

Development Committee



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TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Wednesday, 6 November 2024

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 14 November 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.

PUBLIC SPEAKING:

Members of the public who wish to speak on applications must register **by 9 am on the Tuesday before the meeting** by telephoning **Reception on 01263 513811** or by emailing reception@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. 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 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

PUBLIC BUSINESS

1. CHAIRMAN'S INTRODUCTIONS

2. TO RECEIVE APOLOGIES FOR ABSENCE

3. SUBSTITUTES

4. MINUTES

(Pages 1 - 12)

To approve as a correct record the Minutes of a meeting of the Committee held on Thursday 17th October 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 13 - 18)

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. HANWORTH - PF/24/1364- ERECTION OF TWO STOREY REAR EXTENSION, INFILL EXTENSION AND PORCH TO DWELLING; OTHER EXTERNAL ALTERATIONS INCLUDING TO SHAPE OF ROOF AND REPLACEMENT WINDOWS TO OWLETS, THE COMMON, HANWORTH.

(Pages 19 - 26)

9. WELLS-NEXT-THE-SEA - PF/24/1572 - ERECTION OF 47 DWELLINGS WITH ASSOCIATED LANDSCAPING, OPEN SPACE,

(Pages 27 - 54)

**DRAINAGE, VEHICULAR ACCESS AND PARKING PROVISION AT
LAND OFF MILL ROAD, WELLS-NEXT-THE-SEA, NORFOLK**

10. **SHERINGHAM - PF/24/1827- CHANGE OF USE OF GROUND FLOOR FORMER SHOP (CLASS E) TO HOT FOOD TAKEAWAY (NO SPECIFIED USE CLASS), INSTALLATION OF EXTRACTION AND VENTILATION EQUIPMENT; EXTERNAL ALTERATIONS TO 10 CHURCH STREET, SHERINGHAM.** (Pages 55 - 64)
11. **SHERINGHAM - ADV/24/1828- DISPLAY OF ONE EXTERNALLY ILLUMINATED FASCIA SIGN AND ONE INTERNALLY ILLUMINATED HANGING SIGN AT 10 CHURCH STREET, SHERINGHAM.** (Pages 65 - 70)
12. **WEST RAYNHAM - PF/24/0901 - FIRST FLOOR EXTENSION OVER EXISTING SINGLE STOREY EXTENSION TO FORM ADDITIONAL BEDROOM; EXTERNAL ALTERATIONS INCLUDING RELOCATION OF THE ENTRANCE DOOR, CHANGES TO EXTERNAL WALL AND LAYOUT OF SINGLE STOREY EXTENSION AND, REPLACEMENT OF EXISTING FIRST FLOOR WINDOW AND FRENCH WINDOW AT NORTH VIEW, 29 THE STREET, WEST RAYNHAM, FAKENHAM, NORFOLK, NR21 7EZ** (Pages 71 - 78)
13. **BACONSTHORPE - PF/24/1919 - ALTERATIONS AND EXTENSION OF EXISTING SINGLE STOREY OUTBUILDING TO FACILITATE USE AS ANNEXE ACCOMMODATION AT NEWT COTTAGE 65 CASTLE ROAD, BACONSTHORPE, HOLT.** (Pages 79 - 84)
14. **SUFFIELD PARK - PF/24/1924 - DEMOLITION OF DETACHED GARAGE; SINGLE STOREY FRONT & REAR EXTENSIONS; ALTERATIONS TO FENESTRATION AND EXTERNAL MATERIALS, NEW PV PANELS, FORMATION OF RETAINING WALLS TO IMPROVE ON-SITE PARKING, REPLACEMENT OF BOUNDARY FENCE WITH RENDERED WALL, RELOCATION OF REAR PEDESTRIAN ACCESS AND FORMATION OF TWO RAISED FLOWER BEDS AT 5 CLIFF DRIVE, CROMER** (Pages 85 - 90)
15. **DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 91 - 94)
16. **APPEALS SECTION** (Pages 95 - 100)
 - (a) New Appeals
 - (b) Inquiries and Hearings – Progress
 - (c) Written Representations Appeals – In Hand
 - (d) Appeal Decisions
 - (e) Court Cases – Progress and Results

17. 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

DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 17 October 2024 in the Council Chamber - Council Offices at 9.30 am

Committee Members Present:	Cllr P Heinrich (Chairman)	Cllr R Macdonald (Vice-Chairman)
	Cllr A Brown	Cllr P Fisher
	Cllr M Hankins	Cllr V Holliday
	Cllr P Neatherway	Cllr J Toye
	Cllr A Varley	
Substitute Members Present:	Cllr T Adams	
	Cllr C Ringer	
	Cllr L Paterson	
	Cllr K Bayes	
Officers in Attendance:	Development Manager (DM)	
	Principle Planning Officer (PPO)	
	Principle Lawyer (PL)	
	Planning Officer (PO)	
	Senior Landscape Officer – Arboriculture (SLO-A)	
	Democratic Services Officer	

66 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr K Toye, Cllr M Batey, Cllr L Vickers, Cllr G Mancini-Boyle, and Cllr A Fitch Tillett.

67 SUBSTITUTES

Cllr T Adams, Cllr C Ringer and Cllr L Paterson and Cllr K Bayes were present as substitutes.

68 MINUTES

The minutes of the Development Committee meeting held Thursday, 19th September were approved as a correct record.

69 ITEMS OF URGENT BUSINESS

None.

70 DECLARATIONS OF INTEREST

The Chairman, Cllr P Heinrich, confirmed he was the Local Ward Member for North Walsham East. He stated that his comments on the earlier scheme were a matter of public record and could be viewed in the minutes. The Chairman confirmed he was not pre-determined with respect to item 8, planning application PO/20/1251, and advised that he knew one of the supporting speakers for the North Walsham application, Peter Stibbons, with whom he had worked on an education project in the late 1990s.

Cllr P Fisher advised that, with respect to item 8, planning application PO/20/1251, he too knew Peter Stibbons.

Cllr T Adams declared a non-pecuniary interest in item 8. He confirmed he would abstain from voting on the application, having previously corresponded with the applicant, though commented that he would participate in the debate and raise questions.

71 NORTH WALSHAM PO/20/1251 - ERECTION OF UP TO 54 DWELLINGS (100% AFFORDABLE HOMES) WITH PUBLIC OPEN SPACE, NEW VEHICULAR ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE (OUTLINE APPLICATION WITH FULL DETAILS OF THE PROPOSED MEANS OF ACCESS ONLY. DETAILS OF LAYOUT, SCALE, APPEARANCE AND LANDSCAPING ARE RESERVED FOR FUTURE DETERMINATION)

The PPO introduced the outline application and recommendation for approval subject to conditions. The application had first been presented to Development Committee on 21st October 2021, and subsequently had seen significant revisions. Notably, the proposal was now for 100% affordable housing. Return of the application to Development Committee following the decision to defer had been significantly delayed due to considerations pertaining to Nutrient Neutrality. The PPO confirmed that North Walsham was outside of the discharge zone for the special area of conservation and therefore it was lawful to determine the application. The PPO addressed the reasons for deferral, details of which were provided in the Officers report.

The Case Officer outlined the site's location and relationship within its local setting, it was noted that a small triangle of land between Station Road and Norwich Road also formed part of the application by way of junction improvements, referred to as offsite highway improvements.

