

Development Committee



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TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Tuesday, 30 April 2024

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 9 May 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 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 - 20)

To approve as a correct record the Minutes of a meeting of the Committee held on Thursday 21st March 2024, and Thursday 4th April 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 21 - 26)

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. CATFIELD - PF/23/2004 - PART CHANGE OF USE OF EXISTING AGRICULTURAL MACHINERY WORKSHOP/STORE AND HAULAGE DEPOT TO INCORPORATE A CONTAINERISED SELF-STORAGE FACILITY (B8 STORAGE) (RETROSPECTIVE) AT LUDHAM ROAD, CATFIELD FOR MR S HILL. (Pages 27 - 38)

9. LAND AT DAM HILL PLANTATION - TPO/24/1036 - TO CONSIDER (Pages 39 - 42)

**WHETHER TO CONFIRM A TREE PRESERVATION ORDER (TPO)
TO PROTECT AN AREA OF WOODLAND NNDC TPO (EDGEFIELD)
2023 NO.23 SHOULD BE CONFIRMED.**

10. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE (Pages 43 - 46)

11. APPEALS SECTION (Pages 47 - 52)

- (a) New Appeals
- (b) Inquiries and Hearings – Progress
- (c) Written Representations Appeals – In Hand
- (d) Appeal Decisions
- (e) Court Cases – Progress and Results

12. EXCLUSION OF PRESS AND PUBLIC

To pass the following resolution, if necessary:-

“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A (as amended) to the Act.”

PRIVATE BUSINESS

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DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 21 March 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 L Paterson

Officers in Attendance:

Assistant Director - Planning (ADP)
Development Manager (DM)
Principal Lawyer (PL)
Development Management Team Leader (DMTL)
Senior Planning Officer (SPO-RA)
Senior Planning Officer - Arboriculture (SPO-A)
Democratic Services & Governance Officer – Regulatory

141 TO RECEIVE APOLOGIES FOR ABSENCE

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

142 SUBSTITUTES

Cllr L Paterson was present as a substitute for Cllr L Vickers.

143 ITEMS OF URGENT BUSINESS

None.

144 DECLARATIONS OF INTEREST

- a. Cllr J Toye declared a non-pecuniary interest for Planning Application PF/22/2650, he confirmed he would make a representation as the Local Ward Member, but as he considered himself pre-determined, he would not participate in any further discussion and would abstain from voting.
- b. Cllr A Fitch-Tillett stated she had a non-pecuniary interest for Planning Application PF/22/2650. She was a Board Member for the Association of Drainage Authorities and the site fell within the scope of the Norfolk Rivers Internal Drainage Board.
- c. The Chairman noted that Members had been receipt of lobbying letters for planning application PF/23/0113.

145 ERPINGHAM - PF/22/2650 - INSTALLATION OF 30M SLIM-LINE LATTICE

TOWER SUPPORTING 3NO ANTENNAS AND 2NO 0.6 METRE DIAMETER TRANSMISSION DISHES, 3NO EQUIPMENT CABINETS, 1NO METER CABINET AND ANCILLARY DEVELOPMENT THERETO LOCATED WITHIN A COMPOUND AT LAND NORTH OF MANOR FARM, THE STREET, ERPINGHAM, NORWICH, NR11 7QD FOR CORNERSTONE

Officers Report

The SPO-RA introduced the Officer's report and recommendation for refusal.

He outlined the site's location and local context, noting that the site was situated within the Mannington and Wolterton Conservation Area, around 80m south of the designated Thwaite Common, and directly opposite to the site was the Grade II listed building, Erpingham House (approximately 150m to the South).

The SPO-RA advised the site had been subject to a felling license granted by the Forestry Commission. The felling license had been partly enacted as of 15th February 2024, which had removed many of the trees to the west of the site. He confirmed that the license was for the clear cutting and total removal of the trees, which was contrary to the Applicants submission that the proposed Mast would be predominately screened by trees and therefore would not be significantly visible locally. Discussions had been held with the Agent prior to the enactment of the felling license for the trees to be protected via legal agreement, however this was no longer possible now the license had been enacted. The SPO-RA recognised there was a commitment to replant trees within the site to serve as replacement screening, but within the context of this application, such planting would take too long to mature to the required height to offer visual mitigative screening of the Mast, therefore this was not given significant weight by Officers.

Whilst not strictly required under the NPPF, Applicants for telecoms masts were encouraged to provide a range of alternate sites for consideration. The Case Officer advised that the Applicant had provided details for 8 sites for potential siting, however the Local Planning Authority (LPA), having attended the sites, determined that the majority were too close to housing and would have a greater impact on the amenity of the area and therefore were considered unsuitable. The Applicant disagreed with the suggestion to place the Mast on the Parish Church, St. Mary's, and considered the equipment required rendered the site location unviable via virtue of its size.

The SPO-RA provided photos of the site dated 2022 and 2024 (before and after the partial enactment of the felling license). He highlighted which other trees were scheduled to be removed.

Public Speakers

William Cutts – Alby with Thwaite Parish Council
Stephen Green – Erpingham Parish Council
Suzanne Bennett Keki – Objecting
Josh Fiteni (Clarke Telecom) – Supporting

Local Member

The Local Member – Cllr J Toyne – thanked all those who had contributed to the conversation, and to Officers for their report and presentation. He recognised the clear need to improve rural connectivity, whether it be for personal, business or

safety reasons, but considered central to consideration of the application was whether this was the right location of this type of development in planning terms.

He affirmed the Council's commitment to promoting and improving broadband and mobile connectivity, something he had pushed for in the creation of the NNDC Digital Champion. Further, as a member of the National Rural Special Interest Group, he demonstrated his commitment to seek the best for rural communities.

The Local Member stated, in determining the application, the Committee were obliged to consider the balance between the protection of the special areas against the need for modern communications.

Cllr J Toye challenged the suitability of the proposed site. He reflected that although the Church had been discounted by the Applicant, the diocese had stated that they were already supporting the siting of 5G Masts elsewhere and were happy to make adjustments as required. The Local Member recognised that the Mast was proposed for siting within a valley, and not on a hill. He noted that the average property height in the UK was 7-8m, making the proposed structure 4 houses high / 12 floors tall.

Speaking to the quality of the application, Cllr J Toye stated that the Applicant failed to comment or acknowledge the Grade II Erpingham House in their application and had demonstrated a lack of attention to detail by providing information for a site in Lincolnshire within their submission. The Local Member considered the coverage spots outlined theoretical and done as a Mathematical calculation rather than being rooted in testing. Further, he noted in the Applicant's own document, 'Radio Panning and Propagation' the Applicant acknowledged how topography affected performance.

With respect of Trees, Cllr J Toye confirmed that the trees the Applicant claimed would offer visual screening had been or were to be felled. The use of TPO's would not have been effective in this instance as many of the trees were removed due to rot. Replacement planting was expected to take 20 years before it could offer protective screening to the proposed 30m Mast. The Local Member stated that he had received communication from a relative of the landowner expressing a preference, should the application be approved, that it be conditioned that the Applicant be responsible for the maintenance of the trees and landscaping rather than the Landowner.

Cllr J Toye was critical that the proposed Mast would not deliver 5G and confirmed that the supporting documentation stated the Mast was for the delivery of 2G, 3G and 4G technology. To receive 5G coverage would involve the erection of many more Masts in the Countryside. Additionally, the Mast proposed would not provide coverage to all networks (with the exception of emergency calls) leaving EE and other customers with no network improvement.

The Local Member stated, should the Committee be minded to approve the Application, to consider if this risked setting a precedent for the proliferation of Masts in the countryside.

Cllr J Toye expressed his support for the Officer's recommendation and urged Telecoms companies to better engage with local communities.

Members Debate

- a. The Chairman invited the SPO-A to comment on relevance of the felling

license in the context of the application.

- b. The SPO-A stated the felling license pertained to the removal of the Poplar and Cricket Bat Willow Trees. These trees had been planted as a crop and were not intended for long term tree cover. Further, upon felling it had become apparent that there were pockets of rot affecting some of the trees. She acknowledged the importance of Thwaite Common and the Conservation Area with respect to the application.
- c. The SPO-RA presented images provided by the Applicant in response to the felling of the trees. The Applicant contented that the Mast would not be visually intrusive from the 12 provided vantage points. The photos were taken during winter months when tree cover was limited.
- d. Cllr G Mancini-Boyle asked if an alternate site was proposed for the siting of the Mast how this may affect coverage? He expressed his concern that the application may result in construction work affecting the designated Thwaite Common.
- e. Cllr L Paterson sought confirmation that expansion of the site would require the approval of additional planning permission, noting this had been raised as a concern by objectors. Cllr L Paterson recognised the public benefits improved telecommunication would offer, stating that rural workers were often left vulnerable due to lack of connectivity. He argued that a right to a view was not a planning consideration and argued that the Applicant will have selected the most suitable site for commercial reasons and would have discounted sites that would not offer a suitable level of coverage. Cllr L Paterson felt Masts were a necessary part of modern infrastructure and were something people would need to get used to.
- f. The DM advised he didn't have the relevant data for coverage at alternate sites and noted that topography would undoubtedly have an impact on mobile coverage. He recognised that the Applicant had considered various sites when submitting their application and acknowledged that a Mast of 25m could be located on the site under Permitted Development. The DM confirmed it was for the Committee in its determination to weigh the recognised public benefit (Improved Mobile Coverage) against the harm arising from the application to the landscape and heritage assets. In response to Cllr L Paterson, he confirmed that a right to a view was not protected in law and permitted development rights would need to be removed (in granting the application) to prevent further expansion of the site.
- g. Cllr L Paterson asked if permitted development rights could be removed, subject to approval of the application.
- h. The DM advised that it was rare that permitted development rights were removed for Masts and commented that the Applicant may seek to challenge the imposition of such a condition. The DM cautioned the removal of permitted development rights.
- i. Cllr M Hankins noted the BT connectivity 10-year programme, and the planned removal of the copper line systems. He asked how the application aligned with the planned digital switch over for 2025? He considered that digital switch over relied on good connectivity and would result in Masts being erected all over the country to meet demand. Cllr M Hankins

recognised that 'church to church' connectivity had been used elsewhere and asked if that had been examined.

