assess the significance of the heritage asset as required by the NPPF.
- Do not agree with the assessment of impact of boundary screening, proposed shed, surface treatment and gates within the supporting information.

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 Core Strategy (2008)

Policy SS 1: Spatial Strategy

Policy SS 2: Development in the Countryside.

Policy SS 5: Economy.

Policy HO 9: Rural Residential Conversion Area.

Policy EN 1: Norfolk Coast Area of Outstanding Natural Beauty and The Broads

Policy EN 2: Protection and enhancement of landscape and settlement character.

Policy EN 4: Design.

Policy EN 8: Protecting and enhancing the historic environment.

Policy EN 9: Biodiversity and geology.

Policy EC 2: The re-use of buildings in the countryside.

Policy EC 9: Holiday and seasonal occupancy conditions.

Policy CT 5: The transport impact on new development.

Policy CT 6: Parking provision.

Material Considerations:

Supplementary Planning Documents

North Norfolk Design Guide (2008)

National Planning Policy Framework (2023):

Chapter 2: Achieving sustainable development.

Chapter 6: Building a strong and competitive economy.

Chapter 9: Promoting sustainable transport.

Chapter 12: Achieving well designed and beautiful places.

Chapter 15: Conserving and enhancing the natural environment.

Chapter 16: Conserving and enhancing the historic environment.

OFFICER ASSESSMENT

Background

Application ref: PF/01/1288 approved the extension and conversion of Stable Court Barn to an annexe subject to a condition (3) which stated, *'The accommodation hereby permitted shall*

be used solely for purposes which are ancillary to the use of the property as a dwellinghouse and shall not be used as a separate dwellinghouse'. There was a concurrent application for listed building consent LA/01/1289 which was approved. These applications were associated with Langham Hall.

Application refs: LA/22/2092 and PF/22/2091 approved the refurbishment of Langham Hall as a Hotel and Spa in conjunction with the existing business (The Harper) which is situated to the north of the application site. Existing and proposed plans submitted with these applications acknowledged that the land comprising the current application site, Stable Court Barn and land associated with Langham Hall and the Harper Hotel were in separate land ownership.

Application PF/23/1074 proposed new gates and boundary screening at the application site (Stable Court Barn) where the intent was to use the building for residential purposes. Officers raised concern regarding the lawful use of the building as the planning history for Stable Court Barn detailed the building to be an 'annexe' to Langham Hall, essentially an ancillary building and not a separate and independent unit of accommodation. The application was subsequently withdrawn.

Officers advised that in effect the 'annexe' use had been severed from Langham Hall by the separation in ownership between Stable Court Barn and Langham Hall sometime previously. Either a Certificate of Lawful Use would need to be submitted to the Local Planning Authority to enable a decision to be made as to whether the building had a lawful use as holiday accommodation/separate independent use (as indicated on plans associated with application PF/22/2091), or that a planning application should be submitted to enable consideration of the planning merits of an independent use.

MAIN ISSUES FOR CONSIDERATION

1. **Principle of development**
2. **Impact on heritage assets**
3. **Amenity**
4. **Landscape**
5. **Recreational impact on habitats sites and biodiversity**
6. **Highways and Parking**
7. **Other Considerations**

1 Principle of Development

Core Strategy (CS) Policy SS 1 sets out that most of the new development in North Norfolk will take place in the towns and larger villages as defined as Principal and Secondary Settlements and a small amount of new development will be focused on several designated Service and Coastal Service Villages. The rest of North Norfolk, including all settlements that do not fall under the above criteria, will be designated as Countryside. CS Policy SS 2 limits development in areas designated as Countryside to that which requires a rural location and complies with its list of uses. Relevant to the proposed development is the provision made for recreation and tourism.

The site is situated in Langham, which is an area designated as Countryside under CS Policy SS 2. The proposal comprises of the change of use of what was an annexe to Langham Hall to holiday accommodation. Such a use falls under the category of recreation and tourism which is a type of development that is acceptable in principle in this location under CS Policy SS2 subject to assessment against CS Policy EC 2. This policy indicates that the re-use of buildings in the Countryside for non-residential purposes will be permitted provided a number

of criteria are met. The policy allows for economic uses, including holiday accommodation, where it is appropriate in scale and nature to the location..

It must also be demonstrated that the building is soundly built and suitable for the proposed use without substantial rebuilding or extension and the proposed alterations protect or enhance the character of the building and its setting. Finally, the proposal must also accord with other policies seeking to protect biodiversity, amenity, and character of the area.

The existing building is constructed in brick and flint with a Norfolk pantile roof. It is considered appropriate in scale and nature to the location and can therefore serve as holiday accommodation. Secondly, following a site visit and evidence of the internal conversion (already undertaken) which gained both listed building consent and planning permission for its conversion in 2001, it is considered that the building is fit for purpose and therefore it is also concluded that it is structurally sound. Finally, following the assessment (below) of the effect of the proposal on biodiversity, amenity, and character of the area, it is considered that the proposed development complies with CS Policy EC 2.

CS Policy EC 9 indicates that holiday occupancy condition/s will be placed on new un-serviced holiday accommodation requiring that:

- it is used for holiday purposes only and shall not be occupied as the sole or main residence of the occupiers; and
- it shall be available for commercial holiday lets for at least 140 days a year and no let must exceed 31 days; and
- a register of lettings/occupation and advertising will be maintained at all times and shall be made available for inspection to an officer of the local planning authority on request.

This ensures the correct balance between encouraging tourism and other policy aims of controlling development in the countryside..

It is considered that given the building's position set amongst a commercial enterprise, it is not suitable for year-round occupation as a permanent dwelling. Conditions in line with the requirements set out within Policy EC 9 are considered necessary to ensure that the development is acceptable.

2 Impact on heritage assets

Sections 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that local planning authorities pay "special attention" to the "desirability of preserving" the setting of listed buildings, and the character and appearance of conservation areas.

CS Policy EN 8 requires that development proposals should preserve or enhance the character and appearance of designated assets. Development that would have an adverse impact on their special historic or architectural interest will not be permitted. It should be noted that the '*no harm permissible*' clause in the policy is not in full conformity with the guidance contained in the latest version of the NPPF. As a result, in considering the proposal the guidance in Chapter 16 of the NPPF is a material consideration.