The PPO confirmed, as this was an outline application, the Committee were asked to consider matters of access only. Details of access were offered to the Committee by way of illustrative layout plans, and through photos taken in and around the site.

It was noted that a substantive area of scrub, and an existing mature row of trees between the application site and the railway line, would be retained as part of the proposal, which were linked to bio-diversity improvements achieved through the application.

The proposed access had been revised through the evolution of the application. The current proposal was for a 6m wide road through the site, with 1.8m wide footways either side of the road, and visibility splays formed either side of the road. The existing hedgerow would be removed to make way for the through road, however new hedgerow planting was proposed which officers considered would more than compensate for the hedgerow loss and would incorporate more appropriate planting though a diverse species mix, better suited to local biodiversity. It was noted that existing access on Station Road was narrow at around 5m wide, with the proposed point of access situated on the widest point of Station Road to ensure the safe manoeuvring of vehicles. The existing access-only restriction for Station Road would remain unchanged. The Case Officer advised the proposed visibility splays for Station Road onto Norwich Road and proposed relocation of the existing hedge were considered to positively improve visibility.

The PPO introduced the main issues for consideration.

First, with respect to the Principle of Development, the Case Officer stated that Members should give due consideration to the Council's lack of 5-year housing land supply per the 'Tilted Balance' as established in the NPPF. Further, there was an identified undersupply of affordable housing, which the proposal would positively address. It was recognised that the site was allocated within an existing education allocation under the current Local Plan (ED1). Officers considered the existing allocation but noted that under the NPPF paragraph 126b, that where new uses were proposed, and where there was no reasonable prospect of an application for the educational use, it was appropriate to consider those uses.

The site was also allocated as designated open land within the NNDC Core Strategy (CT1) and was in conflict with this policy. Officers considered within the illustrative plan that a significant amount of open space would be retained, there would be promotion of accessible areas available to the public, enhanced footpaths to Weavers' Way, inclusion of outdoor gym and play space, and inclusion of formal planting buffer, which positively contributed to the scheme. The PPO acknowledged that the existing area of open space was not currently accessible to the public and considered the public benefits the proposal would provide would outweigh harm arising.

The PPO confirmed Sport England maintained their objection to the scheme and acknowledged that the site had historically been used for sports activities, though it was unlikely to be used for sports use in the near future, as supported in accompanying letters. It was noted the Sport England objection was supported by paragraph 103 of the NPPF. Sport England proposed mitigation of £554,382 to be provided as a commuted sum to be spent on local projects, this calculation was based on Sport England's national standards calculator. The Applicant had advised they were unable to meet this requirement. Consequently, the PPO stated should planning permission be granted the application would need to be referred to the National Planning Casework Team. It was further noted that there was only one strategic project for playing field improvements in North Walsham, which was already supported by identified funding.

The PPO confirmed the need for affordable housing in North Walsham, with 1261 applicants on the housing waiting list with a connection to North Walsham. Additionally, the registered housing provider had earmarked the site as one for early delivery.

The Case Officer confirmed that the Highways Authority were satisfied with the scheme, and considered there was sufficient capacity in the road network to support the proposal. The site was well located, in close proximity to public transport, and it was considered the proposal would positively contribute to improved accessibility through local cycle ways and footpaths. The Highways Authority were supportive that this was a sustainable scheme would enable a modal shift away from vehicle use.

With respect to Climate Change considerations, The PPO advised that each dwelling would contain EV charging points, utilise air source heat pumps and modern methods of construction which would reduce the proposals carbon footprint in terms of the building process.

The PPO summarised the planning balance and the relevant positive and negative factors associated with the development, and mitigation proposed. Officers considered that the 54 proposed affordable homes would boost the local housing

supply and enable vitally important affordable homes to be delivered. Officers considered the benefits brought through the proposal would far outweigh the harm arising from the identified negative factors, and so recommended approval of the application. The PPO confirmed it was for the Committee to consider the planning balance and exercise their judgement in considering development policies as a whole.

Public Speakers

Bob Wright – North Walsham Town Council
Bernie Marfleet – Objecting
Peter Stibbons – Supporting

Local Member

Cllr M Gray – Local Member for North Walsham Market Cross – spoke on behalf of local members Cllr D Birch and Cllr L Shires. He reflected that North Walsham was in dire need of affordable housing and recognised that the proposal was a crucial step in addressing the housing shortfall and would offer local homes for local people. Regardless, Cllr M Gray had reservations about the proposal. He was disappointed that the scheme was proposed on one of the last remaining green spaces in the town and suggested that alternate locations could have been identified. He considered the development would exacerbate existing traffic issues and congestion and felt the mitigation proposed was not sufficient to address increased traffic movements. Local members recognised local services were already under significant pressure and questioned if infrastructure improvements would be able to keep pace with the growing population and remain accessible for new and existing residents. Cllr M Gray noted local residents had observed birds of prey, deer and bats in the area, and considered that an up-to-date ecological assessment was essential in preserving biodiversity.

Members Debate

- a. The Chairman asked the PPO for further details regarding Highways matters following receipt of recent advice.
- b. The PPO advised that Highways Officers were invited to attend Development Committee but were unable to do so at short notice. A series of questions were put to the Highways Authority and the following answers provided:
 - Could access to the development be shared with the existing access at the Sports Centre? - I haven't considered whether access could be shared with the Sports Centre, as I have only considered what has been proposed by the applicant. Station Road is a residential area subject to a 30mph speed limit, so there are no grounds as a matter of principle for objecting to a new access / junction. The proposed junction has the required geometry to serve this scale of development, so I would have no grounds for raising a highway related objection to it.
 - Right turn only restriction for exiting traffic? - Requiring traffic to exit the development to the west only would not be enforceable and is not necessary. All other development accessed from Station Road is able to access / egress

in either direction, so I can see no reason why we would restrict egress from the proposed development. Station Road is wide enough for two-way traffic, has a continuous footway and the development will be required to make improvements to the Station Road / Norwich Road junction. The off-site junction improvement will benefit all users of Station Road, but could not be justified if the left turn out of the development was banned. The County Council would NOT support the promotion of a Traffic Regulation Order to ban the left turn from the development access.

- Record of enforcement / abuse of access only restrictions on Station Road? - I have no information regarding whether there is any abuse of the Access Only restriction on Station Road. The application was assessed on its own merits and the enforcement / potential abuse of the Access Only restriction was not a material consideration of the submitted planning application.
- c. The Chairman confirmed, following a meeting with the Highways Authority, that when work was undertaken on the Norwich Road A149 junction, there would be revised pedestrian crossing light controls.
- d. Cllr W Fredericks – Deputy Leader and Portfolio Holder for Housing & People Services – spoke strongly in support of the proposal and advocated for the Homeless of North Norfolk. She considered the site an ideal location for affordable housing, being located within close walking distance of amenities including transport links. Cllr W Fredericks reminded the Committee of the 54 families in North Norfolk in temporary accommodation, and of the demonstrable need for local homes for local people in North Walsham.
- e. Cllr P Neatherway noted that if the application were approved by Committee, it would be referred to the Secretary of State provided Sport England maintain their objection. He asked what the potential ramifications may be?
- f. The PL confirmed if Sport England maintained their objection, that it would be for the Secretary of State to determine the application, typically this would involve a public inquiry before a Planning Inspector to hear the detailed arguments.
- g. Cllr M Hankins recognised the desperate need for affordable homes in the district and considered that, on balance, the proposal was a pragmatic solution to a very considerable problem. He felt that due consideration had been given to the retention of green open space, and other mitigation proposals sufficiently addressed any harm arising from the application. Cllr M Hankins proposed acceptance of the Officers recommendation for approval.
- h. Cllr V Holliday sought confirmation the total number of dwellings which would be delivered, noting the wording was for 'up to 54 dwellings'. She enquired if definitive funding had been secured, and asked for further details regarding the open green space and whether this would be suitable for dog walkers. Cllr V Holliday noted the lack of health contribution funding and considered that although the 54 dwellings may not meet the health assessment threshold, in practice the new residents would place additional resource pressures on already stretched local GP surgeries.
- i. The Chairman confirmed that there was a dog exercise area in close proximity to the development, off-site.