- j. The DM stated he was not an expert with respect of digital switch over technology, though understood that the switch over would result in the secession from copper line signal to Broadband signal. Following the switch over, should a user have poor broadband connectivity, this may affect the quality of the user's phone lines. The DM advised that the digital switch over was a different system and related broadband connectivity and not mobile phone signal.
- k. The SPO-RA confirmed the Applicant had explored installing a Mast on the local Church but deemed the equipment needed was too large, rendering the scheme unviable.
- l. The Chairman reminded the Committee to consider the suitability of the application being debated on planning grounds, and not the broader digital roll out.
- m. Cllr P Neatherway supported the comments made by Cllr L Paterson with respect of the Mast addressing Health and Safety issues for rural workers. He thanked the Case Officer and the Local Member, Cllr J Toye for their clear and informative comments. Cllr P Neatherway supported, on balance, the Officer's recommendation and gave weight to the Mast only servicing certain users based on provider, which would inevitably lead to rival providers also needing to erect additional Masts in the area. Further, he was concerned the precedent this application may set. Cllr P Neatherway proposed acceptance of the Officer's recommendation for referral.
- n. Cllr P Fisher recognised the need for mobile connectivity but commented that this was undoubtedly the wrong development in the wrong place. Cllr P Fisher seconded the motion for refusal.
- o. Cllr A Brown thanked the Local Member for his succinct and well thought out summary. He reflected that there were 84 Conservation Areas across the District, given the need for increased mobile connectivity, it was likely to see more of this type of application in future. Cllr A Brown considered the applicant had failed to actively meet and engage with local residents regarding their application and had not fulfilled a duty to cooperate and to work alongside other telecoms companies with a view to share Infrastructure on alternate sites. He further commented that the impact of the development on the Grade II listed Erpingham House had not been given sufficient detail. Cllr A Brown noted the divide in community opinion for this finely balanced application but agreed that this was not the right development in the appropriate location.
- p. The ADP advised that there was undoubtedly public benefit to the proposal, and it was for the Committee to determine how much weight this public benefit should be afforded against harm arising from the proposal, specifically the detrimental visual impact. The ADP recognised that the site was in a sensitive location and in close proximity to listed buildings. He surmised that, in his opinion, the planning balance changed as a consequence of the felling license and commented that this application may have been considered more favourably had those trees remained.

- q. Cllr M Batey spoke in favour of refusal, the agreed that whilst there was a need for improved connectivity, this was not an appropriate location.
- r. Cllr A Fitch-Tillet reflected that historically telecom Masts had been disguised as fir trees and asked if that practice still remained and whether this could be applied to this proposal. She reflected on her personal circumstances that whilst she was located in reasonably close proximity to two Masts, her home did not receive mobile coverage and she was reliant on using broadband for her mobile phone.
- s. The ADP advised although not relevant to the application currently proposed (as it was not a feature of the scheme), around 20 years ago it was more common that designs be used to disguise telecoms Masts to integrate them to their surroundings. He remarked this was to some success, though often looked out of place, and thereafter the common practice was to make use of existing higher structures to add the equipment on to, mitigating the effect of the schemes.

RESOLVED by 10 votes for, 1 against and 2 abstentions.

That Planning Application PF/22/2650 be REFUSED in accordance with the Officer's recommendation.

146 HOVETON - PF/24/0113 - SINGLE STOREY REAR EXTENSION TO DWELLING; REPLACEMENT ROOF WITH HIGHER RIDGE LEVEL AND REAR DORMER TO PROVIDE FIRST FLOOR ACCOMMODATION; PORCH EXTENSION TO FRONT; EXTERNAL ALTERATIONS AT 83 GRANGE CLOSE, HOVETON, NORWICH FOR MR MARK HOARE

Officer's Report

The DMTL introduced the Officers report in the absence of the Case Officer. He outlined the site's location and relationship with neighbouring properties (predominately single storey dwellings), existing and proposed floor plans and elevations, and photos in and around the site.

The DMTL confirmed the key issues for consideration related to matters of design, visual impact, and residential amenity. With respect of design, whilst the proposed front porch was large it was not considered by Officers to have a detrimental impact on the street scene in the context of a housing estate, nor did Officers consider the roof would have a detrimental impact the visual appearance of the dwelling within the street scene subject to conditions. Overall, the scheme was considered to comply with the design requirements of policy EN4.

With respect of matters of amenity, the DMTL advised that Officers did not consider that the extension raised significant concerns given the driveway and separation neighbouring dwellings either side with no side facing windows. The raising of the roof did not raise concerns in respect of the loss of light on the property southeast, affecting only a secondary high-level window of a room that benefits from a large main front window, and a garage window to the property to the Northwest. Officers did not consider the proposed box dormer raised privacy concerns to properties directly to the rear, given the high degree of separation distance which well exceeded the recommended amenity criteria in the North Norfolk Design Guide. Further, it was noted that on many other properties a rear box dormer could be

achieved under permitted development, affording less weight to the matter of overlooking. In addition, the Council had recently been in receipt of an upheld appeals decision in Sculthorpe relating to the conversion of a roof space and the introduction of a first-floor balcony on a rear gable window with Juliet Balcony on a balcony in a neighbourhood setting with other bungalows. In that instance, the Inspector concluded that:

“It is not unusual to have bedroom windows at the first-floor level looking across the rear garden and having something of a view across neighbouring gardens. I do not see any material difference between private rear amenity areas at the back of two-story houses and such areas at the back of bungalows. In the former case there are windows with views across the rear of the houses normally from bedrooms as in this case. I appreciate that the occupiers of adjacent bungalows will have concerns about the perception of being overlooked but I cannot see that this justifies the refusal of permission.”

The DMTL argued for consistency and commented that the same principles (outlined above) applied generally to this application. It was further recommended that a condition could be imposed to prevent the use of the proposed flat roof extension for the purposes of a balcony or roof terrace.

On balance, the proposed development was considered to be policy compliant, with the alterations and extensions considered acceptable by Officers subject to appropriate conditions.

Public Speakers

None

Local Member

- a. The DMTL relayed a written statement prepared by Cllr N Dixon who was unable to attend the meeting. Cllr N Dixon considered there to be two key issues. First, when permitted development rights and the general permitted development order were drafted, it was never intended that they be automatically applied in all situations. He argued for the principle that each planning application be judged on its own merits and considered that the first-floor extension must be balanced against the level of harm caused to neighbours against the benefit to be enjoyed by the applicant. Second, when a mature area of housing has a long-established character defining its sense of place and life quality, is it reasonable and proportionate for one resident to make a major first floor alteration which would significantly and negatively alter the amenity and enjoyment of neighbours. Moreover, is it reasonable and proportionate to set a likely precedent which may give rise to additional harm to 15 other residents in future. Finally, when that alteration reduces the range of diversity of housing stock by removing amenities which other residents highly valued when they decide to buy, is that an acceptable basis for a reasonable planning decision. The Local Member requested the Committee refuse the application, particularly the first-floor element of the scheme.
- b. Fellow Local Member, Cllr G Mancini-Boyle, refrained from commenting on the proposal till he had heard from the Committee.

Committee Debate

- a. Cllr A Varley referenced the representation from Cllr N Dixon and enquired how permitted development rights applied to the application.
- b. The ADP advised permitted development rights were set out at length in statute, with houses offered an extensive degree of permitted development rights. The Local Planning Authority had two mechanisms to withdraw permitted development rights, and would need an active decision to do either, which it hadn't in this instance. He outlined how permitted development rights could be removed using each method.
- c. Cllr A Varley thanked the ADP for his explanation, he considered the main consideration at issue was design, which was subjective, and it was for the Committee to be objective. He considered the proposal to be policy compliant.
- d. Cllr P Fisher thanked Officers for their explanations. He was supportive of the conditions for obscure glazing and restriction for use of the flat roof being used as a balcony. Cllr P Fisher proposed acceptance of the Officers recommendation.
- e. Cllr A Varley seconded the motion.
- f. Cllr J Toye sought confirmation, if the application fell within permitted development, it would require prior approval, and asked what aspect of scheme fell outside permitted development.
- g. The DMTL advised the raising of the roof was at issue and required permission, as did the large porch.
- h. Cllr A Brown accepted the application may be daunting to neighbours and expressed it may have been helpful to have information on the increased size of the property in metres. He stated he was supportive of the Officer's recommendation subject to conditions outlined and the removal of permitted development rights moving forward.
- i. The ADP advised it would be difficult to remove every permitted development right carte blanche. Though it could be explored removal of permitted development rights for further extensions.
- j. The DM advised a further late representation was provided to NNDC and circulated to Members. The author raised concern that the potential overlooking may give rise to loss of financial value to neighbouring properties. The DM advised financial loss was not a material planning consideration which Members could consider in their decision making.
- k. Cllr G Mancini-Boyle expressed his support for the Officer's recommendation and considered the application would modernise the property and contrary to the late submission may actually increase property value, though accepted Cllr N Dixon's comments with respect to policy EN4, that buildings should be sympathetic in scale and mass to neighbouring structures. He relayed his disappointment that no submission had been made by the Parish Council on this application.
- l. Cllr L Paterson asked how the application sat with Nutrient Neutrality.

- m. The DM advised that the application was not for additional overnight accommodation and therefore did not need to comply with this aspect of the Habitat regulations.
- n. Cllr R Macdonald asked Officers to clarify the distance between the proposal and neighbouring properties.
- o. The DMTL confirmed the extension was 26m to the rear boundary, which was policy compliant.

RESOLVED by 13 votes for.

That Planning Application PF/24/0113 be APPROVED in accordance with the Officer's recommendation.

147 EXCLUSION OF PRESS AND PUBLIC

The meeting ended at 10.48 am.

Chairman

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DEVELOPMENT COMMITTEE

**Minutes of the meeting of the Development Committee held on Thursday, 4 April 2024
in the Council Chamber - Council Offices at 9.30 am**

Committee	Cllr P Heinrich (Chairman)	Cllr M Batey
Members Present:	Cllr A Brown Cllr A Fitch-Tillett Cllr V Holliday Cllr J Toye Cllr L Vickers	Cllr P Fisher Cllr M Hankins Cllr P Neatherway Cllr K Toye
Substitute	Cllr J Boyle	
Members Present:	Cllr L Withington Cllr L Paterson	
Officers in Attendance:	Assistant Director -Planning (ADP) Development Manager (DM) Principal Lawyer (PL) Senior Planning Officer – JB (SPO-JB) Senior Planning Officer – OL (SPO-OL) Democratic & Governance Officer – Regulatory	
Also in attendance:	Cllr K Bayes Cllr M Taylor	

148 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr R Macdonald, Cllr A Varley, and Cllr G Mancini-Boyle.