At paragraph 206 it states that any harm to, or loss of, the significance of a designated heritage asset (from alteration or destruction, or development from within its setting) should require clear and convincing justification. Great weight is to be given to the asset's conservation, irrespective of whether any harm amounts to substantial harm, total loss of, or less than substantial harm to its significance (paragraph 205). Paragraph 208 further states that where a development proposal will lead to 'less than substantial harm' to the significance of a

designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Stable Court Barn is considered to be an 'accessory' to the 'principal' grade II listed building (Langham Hall) and therefore contributes to the overall setting of the designated heritage asset.

Objection has been raised on the grounds that the proposed development, by way of the conversion to holiday accommodation including enclosures to support an independent use, separate to that of the wider hotel complex, would, individually and collectively impact on the character and appearance of this section of the Langham Conservation Area and the setting of Langham Hall. Additionally, objection is also raised regarding the blocking off of an existing access route within the site in relation to the wider business operation of the adjoining landowner, raising conflict between domestic and commercial uses.

In consideration of each of these concerns whilst any means of enclosure would introduce physical delineation where none currently exists, the provision of a post and rail fence at a height of 1.35m would unlikely restrict views within and across the site. A post and rail fence is considered to be compatible in its rural appearance and would result in both a modest and neutral impact within the site. Additionally, whilst the hedge would in time restrict views, this is not something in itself that needs permission and can in fact form a more natural feature within the grounds. Similarly, whilst the provision of a gate between the existing piers would increase the enclosed feel around Stable Court Barn, it is considered this would not harm the overall setting of the heritage asset. Therefore, it is considered that these enclosures would not result in harm being caused to the overall setting of the heritage asset.

Turning to the proposed shed, this is considered to be a modestly sized structure secluded within the application site and is not considered to block or impinge upon any important views. In respect to parking and turning within the site, inevitably a holiday use, whether used independently or in connection with Langham Hall would generate vehicle movements and parking. However, regard has been given to existing and proposed enclosures on the site which will serve to partly mask any vehicular clutter. Additionally, plans submitted with (PF/22/2091) detail that the more commercial vehicular activity is from the Langham Road access.

In terms of the general access arrangements, although the gates would block a previously used route through to the former stable block, alternative routes have been detailed by the applicant. The approved site plan for application PF/22/2091 indicates how the adjacent owners intend to continue their business operations showing the various pathways and means of access through the site by way of the formation of an opening within a section of wall which would create a pedestrian and service access between the Harper Hotel and Langham Hall. Additionally, there is an existing driveway detailed between the Stable Court Barn to the south, and Langham Hall leading to the pathway linking to Stable Court Spa and the Harper Hotel.

It would appear that from both aerial and site photos, there was a brick and flint wall between Stable Court Barn and Langham Hall to the east. This is a more modern addition where it is not shown on aerial photos pre-2007. Planning permission would have been required being in the curtilage of a listed building. Notwithstanding this, the wall to the east of Stable Court Barn has now been removed. Access to the garages which are within the ownership of the adjoining landowner are currently available and can be accessed by car. Additionally, this wall has not been detailed on the proposed site and landscaping plan for application PF/22/2091.

In summary, it is recognised that the curtilage of Langham Hall has been altered and adapted over time and is certainly not sacrosanct from further change. Furthermore, several structures and enclosures have already taken their place on site and have shaped the way the site is

currently understood and appreciated. Consideration has also been given to the further changes in the pipeline as a result of all the recently approved footpaths and landscaping associated with the former stable block. In essence, the works proposed by way of fencing (hedge) and gate would have little substantive impact upon the overall significance of the heritage asset.

It is considered that building would remain a formal / 'polite' early 19th century hall with a more vernacular back-of-house arrangement of subordinate structures. Having regard to the above it is considered that on balance, the proposals do not conflict with the provisions of Section 16 NPPF, CS Policy EN 8 or the statutory duties referred to above.

Given that the existing building is consolidated within the area, and the change of its use to holiday accommodation would not require any alterations to its external appearance, it is considered the proposal complies with CS Policy EN 4 and Section 12 of the NPPF.

3 Amenity

Policy EN 4 sets out that development proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. Residents have the right to adequate privacy levels and to be kept free from excessive noise and unwanted social contact.

Paragraph 3.3.10 of the North Norfolk Design Guide (NNDG) sets out that the position of dwellings, and the arrangement of their rooms and windows should not create significant overlooking of other dwelling windows or private garden areas, nor should they lead to any overbearing impact upon existing dwellings. As such, regard should be given to recommended distances in the case of conventional single and two-storey dwellings (assuming a level site situation) to ensure a degree of privacy between adjacent properties.

Additionally, the NNDG states that private garden areas should be of adequate size and shape to serve their intended purpose. They therefore need to reflect the likely number of occupants within each dwelling and have an aspect which is substantially free from shading from trees and buildings during the year. It recommends that the area of a plot given over to private amenity space should normally be no less than the footprint of the dwelling on that site. In terms of internal space, habitable floor area should be no less than 20 square metres..

The building is single storey, detached and sits to the north of Langham Hall which has approval to operate as a hotel (PF/22/2091). Stable Court (which has approval for use as a spa also though PF/22/2091), is situated approximately 14m to the east of the application site and The Harper Hotel is situated approximately 11m and 18m (respectively) to the north and northeast. Langham Hall which is situated to the south is approximately 17m and 6.5m metres (respectively) where there is a driveway in between Langham Hall and the application building. Additionally, this area acts as a sort of back of house area to Langham Hall which will form part of the future hotel use.

There are no openings to the south elevation of the building facing Langham Hall. However, there are two small roof lights in the southern roof slope which are situated above the kitchen area. The kitchen/diner, study and bedroom windows face north into the site.

The building has existing boundary screening by way of an existing flint wall to the west, approximately 1.8m - 2m in height, and the proposed gates would attach to existing brick piers. This wall continues to the north of the building at an approximate height of 3m, some 11m from the building itself, where there is also a slight recess, increasing the boundary distance, in part to 13m-15 m. There is currently no boundary treatment to the east of the site.

Entrance to the application site is from the west via Langham Road where there is a shared access with Langham Hall. Currently this access extends from the entrance to the application site where the route follows to the north of Stable Court Barn and around to Stable Court to the east where the access also turns on itself. The subdivision of the site has been addressed within the heritage section above in the report. Additionally, access rights between different parties is a civil matter between the relevant parties and is not a material planning consideration.