- j. The PPO stated the outline permission would allow for up to 54 dwellings as a maximum. He was assured that the developer would strive to deliver 54 dwellings, though was unable to offer guaranteed certainty given this was an outline application only. Open green space access would be detailed at the reserve matters stage. The PPO confirmed that the application fell under the threshold for health contributions, therefore no consultation was undertaken with the health authority. The emerging Local Plan would offer greater detail on emerging health infrastructure and how future applications would be considered.
- k. The HS&DM confirmed that the scheme had guaranteed funding, and it was understood that delivery on the site would be achieved quickly as a consequence.
- l. Cllr P Fisher stated loss of open green space was always of disappointment, however argued that it was important to take a balanced approach and consider the mitigation proposals outlined. On balance, Cllr P Fisher was satisfied with the Officers recommendation and so seconded the motion.
- m. Cllr A Varley thanked the Case Officer for his thorough report. He noted the planning application was validated prior to changes in legislation requiring 10% bio-diversity net gain (BNG), and asked if the 10% BNG could be conditioned?
- n. The DM advised that 10% BNG would require voluntary compliance by the Applicant but could not be insisted upon as the application was validated under earlier legislation.
- o. Cllr A Varley encouraged the Applicant to consider 10% BNG. He considered the removal of hedgerow was a disappointing loss, but welcomed plans to plant new hedging, and to retain and plant new trees on site. Cllr A Varley was encouraged by environmental considerations given to the dwellings, inclusion of EV charging and air source heat pumps. With respect to the planning balance, Cllr A Varley stressed the need for affordable housing in North Norfolk and for in North Walsham in particular.
- p. Cllr C Ringer asked if there was any early indication what the housing mix would be, though recognised this would be considered under reserve matters. He endorsed comments made by the Portfolio Holder and agreed with the need to act urgently to address the Housing Crisis. Cllr C Ringer considered the site was well situated given its proximity to the town centre, though felt more could have been offered with respect to alternate methods of travel including cycle provision and expressed his preference for one junction rather than two. Cllr C Ringer commented that although the site was classed as open green space, it was important to recognise that the land had not been accessible to the public and therefore offered limited value as open green space, noting the cut grass was of limited biodiversity value. Cllr C Ringer felt due consideration needed to be given to the existing education allocation for the site and noted historic plans to relocate Paston Sixth Form College to the site. Given the known prospect of future developments in North Walsham, detailed in the emerging Local Plan, he did not consider it unreasonable that the increased population would place greater demand on educational provision. He was sceptical that the existing Paston College infrastructure would accommodate the growing need, and therefore put on record his reservations for the proposal.

- q. The PPO confirmed, per the Officers report, that planning permission had been granted for the relocation of Paston Sixth Form College to the site some considerable time ago. Such permission had since expired. The PPO advised that following discussions with the Applicant and the County Council it was understood that there was a very limited probability of the site being developed for educational purposes. Officers therefore considered the policy framework requirement had been satisfied.
- r. Cllr R Macdonald thanked the PPO for his report and expressed his hope that as a responsible housing provider, Flagship would consider 10% BNG. He echoed comments made regarding the loss of open space and educational land provision but placed greater weight on the delivery of much needed affordable homes.
- s. Cllr T Adams asked who would be responsible for maintaining the play space, and if consideration had been given to contributing instead to the existing Trakside Park. He sought clarity regarding the off-site open space contributions towards allotments, and if need had been established. Cllr T Adams enquired how long it may take for the Secretary of State to determine the application.
- t. The PPO advised that contributions were driven by the Councils policy calculator. For a development of this size, it was the expectation that provision would be contained on site, as opposed to commuted sums being used elsewhere. In terms of the consultation time for the National Case Work Team, their website stated that they will refer applications as soon as was reasonably practicable, and that the Local Planning Authority could not guarantee planning permission until the expiry of 21 days from the date of the Secretary of State acknowledging receipt of the information.
- u. Cllr T Adams sought confirmation who would be the custodians of the open space.
- v. The PPO confirmed this would be addressed through the provision of the S106. In the first instance it would be the expectation that Flagship would presume management of the open space, whether directly or through a management company, followed by the Town Council, then Local Authority.
- w. Cllr L Paterson considered the Officer's report to be well balanced. He asked if the right only turn at Victory would be removed.
- x. The PPO advised that the application would not alter existing access provisions at Victory Leisure Centre.
- y. Cllr A Brown acknowledged the wider context in which the application was being considered with the new government seeking to deliver a far greater number of dwellings nationally and locally and acknowledged the delivery test used the Local Authority was under challenge. Cllr A Brown lamented the loss of open green space, and the lack of ambition to deliver further education facilities in North Norfolk, acknowledging the limited prospect that educational provision would be delivered on site. Cllr A Brown considered solar panel provision would enhance the environmental aspects of the scheme and endorsed there inclusion. He reflected that the new spine access road would be greater in width than adjoining Station Road and

expressed some concern regarding the traffic assessment offered by the Highways Authority. Cllr A Brown noted the Sport England objection, and asked how their calculation for S106 contributions was so vastly different from what the proposal would deliver.

- z. The PPO confirmed that Sport England worked to a national calculator, considering the size and scale of the land. No provision or allowance was given to whether the housing achieved would be open market or affordable housing.
- aa. Cllr K Bayes considered the Officers report to be a fair assessment. He sought confirmation how the site would specifically benefit those on the waiting list wanting a home in North Walsham, and if it could be guaranteed that the S106 contribution would benefit North Walsham Football Club. Cllr K Bayes reflected that parked cars along Mill Road were often an issue and considered Station Road may be used for through access, which would compound issues at the junction. He asked if there was possibility of pavement widening along Station Road.
- bb. The PPO advised that the commuted sums for North Walsham Football Club would be under a planning obligation and would be ring fenced and the Station Road junction with Norwich Road would be subject to off-site highways improvements. Issues relating to parked cars on the road would be a matter for the Police and the Highways Authority. He noted the Highways Authority were satisfied with the proposal and considered it would not adversely affect the local road network, similarly the Highways Authority considered the pavements on Station Road to be acceptable.
- cc. The HS&DM advised that the site was within the development boundary for North Walsham and therefore would be considered as a general needs site, and not an exception site. Homes would accordingly be allocated to those with the highest need on the housing waiting list. At present, there were just under 2,400 households on the housing waiting list, with over half of those registered interested in living in North Walsham. The HS&DM advised that through the choice base letting system (Your choice, Your home) applicants would bid for those properties they were most interested in. Typically, applicants would bid for locations they had a strong connection with already. Some of the properties would be shared ownership, and the HS&DM suggested that marketing could be undertaken to promote the site to local households.
- dd. Cllr T Adams suspected that some of the pavement width on Station Road had been lost due to the hedge and asked how the Highways Authority calculated pavement width.
- ee. The PPO noted that the Highways Authority had acknowledged that Station Road was below standard, but that it was suitable for the proposed development and would not compromise road safety. The PPO was unable to comment on the hedge maintenance and the regularity of cutting.
- ff. Cllr R Ringer asked how many of the properties would be shared ownership.
- gg. The HS&DM advised it would be around a 50/50 mix of rented and shared ownership across the site. Need requests had been submitted to Flagship Housing who were generally very accommodating to the Council's

requirements.

hh. Cllr A Brown asked is passing place provision had been considered.

ii. The PPO reiterated earlier comments and affirmed that the Highways Authority were satisfied with the proposal and the proposed mitigation.