149 SUBSTITUTES

Cllr J Boyle, Cllr L Withington and Cllr L Paterson were present as substitutes.

150 MINUTES

The Minutes of the Development Committee meeting held Tuesday, 7th March 2024 were approved as a correct record.

151 ITEMS OF URGENT BUSINESS

None.

152 DECLARATIONS OF INTEREST

Cllr V Holliday advised she would abstain from Item 9, application PF/24/0101.

153 CATFIELD - PF/21/3414 - CONVERSION OF THE FORMER MILESTONES HOSPITAL TO A RESIDENTIAL DEVELOPMENT CONSISTING OF 21 DWELLING HOUSES AND INTERNAL RENOVATION WORKS THROUGHOUT - AT MILESTONES HOSPITAL, THE STREET, CATFIELD, GREAT YARMOUTH

NR29 5BE FOR LION PROPERTIES LTD

Officers Report

The SPO-JB re-introduced the Officer's Report following deferral of the application from the March meeting. This application had been deferred to allow for an additional consultation response from the Parish Council following lack of engagement from Officers. The Case Officer summarised the application and reiterated the key issues for consideration. He provided images of the wider area, site plan, existing and proposed elevations for Magnolia House, Hamilton House and Hamilton Mews as well as photos of the site.

Public Speakers

Tim Harris – Catfield Parish Council
Ben Edwards – Supporting (Agent for the Applicant)

Local Member(s)

- a. Cllr M Taylor – Local Member – expressed his dissatisfaction with the lack of communication with Local Residents from NNDC. He was shocked that the document circulated to Members from the agent via the Council, responding to the points raised by Catfield Parish Council, had not been uploaded to the Public Planning Portal and therefore was unavailable to Catfield Parish Council and its residents. The Local Member considered all relevant documents should be uploaded in a timely manner, and stressed this was particularly important ahead of a Development Committee meeting. Cllr M Taylor reflected that the prescribed 12-month advertising period for the site had not been adhered to, with the site only advertised for 3 months during a COVID lockdown, as such he was concerned that the health and social care need had not been properly examined or explored. Having reviewed relevant data, the Local Member confirmed he was acutely aware of the high need for mental health facilities in the district, and more specifically the Broadland corner of the district, noting that the Stalham area had some of the highest number of mental health service referral's comparable to other areas of the district. As such, the Local Member endorsed the retention of the Hospital to meet local need, ensuring mental health care provision for residents was available locally without the need to travel out of the County. Cllr M Taylor reflected that whilst there was a mental health facility in Mundesley, this facility did not meet the level of demand, resulting in 100's of residents being outsourced across the country on a monthly basis. The Local Member noted a recent news article of a hotel in Watton being converted to a mental health facility, such was the demand for mental health facilities.

Cllr M Taylor reflected on the loss of the vital health care facility, employment opportunities, density concerns and absence of affordable housing provision which contributed to a negative planning balance. As the youngest Councillor in the district, he stated he was all too aware of the demand for housing, however he too was keenly aware of the need to protect important community assets. He urged the Committee to refuse the application.

- b. Cllr K Bayes – Local Member – expressed his support for the views expressed by Catfield Parish Council and shared in their concern about the development. Further, he relayed his concern about the process, consistent use and interpretation of established policies in ensuring a fair, balanced

report was provided to Development Committee, which offered members confidence in decision making. He affirmed that he was not opposed to development of the site, nor did he take issue with the developer, but queried the departure from planning policy and procedure. The Local Member took three principal issues with the application. First, the marketing of the site was only for a 3 -month period and did not represent meaningful engagement as the 12-month policy intended, particularly as the 3-month period fell during a Covid lockdown. As confirmed by Dr Jenifer Harris, mental health services were in high demand with patients being sent out of the county to receive specialised support. Further, he noted the EDP article referenced by Cllr M Taylor. Second, Cllr K Bayes considered that the Officers report failed to properly consider and evaluate the economic impact the loss of the facility would have on the local economy. He argued that the 47 roles made redundant with the closure of the facility represented local jobs for local people and a way for young people to access a rewarding profession with development opportunities. Finally, on the matter of affordable housing, the Local Member recognised that the development would not address the desperate local housing need and commented that local people were being priced out of the housing market. Cllr K Bayes urged the Committee to analyse and challenge the applicant's contention that affordable housing would be unviable for this development, as he considered the absence of affordable housing may set a precedent for an opt out of developers offering affordable housing in future. He noted other Local Planning Authorities had refused applications on the grounds of affordable housing.

Cllr K Bayes challenged the Officer's report which he considered lacked balance and robust detail to allow the Committee to make an informed decision, further the lack of marketing did not provide clear evidence that the facility was not required.

Members Debate

- a. The Chairman asked Officers to clarify if the facility was privately owned and had nothing to do with the NHS?
- b. The SPO-JB confirmed the facility was privately owned.
- c. Cllr L Paterson confirmed he had queried the loss of jobs at the last meeting, and noted the numbers of redundancies was offered as fact by another Cllr by way of a news article. Whilst he recognised that an independent viability assessment had been conducted, he was dissatisfied with the lack of affordable housing provision. Cllr L Paterson recognised the dire need for affordable homes and referenced the recent Portfolio Holders report at Full Council. He was supportive of the Parish Council's concern regarding parking provision given the rural location, and echoed comments by the Local Members that the marketing period during Covid was especially insufficient. Cllr L Paterson sought confirmation that the development would represent 67% over housing density targets.
- d. The SPO-JB advised that the minimum target with the associated policy was 30 dwellings per hectare, this proposal would represent 50 dwellings per hectare.
- e. Cllr L Vickers asked if the 12-month marketing rule applied to private facilities as well as NHS facilities.

- f. The DM advised that the policy referenced, CT3, does not distinguish between private and public assets. The DM confirmed that it was for the Committee, as decision maker, to weigh such policy deficiency against all other elements of the scheme. Just because one aspect of the scheme was not policy compliant, did not render the whole scheme unacceptable in planning terms. Officers in their determination considered other material considerations tipped the balance in favour of approval.
- g. The Chairman questioned, if the facility was remarketed for the full 12 months, whether it was reasonably likely that the facility would be taken on by a new healthcare provider. He agreed that the 3-month marketing period did raise concerns but acknowledged that the 15 interested providers ultimately did not submit a tender.
- h. Cllr M Taylor asked to speak again. The Chairman advised he would first permit the Committee to speak and then invite to speak the Local Member to speak again.
- i. Cllr L Withington expressed concern about flooding risks and asked for clarity on this matter. Additionally, she considered attention to renewable energy to be poorly developed, which went against the Council's Climate Change ambitions.
- j. The SPO-JB confirmed the Lead Local Flood Authority and Anglian Water had considered the application, and relayed that Anglian Water made no objection. The proposal included the addition of new soakaways and drainage infrastructure across the site. The Case Officer recognised anecdotal descriptions of flooding issues in the area but reiterated that scheme was supported by Anglian Water.
- k. Cllr L Withington questioned the robustness of Anglian Water's advise on surface water drainage given issues experienced elsewhere in the district.
- l. Cllr J Toye thanked Officers for their report. He acknowledged comments made by Parish Council that the application was 'legally flawed' and sought advice from the Principal Lawyer on this matter.
- m. The PL offered her professional opinion and advised that she did not consider the application legally flawed, because although the scheme did not comply with all policies contained in the development plan, it was about considering about all of the development plan policies in the round. She noted that Officer's had referenced this in P.31 of their report. It was reasonable to take a holistic approach, balancing up which policies were complaint against those which were not. The PL confirmed she was satisfied the judgement offered by Officers was legally complaint.
- n. Cllr J Toye referenced the Officer's report with regards policy CT3 and asked if a viability test had been conducted for the business as identified in the policy.
- o. The SPO-JB advised that a viability test had not been received for the operation as a business.
- p. Cllr P Fisher sought confirmation when the business was last in operation.

- q. The SPO-JB advised the facility was closed in February 2021.
- r. Cllr L Withington acknowledged the facility had been closed for some time following receipt of CQC report deeming the Hospital as 'inadequate'. She asked if there were any concerns raised about upgrading the facility, noting that other similar businesses in alternate locations had closed due to complications with improving and bringing to standard old facilities.
- s. The SPO-JB reiterated that 15 parties had expressed an interest in the facility, however declined to submit a tender. He stated he was unable to answer Cllr L Withington's question about the CQC report.
- t. The DM advised that Officers in their assessment took into consideration that the Local Planning Authority were unable to demonstrate a 5-year Housing Land Supply, as such the tilted balance, detailed in the NPPF, was engaged in favour of sustainable development.
- u. Cllr M Hankins considered this was a finely balanced application and recognised both the need for housing and mental health provision. He asked if retention of the facility had been explored through grant funding or the NHS?
- v. The DM was unaware that the NHS had expressed interest in managing the facility. The site was marketed for 3-months, shorter than the prescribed period as established in policy. No tenders were received in this time.
- w. Cllr V Holliday noted that the CQC report did not outline structural concerns.
- x. Cllr J Toye proposed acceptance of the Officer's recommendation. Whilst he was disappointed by the loss of the facility, he recognised those jobs had already gone, and there was no guarantee if re-advertised that the facility would re-open under new management. On balance he was supportive of the Officer's recommendation.
- y. The motion was seconded by Cllr P Fisher.

RESOLVED by 7 votes for, 3 against, and 4 abstentions.

That Planning Application PF/21/3414 be APPROVED in accordance with the Officers recommendation.

The meeting was adjourned at 11.15am and reconvened at 11.23am

154 CLEY-NEXT-THE-SEA - PF/24/0101 - ERECTION OF DWELLING (REPLACEMENT) AT ARCADY, HOLT ROAD, CLEY-NEXT-THE-SEA FOR MRS G LONGWORTH

Officers' report

The SPO- OL introduced the Officer's report and recommendation for approval subject to conditions. She outlined the site's planning history and wider context of the site in policy terms. It was noted the swimming pool and pool house were to be retained following the earlier appeal decision. Images of the site were provided as were details of the proposed and existing floor plans and elevations. The Case

Officer confirmed those areas proposed to be retained and demolished and detailed the key issues for consideration as confirmed in the Officer's report.