The internal living space and external private space afforded to the application building meets the requirements of the NNDG. The objection refers to the appropriateness of a north facing garden including the level of privacy afforded to this building, given the proposed boundary screening to the east of 1.35 m in height. Having regard to the use of the building for holiday purposes including the extent of garden provision available, sited within a wider hotel use, the amenity for users of the holiday accommodation would be acceptable. Given the position of the building and relationship between the fenestration and general position of nearby buildings i.e. The Langham Hotel and The Harper, the proposed use of the application building as a unit of holiday accommodation is not considered to result in significant concerns relating to overlooking, loss of privacy between these buildings.

Objections also refer to the impact of noise and disturbance from the commercial operations of the hotel on the amenities of the occupants/users of the proposed holiday accommodation. It will be situated amongst a wider hotel use given the recent approval of Langham Hall to be used in conjunction with the Harper Hotel. Application PF/22/2091 approved the formation of an opening within a section of wall which would create a pedestrian and service access between the Harper Hotel, Langham Hall and Stable Court. This pedestrian access would be located to the east of the building. The same plan identified the application site within a hatched area to sit within a separate land ownership.

Regard has been given to the hotel operations surrounding the site, the building's position in relation to other buildings and the intended use as holiday accommodation. It is considered that the level of anticipated activity would not be so intensive so to create an unacceptable level of noise and disturbance for future users of either the hotel or the building.

Notwithstanding any civil matters regarding access arrangements and landownership, given the proximity of the building set amongst a wider hotel use, the change of use of the building to holiday accommodation and levels of anticipated activity, it is considered compatible with the adjoining land use for holiday purposes. The proposed development would be restricted to holiday accommodation via planning conditions.

For the reasons stated above, it is considered the proposed change of use to holiday accommodation would not give rise to significant amenity concerns. On that basis, the scheme complies with CS Policy EN 4 and Section 12 of the NPPF.

4. Landscape

CS Policy EN 1 seeks to ensure that development proposals within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) would not be significantly detrimental to its special qualities of the AONB.

CS Policy EN 2 sets out that proposals should be informed by and be sympathetic to the distinctive character areas identified in the North Norfolk Landscape Character Assessment (LCA) (January 2021). Development proposals should demonstrate that their location, scale, design, and materials would protect, conserve and where possible enhance the special qualities and local distinctiveness of the area. The site lies within the Tributary Farmland Area

as designated within the LCA. The Landscape Vision for this landscape type requires that new development should be successfully integrated within the existing settlements where it reinforces traditional character and vernacular and retains dark night skies.

The building is constructed with materials that are in keeping with the area. It is single storey and is located within an already developed area. As such, given the proposal would not result in any alterations to the external appearance of the existing building and proposes only curtilage boundary treatments including a shed, it is considered that the development would retain the traditional character and vernacular appearance of the area and would not have a significantly detrimental impact upon the special qualities of the AONB. Therefore, the proposal is considered to comply with CS Policies EN 1 and EN 2 and Section 15 of the NPPF.

5. Recreational impacts and biodiversity

Norfolk Local Planning Authorities have worked collaboratively to adopt and deliver a Green Infrastructure and Recreational Impact Avoidance and Mitigation (GIRAM) Strategy to ensure that the cumulative impacts of additional visitors, arising from new developments of housing and tourism, to European sites, will not result in any likely significant effects which cannot be mitigated. In line with the GIRAM strategy a mechanism has been secured to ensure the appropriate financial contribution per dwelling (or equivalent) prior to occupation as part of this proposal at the time planning permission is approved.

It is considered that the GI RAMS mitigation contribution which has been secured via S111 payment (£210.84) is sufficient to conclude that the project will not have an adverse effect on the integrity of the identified European sites from recreational disturbance, when considered alone or 'in combination' with other development

It is therefore considered that the development complies with CS Policy EN 9.

6. Highways and Parking

CS Policy CT 5 sets out that proposals should provide for safe and convenient access on foot, cycle, public, and private transport addressing the needs of all without detriment to the amenity or character of the surrounding area or highway safety. Objection has been raised regarding potential conflict with commercial and domestic car movements. The Highway Authority have considered the proposal and raise no objection to the re-use of this building served from an existing access. Based on the information provided, it is considered that the scheme would comply with the requirements of CS Policy CT 5.

CS Policy CT 6 requires that adequate parking should be made in accordance with the Council's parking standards. Appendix C: Parking Standards of the Core Strategy requires an average of 1.5 spaces for a 1-bedroom unit. The front access and parking area would provide for sufficient on-site parking and turning area for at least two cars. Based on the information provided, Officers consider the scheme would comply with the requirements of CS Policy CT 6.

7. Other considerations

With regard to matters raised in representations not covered above:

Access rights between Stable Court across Stable Court Barn is a civil matter between both parties and is not a material planning consideration.

Impact on heritage assets is assessed within CS Policy EN 8 and not EC2.

Compliance with the National Space Standards is optional. The proposed scheme meets the amenity criteria within the NNDG.

Whilst the application submission should undertake an assessment of the impact upon heritage assets, in this case, the Council's Conservation and Design Officer has undertaken an assessment based on the application context and proposed level of development which is considered acceptable in this regard.

As originally submitted, the application proposed a change of use to a dwelling. The agent agreed to the revised description specifying holiday use which has been re-publicised, further consultation carried out and considered on that basis

Conclusion and Planning Balance

The principle of the proposal is supported by CS Policies SS 2 and EC 2 along with matters relating to landscape and design. A robust and balanced assessment has been carried out with regards to the impact upon heritage assets and amenity having regard to the context of the site, the proposed development as a unit of holiday accommodation and the levels of anticipated activity generated from the adjoining hotel use. The proposed development is considered to be acceptable in relation to heritage and amenity impacts. Access rights between Stable Court across Stable Court Barn is a civil matter and is not a material planning consideration.

It is considered that the proposed development is in accordance with the relevant CS policies listed above and relevant sections of the NPPF.

RECOMMENDATION:

APPROVAL subject to conditions to cover the following matters:

- Time limit for implementation
- Approved Plans
- Timing of hedgerow planting
- Holiday occupancy conditions (140 days, register of lettings, no let must exceed 31 days)
- Relevant permitted development rights removed for works to the building and curtilage.
- Parking and turning provision.

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director - Planning.

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CROMER – PF/23/2699 – Change of use from B&B to residential dwelling at 17 Macdonald Road, Cromer, NR27 9AP for Mrs Jill Boyle

Minor Development

Target Date: 08th February 2024

Decision due date: 16th February 2024

Case Officer: Nicola Wray

Full Planning

RELEVANT SITE CONSTRAINTS:

Within various Zones of Influence of protected sites as defined by the Norfolk Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy (GIRAMS)

Within the Cromer Conservation Area

Within the Cromer Residential Area

Within the Cromer Settlement Boundary

RELEVANT SITE HISTORY

Application PF/88/2561

Description Current private accommodation to guest house

Decision Approved – 13/12/1988

THE APPLICATION

The application seeks to change the use from residential and B&B to a solely residential use.