RESOLVED by 12 votes for and 1 abstention

That Planning Application PO/20/1251 be APPROVED in accordance with the Officers recommendation.

The meeting was adjourned at 11.05am and reconvened at 11.20am

72 BINHAM - PF/24/0841 - FRONT AND REAR EXTENSIONS TO DWELLING, EXTERNAL ALTERATIONS AT BUNKERS HILL BARN, BUNKERS HILL, BINHAM, FAKENHAM, NORFOLK, NR21 0DF

The PO reintroduced the application which had been deferred by Development Committee in August 2024. Following deferment discussion had taken place between the Council, the Applicant and neighbours, with revisions made to the application resulting in the withdrawal of the objection from the neighbouring resident and Local Member. The Case Officer confirmed that the front extension, which was at issue, had been reduced in width and height.

Public Speakers

Mrs Halpin-Hill – Supporting

Local Member

The DM recited a statement from the Local Member – Cllr S Butikofer – who was unable to attend the meeting.

The Local Member thanked Development Committee for deferring the application and welcomed the positive discussions which had taken place resulting in an improved scheme. She noted that the Parish Council would like for Dark Skies policy provision to be considered.

Members Debate

- a. Cllr L Paterson proposed acceptance of the officer's recommendation.
- b. Cllr T Adams asked if the VLT windows addressed matters of lighting. The Case Officer indicated this had been resolved. Cllr T Adams seconded the motion.

RESOLVED by 13 votes for

That Planning Application PF/24/0841 be APPROVED in accordance with the Officers recommendation.

73 NNDC TPO (BACTON) 2024 NO.10 NORTH WALSHAM - TPO 24 1048 - LAND

AT THE OLD RECTORY, EDINGTHORPE

The SLO-A introduced the Officers report and recommendation to confirm the TPO. She outlined the sites location and history through historical maps and noted the site had been subject to an order served in 1977, which was then removed following a review of TPO's in 2012. The site in question was listed by DEFRA as deciduous priority habitat woodland.

The SLO-A provided images of the site and confirmed there was a dense canopy in situ, with many native species mixed in with ornamental trees planted by former owners. Work had been undertaken to eradicate invasive bamboo located towards the North of the site, which had been approved by the Council. It was noted that Badger sets were present in the woodland, this would be a primary consideration for any further planning applications given protected species were present. The SLO-A advised that the landowners objected to the woodland designation and would prefer that specific trees be grouped and protected, but not the site as a whole.

Public Speakers

Emma Griths – objecting

Members Debate

- a. Cllr A Varley thanked the SLO-A for her report and commended the teams' efforts to preserve and enhance biodiversity wherever possible. He considered the site had clear, demonstrable special characteristics which must be protected. Cllr A Varley proposed acceptance of the officer's recommendation.
- b. Cllr T Adams enquired why the previous order had been revoked, and sought confirmation that the Council would continue to work with the landowner regarding management of the site.
- c. The SLO-A advised that government advice was issued to Local Authorities in 2010 regarding area orders. Between 2010 and 2012 the Council reviewed all its area orders, as a consequence the former order was removed. She advised that a 10-year management plan had been approved to remove the basal growth of the lime trees at the rectory. The SLO-A advised she was keen to take a pragmatic approach to establish longstanding permissions whenever possible to minimise administrative work.
- d. Cllr J Toye supported the approach taken by the SLO-A, and agreed efforts should be made to make management of the site less onerous.
- e. The Chairman sought clarity what the definition of woodland was.
- f. The SLO-A confirmed the government defined Woodland as being a site larger than 0.5ha, with a minimum width of 20m, and a minimum canopy cover of 20%. The site in question was 0.7ha and met the width and canopy requirements established by DEFRA.
- g. Cllr J Toye noted there would be opportunity to review the site in future.
- h. Cllr C Ringer seconded the motion.

RESLOVED by 13 votes for

That TPO 24 1048 be confirmed.

74 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

The DM confirmed applications continued to be determined in time and spoke positively of Councils platinum record.

The PL updated the Committee on the S106 appendix and advised the Norwich Road agreement was out for signature. She clarified the Highways contribution was £126,350 and not £123,823 as referred to in the Committee report.

75 APPEALS SECTION

The DM relayed the planning, and enforcement appeals reports and noted the Council's strong appeal record.

Cllr T Adams welcomed the appeals outcome for the three Cromer appeals, and thanked officers for their efforts in securing a positive outcome.

76 EXCLUSION OF PRESS AND PUBLIC

The meeting ended at 11.50 am.