The SPO-OL advised that Officers acknowledged the long planning history for the site and considered that material considerations weighed in favour of the proposal, and which would justify the granting of planning permission.

Public Speakers

Jane Platt – Objecting

Tim Schofield – Supporting (Agent for the Applicant)

Local Member

The Local Member – Cllr V Holliday – thanked the Case Officer for her excellent and comprehensive report. The Local Member reflected that there were various lenses through which to view the application, one important lens being public opinion. She reflected there was intense public interest in the application, unsurprising given its positioning in the landscape across from the historically significant Grade 1 listed Cley Church.

She reflected that the design of the scheme was considered by some to be pleasing and sympathetic with its surroundings and would remediate the existing dwelling, further the reuse of materials was thought to be highly sustainable.

The Local Member noted there were objections relating to the height of the East Block, the majority of this block being considerably higher than neighbouring Holly House. In addition, new concerns were raised with regards roof lights and roofing, and whether this proposal complied with the Planning Inspector's decision.

Cllr V Holliday affirmed that another lens by which to view the application was the Inspector's decision from 2023, which she contended was the most senior opinion for development on this site. The Inspector established the fundamental issues of the current development were mass, land levels, and height and scale relative to other buildings on the same side of the green. She argued that the Inspector sought a building which harmonised with its surroundings and landscape. The Local Member understood the Inspector did not wish to compare any new proposed dwelling with that existing, or that approved in 2014, and that the use of trees as a visual screen was inappropriate in this setting. Further, the Inspector considered partial retention of the site and re-use of materials to be a private, not a public benefit.

The Local Member noted comments submitted by the Conservation and Design, and Landscape Teams who considered the scheme an improvement, but concluded that residual harm remained. Cley Parish Council appreciated the changes to design, however the majority of parish Councillors felt that the massing of the East Block was dominant and overbearing.

Cllr V Holliday reflected that Officers acknowledged there would be some harm to heritage assets together with some harm to landscape character, but, on balance, would be outweighed by moderate public benefits. She stated that Members were well placed to understand the complexities of balancing the competing elements of this (and other) planning application.

Members Debate

- a. Cllr J Toye noted the history for the site and asked how this proposal compared to that which was approved at appeal with respect of scale and mass.
- b. The SPO-OL advised that the current design differed to that previously approved. The plans which were approved on appeal were later deemed to be incorrect, and the dwelling determined unlawful.
- c. The DM cautioned the Committee in drawing comparisons with earlier applications and confirmed that Committee needed to consider whether this application was acceptable and if it accorded with policy, and to consider and evaluate other material considerations. It was acknowledged that heritage and landscape harm would arise from the proposal, but ultimately when weighed against other aspects, Officers determined the scheme acceptable on balance.
- d. Cllr J Toye considered the earlier approval was helpful in understanding the acceptable limits with respect of height and mass for a single dwelling on the site.
- e. The DM agreed context was useful, but stated that there was not a direct comparative fallback as the existing dwelling would need to be demolished per the Planning Inspectors judgement. Officers could however offer details for those existing buildings on site and the heights of those proposed.
- f. The ADP supported guidance offered by the DM and advised that the critical issue for the Committee was whether the building as proposed was acceptable on the site, irrespective of the site's history. Whilst the history of the site was interesting, it should not be the overriding consideration. He noted this was a balanced proposal and reflected there were two key differences between the current proposal and that which was approved at appeal. First, a significant reduction in scale of the right-hand block as visible from the village green, which was considered to dominate views. Second, the introduction of a pitched roof. It was noted that in introducing a pitched roof to a flat roof building there were consequences in heightening the ridge and lowering of the eaves. The ADP reflected that pitch-roofs were more in keeping with other dwellings in the surrounding area.
- g. Cllr K Toye agreed with Officers it was important to consider the proposal with fresh eyes. She considered the proposal was an improvement and would better integrate with the landscape.
- h. Cllr L Withington noted concerns about the Eastern Block and asked about the height for this element.
- i. The SPO-OL advised the overall height of the Eastern Elevation was 7.5m. She stated that the ridge height had been increased compared to that built, as a consequence of the introduction of the pitched roof. Demonstratives were provided to better show such changes.
- j. Cllr L Vickers was supportive of comments made by Cllr J Toye and agreed that the planning history was instrumental in understanding what may or may not be acceptable for the site in planning terms.
- k. The Chairman endorsed Officer's advice that the application must be

considered on its own merits. He did not see the benefit in reviewing planning history for the site.

- l. Cllr P Fisher reflected that it was very difficult to forget the planning history for the site. H confirmed he was very familiar with the area and agreed that the relocation of the massing on the eastern elevation would be an improvement and would have a less dominating effect on the green. On balance, he considered this may well be the best which to be expected, and therefore proposed acceptance of the Officer's recommendation.
- m. Cllr L Paterson asked Officers for details of the ridge height, and comparison with Holly House.
- n. The SPO-OL showed a sectional for the proposed development inclusive of Holly House, she advised that whilst she did not have the height in metres, the drawing was to scale.
- o. Cllr J Toye seconded the motion.

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

That Planning Application PF/24/0101 be APPROVED in accordance with the Officers recommendation.

155 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

- a. The DM introduced the Development Management Performance report and advised that the Local Planning Authority continued to outperform national and NNDC's own targets, though noted the slight increase in the number of applications allowed at appeal. The Planning Service remained busy, and it was expected that the changes in biodiversity net gain would add additional pressures on the service in the short term.
- b. The ADP advised that, with the agreement of the Chairman, work would be undertaken to review appeal decisions and take learnings from the decisions, with a report published thereafter.
- c. Cllr L Paterson asked information could be provided, going forward, outlining the number of weeks it takes applications to be determined.
- d. The ADP advised the information reported to Committee was that which was reported to Government. Government were out to consultation regarding the suite of indicators used, as it was accepted that reporting could be improved. The Planning Service were developing a new suite of indicators to offer a more holistic impression of the service for 2024/2025. It was hoped that a draft version could be offered to Members in the coming months. The ADP welcomed input from Members on what criteria should be monitored and asked Members write to him should they have any ideas on the matter.
- e. The DM advised NNDC was 26th out of the 328 Local Planning Authorities with respect of Majors performance, this could not be improved as the authority was already performing at 100%. With respect of non-Majors, NNDC was 55th of the 328 Local Planning Authorities, and this figure was due to rise. He acknowledged that NNDC were performing well under the current system which allowed for extensions of time and reflected that the

national league table would be impacted as a result of government changes. The DM confirmed that compared to some other authorities NNDC made less use of extensions of time and referred to information published by the Government for the top 50 worst performers with respect of extensions of time. The DM cautioned that for most Major applications, NNDC did make use of extensions of time, such applications were often not determined in the prescribed 13 weeks, as these types of applications often imposed S106 obligations which took longer to be agreed. He considered that through government changes, there would likely be a rise in applications considered as submitted, rather than allowing time for applicants to work on and approve their schemes following consultation and negotiation with Officers which resulted in an improved scheme. This change would likely lead to a rise in the number of appeals.

- f. Cllr A Brown considered the overall picture for extensions of time in the district was skewed by Nutrient Neutrality, noting that NNDC were having to seek lengthy extensions of time for applications affected by this matter. He endorsed the suggestion from Cllr L Paterson regarding timeline information.
- g. The ADP reflected on how changes in extensions of time would impact decision making and referenced the Arcady application. As a single dwelling proposal, this application was prescribed to be determined (without extensions of time) in 8 weeks. Early in the processes, the ADP determined the application should be brought to Committee, given its planning history. With Development Committee set to meet every 4 weeks, the application would have to be determined, anywhere between weeks 5 and 8 in the timescale. Submissions from Officers and the Local Parish Council were received on time, with the applicant deciding to further work on the scheme in light of the feedback offered. The ADP considered this revised submission resulted in a better scheme than that which was first submitted.
- h. Cllr L Withington was supportive of the ADP's comments, and asked if information could be provided on those applications which did receive an extension in time, if the delay in determination resulted in an improved scheme. This information would be useful in rebutting criticism of use of extensions of time and provide a more informed impression of applications and the service more broadly.
- i. The PL advised, with respect of S106 applications, that the Walcott application was out for signature, and would likely be removed from the list for the next meeting. Land at Overstand Road, Cromer, had two points outstanding and should complete within the month.

156 APPEALS SECTION

- a. The DM introduced the appeals report and advised that the start date had been added to each appeal, as requested by Members. The DM invited questions from the Committee.
- b. Cllr P Fisher noted the enforcement notice for Wells, he recalled at an earlier meeting of the Committee that both of the appeals had been dismissed, and asked if this was an error? He asked, if the appeal had been dismissed, when the Pizza Van should be expected to be removed.

- c. The PL advised 2 enforcement notices had been issued, as they related to two different sites. Determination for the Quay was still awaited.

157 EXCLUSION OF PRESS AND PUBLIC

The meeting ended at 11.15 am.