REASON FOR REFERRAL TO COMMITTEE

The applicant is a North Norfolk District Council Councillor (Member) and a committee decision is required in line with part 4(d), Chapter 6, Paragraph 6.2 of the Council's Constitution.

CONSULTATIONS

Cromer Town Council: No comment

REPRESENTATIONS

None received

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to Article 8: The Right to respect for private and family life.

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

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

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 Core Strategy September (2008)

Policy SS 1 (Spatial Strategy for North Norfolk)
Policy SS 7 (Cromer)
Policy EN 4 (Design)
Policy EN 8 (Protecting and Enhancing the Historic Environment)
Policy EN 9 (Biodiversity and Geology)
Policy EC 8 (Retaining an Adequate Supply and Mix of Tourist Accommodation)
Policy CT 5 (Transport Impact of New Development)
Policy CT 6 (Parking Provision)

Material Considerations

Supplementary Planning Documents and Guidance

North Norfolk /Design Guide (2008)
North Norfolk Landscape Character Assessment (2021)

National Planning Policy Framework (December 2023)

Chapter 2 (Achieving sustainable development)
Chapter 4 (Decision-making)
Chapter 5 (Delivering a sufficient supply of homes)
Chapter 6 (Building a strong, competitive economy)
Chapter 9 (Promoting sustainable transport)
Chapter 12 (Achieving well-designed and beautiful places)
Chapter 15 (Conserving and enhancing the natural environment)
Chapter 16 (Conserving and enhancing the historic environment)

SITE DESCRIPTION

17 Macdonald Road is a joint residential dwelling and Bed and Breakfast located within the Cromer Settlement Boundary, Residential Area and Conservation Area.

Officer Assessment

1. Principle of development
2. Impact on character of the area and design
3. Residential Amenities
4. Effect on Tourism
5. Highways
6. Other Matters

1. Principle of Development

Policy SS 1 provides that the majority of new development in North Norfolk will take place in the towns and larger villages. Cromer is identified as being a Principal Settlement and is further addressed by Policy SS 7 which supports development within the Principal Settlement. This includes the creation of new dwellings and the change of use of buildings to create dwellings.

The proposal is therefore considered to be acceptable in principle in accordance with Policy SS 1 and Policy SS 7.

2. Impact on character of the area and design

Policy EN 4 provides that all development will be designed to a high quality, reinforce local distinctiveness, have regard to the North Norfolk Design Guide and ensure that the scale and massing of building are sympathetic to the surrounding area.

Policy EN 8 requires that development proposals should preserve or enhance the character and appearance of conservation areas, and their settings through high quality, sensitive design.

There are no external alterations to the dwelling being proposed, as the dwelling would be changed back to its original use. The change of use would preserve the character and appearance of the surrounding Cromer Conservation Area.

The proposal is therefore considered to comply with Policies EN 4 and EN 8 in respect to these matters.

3. Residential Amenities

Policy EN 4 provides that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. The North Norfolk Design Guide (2008) sets out more specific guidelines on what constitutes overshadowing, overlooking and loss of privacy.

Given that there are no proposed physical alterations to the building beyond a change of use, it is considered that the proposal would not result in any harmful overshadowing, overlooking or loss of privacy impacts.

The proposal is therefore considered to comply with Policy EN 4 in respect to these matters.

4. Retention of Tourist Accommodation

Policy EC 8 provides that development proposals that would result in the loss of site or premises currently, or last used for, tourist accommodation will be permitted. However, this is only provided that there is alternative provision of equivalent or better quality and scale tourist accommodation in the area and the facility does not provide an important local facility or service to the community.

The site's location is in Cromer where there is ample alternative tourist accommodation of at least an equivalent scale and quality. There are at least 9 hotels and Bed and Breakfast facilities in Cromer, plus caravan parks and a multitude of Air Bed and Breakfasts (Airbnb's).

The proposal is therefore considered to comply with Policy EC 8.

5. Highways

Policy CT 5 requires development to provide "safe, convenient access for all modes of transport and safe access to the highway network.". Policy CT 6 requires development to "provide adequate parking facilities to serve the needs of the proposed development."

It is worth noting that there is potential for there to be changes to the current parking facilities.

Currently the highway supports on street parking for users of the facility and on street parking for the residential aspect of the dwelling. With a change to solely residential use, the level of parking may change depending on the number of new occupants and it is unlikely that at the time of conversion to a Bed and Breakfast, the parking provision would have been fully met.

The North Norfolk Parking Standards specify that Hotels, Boarding Houses and Guest Houses require one parking space per bedroom (guest or staff). The dwelling has eight bedrooms, the residential aspect of this were three bedrooms which requires 2 car parking spaces. The remaining five were used as Bed and Breakfast so this would have resulted in a parking requirement for 7 cars.

For a 4 or more bedroom dwelling, the parking requirement decreases to a maximum of four car parking spaces, it is therefore considered that the proposal would be an improvement as the parking requirement would be reduced.

The on street parking provision is not suitable for 4 car parking spaces, and this would not have been the case when the dwelling was first created. This is mitigated to an extent, as there is alternative on street parking and designated car parks that could be used to support any parking for the dwelling that is not available on the street. Additionally the site is located within an accessible part of the town with good access to public transport options.

It is therefore considered that the proposal would comply with Policies CT 5 and CT 6.

6. Other Matters

Norfolk wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS)

The site is located within the GIRAMS Zone of Influence. The GIRAMS strategy is a strategic approach to ensure no adverse effects are caused to European sites across Norfolk, either alone or in combination from qualifying developments. Taking a coordinated approach to mitigation has benefits and efficiencies and ensures that developers and Local Planning Authorities (LPA) meet with the Conservation of Habitats and Species Regulations 2017 (as amended). The mitigation measures will be funded from payments from developments. The strategy applies a single tariff covering the District and all partner LPAs to qualifying development. All new net residential and tourism development are required to mitigate the effects of the development and show how this will be achieved before approval of planning permission. The tariff is collectively set at £210.84 per net new residential and tourism accommodation dwelling and is index linked.

As this application seeks to change from a Bed and Breakfast with dwelling to a single dwelling, it is exempt from the tariff as there would be no net increase in overnight accommodation created.