Chairman

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Registering interests

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

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

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

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

Non participation in case of disclosable pecuniary interest

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

Disclosure of Other Registerable Interests

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

Disclosure of Non-Registerable Interests

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

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

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

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

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

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

Table 1: Disclosable Pecuniary Interests

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

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

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

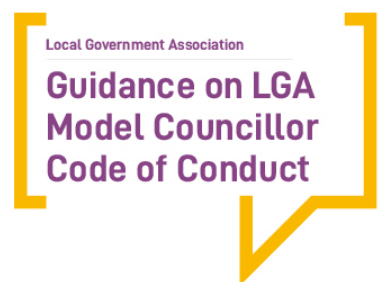
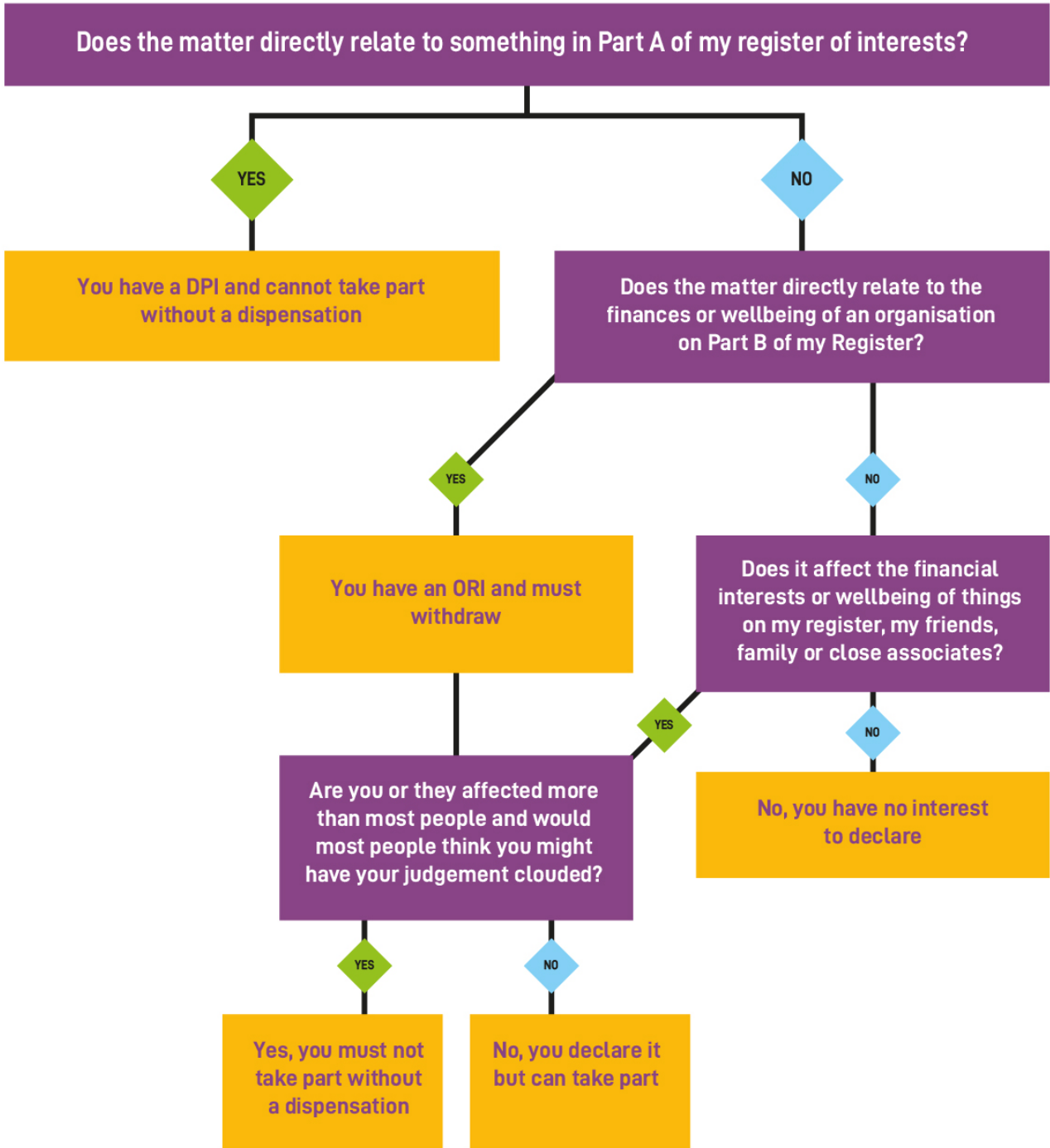
	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
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* 'director' includes a member of the committee of management of an industrial and provident society.

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

Table 2: Other Registrable Interests

<p>You have a personal interest in any business of your authority where it relates to or is likely to affect:</p> <ul style="list-style-type: none"> a) any body of which you are in general control or management and to which you are nominated or appointed by your authority b) any body <ul style="list-style-type: none"> (i) exercising functions of a public nature (ii) any body directed to charitable purposes or (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)
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ERPINGHAM - PF/24/1364- Erection of two storey rear extension, infill extension and porch to dwelling; other external alterations including to shape of roof and replacement windows to Owlets, The Common, Hanworth.

Householder Development

Target Date: 18th November

Extension of time: 18th November

Case Officer: Alice Walker

Householder Planning Permission

RELEVANT SITE CONSTRAINTS:

Within a Countryside policy area

Within Hanworth Conservation Area

Within an area susceptible to Groundwater flooding

Within the River Bure Nutrient Neutrality catchment area

Within the GIRAMS Zone of influence

RELEVANT PLANNING HISTORY:

PF/92/1270

Erection of Extension

Approved 10.11.1992

THE APPLICATION:

Seeks permission for the erection of a two storey rear extension and infill extension to dwelling; other external alterations including to shape of roof and replacement windows.

REASONS FOR REFERRAL TO COMMITTEE:

The item was called into Committee by Cllr John Toye – as ward member for the site. The item was called in on 30 October 2024 and the grounds for call-in are:

“1. This historical small cottage is in a prominent position on Hanworth common which should be considered as part of the character of the conservation area would be changed beyond recognition should this application be approved.

2. I believe that the glazing and finishes to the property will be out of keeping. Proposed retention of trees and hedging along with improvements will not hide this development.

3. Call in-based on concerns regarding non-compliance with Core Strategy Policies SS 1, SS 2, HO 8, EN 2, EN 4 and EN 8”.

REPRESENTATIONS:

1 letter of representation was received making comments neither supporting nor objecting to the proposal.

5 representations have been made objecting to this application. The key points raised in **OBJECTION** are as follows (summarised):

- Scale massing and materials not in keeping with the surrounding conservation area.
- Extension not subservient to main dwelling
- Object to use of cladding
- Common land should not be fenced in or have wall
- Very visible position
- Too big for the plot
- Very visible position and would detract from the Common
- Would completely change the look of the property
- Concerns regarding capacity and location of the septic tank
- Sets a precedent for future proposed extensions

CONSULTATIONS:

Ward Councillor – Comments provided as above

Hanworth Parish Council – Object. The comments in summary are:

- Would not reflect the heritage of the site.
- Would not comply with the aims of the Conservation Area.
- The proposals would not preserve the character, appearance and heritage of the Common.
- The proposed materials are not in keeping with other buildings on the common or conservation area.
- The proposed extension would not be subservient or sympathetic to the existing dwelling.
- Increased occupancy would increase fowl water and sewage.
- Would set a precedent for the expansion of other modest buildings on or around the common.
- Would result in the loss of a small dwelling for local use.
- The alterations would change the settlement character.

Conservation and Design - Support. The comments in summary are:

- The existing extensions are of poor quality and detract from the overall character of the both the host building and the wider conservation area.
- The removal of one of these additions and the altered roof arrangement of the other will offer an improvement, as would the replacement of uPVC windows with timber joinery across the main elevation.
- The revisions also retain the existing porch, and the volume of glazing in the west elevation of the extension has been reduced, both of which are considered to be positive changes.
- The ridge height and overall length of the new extension have been reduced in line with previous recommendations. The reductions help the main dwelling remain the dominant structure in the wider streetscape and within views from the surrounding common.
- The replacement hedging to the rear will also in time help with some additional screening.

- Although there remains some hesitation about how comfortably the contemporary design sits against the modest existing building, the revisions combined with the enhancements the scheme offers are considered sufficient to allow C&D to conclude the scheme will no longer result in harm to the character and appearance of the Hanworth Conservation Area.