Chairman

Registering interests

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

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

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

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

Non participation in case of disclosable pecuniary interest

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

Disclosure of Other Registerable Interests

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

Disclosure of Non-Registerable Interests

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

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

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

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

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

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

Table 1: Disclosable Pecuniary Interests

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

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

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

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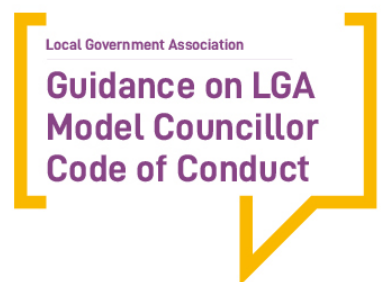
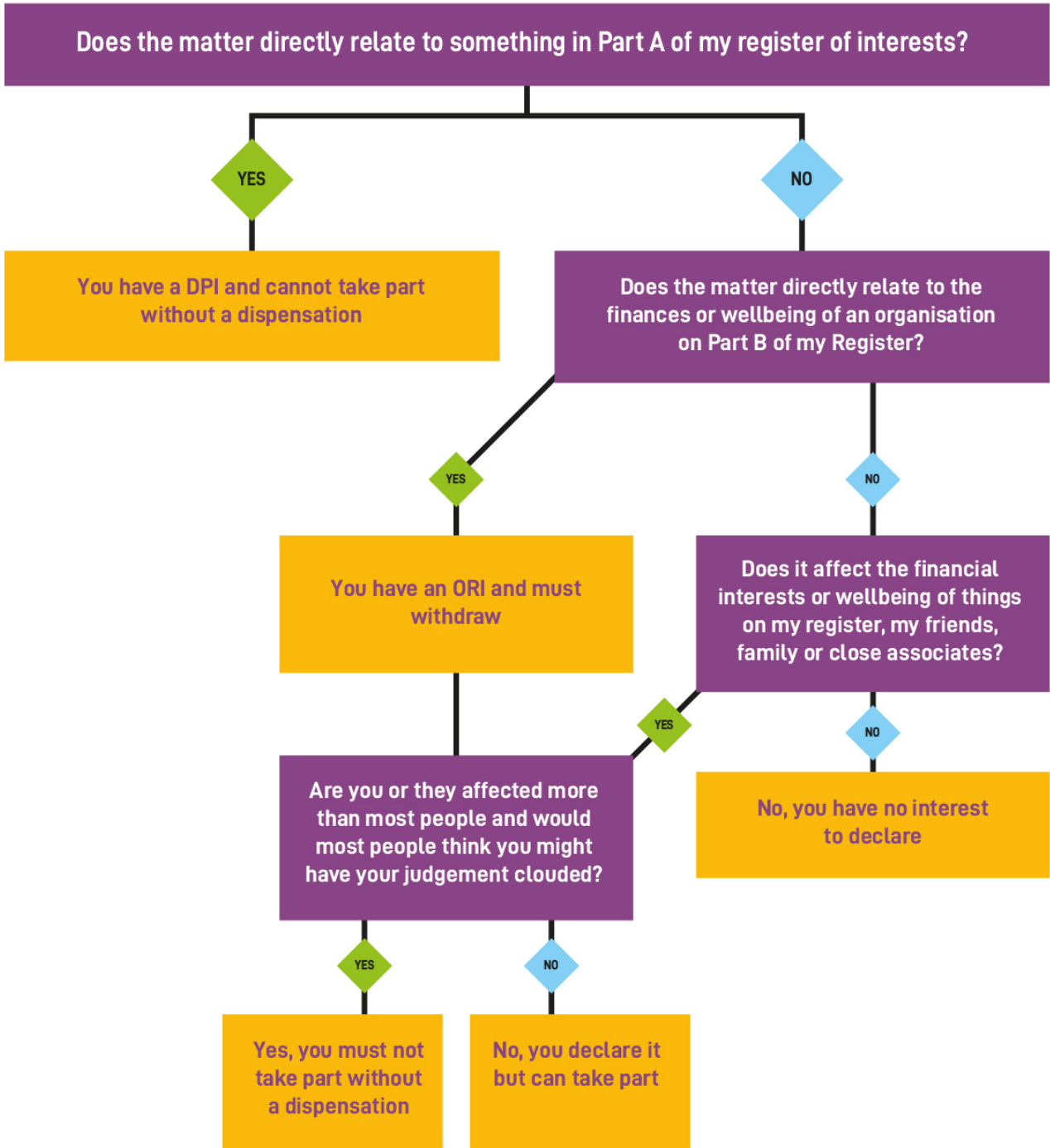
* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2: Other Registrable Interests

You have a personal interest in any business of your authority where it relates to or is likely to affect:

- a) any body of which you are in general control or management and to which you are nominated or appointed by your authority
- b) any body
 - (i) exercising functions of a public nature
 - (ii) any body directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)



CATFIELD – PF/23/2004 - Part change of use of existing agricultural machinery workshop/store and haulage depot to incorporate a containerised self-storage facility (B8 storage) (retrospective) at Ludham Road, Catfield for Mr S Hill.

Minor Development

Target Date: 22 Nov 2023

Extension of Time: 17 May 2024 (TBC)

Case Officer: Bruno Fraga da Costa

RELEVANT SITE CONSTRAINTS

- Within the Countryside as designated within the North Norfolk Core Strategy
- Within the Settled Farmland Landscape Character Area as designated within the North Norfolk Landscape Character Assessment
- Within Contaminated Land as designated within the North Norfolk Core Strategy
- Grade 1 Agricultural Land

RELEVANT PLANNING HISTORY

None

REASONS FOR REFERRAL TO COMMITTEE

The application is being reported to Committee as requested by Cllr Matthew Taylor and Cllr. Kevin Bayes due to concerns regarding proposed operating hours of the business.

CONSULTATIONS

Catfield Parish Council – Objects

North Norfolk District Council Landscape – Advice Provided

North Norfolk District Council Environmental Health – No objection subject to conditions

North Norfolk District Council Economic and Tourism Development Manager – No Comment

Norfolk County Council Highways Authority – No Objection subject to conditions

Anglian Water – has provided advice

REPRESENTATIONS

Public consultation of the application took place for a period of 21 days between 11 October 2023 and 01 November 2023. Three letters of objection have been received as summarised below:

- The egress from the unadopted road into Ludham Road has poor visibility
- The location of the containers along the eastern boundary in conjunction with the 24

hours of operation would give rise to amenity issues regarding the dwelling known as Stanton

- The application is contrary to Policy SS 2
- The 107 storage containers generate an unacceptable volume of traffic on a private access track which is unsuitable for this use
- A line of trees was taken down to accommodate the shipping containers resulting in damage to biodiversity
- Concerns over the effectiveness of the gates to restrict 24 hours use of the site
- Concerns over the size of the development and unsociable hours of operation and lack of security which impacts the amenity of Stanton
- The gaps between the containers would give rise to pest issues
- Concerns over the accuracy of the Vehicular Movement Report
- Concerns over the amount of traffic entering and existing the site and its impacts on the amenity of Stanton

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 2: Development in the Countryside

Policy SS 4: Environment

Policy SS 5: Economy

Policy EN 2: Protection and Enhancement of Landscape and Settlement Character

Policy EN 4: Design

Policy CT 5: The Transport Impact of New Development

Policy CT 6: Parking Provision

Material Considerations

Supplementary Planning Documents and Guidance

North Norfolk Design Guide (December 2008)
North Norfolk Landscape Character Assessment (January 2021)
North Norfolk Landscape Sensitivity Assessment (January 2021)

National Planning Policy Framework (December 2023)

Chapter 2: Achieving sustainable development
Chapter 4: Decision-making
Chapter 6: Building a strong, competitive economy
Chapter 9: Promoting sustainable transport
Chapter 11: Making effective use of land
Chapter 12: Achieving well-designed and beautiful places
Chapter 15: Conserving and enhancing the natural environment

OFFICER ASSESSMENT

MAIN ISSUES FOR CONSIDERATION

- 1. Principle**
- 2. Landscape**
- 3. Design**
- 4. Environmental Considerations**
- 5. Highways**
- 6. Conclusion and Recommendation**

1. Principle (Policies SS 1, SS 2 and SS 5)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the Development Plan for the area comprises the North Norfolk Core Strategy. At a national level, the National Planning Policy Framework (NPPF) constitutes guidance which the Local Planning Authority must have regard to. The NPPF does not change the statutory status of the development plan as the starting point for decision making but is a material consideration in any subsequent determination.

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. Policy SS 2 limits development in areas designated as Countryside to that which requires a rural location and complies with its list of uses. The proposed development (containerised self storage units) does not fall under the list of acceptable uses set out under Policy SS 2.

Policy SS 5 supports the rural economy and farm diversification, including extensions to existing businesses of an appropriate scale and re-use of existing buildings, including appropriate re-use of the operational land at redundant defence establishments.

Paragraph 89 of the National Planning Policy Framework (NPPF) states that: “planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”

The application site comprises of an Agricultural Machinery Workshop/Store and Haulage Depot (AMWSD) which had been acquired by AJ Shorten Ltd Road Haulage Contractors in 2014. The site forms part of a 3 hectare business/industrial area comprising of several businesses and a dwelling, and within the wider area are located residential properties, farmland, and agricultural buildings.

The applicant’s case in support of the proposal is based on their understanding that AJ Shorten Ltd Road Haulage Contractors had an Operator’s Licence for 20 haulage vehicles together with its agricultural contracting vehicle machinery. The operation had associated workshop and staff office, goods delivery lorries, vans and cars producing vehicle movements to support the business needs, all with unlimited 24 hour access through all year round.

The site lies approximately 3 miles south of Stalham which is a designated Secondary Settlement in which a more limited amount of additional development will be accommodated. The site and Stalham are not connected by a bus or cycle route. As a result, private car/van would be the main form of transportation.

The business operation requires the access and egress of vehicles to deliver and collect items from the shipping containers. As such, reliance on motor vehicle would be necessary in this instance. Whilst situated away from service and facility provision, and as such the site being located in an isolated location within the countryside, Policy SS 5 seeks to support the rural economy, which is amplified by paragraph 89 of the NPPF which make emphasis on planning policies and decisions recognising that to meet local business and community needs in rural areas, sites may have to be found beyond existing settlements and in locations that are not well served by public transport.

For the reasons given above, it is considered that on balance, whilst the proposal is considered a departure from Policies SS 1 and SS 2, there are existing haulage operations taking place on the site which would cease as a result of this proposal. The proposal is in general accordance with the requirements of Policy SS 5 of the Core Strategy and paragraph 89 NPPF which is a material consideration.

On that basis, subject to compliance with other relevant policies, it is considered that there are material considerations in favour which would, on balance, outweigh the “principle” conflict with the Development Plan in relation to Core Strategy Policies SS 1 and SS 2.

2. Landscape (Policies EN 2 and SS 4)

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 Settled Farmland Landscape Character Area as designated within the LCA. The Landscape Vision for this landscape type requires that new development should be successfully integrated within the landscape and retain dark night skies.

The Landscape Team requested that details of all the external lighting should be provided with this application to ensure that all lighting units are fit for purpose, downward directional, low lux and warm white to limit any excess light spill into the wider open rural landscape. Moreover, due to the existing gaps in the hedge within the site boundaries, the Landscape Team has requested that mitigation should be secured in the form of gapping up the hedgerow and planting two standard oak trees along the northern boundary of the site.

Officers consider that subject to securing the above mitigation measures through planning conditions, the proposed development would conserve the special qualities and local distinctiveness of the area. On that basis, it would comply with Policies EN 2 and SS 4.