Conclusion

The proposed development is considered to be in accordance with the aims of the key Core Strategy Policies as set out above. There are no material considerations that indicate the application should be determined otherwise. Approval is therefore recommended subject to the conditions and informative listed below.

RECOMMENDATION:

APPROVAL subject to conditions to cover the matters listed below (and any others subsequently considered necessary by the Assistant Director – Planning)

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason for condition: As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents, except as may be required by specific condition(s):

- Location Plan: Drg No NNK/13/2490, Untitled, Dated 25/10/2013, Received 15/12/2023.
- Site Plan: Untitled and Undated, Received 15/12/2023

Reason for condition: For the avoidance of doubt

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

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GIMINGHAM – PF/23/2322 - Conversion and extension of detached outbuilding to form annexe to Hall Farm Cottage; external alterations including installation of external cladding to walls at Hall Farm Cottage, Hall Road Gimingham for Mr Mark Tillett

Minor Development

Target Date: 16th November 2023

Extension of Time: 16th February 2023

Case Officer: Mr H Gray

Householder Planning Permission

RELEVANT SITE CONSTRAINTS

The application site is located within:

- The countryside in policy terms
- The Norfolk Coast National Landscape (formally Norfolk Coast AONB)

RELEVANT PLANNING HISTORY

Reference PF/92/1387

Description Alterations & extensions

Decision Approved – 16.11.1992

THE APPLICATION

This application seeks permission to extend and convert the existing outbuilding to form a residential annexe with associated external alterations.

REASONS FOR REFERRAL TO COMMITTEE

The application is being reported to Committee at the request of the Assistant Director – Planning. Councillor Fitch-Tillett is related to the applicant and is likely to benefit in the event that planning permission is granted.

REPRESENTATIONS

None received

CONSULTATIONS:

County Council Highways Authority – No objection

RELEVANT POLICIES:

North Norfolk Core Strategy (September 2008):

Policy SS 1 (Spatial Strategy for North Norfolk)

Policy SS 2 (Development in the Countryside)

Policy HO 8 (House Extensions and Replacement Dwellings in the Countryside)

Policy EN 1 (Norfolk Coast Area of Outstanding Natural Beauty and The Broads)

Policy EN 2 (Protection and Enhancement of Landscape and Settlement Character)
Policy EN 4 (Design)
Policy EN 7 (Renewable Energy)
Policy EN 8 (Protecting and Enhancing the Historic Environment)
Policy CT 5 (The Transport Impact of New Development)
Policy CT 6 (Parking Provision)

National Planning Policy Framework (NPPF) (December 2023):

Chapter 2 (Achieving sustainable development)
Chapter 4 (Decision-making)
Chapter 9 (Promoting sustainable transport)
Chapter 12 (Achieving well-designed and beautiful places)
Chapter 15 (Conserving and enhancing the natural environment)
Chapter 16 (Conserving and enhancing the historic environment)

Supplementary Planning Documents and Guidance:

Design Guide Supplementary Planning Document (December 2008)
Landscape Character Assessment (RV6 River Valleys) (January 2021)
Norfolk Coast Area of Outstanding Natural Beauty Management Plan Strategy (2019-24)

OFFICER ASSESSMENT:

Main issues for consideration

- 1. Principle of development**
- 2. Impact on the character of the area, National Landscape, and design**
- 3. Residential amenity**
- 4. Highways and parking**

1. Principle of development

Settlements outside of those listed within Policy SS 1 are considered to fall within a 'countryside' location in planning policy terms whereby Policy SS 2 sets out the types of development which are acceptable to those rural locations. In this instance the application site, located within Gimingham, falls within such a countryside location whereby Policy SS 2 is relevant. Whilst not strictly an extension to a dwelling, but rather the conversion of and extension to a residential outbuilding, this policy remains broadly relevant.

Policy HO 8 specifically relates to the replacement and extensions to dwellings within the countryside. Again, whilst not strictly an extension to a dwelling, this policy would remain relevant. The policy states that extensions "will be permitted provided that the proposal:

- would not result in a disproportionately large increase in the height or scale of the original dwelling, and
- would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

In determining what constitutes a 'disproportionately large increase' account will be taken of the size of the existing dwelling, the extent to which it has previously been extended or could be extended under permitted development rights, and the prevailing character of the area.

For the purposes of this policy 'original dwelling' means the house as it was built, or as existed on the 1st July 1948, whichever is the later."

The proposed development would see the existing residential outbuilding extended and converted to be used as an ancillary, residential annexe to Hall Farm Cottage. The proposed extension would measure 3.15m and would project from the outbuilding's rear elevation. Given the previous residential use of the outbuilding and the relatively small scale of the extension, it is considered that a disproportionately large increase would not occur, nor would an increased impact upon the surrounding countryside. The application is found to be acceptable in principle, having regard to Policies SS 2 and HO 8.

2. Impact on the character of the area, National Landscape, and design

Policy EN 4 amongst other matters requires all development to be designed to a high quality, reinforcing local distinctiveness, ensuring appropriate scale and massing, whilst having regard to the North Norfolk Design Guide.

Chapter 3.6 of the North Norfolk Design Guide Supplementary Planning Document (SPD) provides guidance in relation to extensions to existing dwellings. This includes ensuring that the scale of any extension does not harm the architectural character of the original building, ensuring that it remains dominant. Form, detailing and materials should be compatible with the original building and breaks or setbacks from elevational planes can ensure subordination is successfully achieved. Whilst the proposal is for the conversion of and an extension to a residential outbuilding, rather than a direct extension to a dwelling, this chapter would still provide relevant guidance.

The development site is located within the Norfolk Coast National Landscape (formerly AONB) whereby Policy EN 1 is applicable. Policy EN 1 states that development will be permitted when a proposal does not detract from the special qualities of the Norfolk Coast National Landscape (AONB). As a result, great weight must be given to the preservation of the National Landscape and developments that would be significantly detrimental will not be permitted.

The proposed outbuilding would be extended by 3.15m with the wall and roof planes being continued. Often on larger schemes and extensions directed on to existing dwellings, setbacks or step-downs are usually encouraged to ensure that the proposals remain obviously subservient. In this case, as the annexe post-development would remain a subservient building when compared to the main dwelling, these design features are not deemed necessary.

The proposed annexe would be used ancillary to the main dwelling and efforts have been made to demonstrate this within the design. These would namely be the shared parking area, the pedestrian access from the annexe to the dwelling. Full details of the ancillary uses can be found within the planning statement, but primarily it would be for the occupant to use the cooking and laundry facilities within the host dwelling.