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

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

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

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

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

RELEVANT POLICIES:

North Norfolk Core Strategy (2008):

Policy SS 1 Spatial Strategy for North Norfolk

Policy SS 2 Development in the Countryside

Policy HO 8 House Extensions and Replacement Dwellings in the Countryside

Policy EN 2 Protection and Enhancement of Landscape and Settlement Character

Policy EN 4 Design

Policy EN 8 Protecting and Enhancing the Historic Environment

Policy EN 13 Pollution and Hazard Prevention and minimisation

Policy CT 5 Traffic Impact of New Development

Policy CT 6 Parking Provision

Material Considerations

National Planning Policy Framework (December 2023):

Chapter 2 Achieving sustainable development

Chapter 4 Decision-making

Chapter 12 Achieving well-designed and beautiful places

Chapter 16 Conserving and enhancing the historic environment

Supplementary Planning Documents and Guidance:

Design Guide Supplementary Planning Document (December 2008)

OFFICER ASSESSMENT:

MAIN ISSUES FOR CONSIDERATION:

- 1. Principle of Development**
- 2. Design and heritage impact**
- 3. Amenity**
- 4. Ecology**
- 5. Highways**

1. Principle of Development

Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Policy SS 1 sets out that the majority of new development in North Norfolk will take place in the towns and larger villages, defined as Principal and Secondary Settlements and a smaller amount of new development will be permitted within in several designated Service and Coastal Service Villages. The rest of North Norfolk, including all settlements that do not fall under the above criteria such as Hanworth, will be designated as Countryside.

Policy SS 2 limits development in Countryside policy areas to that which requires a rural location in order to protect the character of the rural environment. Policy SS 2 does, however, permit alterations and extensions to existing rural residential properties. The proposal seeks an extension and alterations to an existing dwelling.

Policy HO 8 also has a presumption in favour of proposals to extend dwellings within the countryside where they do not result in a scale of dwelling which is disproportionate to the original dwelling.

Subject to compliance to all relevant Core Strategy policies, the proposal is considered acceptable in principle.

2. Design and heritage impact

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.

Policy HO 8 only permits extensions and alterations to dwellings in countryside areas that would not result in a disproportionately large increase in the height or scale of the original dwelling and would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

Furthermore, Policy EN 8 of the Core Strategy seeks to protect the historic environment, in this case the Hanworth Conservation Area, which for the purposes of the NPPF is considered a designated heritage asset. Any development within this area should preserve and enhance the character of the area.

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the Planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The application site is centrally positioned on The Common and occupies a prominent position

within Hanworth Conservation Area. Owlets is likely to date to at least the mid-19th century, and no doubt has long had a close relationship with the common grassland which surrounds it and is still grazed. The topography of the landscape is such that all elevations of the dwelling feature in a series of long-range views from various points along both Parrow Lane and The Common.

The proposal seeks alterations to the existing cottage including alterations to the roof and a contemporary two-storey side/rear extension to replace the existing lean to car port. As originally submitted, the proposed plans were not considered acceptable by officers however a revised proposal has since been submitted.

In terms of design, whilst the original cottage is a nice example of simple, rural vernacular, the existing modern additions to the south and west sides are of poor quality and detract from the overall character of the both the host building and the wider conservation area. The removal of one of these additions and the altered roof arrangement of the other will offer an improvement, as would the replacement of uPVC windows with timber joinery across the main elevation. The revised proposals also retain the existing porch, and the volume of glazing in the west elevation of the extension has been reduced, both of which are considered to be positive changes. The replacement hedging to the rear will also in time help with some additional screening.

With regards to policy HO 8, the dwelling is situated within a reasonable plot that can accommodate the additional built form. The proposed extension would be set back from the front elevation. The ridge height and overall length of the new extension have been reduced in line with previous recommendations. Although the reductions of 300mm and 500mm may seem minor, together they help the main dwelling remain the dominant structure in the wider streetscape and within views from the surrounding common. The proposal would not be considered to result in a disproportionately large increase in the height or scale of the original dwelling.

In terms of the impact on the conservation area, the scheme proposes a contemporary design with high quality traditional materials such as red clay pantiles, brick and natural timber cladding, juxtaposed with more modern materials such as a glazed link and Zinc dormer. Although there remains some hesitation about how comfortably the contemporary design sits against the modest existing building, the revisions combined with the enhancements the scheme offers are considered sufficient to allow Officers to conclude the scheme would not result in harm to the character and appearance of the Hanworth Conservation Area. As such, the application considered to comply with the requirements of Local Plan Policies HO 8, EN 2, EN 4 and EN 8 as well as Chapter 16 of the NPPF.

3. Residential Amenity

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

Owlets has no immediate neighbours on the Common, the closest being a collection of farm buildings at Sycamore Farm to the North. Given the location, scale and nature of the proposal, separation distances and existing boundary treatments there would not be any significant negative impact as a result of the development in terms of overlooking, overshadowing and overbearing.

The proposal would comply with Core Strategy Policy EN 4.

4. Ecology

Due to the nature of the proposed works to the roof it is considered that there may be potential for protected species to be impacted by these works. The application is supported by Bat Survey Report prepared by Biome Consulting in August 2024. A Preliminary Roost Assessment (PRA) and subsequent nocturnal (dusk emergence) surveys were undertaken. Following the PRA, the dwelling was assessed to be a confirmed roost of Brown Long-Eared bat (day roost of likely one individual) and of moderate potential for other roosting bats. Prior to the commencement of any works, a licence from Natural England will need to be obtained and the recommended mitigation and enhancement measures can be secured via condition.

Subject to the imposition of conditions, the proposal would comply with Core Strategy Policy EN 9.

5. Highways

Policy CT 5 requires development to provide safe and convenient access for all modes of transport, including access to the highway network. Policy CT 6 requires new development to have sufficient parking facilities as set out in Appendix C of the Adopted Core Strategy. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

There are no proposed changes to the exiting access and sufficient parking facilities are provided on site. Therefore the proposal is considered to comply with the aims of Policies CT 5 and CT 6 in terms of Highways Safety.

Other matters

Nutrient Neutrality

As the application is a householder extension to an existing dwelling it would be exempt from Nutrient Neutrality requirements. Objectors have raised concerns regarding the foul water drainage and sewage arrangements at the property, however as this is a householder extension this is outside the scope of this application.

GIRAMS

As the application is a householder extension is would be exempt from the requirements of GIRAMS.

Planning Balance and Conclusion:

Overall the principle of extending an existing dwelling in this location is acceptable in accordance with Policies SS1 and SS2 of the Core Strategy. The scheme is considered to be broadly compliant in terms of scale, massing, design and impact on the designated heritage asset under Policies HO 8, EN 2, EN 4 and EN 8. Ecological enhancements and mitigation can be secured via condition to ensure compliance with Policy EN 9. Furthermore, there are no significant negative impacts in terms of residential amenity and highways. Overall, the application is considered acceptable and Approval is therefore recommended subject to the imposition of conditions.

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters:

- Time limit 3 years
- Development in accordance with approved plans
- Materials as submitted
- Ecology-Bat Licence
- Ecology- Mitigation and enhancements
- External lighting

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

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WELLS-NEXT-THE-SEA – PF/24/1572 – Erection of 47 dwellings with associated landscaping, open space, drainage, vehicular access and parking provision at Land off Mill Road, Wells-next-the-sea, Norfolk

Major Development

Target Date: 7 November 2024

Extension of Time: 31 December 2024

Case Officer: Mark Brands

Full Planning Permission

RELEVANT CONSTRAINTS

The site falls within a National Landscape (formerly Area of Outstanding Natural Beauty (Policy EN 1)

The site may contain contaminated land (Policy EN 13)

The site falls within an area of designated countryside (Policies SS 1 and SS 2)

The site falls within a Mineral Safeguard Area

The site falls within multiple GIRAMS Zones of Influence

Floodzones 2 and 3 (by Holkham Road)

The site falls within Archaeological Notification Area

The site falls within Undeveloped Coast

Adjacent to Wells Conservation Area

THE APPLICATION

Seeks planning permission for the erection of 47 dwellings, comprising 8 apartments across 2 blocks, 5 bungalows, and 34 two storey dwellings, of which 26 units would be market housing and 21 units would be affordable housing. The open space to the north would include sustainable urban drainage, provision of play area, and pedestrian paths connecting the open space and new development with Bases Lane and Holkham Road. A new vehicular access connecting onto Mill Road, with amenity land either side of this new access

The site area is 2.95 hectares, with development set across 3 blocks, with the access and amenity land either side located to the southwest of the site, the housing development in the core and the public open space located to the northeast.