3. Design (Policy EN 4)

Policy EN 4 requires that all development should be designed to a high-quality reinforcing local distinctiveness, be expected to be suitably designed for the context within which it is set and ensure that the scale and massing of buildings relate sympathetically to the surrounding area.

The scheme involves the partial use of the site as a self-storage facility comprising of the positioning of 107 shipping containers along the site. The shipping containers measure 2.44 metres in height and width and have a length of 6.1 metres and are built of standard maritime-grade Corten steel with cargo doors to enable storage of household good and furnishings together with business equipment and goods/materials.

Officers consider that, because the scheme is located in a consolidated business/industrial area comprising of buildings of similar materials to those proposed within the application site, subject to the containers being a dark green or other recessive colour, the visual impact of the development would be limited such that it is considered that the proposal would not give rise to significant design concerns. The proposal therefore complies with the design aims of Policy EN 4.

4. Environmental Considerations (Policies EN 4 and EN 13)

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. Policy EN 13 sets out the requirements for all development to minimise, and where possible reduce all emissions and other forms of pollution, including light and noise pollution. Proposals will only be permitted where, individually, or cumulatively there are no unacceptable impacts on the natural environment and general amenity, health, and safety of the public and air quality.

History of site and surroundings

The historic site use as an Agricultural Machinery Workshop/Store and Haulage Depot (AMWSD) was established directly after World War II by the Starking's family. The business was taken over in 1980 by AJ Shorten Ltd Road Haulage Contractors who initially leased the site before acquiring it in 2014.

AJ Shorten Ltd Road Haulage Contractors is understood to have had an Operator's Licence for 20 haulage vehicles together with its agricultural contracting vehicle machinery, with associated workshop and staff office, goods delivery lorries, vans and cars producing vehicular movements to support the business needs, all with unrestricted hours of operations and access through the site and Watering Piece Lane (WPL), a private access road owned by Anglian Water.

The site is surrounded to the north and south by agricultural land and to the west by 4 residential properties and Ludham Water Tower and to the east by 1 residential property known as Stanton and numerous businesses which form part of the industrial estate.

History of dwelling known as 'Stanton'

Stanton was originally granted planning permission (ref: HR/74/1191) on 17 January 1975 as an agricultural workers dwelling and was subject to an occupancy condition in that the dwelling shall be occupied by the owner or employee of the adjacent agricultural business. Planning permission PF/91/0449 was granted on 8 April 1991 to remove the condition as the adjacent business was substantially run down and it had become inappropriate and surplus to the requirements that the bungalow should continue to be occupied in connection with the business, thereby permitting the dwelling unrestricted occupancy. Later that year, planning permission PF/91/0636 was granted on 4 July 1991 to change the use of the dwelling to an office in association with the use of the site as a builders yard (which involved a new store and workshop). Subsequently, planning permission PF/91/0179 was granted on 19 December 1991 for the erection of a workshop, office and store.

A Norfolk County Council permission HX/99/0117 was granted on 29 March 1999 for the change of use of the site from former builder's yard to recycling yard and firewood production. A planning condition was secured that restricted the use of the site outside the hours of operation of 7am to 9pm Mondays to Saturdays and restricted operations all together on Sundays and public holidays in order to protect the amenities of the surrounding area.

Planning permission PF/00/0050 granted on 17 March 2000 allowed the change of use of office to dwelling associated with recycling yard. Due to personal circumstances the owner of Stanton sought to move to the site to ensure safety of operations and the exclusion of unwanted public presence on site, out of hours, which might otherwise lead to a potentially hazardous situation in terms of public safety. Planning permission was granted that restricted the occupation of the dwelling to a person employed in the recycling business premises within which the building is situated, together with any

resident dependants. The reasons for such conditions was that the site was situated outside an area in which the Local Planning Authority normally permits residential development and permission had been granted in this instance having regard to the particular circumstances relating to the building. Furthermore, it was considered that the dwelling was unsuitable in terms of residential amenities for occupation by persons not associated with the adjacent business activities.

Impact of the proposal on the dwelling known as Stanton

The proposed development lies adjacent to 'Stanton,' which is located east of the site. Stanton site boundaries comprise of a mixture of timber fence, hedge and corrugated steel. A row of 18 shipping containers measuring approximately 43 metres in length and 2.44 metres in height, increased to 2.60 metres due to those being set above concrete blocks replace an existing hedge boundary that has been cut down along the western boundary of Stanton.

Concerns have been raised by the owner of Stanton that due to the number, height, length and 7 metres separation distance of the row of 18 shipping containers from Stanton, the proposed development would give rise to significant overbearing effects to the detriment of the users of Stanton and their enjoyment of their private garden area.

Moreover, further concerns have been raised due to the volume of traffic entering and egressing the site along Watering Piece Lane and noise associated with the operations of the site, which would affect the amenity of Stanton.

Furthermore, concerns have also been raised in relation to the potential for rise in pest issues by virtue of the gaps between the containers.

Environmental Health Assessment of Impacts of the development on Stanton

In light of the above, a Vehicle Movement Survey (PCC Traffic Information Consultancy Ltd, 2 January 2024) and an Acoustic Assessment (Create Consulting Engineers Limited, 3 January 2024) has been subsequently submitted with the application.

The Environmental Health Team has raised no objection subject to conditions that restrict the hours of use, secure acoustic measures, drainage, artificial lighting and pest management measures. The strict adherence to the conditions is essential to safeguard nearby residential amenity and prevent both unacceptable levels of noise transference beyond the site boundary and waste into the environment.

The Vehicle Movement Survey (PCC Traffic Information Consultancy Ltd, 2 January 2024) results have demonstrated that between 3 to 9 December 2023 between 5am to 10pm only a maximum of 41 vehicle movements were registered. Between the period of 2005 to 2016 when AJ Shorten Ltd Road Haulage Contractors operated the site, a maximum of 99 vehicle movements were registered. As such, the activities generated by the proposal are less than 50% of that which took place in the former period. As a result, vehicle movements have reduced from 40/day to 27/day, Articulated Lorry Movements are now 4/day compared with 99 in the period of 2005 to 2016.

The results of the Acoustic Assessment (Create Consulting Engineers Limited, 3 January 2024) were carried out in the same period as the Vehicle Movement Survey. The conclusions of the report highlight that the primary source associated with the existing business is from road traffic accessing the site. A decrease in noise levels has been

found due to the decrease in road traffic associated with the development. It was further concluded that noise levels were not particularly high and as such would not adversely impact the area.

In light of the above, whilst the proposed development would result in less vehicle movements in comparison to those previously registered between 2005 and 2016, it is considered that due to the number, height, length and 7 metres separation distance of the row of 18 shipping containers from Stanton, the proposed development would give rise to some overbearing effects to the detriment of the users of Stanton and their enjoyment of their private garden area. Moreover, given that the position and orientation of the containers are not subject to any degree of control and may change over time, it is considered that the installation of a 1.8 metre boundary fence would be required to help “soften” the boundary between the site and neighbouring dwelling.

On balance, whilst some impacts will occur, subject to conditions to secure appropriate boundary treatment, and conditions to secure appropriate operation of the business, it is considered that the proposed development would comply with the aims of Core Strategy Policies EN 4 and EN 13.

5. Highways (Policies CT 5 and CT 6)

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.

Norfolk County Council Highways have confirmed that they would not wish to restrict the grant of consent due to the historic use of the site.

Policy CT 6 requires that adequate vehicle/cycle 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 car parking space for each 150sqm of storage and distribution facilities. In this instance, the proposed development would require a total of 11 car parking spaces. The proposal falls short of 5 car parking spaces. However, given the large scale of the site and ample areas of hardstanding, it is considered that additional cars can be parked within the site without resulting in adverse highway or amenity impacts.

In light of the above, it is considered the proposal, on balance, complies with Policies CT 5 and CT 6.

6. Conclusion and Recommendation

The principle of the proposed development is considered to be a departure from the Development Plan Policies SS 1 and SS 2 of the adopted North Norfolk Core Strategy in that it does not form part of the list of uses acceptable in the Countryside policy area under Policy SS 2. However, there are material considerations that justify a departure from the Development Plan as follows:

- There was an existing haulage business operating from the site

- The proposal would result in environmental benefits by reducing 50% of vehicle movements in comparison to those formerly operated by AJ Shorten Ltd Road Haulage Contractors;
- The scheme would provide economic and social benefits by supporting businesses, communities and private users with a self-storage facility within a rural area; and

Notwithstanding the above, the scheme is supported by Policy SS 5 which supports the rural economy and paragraph 89 of the National Planning Policy Framework which requires that proposals that meet local business needs and community needs in rural areas may have to be found in rural areas providing that the schemes are sensitive to its surroundings and would not have an unacceptable impact on local roads.

Given the rural location of the site along with the extensive number of shipping containers, details of external lighting along with landscape mitigation in the form of gapping up of the hedgerow and planting of two standard oak trees along the northern boundary of the site would have to be secured through planning conditions.

The concerns raised by the owner of the residential development known as “Stanton” regarding the volume of traffic and noise generated by the proposal along with the overbearing impacts of the shipping containers along its western boundary have been noted. The Vehicle Movement Survey (PCC Traffic Information Consultancy Ltd, 2 January 2024) provided with the application stated that car movements have reduced from 40/day to 27/day, Articulated Lorry Movements are now 4/day compared with 99 in the period of 2005 to 2016, demonstrated significant reductions in the number of vehicles entering the site.

Equally, an Acoustic Assessment (Create Consulting Engineers Limited, 3 January 2024) has concluded that the primary source of noise associated with the existing business is from road traffic accessing the site. A decrease in noise levels has been found due to the decrease in road traffic associated with the development. It was further concluded that noise levels were not particularly high and as such would not adversely impact the area.

Regarding the number and location of the shipping containers, it is considered that given there is no restrictions in terms of their position or orientation and these may change over time, they installation of a 1.8 metre boundary fence would be required to soften the boundary between the site and the external amenity area of Stanton.

In respect of hours of operation, whilst these are set out below at suggested condition 7, the applicant has indicated that they are willing to negotiate in respect of hours of operation on a Sunday in order to address any concerns raised by ward Cllrs.

In light of the above and given that the proposal would not give rise to significant concerns regarding landscaping, design, environmental health and highway matters, on balance, Officers consider that the proposal is acceptable subject to the conditions set out below.