The proposed annexe would remain only partially visible with views only readily available from Hall Road due to the site and surrounding field boundary treatments. Given the local context,

coupled with the scale and siting of the proposed development, it can be reasonably concluded that the special characteristics and qualities of the Norfolk Coast National Landscape (previously AONB) would not be adversely affected.

It is noted that the proposed annex would have solar panels on its roof slope, no details of these have been submitted as part of this application however it is considered appropriate that these should be secured via condition in order to ensure that they have an acceptable appearance.

This application would therefore be considered to comply with Policies EN 1, EN 2 and EN 4 of the Adopted North Norfolk Core Strategy.

3. Residential amenity

Policy EN 4 states that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. The Design Guide SPD seeks to ensure that extensions are sited and designed to avoid any loss of light or privacy to adjoining properties. They should also not result in overshadowing, tunnelling or overbearing effects.

Due to the location of proposed annexe to the east of the site and adjacent to a field, it is reasonably considered that no negative impacts to the residential amenities of neighbours would occur. As the annex would have an ancillary use and function, it would have an acceptable relationship with the host dwelling.

The development would therefore be compliant with Policy EN 4 of the Adopted North Norfolk Core Strategy as well as Chapters 12 and 15 of the NPPF in respect of protecting residential amenity.

4. Highways and parking

Policy CT 5 requires development to provide safe and convenient access for all modes of transport, including access to the highway network. Policy CT 6 requires development proposals to provide adequate vehicle parking facilities to serve the needs of the development having regard to the Council's parking standards.

The proposal would add an additional bedroom to Hall Farm Cottage, taking it from a three-bed property to a four-bed. As such, this would increase minimum required parking spaces from two spaces to three, as per Appendix C: Parking Standards of the Core Strategy. The dwelling hosts a relatively large driveway and parking area that could easily accommodate the required three car parking spaces.

As such, the development is considered to be in accordance with Policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy.

Conclusion

The development has been found to be broadly consistent with the aims of Policies SS 2, HO 8, and EN 4.

Subject to the conditions listed below, the proposal is considered to be in accordance with the requirements of the Development Plan. There are no material considerations that indicate the application should be determined otherwise.

RECOMMENDATION:

It is recommended that the application be APPROVED subject to the conditions listed below and any others considered necessary by the Assistant Director of Planning:

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason for Condition: As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents, except as may be required by specific condition(s):

- Existing and Proposed; Drwg No. 545.01B; dated 13th January 2024; received 15th January 2024

Reason for Condition: To ensure the development is carried out in accordance with the expressed intentions of the application and to ensure the satisfactory development of the site, in accordance with Policies EN 4 of the adopted North Norfolk Core Strategy.

3. The materials to be used on the external surfaces of the development hereby permitted shall be constructed in accordance with the details submitted within the approved plan Existing and Proposed (Drwg No. 545.01B; dated 13th January 2024; received 15th January 2024).

Reason for Condition: For the avoidance of doubt and to accord with the expressed intentions of the applicant, in the interests of the visual amenities of the area to ensure the acceptable appearance of the proposed annexe in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

4. The detached annexe building hereby permitted shall not be occupied as living accommodation except by a dependant relative (or other member of the household) of the occupants of the dwelling known as Hall Farm Cottage, Hall Road, Gimingham, Norwich, Norfolk, NR11 8EZ. Except insofar as the building is so used as living accommodation, the building shall not be used other than for purposes ancillary to the use of Hall Farm Cottage as a dwellinghouse.

Reason for Condition: The site lies in an area of Countryside as defined in the North Norfolk Core Strategy whereby proposals for new independent dwelling houses are not normally permitted, having regard to residential amenities, and highway safety. These restrictions are necessary to accord with Policies SS 1, SS 2, EN 4, CT 5 and

CT 6 of the adopted North Norfolk Core Strategy, and Chapters 5, 9, 12 and 15 of the National Planning Policy Framework.

5. Prior to first installation of the solar panels on the development hereby permitted, full details of the of the panels, including their dimensions, specification, appearance, and means of fixing onto the roof shall be submitted to and approved in writing by the Local Planning Authority. The solar panels shall then be installed and maintained in accordance with the approved plans.

Reason for Conditions: In the interests of the visual amenities of the area to ensure the acceptable appearance of the proposed annexe in accordance with Policies EN 4 and EN 7 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

INFORMATIVE(S):

1. The Local Planning Authority considers that it has worked positively and proactively with the applicant to address any arising issues in relation to determining this planning application, to secure a policy compliant proposal that has been determined in the wider public interest at the earliest reasonable opportunity, in accordance with the requirements of the National Planning Policy Framework (paragraph 38).

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

DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – February 2023

1. INTRODUCTION:

- 1.1 This report briefly sets out performance in relation to the determination of planning applications in Development Management the period between **04 Dec and 31 Dec 2023**.
- 1.2 This report sets out the figures for the number of cases decided and percentage within time set against the relevant target and summary of 24-month average performance.
- 1.3 The tables also set 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 tables set out the number of cases registered and validated within the specified months.

Performance Measure	Actual Performance	Target	Comments
(Speed) Decisions Made <i>(Period 04 Dec 2023 to 31 Dec 2023)</i>	Major 1 decision issued. <i>100% within time period</i>	60% <i>(80% NNDC)</i>	24 month average to 31 Dec 2023 is 100.00% 
	Non-Major 84 decisions issued <i>99% within time period (one out of time)</i>	70% <i>(90% NNDC)</i>	24 month average to 31 Dec 2023 is Figure to be provided
(Quality) % of total number of decisions made that are then subsequently overturned at appeal	Major	10% <i>(5% NNDC)</i>	24 month average to 31 Dec 2023 is 0% (Zero)
	Non-Major	10% <i>(5% NNDC)</i>	24 month average to 31 Dec 2023 is Figure to be provided
Validation <i>(Period 04 Dec 2023 to 31 Dec 2023)</i>	184 applications registered 148 applications validated	3 days for Non- Major from date of receipt 5 days for Majors from date of receipt	Datasets do not currently breakdown validated apps by Major / Minor or those on PS2 returns, but performance data retrieval being reviewed.

2. S106 OBLIGATIONS

- 2.1 A copy of the list of latest S106 Obligations is attached. There are currently 12 S106 Obligations being progressed. Three have been completed and can be removed from the list.