An Environmental Impact Assessment (EIA) Screening Opinion completed by the Council, dated 29 October 2024, concluded that the proposal would not likely have significant effects on the environment in EIA terms. The decision concluded that an Environmental Statement was not required to be submitted with the application.

Further details / amendments received during the course of the application

Following the consultation process, further details and amendments have been received including the below:

10 October 2024

Technical Note: LVIA Visualisations, The Landscape Partnership, Ref: E22866 R05

Site Plan Proposed (Materials/Details) Feilden and Mawson, Dwg No. 007 P01

Site Sections, Feilden and Mawson, Dwg No. 009 P00

2-Bed House (Affordable) (H-2B4P-AFF) Elevations (Terraced), Feilden and Mawson, Dwg No. 062 P01

3-Bed House (Affordable) (H-3B4P-AFF) Elevations (Traditional), Feilden and Mawson, Dwg No. 064 P01

4-Bed House (H-4B6P) Elevations (Traditional), Feilden and Mawson, Dwg No. 077 P01

01 October 2024

Technical Drainage Note

Technical Note 1: Additional Transport Information

Site Plan Proposed (roof), Dwg No. 003 P01

Site Plan Proposed (ground floor), Dwg No. 004 P01

19 August 2024

Planning Statement Addendum

LVIA Addendum

LVIA Addendum Appendix 1

15 August 2024

Access Visibility Sketch Dwg SK500B

RELEVANT PLANNING HISTORY

Reference DE21/23/0692

Description Proposed erection of 51 dwellings

Outcome Advice given 09.02.2024

REASONS FOR REFERRAL TO COMMITTEE

The item was called into Committee by Russell Williams – as Assistant Director of Planning. The item was called in on 19 August 2024 and the grounds for call-in are:

“My reasoning relates to the scale of the development and the Policy position associated with the allocation of the site in the Draft Local Plan and the Inspector’s comments about the site in his recent letter following the Local Plan examination hearings.”

CONSULTATIONS

Parish/Town Council - Support

Anglian Water – Comments – (subject to informatives, local infrastructure has sufficient capacity to accommodate the development)

Climate & Environmental Policy (NNDC) – Comments -advise use of Air Source Heat Pumps for all new homes

Historic England – No comments (refer to Council’s specialists)

Landscape (NNDC) – No objections

Natural England – No objection - subject to appropriate mitigation being secured

NHS Norfolk & Waveney - Strategic Estates – Comments – Outlining contribution requirements for healthcare

Norfolk Coast National Landscape – Comments – setting out policy context, assessment of submitted documentation, including absence of visualisations, sets out importance of design and materials to avoid a homogenous mass, and securing tree species, and maintaining the character of the rural roads bordering the site, minimising kerbs, lighting and signage.

Norfolk County Council Flood & Water Management (LLFA) – Object - Concerns over accuracy and missing calculations and details, have since received updated details, awaiting formal comments

Norfolk County Council - Planning Obligations Co-Ordinator – Comments (outlining contribution requirements)

Norfolk County Council Highways – Comments – Amendments requested relating to the path connecting to Holkham Road, to widen the gap in the hedge to 2m, establish a level surfaced route through embankment and widen the existing footway on Holkham Road to 2m) – updated plan expected imminently, and Highways would be reconsulted.

Norfolk Fire and Rescue Service – No objections

Planning Policy (NNDC) – Support – Outlines the background to the allocation of the site and associated consultations, context of the site and policy positions

Strategic Housing NNDC – Support – policy compliant level of affordable homes and the addition of some market rented homes

REPRESENTATIONS

30 representations have been received during the course of the application, 29 **objections** and 1 **neutral** comment. The main concerns are summarised (full public comments can be viewed on the public website):

- Premature to determine until new local plan is adopted
- Not an allocated site in the existing local plan
- Agree with the findings of the Planning Inspector in their initial findings and view that the allocation should be deleted from emerging plan / would be contrary to their consideration (including the selection methodology, that the landscape impact cannot be mitigation so should be red rather than amber where mitigation would be possible).
- Agree with concerns raised during the pre application stage / concerns raised have not been adequately addressed
- Impact on the existing business / tenant at Mill Farm with loss of paddocks / pitches
- Highway safety concerns; congestion in summer months, not sufficient capacity to accommodate additional traffic volumes
- Inappropriate design and layout; suburban, over developed,
- Inappropriate scale and materials of properties
- The site is raised and prominent, ridgelines should be lower
- Loss of trees, ecology and habitat
- Detrimental impact to surrounding landscape and National Landscape designation
- Scheme cannot be adequately integrated with existing settlement
- Landscaping proposals insufficient to effectively mitigate the impact on the wider landscape (particular reference to the 6m landscape buffer on norther boundary being insufficient depth and too close to proposed properties to be effective)

- LVIA deficient in scope / underestimates impacts to landscape and National Landscape
- Contrary to Local Policy, SPDs, Wells Neighbourhood Plan
- Contrary to tests set out in the NPPF / clear reasoning for refusal / Tilted balance should not be engaged
- Alternative sites available for development locally that should be developed rather than the application site.
- Harms to the landscape and national designation would outweigh and benefits from additional housing
- New access detrimental to character, and result in loss of green field
- Insufficient infrastructure to accommodate development
- Proposed properties would be out of reach of locals / not alleviate the existing housing issues locally
- Concerns over deliverability of affordable houses / reduced post permission
- Primary Residency restriction should apply to the site
- Too far to services and facilities
- Detriment to nocturnal landscape and dark skies
- Setting of precedent for development of the rest of the site
- Concerns over increased flood risk to properties downhill from the site
- BNG should be provided on site
- Detriment to Conservation Area and NDHA (Mill House)
- Insufficient consultation and engagement undertaken

Additionally an objection has been received from the CPRE Norfolk, main concerns summarised below:

- Contrary to local policy considerations and NPPF
- Deficient assessment of landscape impacts
- Consider the visual impacts on the landscape to be greater than set out in the supporting documentation
- on the landscape to be greater than assessed in the supporting documentation
- high density and suburban appearance
- Impact from increased Light and noise pollution

HUMAN RIGHTS IMPLICATIONS:

Art. 8: The right to respect for private and family life.