RECOMMENDATION:

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

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

1. 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):

- Drawing no. 01A, As Existing Site Plan, dated 14 September 2023

Reason:

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 2 and EN 4 of the adopted North Norfolk Core Strategy.

2. The two rows of containers west of the site shall be used for householder storage only and shall not be used under Class B8 (storage and distribution).

Reason:

In the interests of residential amenity in accordance with Policy EN 13 of the adopted North Norfolk Core Strategy.

3. A 1.8 metre high close-boarded timber fence which conforms to British Standards 1722-5:2006 and specification for close-boarded fences and wooden palisade fences (+A1:2018) shall be erected along the eastern boundary of the site. The close-board timber fence to be erected must have no gaps or holes within the fence panels, including between the ground and the barrier. The fence shall be installed and maintained thereafter in full accordance with the approved details.

Reason:

To control the noise emitted from the site in the interests of residential amenity in accordance with Policy EN 13 of the adopted North Norfolk Core Strategy.

4. The proposed on-site car parking shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.

Reason:

To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

5. The existing hedgerow along the northern boundary of the site shall be retained, gapped up with native hedge species and two standard size oak trees shall be planted no less than 10 metres apart (complete with stake and guard) within the next planting season following completion of the development.

Reason:

To protect and enhance the neighbouring residential and visual amenity of the area, in accordance with the requirements of Policies EN 2 and EN 4 of the adopted North Norfolk Core Strategy.

6. For a period of not less than ten years from the date of this permission, should the hedge or the oak trees die or, in the opinion of the Local Planning Authority, become

seriously damaged or defective, a replacement hedge and oak trees, or other agreed means of enclosure shall be planted/installed in accordance with details and timescales which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To protect and enhance the neighbouring residential and visual amenity of the area, in accordance with the requirements of Policies EN 2 and EN 4 of the adopted North Norfolk Core Strategy.

7. There shall be no use of the development hereby permitted outside the following hours:

- 07:00 to 21:00 hours Monday to Saturday,
- 10:00 to 17:00 hours on Sundays

nor at any time on Bank or Public Holidays

Reason:

In the interests of residential amenity in accordance with Policy EN 13 of the adopted North Norfolk Core Strategy

8. Within 3 months of the date of this decision, details of a French drain to run along the eastern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. These details to be approved shall include a timeframe for completion of the drainage works. The development shall thereafter be carried out in full accordance with the approved details and retained for the lifetime of the development.

Reason:

To avoid an excessive amount of surface water discharge into surrounding areas in accordance with Policy EN 13 of the adopted North Norfolk Core Strategy.

9. Within 3 months of the date of this decision, a pest control plan shall be submitted to and approved in writing by the Local Planning Authority. These details to be approved shall include details of how rodents are to be managed for the lifetime of the development. Thereafter, the pest control plan shall be carried out in full accordance with the approved details.

Reason:

In order to avoid an increased risk from amenity loss and pest problems arising from rodents (rats and mice) in accordance with Policies EN 13 of the adopted North Norfolk Core Strategy.

10. Within 3 months of the date of this decision, details shall be submitted to and agreed in writing by the Local Planning Authority in respect of all external lighting for the site, including any security or other intermittent lighting. Such details shall include specifications for the lighting proposed, its location and position within the site, height and levels of illumination proposed. The details shall also specify that any external lighting includes cowling, or other similar device, to ensure that the lighting only illuminates the site directly. The development shall be carried out in accordance with the details as agreed and retained as such thereafter.

Reason:

To ensure that the development minimises light pollution in accordance with Policy EN 13 of the adopted North Norfolk Core Strategy.

11. There shall be no storage of materials or waste outside the containers at any time, except where waste derived from the business itself is contained in appropriate waste receptacles for collection by a licenced waste contractor.

Reason:

In the interests of amenity in accordance with Policy EN 13 of the adopted North Norfolk Core Strategy.

12. There shall be no storage of perishable items or temperature controlled items inside the containers at any time.

Reason:

In the interests of amenity in accordance with Policy EN 13 of the adopted North Norfolk Core Strategy.

13. The development hereby permitted shall only allow up to 107 containers on site at any one time for B8 (storage) purposes. Each container shall be single level measuring approximately 2.44 metres in height by 6.1 metres in length and 2.44 metres in width. Each container shall be dark green in colour or similar recessive colour. No containers shall be stacked more than one container in height anywhere on site.

Reason:

In the interests of visual amenity and landscaping impacts in accordance with Policies EN 2 and EN 13 of the adopted North Norfolk Core Strategy and to accord with the expressed intentions of the applicant as set out in the Planning Statement (Revision 1.1) prepared by Graham Tuddenham United Business + Leisure (Properties) Ltd, dated September 2023.

NOTES TO APPLICANT

1. It should be noted that it is the applicants/developers/owners responsibility to ensure adequate drainage of the site so as not to adversely affect surrounding land, property or highway.
2. The applicant/developer is advised that the lighting details referred to in condition number 10 should comply with the Institution of Lighting Professionals Guidance Note Guidance Note 1 for the reduction of obtrusive light. <https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/>
3. 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 paragraph 38 of the National Planning Policy Framework.

Land At Dam Hill Plantation – TPO/24/1036 – To consider whether to confirm a Tree Preservation Order (TPO) to protect an area of woodland NNDC TPO (EDGEFIELD) 2023 No.23 should be confirmed.

Tree Preservation Order

Date Order was served: 12 December 2023

Confirm by date: 12 June 2024

Case Officer: Imogen Mole

RELEVANT SITE CONSTRAINTS

Situated in the Countryside

Partially within River Valleys and Tributary Farmland Landscape Character Area

Located in the Glaven Vally Conservation Area

Site is situated between Edgefield Heath Quarry Geodiversity Site to south and Edgefield Heath County Wildlife site and Holt Lowes SSSI to the north.

Site is within SSSI Impact Risk Zones (when assessing planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England))

RELEVANT PLANNING HISTORY

IS2/21/2989: Siting of 5 shepherds huts and construction of 2 tree houses for use as holiday accommodation; reception/staff pod, bicycle storage, recycling/waste, parking/turning area with associated access tracks, footpaths and landscaping: Advice given. On information submitted the proposal could not be supported, proposal would harm the character of the area, is contrary to development policies and Highways raised concerns about the safe access onto the highway.

NP/23/1067: Prior notification of proposed erection of building for agricultural or forestry use as a store, workspace and welfare room: Further information required because of the potential impact to trees.

NP/23/2017: Prior notification of proposed erection of building for agricultural or forestry use as a store, workspace and welfare room: Remains a lack of information submitted.

NP2/23/2374: Submission of further details required in respect of prior notification of proposed erection of building for agricultural or forestry use as a store, workspace and welfare room (following decision for NP/23/2017): Refused, the proposed unit within a wooded location would have an unacceptable harmful impact on nearby trees which has not been properly considered.

FELLING LICENCE HISTORY

Two separate felling licences are associated with the site. As the site is within a Conservation area and now associated with a Tree Preservation Order the Council is consulted on the license details.

License 017/609/2023 – Primarily to thin dense conifer plantation to the west of the site

License 017/128/2024 – Thinning work to remaining area of woodland to reduce sycamore trees and other broadleaf species.

RELEVANT ENFORCEMENT ACTION

March 2023 - Reports of unauthorised works to protected trees and new camping activity.

BACKGROUND

The site is situated south of Holt, close to Holt Country park, the site was former gravel works until after World War II. A small stream runs through from Valley Farmstead to the south with an outfall into the River Glaven to the north.

Complaints were received detailing unauthorised development including connecting water supplies and new camping activities were happening in Spring 2023. Enforcement officers visited the site, assessed work and enforcement action has been taken. An appeal against this action is currently in progress.

Following a series of planning applications as detailed above, Officers visited the site on 8/12/23 to check the arboricultural information submitted and the siting of the proposals relating to NP2/23/2374. Officers witnessed damage to roots of several trees including one ancient pollard oak tree along the route of a newly constructed road that extends from the access of the site towards the lakes.

The excavation work is located within the root protection area of several younger woodland trees and also one ancient tree, the damage occurring within 1m of the stem of the ancient tree and is approximately 1.5m deep.

The work represents significant damage to the ancient tree, the injury causes physiological stress and can make the tree's roots susceptible to a range of organisms that can kill and/or introduce decay to the woody tissue.

Ancient trees are considered irreplaceable habitat by Natural England and Forestry Commission in their 'standing advice' for ancient woodland, ancient trees and veteran trees within the National Planning Policy Framework.

The work carried out to construct the road, to make the access level, has directly and significantly damaged the tree by severing roots. Approximately 40% of the functional roots have been cut on the eastern aspect of the root plate and engineering works have damaged the soils around the tree.

There are other ancient and veteran trees on site with ancient woodland indicator herbaceous plants present in the woodland to the east. The historic maps indicate that the area has been under canopy cover for a considerable amount of time.

At least two glamping huts were nearing completion at the time of the visit and other materials were present on site around the woodland. A large hole was dug to the west of the site uncovering water connections. The work indicates illustrates a lack of consideration with regard to tree protection when undertaking works and future damage is considered likely to occur elsewhere on site.