3. RECOMMENDATIONS:

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

SCHEDULE OF S106 AGREEMENTS

UPDATE FOR DEVELOPMENT COMMITTEE:

08 February 2024

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/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	Russell Williams	Committee	Not Yet Determined	Fiona Croxon	21830	Draft s106 Agreement has been received and is being negotiated.	
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 s106 Unilateral Undertaking is circulating but the Council is waiting to hear from the applicant.	

PF/17/0680 & RV/22/0855	Land North Of Rudham Stile Lane & East Of Water Moor Lane Fakenham Norfolk	Variation of conditions 2, 3, 4, 5, 6, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 26, 28, 30, 37, 38, and 40 of outline planning permission PO/17/0680 (Outline planning application (all matters except primary means of access reserved for future approval) for residential development of up to 950 dwellings (Use Class C3), employment development (Use Classes B1/B2/B8), a primary school and children's nursery (Use Class D1), a hotel (Use Class C1), local retail (Use Classes A1/A3/A4/A5) and associated public open space and infrastructure) regarding the highways works associated with Condition 31i. (site access and roundabout from the A148 and associated works to Wells Road) and 31v. (scheme for the A148/A1065/Wells Lane (Shell Garage) including lane widening and road markings) are proposed to be undertaken directly by the Highway Authority and not the applicant. As such, these works are to be specifically excluded from the requirements and triggers indicated in the conditions that are proposed to be amended (See-Schedule of Condition amends) Amendments 21 March 2022)	CP030 - Fakenham	Russell Williams	TBC	TBC	Fiona Croxon	13791	Draft s106 Unilateral Undertaking is circulating. Applications on hold due to Nutrient Neutrality.
PF/22/2626	Land Off Purdy Street Salthouse Norfolk	Erection of six dwellings with associated access, parking and landscaping	CP081 - Salthouse	Jayne Owen	Delegated	27/04/2023	Fiona Croxon	22380	Completed
PF/22/1928	Land South Of Sheringham House Cremers Drift Sheringham Norfolk	Full Planning Application: Revised scheme for the erection of 62. no retirement dwellings, access, roads, open space, parking areas and associated works	CP085 - Sheringham	Geoff Lyon	Committee	20/07/2023	Mary-Lou Clark	22577	S106 Obligation substantially completed pending inclusion of recession clause (requested by applicant).
PF/23/1065	Land To The North Of Church Road West Beckham NR25 6NY	Erection of 5 dwellings (affordable homes) with associated access, parking and landscaping	CP113 - West Beckham	Jamie Smith	Committee	14/09/2023	Fiona Croxon	22985	S106 Obligations substantially agreed pending applicant taking an option on the site.
PO/23/0596	Land Off Overstrand Road Cromer Norfolk	Erection of up to 118 dwellings and up to 60 units of specialist elderly care accommodation with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (Outline with all matters reserved except for access)	CP022 - Cromer	Russell Williams	Committee	TBC	Fiona Croxon	23183	Draft S106 greement being negotiated.
PF/23/1578	Land To The East Of Sheringham Road West Beckham Norfolk	Erection of 5no. bungalows (affordable) with associated new access, parking and landscaping	CP113 - West Beckham	Mark Brands	Committee	TBC	Fiona Croxon	TBC	Draft section 106 Agreement is being negotiated. However the applicant has no conditional contract as yet with the site owner
PF/22/1829	Agricultural Barns Church Lane Hindolveston Norfolk	Conversion of Barn 7 from agricultural barn to dwelling and associated external works	CP046 - Hindolveston	Darryl Watson	Delegated	TBC	Fiona Croxon	TBC	Undertakings are being drafted.

PF/22/1834	Agricultural Barns Church Lane Hindolveston Norfolk	Erection of single storey dwelling to replace agricultural building (Barn 6) with extant permission for conversion to a dwelling	CP046 - Hindolveston	Darryl Watson	Delegated	TBC	Fiona Croxon	TBC	Undertakings are being drafted.	
PF/21/2942	Beeston Hall Farm Cromer Road Beeston Regis Norfolk	Conversion of agricultural buildings to 5 residential dwellings, construction of 5 new build dwellings and renovation and remodel of existing Farmhouse	CP010 - Beeston Regis	Jo Medler	Delegated	TBC	Fiona Croxon	22786	Draft section 106 Agreement is agreed but we are awaiting a title update	
PF/23/1172	68 Cliff Road Sheringham Norfolk NR26 8BJ	Demolition of existing dwellinghouse and construction of a replacement dwellinghouse	CP085 - Sheringham	Darryl Watson	Committee	07/12/2023	Fiona Croxon	23295	S106 Unilateral Undertaking being signed by the applicant	
PF/23/2259	Land On Ostend Road Ostend Road Walcott Norfolk	Development of 23 dwellings with associated access, parking and landscaping	CP134 - Walcott	Bruno Fraga da costa	Committee	11/01/2024	Fiona Croxon	TBC	s106 Agreement being drafted	

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OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 08 FEBRUARY 2024

APPEALS SECTION

NEW APPEALS

CROMER – ENF/22/0026 - Appeal against Enforcement Notice Re Installation of a flue
Lily Mai's, New Street, Cromer, Norfolk, NR27 9HP
For Mr Hubbard, Lily Mai's
INFORMAL HEARING

HEMPSTEAD – PO/23/0695 - Erection of two detached single storey dwellings - outline with all
matters reserved
Land Rear Of, The Knoll, Hempstead, Norfolk
For Ms Trudi Seaman
WRITTEN REPRESENTATION

RUNTON – ENF/23/0027 - Appeal against enforcement notice against erection of boundary wall above
1 metre in height
Homewood, Mill Lane, East Runton, Cromer, Norfolk NR27 9PH
For Mr Calvin Pigott
WRITTEN REPRESENTATION

INQUIRIES AND HEARINGS – IN PROGRESS

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 – Date of Inquiry is 16 April 2024
Venue:- West Runton Scout HQ, Cromer Road, West Runton NR27 9NQ

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 - Date of Inquiry is 16 April 2024
Venue:- West Runton Scout HQ, Cromer Road, West Runton NR27 9NQ

WRITTEN REPRESENTATIONS APPEALS - IN HAND

ALBY WITH THWAITE – ENF/20/0066 - Appeal against Enforcement Notice Re: Erection of a building
for residential use, garage and landscaping to create a garden
Field View, Alby Hill, Alby, Norwich NR11 7PJ
For Mr Karl Barrett
WRITTEN REPRESENTATION