REPRESENTATIONS

1 letter received raising **objections** to the Order on the following summarised grounds:

Summary of Objections	Officer Response
<p>We employ qualified and experienced arboriculturists to help appropriately manage the woodland.</p> <p>We have granted and implemented felling license associated with the site.</p>	<p>The woodland management details submitted by Fraser Bradbury, Forests and Ecology Manager of Westacre Woodland Management Consultant is of good quality and appropriate management proposals have been put forward.</p>
<p>The site has been neglected for many years, our work will improve the biodiversity of the woodland</p>	<p>It is evident that the works undertaken in the conifer compartment to the west of the site under license 017/609/2023 has been beneficial to the structure and composition of this compartment of the woodland.</p>
<p>We have communicated with the council about our intentions for the site, the Order was served without prior communications.</p>	<p>Advice was communicated to the owners of the site in response IS2/21/2989 that there would be issues with bringing the site forward for commercial camping or glamping recreational use. This advice has not been followed.</p> <p>A pre-warning or communication of an impending Tree Preservation Order is not given to an owner of a tree because this can instigate pre-emptive tree removal.</p>
<p>The Order is counter productive and will prevent good woodland management.</p>	<p>The woodland category will not hinder beneficial woodland management. The felling licenses have been granted and these allow good woodland management though thinning works.</p> <p>We have encouraged the landowners through positive responses to the FC felling licenses and through contact with their woodland management advisors to bring the woodland into positive management.</p> <p>We encourage applications to manage the trees in ways that would benefit the woodland, for example by making a single application for regularly repeated operations.</p>
<p>There is no risk to the trees, the Order is not expedient</p>	<p>The damage observed to the tree roots evidences the risk to the trees.</p>
<p>The land and trees have no public amenity contribution</p>	<p>The site is visible from Holt Road, the purpose of the woodland Order is to safeguard the woodland as a whole.</p>
<p>There are large rotten, old trees that could pose a safety risk</p>	<p>The large rotten, old trees have not been recognised as Ancient trees, these trees are considered irreplaceable habitat by Natural England and Forestry Commission in their 'standing advice' for ancient woodland, ancient trees and veteran trees within the National Planning Policy Framework.</p>

<p>The woodland management plans demonstrate the land is under good arboricultural and silvicultural management</p>	<p>The owners have demonstrated the thinning works have benefited the woodland, however the ongoing development, camping and glamping activities risk ongoing damage to the woodland.</p>
<p>The Order can not be enforced - 2021 Swale Borough Council instigate prosecution proceedings in Maidstone Crown Court for contravention of a TPO.</p>	<p>The case referred to relates to tree felling, the approved felling license does not grant permission to damage retained, ancient trees that are not subject of the licensed work.</p>

HUMAN RIGHTS IMPLICATIONS

It is considered that the serving of the Order may raise issues relevant to Article 8: The right to respect for private and family life, and 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, it is anticipated that the confirmation of this Order would be proportionate, justified and in accordance with planning law.

EQUALITY AND DIVERSITY ISSUES

The application raises no significant equality and diversity issues.

MAIN ISSUES FOR CONSIDERATION

1. Whether or not the Order was served correctly in accordance with the relevant legislation and the Council's adopted policy.

Officers are satisfied that the proper procedures were followed when serving the Order.

2. Whether or not the Order has been served on trees of sufficient amenity value to warrant a Preservation Order.

Officers consider that the woodland at Dam Hill makes a significant and positive contribution to the quality of the local environment and its enjoyment by the wider public and that therefore the site has high amenity value.

RECOMMENDATION:





That the Order be confirmed with modification.

Officer: Imogen Mole – Senior Landscape Officer

DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – MAY 2023

1. INTRODUCTION:

- 1.1 This report briefly sets out performance in relation to the determination of planning applications in Development Management the period **March 2024**.
- 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 Mar 2024)</i>	Major 3 decisions issued. 100% within time period	60% (80% NNDC)	24 month average to 31 March 2024 is 100.00% 
	Non-Major 66 decisions issued <i>95% within time period (three out of time)</i>	70% (90% NNDC)	24 month average to 31 March 2024 is 95.00% 
(Quality) % of total number of decisions made that are then subsequently overturned at appeal	Major	10% (5% NNDC)	24 month average to 31 March 2024 is 1.79% (one case RV/22/1661) 
	Non-Major	10% (5% NNDC)	24 month average to 31 March 2024 is 0.57% 

Performance Measure	Actual Performance	Target	Comments
Validation <i>(Period March 2024)</i>	252 applications registered 208 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 seven S106 Obligations being progressed, two of which have been completed and can be removed from the list and one longstanding item that is to be temporarily closed whilst a nutrient neutrality solution is awaited.

3. RECOMMENDATIONS:

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

SCHEDULE OF S106 AGREEMENTS

UPDATE FOR DEVELOPMENT COMMITTEE:

09 May 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	25/01/2024	Fiona Croxon	21830	Draft s106 Agreement has been received and is nearly agreed.	
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 amendments) Amendments 21 March 2022)	CP030 - Fakenham	Russell Williams	TBC	TBC	Fiona Croxon	13791	File being temporarily closed because awaiting a Nutrient Neutrality solution	
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 agreed.	

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	CP022 - Cromer	Russell Williams	Committee	07/12/2023	Fiona Croxon	23183	COMPLETED	
PF/23/2259	Land On 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	COMPLETED	
PF/21/3414	Milestones Hospital The Street Catfield Great Yarmouth Norfolk NR29 5BE	Conversion of the former Milestones Hospital to a residential development consisting of 21 dwelling houses and internal renovation works throughout.	CP018 - Catfield	Joseph Barrow	Committee	04/04/2024	Fiona Croxon	23654	Draft S106 being prepared	
PO/23/1526	Land To South East Of 1A The Street Thursford Green Norfolk NR21 0AS	Outline application with details of access only (all other matters reserved) for the erection of a self-build dwelling (Class C3)	CP105 - Thursford	Geoff Lyon	Committee	07/12/2023	Fiona Croxon	23285	Draft S106 being negotiated	

OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 09 MAY 2024

APPEALS SECTION

NEW APPEALS

BLAKENEY - PF/23/1825 - Erection of single-storey holiday lodge
Hilltop Retreats, Langham Road, Blakeney, Holt, Norfolk, NR25 7PR
For Mr James Bunn
WRITTEN REPRESENTATION
Appeal Start Date: 10/04/2024

CROMER - PF/23/2053 - Reinstatement of first floor balcony with installation of glass balustrade
(resubmission of PF/22/2200)
The Bath House , Promenade, Cromer, Norfolk, NR27 9HE
For Mrs J Kinnaird
WRITTEN REPRESENTATION
Appeal Start Date: 03/04/2024

POTTER HEIGHAM - PF/22/1306 - Erection of two storey semi-detached dwelling to side of 14
Reynolds Lane
14 Reynolds Lane, Potter Heigham, Great Yarmouth, Norfolk, NR29 5LY
For Alison Vanner
WRITTEN REPRESENTATION
Appeal Start Date: 17/04/2024

SWANTON ABBOTT - EF/23/2459 - Lawful Development Certificate for proposed siting of modular
building within curtilage of dwelling for use as an annexe to the main dwelling
Ambleside, The Footpath, Aylsham Road, Swanton Abbott, Norwich, Norfolk, NR10 5DL
For Gibbons
WRITTEN REPRESENTATION
Appeal Start Date: 08/04/2024

INQUIRIES AND HEARINGS – IN PROGRESS

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 – No date as yet

Appeal Start Date: 17/01/2024

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

Appeal Start Date: 13/09/2022

INQUIRY – Date of Inquiry is 16 April 2024 – Awaiting Decision

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

Appeal Start Date: 13/09/2022

INQUIRY - Date of Inquiry is 16 April 2024 – Awaiting Decision

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

Appeal Start Date: 24/07/2023

ALBY WITH THWAITE - PO/23/0523 - Erection of 7 dwellings (2 pairs of semi detached properties
and a terrace of 3 (all 2 bedroom) properties) to be sold under the government first homes scheme &
Car park for Aldborough School and footpath (Outline application with all matters reserved apart
from access)

Land At , Alby Hill , Alby, Norfolk

For Mr. Matthew Hales

WRITTEN REPRESENTATION

Appeal Start Date: 22/03/2024

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
Appeal Start Date: 10/11/2023

CROMER - PF/23/0958 - Change of use of annexe from ancillary accommodation to allow use for holiday let
Annexe At, Great Gable, Metton Road, Cromer, Norfolk, NR27 9JH
For Mr Duane Wright
WRITTEN REPRESENTATION
Appeal Start Date: 19/03/2024

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
Appeal Start Date: 02/03/2023

EDGEFIELD – ENF/23/0092 - Unauthorised works to a protected trees and new camping activity.
Dam Hill Plantation, Holt Road, Edgefield, Norfolk
For Mr Nigel Marsh
WRITTEN REPRESENTATION
Appeal Start Date: 23/02/2024

GUNTHORPE – ENF/23/0214 - Erection of a dwelling, the material change of use of the land for residential purposes and the creation access drive.
Land On Holt Road, Bale, Norfolk
For Mr Josh Robinson
WRITTEN REPRESENTATION
Appeal Start Date: 19/02/2024

GREAT SNORING – PO/23/1216 - Erection of self build two storey detached dwelling (outline with all matters reserved)
Land West Of School Farm, Fakenham Road, Great Snoring, Norfolk
For Mr Tim Schofield
WRITTEN REPRESENTATION
Appeal Start Date: 06/02/2024

HAPPISBURGH – PF/23/0640 - Change of use of detached building ancillary to Wishing Well to single dwelling
Wishing Well, The Street, Happisburgh, Norwich. Norfolk NR12 0AB
For Mr David Pugh
WRITTEN REPRESENTATION
Appeal Start Date: 08/02/2024

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

Appeal Start Date: 11/01/2024

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

Appeal Start Date: 13/11/2023

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

Appeal Start Date: 18/12/2023

NORTHREPPS – PF/22/1708 - Siting of 2 glamping pods for holiday use and creation of permissive footpath

Shrublands Farm Camping Site, Craft Lane, Northrepps, Cromer, Norfolk NR27 0LL

For Northrepps Farming Company

WRITTEN REPRESENTATION

Appeal Start Date: 27/02/2024

POTTER HEIGHAM - PU/23/2311 - Application to determine if prior approval is required for the change of use and building operations reasonably necessary for the conversion of an agricultural building - Barn B to create 1 Larger and 2 Smaller Dwellinghouses

Glebe Farm, Marsh Road, Potter Heigham, Great Yarmouth, Norfolk, NR29 5LN

For Mr Robert Hall

WRITTEN REPRESENTATION

Appeal Start Date: 14/03/2024

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

Appeal Start Date: 10/11/2023

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

Appeal Start Date: 09/01/2024

SLOLEY – PF/23/1717 - Erection of garden room and fence (retrospective)
The Old Workshop, Sloley Road, Sloley, Norwich, Norfolk NR12 8HA
For Mr & Mrs Harper Gray
HOUSEHOLDER APPEAL SERVICE – FAST TRACK
Appeal Start Date: 20/02/2024

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
Appeal Start Date: 26/05/2023

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 Start Date: 31/08/2023

APPEAL DECISIONS - RESULTS AND SUMMARIES

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 - **APPEAL DISMISSED – 25.03.2024**
Appeal Start Date: 01/11/2023

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