BACONSTHORPE – PF/22/2224 - Change of use of land to provide tourist accommodation consisting
of 3 x converted railway carriages, 3 x shepherds huts, 1 x air stream and 1 x timber cabin, parking
areas, bin store and solar panels
Land South Of New Road, Baconsthorpe, Holt, Norfolk NR25 6LW
For Mrs Susan Andrews
WRITTEN REPRESENTATION

BACTON & EDINGTHORPE – RV/22/1661 - Removal of Condition 2 attached to planning permission
granted under application PF/95/0713 to allow for the occupation of the caravan holiday park on a
year round basis
Cable Gap Holiday Park, Coast Road, Bacton, Norwich, Norfolk NR12 0EW
For C Crickmore, Cable Gap Holiday Park
WRITTEN REPRESENTATION

BLAKENEY – PF/22/2797 - Demolition of existing single storey rear extension and first floor stair
access, and construction of a new first floor and single storey extension to form a habitable room on
part of the original building footprint. The application also includes for replacing existing windows with
energy efficient fittings and insertion of a window to the garage.
The Wells, 3 The Pastures, Blakeney, Holt, Norfolk NR25 7LY
For Jeremy and Gilly Cocks
Householder Appeal Service (HAS – Fast Track)

BODHAM – ENF/23/0169 - Appeal against Enforcement Notice against Change of Use of the land for
the stationing of a static caravan for residential purposes. Change of Use of land for stationing of motor
vehicles, vans, and body of Luton Van. Operational development consisting of the siting of a container.
Land North Of Hurricane Farm Bungalow, Church Road, Lower Bodham, Norfolk
For Mr David Gay
WRITTEN REPRESENTATION

CORPUSTY & SAXTHORPE - PF/22/2767 - Erection of roof over walled garden to provide domestic outbuilding (studio/gym) - part retrospective with amendments to reduce size and scale of building to allow for external courtyard area
1 Manor Farm Barns, Norwich Road, Corpusty, Norwich, Norfolk NR11 6QD
For Mr Walsh
Householder Appeal Service (HAS) (Fast track)

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

FAKENHAM – PF/22/2647 - Construction of 1 No. 2 Bedroom house
Land Off North West Of Garden Court, Norwich Road, Fakenham, Norwich
For Mr H C Moss
WRITTEN REPRESENTATION

HINDRINGHAM – PF/22/2657 - Demolition of existing dwelling and erection of two-storey detached dwelling
Banes Cottage, Blacksmiths Lane, Hindringham, Fakenham, Norfolk NR21 0QA
For Mr C Tucker
WRITTEN REPRESENTATION

HOLT – PA/22/2683 - Installation of a 15m lattice mast comprising 3 no antennas together with 4 no ground-based cabinets and ancillary development thereto for radio base station
Land At Riverside Farm, Riverside Road, Letheringsett, Norfolk
For Cornerstone & Telefonica UK Ltd
WRITTEN REPRESENTATION

LANGHAM – PF/21/2186 - Change of use of land to storage of caravans and boats, siting of 39 storage containers, siting of portable building for office use and erection of boundary fence
Land On Langham Road, Langham, Norfolk
For Mr Jonathan Cheetham
WRITTEN REPRESENTATION

ROUGHTON – CL/23/1650 - Lawful Development Certificate for use of land for siting of static caravan, and use of static caravan as a dwelling.
Static Caravan At Woodview, Thorpe Market Road, Roughton, Norwich, Norfolk NR11 8TB
For Mr Alexander Brackley
WRITTEN REPRESENTATION

SCULTHORPE – PF/22/2443 - Installation of dormer windows to north and south elevations, window to west elevation to facilitate conversion of loft to habitable space and construction of porch to side
63 Moor Lane, Sculthorpe, Fakenham, Norfolk NR21 9PX
For Ms E Maleed
Householder Appeal Service (HAS) (Fast track)

SHERINGHAM – PF/22/2843 - Extension to existing property to provide a self-contained parent-annexe, directly linked to the main dwelling, as well as construction of two new garage/stores
5 Meadow Way, Sheringham, Norfolk NR26 8NF
For Mr Steve McDermott
This was originally a Householder Fast Track but has been changed by PINS to WRITTEN REPRESENTATION so re-started

SLOLEY – PF/23/0929 - Retention of garage (retrospective) with external alterations
The Old Workshop, Sloley Road, Sloley, Norwich, Norfolk NR12 8HA
For Mr & Mrs Harper-Gray
Householder Appeal Service (HAS) (Fast track)

SOUTHREPPS – ENF/22/0281 - Stationing of caravan and associated works including installation of septic tank and engineering works.
Land Rear Pit Street, Southrepps, Norwich, Norfolk NR11 8UX
For Charlotte Daniels
WRITTEN REPRESENTATION

STIFFKEY – RV/22/1002 - Variation of Condition 1 (approved plans) for Planning Permission RV/21/2924 to allow larger windows on first floor of south east elevation; addition of solar thermal collectors and solar photovoltaic panels on roof; addition of rooftop terrace; installation of Power Wall with electric vehicle charging points; installation of air source heat pump; installation of exterior lighting
Red Lion, 44 Wells Road, Stiffkey, Wells-next-the-sea, Norfolk NR23 1AJ
For Mr Chris Cooke
WRITTEN REPRESENTATION

WELLS-NEXT-THE-SEA – RV/22/2149 - Variation of Condition 2 (approved plans) and Condition 4 (colour finish to external cladding) of planning permission PF/16/1040 to allow for amended cladding design on front elevation (Demolition of existing single storey store/workshop building & erection of two storey ancillary building for 28 Blackhorse Yard to provide for a cycle store, workshop, home office and laundry room).

Merchants Barn, 28 Blackhorse Yard, Wells-next-the-sea, Norfolk NR23 1BN

For Mrs Avril Lill

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

WELLS-NEXT-THE-SEA – ENF/23/0124 - Material change of use of the land for the siting of a pizza van

Land West Of 3, The Quay, Wells-next-the-sea, Norfolk

For Mr Roger Lightfoot

WRITTEN REPRESENTATION

APPEAL DECISIONS - RESULTS AND SUMMARIES

SHERINGHAM – PF/22/1377 - Creation of additional second floor to form two one bedroom flats, internal alterations to allow for new staircase access to second floor, change of use of ground floor from A3 to mixed A3 and A5.

44C/44D Station Road, Sheringham, Norfolk NR26 8RG

For Mr & Mrs Moss

WRITTEN REPRESENTATION – **APPEAL DISMISSED**

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