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

Having considered the above matters, 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 3 (Housing)
Policy SS 4 (Environment)
Policy SS 5 (Economy)
Policy SS 6 (Access and Infrastructure)
Policy SS 14 (Wells-next-the-Sea)
Policy HO 1 (Dwelling Mix and type)
Policy HO 2 (Provision of Affordable Housing)
Policy HO 7 (Making the Most Efficient Use of Land (Housing Density)
Policy EN 1 (Norfolk Coast Area of Outstanding Natural Beauty and The Broads)
Policy EN 2 (Protection and Enhancement of Landscape and Settlement Character)
Policy EN 3 (Undeveloped Coast)
Policy EN 4 (Design)
Policy EN 6 (Sustainable Construction and Energy Efficiency)
Policy EN 8 (Protecting and Enhancing the Historic Environment)
Policy EN 9 (Biodiversity and Geology)
Policy EN 10 (Development and Flood Risk)
Policy EN 13 (Pollution and Hazard Prevention and Minimisation)
Policy CT 2 (Developer Contributions)
Policy CT 5 (The Transport Impact of New Development)
Policy CT 6 (Parking Provision)

Wells-next-the-sea Neighbourhood Plan 2023-2036 (2024)

Policy WNS1 (Sustainable development and protected nature conservation sites)
Policy WNS4 – (Housing mix)
Policy WNS5 – (Principal Residence Dwellings)
Policy WNS6 – (High quality design)
Policy WNS11 – (Protecting the historic environment)
Policy WNS12 – (Flood risk)
Policy WNS14 – (Non-designated heritage assets)
Wells-next-the-sea Design Guidance and codes (June 2023)

Minerals and Waste Development Framework - Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026

Policy CS16 (Safeguarding mineral and waste sites and mineral resources)

Material Considerations:

National Planning Policy Framework (December 2023):

Chapter 2 (Achieving sustainable development)
Chapter 4 (Decision-making)
Chapter 5 (Delivering a sufficient supply of homes)
Chapter 6 (Building a strong, competitive economy)
Chapter 8 (Promoting healthy and safe communities)
Chapter 9 (Promoting sustainable transport)
Chapter 11 (Making effective use of land)
Chapter 12 (Achieving well-designed and beautiful places)
Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)
Chapter 15 (Conserving and enhancing the natural environment)
Chapter 16 (Conserving and enhancing the historic environment)
Chapter 17 (Facilitating the sustainable use of minerals)

Supplementary Planning Documents:

North Norfolk Design Guidance (2011)
North Norfolk Landscape Character Assessment (2021)
North Norfolk Landscape Sensitivity Assessment (2021)
North Norfolk Open Space Assessment (2019)

Other relevant documents

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

OFFICER ASSESSMENT:**MAIN ISSUES FOR CONSIDERATION:**

1. Principle of development
2. Housing Mix
3. Design and amenity
4. Impact on Landscape including National Landscape
5. Ecological impacts, BNG and GIRAMS
6. Developer contributions
7. Highways and Parking
8. Heritage
9. Flooding and Drainage
10. Conclusion and Planning Balance

1. Principle of DevelopmentCore Strategy Policies

The spatial strategy for North Norfolk is set out within Policy SS 1. This states that the majority of new development within the district will take place in the towns and larger villages dependent on their local housing needs, their role as employment, retail and service centres and particular environmental and infrastructure constraints. The policy lists principle and secondary settlements as well as service and coastal service villages. The rest of North Norfolk is designated as 'Countryside' and development will be restricted to particular types of development to support the rural economy, meet affordable housing needs and provide renewable energy. Wells-next-the-sea is designated as a secondary settlement in the settlement hierarchy, the site lies adjacent to, but outside of the settlement boundary within a countryside location.

The supporting text to Core Strategy Policy SS 1 explains that new market housing in the countryside is restricted in order to prevent dispersed dwellings that lead to a dependency on travel by car to reach basic services and to ensure a more sustainable pattern of development.

Core Strategy Policy SS 2 permits certain types of development within the countryside, however, in the absence of anything to suggest that the scheme would satisfy any of those categories listed, the enquiry site is not a location towards which new housing is directed within the Core Strategy. The proposal would therefore conflict with Core Strategy Policies SS 1 and SS 2, the requirements of which are set out above.

The Local Authority cannot currently demonstrate either a 5-year or 4-year housing land supply, which is a material planning consideration in the determination of the application.

National Planning Policy Framework (NPPF) Paragraph 11 d) (often referred to as the “tilted balance”) sets out that:

“d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.*

An area of particular importance in relation to paragraph 11(d) of the NPPF is in relation to Areas of Outstanding Natural Beauty (AONB), now referred to as National Landscapes. The “tilted balance” under NPPF paragraph 11(d) would only be disapplied if adverse impacts on the National Landscape justify a ‘clear reason for refusing’ the application.

An assessment of the impact of the proposal on the Norfolk Coast National Landscape is set out in the relevant section below including assessment against NPPF paragraph 183.

Emerging Local Plan

The emerging local plan has been through a round of examination at the beginning of 2024 and further work has subsequently been requested by the Planning Inspector. The weight that can be attached to the new policies coming forward in the Local Plan will change as the plan progresses. However, at the current time, Officers consider that only very limited weight can be afforded to these emerging policies.

The application site is currently put forward for allocation in the Emerging Local Plan. In bringing this site forward ahead of formal adoption of the Emerging Plan, any proposals would ideally need to accord with Site-Specific Policy (W07/1) within the Emerging Plan, including the nine supporting criteria for the allocation which are set out below:

- 1. Delivery of high quality design that pays careful attention to site layout, building heights and materials in order to minimise the visual impact of the development on the Norfolk Coast AONB and long distance wider landscape views;*
- 2. Provision of 0.6 ha of high quality public open space including facilities for play & informal recreation;*
- 3. Provision of convenient and safe vehicular access to the site from Mill Road;*
- 4. Retention and enhancement of mature hedgerows and trees around the site boundaries including provision of landscaping along the northern and eastern boundaries;*
- 5. Provision of cycle and step free pedestrian access from Mill Road through the site and public open space to both Bases Lane and Holkham Road, including footway improvements to a minimum width of 2.0m between the Holkham Road pedestrian and cycle access and the boundary of the property known as 4 Laylands Yard;*
- 6. Submission, approval and implementation of a Surface Water Management Plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased;*
- 7. Submission, approval and implementation of a Foul Water Drainage Strategy including details of any off-site mains water reinforcement, enhancements and setting out how additional foul flows will be accommodated within the foul sewerage network;*
- 8. Delivery of a scheme that pays careful attention to design and landscaping to minimise any potential impacts on Holkham Hall Registered Park and Garden (Grade I) to the*

south and west of the site, and to the Wells Conservation Area directly adjacent to the north east and east of the site; and,

9. *Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS)*

Having considered the proposed allocation as part of the Emerging Local Plan, the Inspector's published initial findings, dated 24 May 2024 made reference to the policy allocation and considered that the allocation should be deleted from the plan. Relevant extracts from the Inspector's letter are set out below:

“ ...

30. Wells lies within the Norfolk Coast National Landscape, but as a small growth town with particularly high house prices and second/holiday home ownership, there are exceptional circumstances that justify further housing development in the public interest where suitable sites are available. The submitted plan allocates two sites, with Site W01/1 (Land South of Ashburton Close) forming a natural extension to the Home Piece Road estate, a recent scheme which demonstrates how the town can acceptably expand away from the front.

31. However, the second allocation, Site W07/1 (Land adjacent Holkham Road) lies on the coastal side of the ridge which extends to the west of the town. The site comprises the top section of a grassed field which rises from the B1105 Holkham Road at about sea level up to the 20 m contour and the rear gardens of the houses fronting Mill Road on the ridge. The site enjoys wide views to the north over the Wells salt marshes, harbour, Holkham Meads and reclaimed farmland as far as Lady Ann's Drive, but the corollary of this exposed position is the impact that housing development on the site would have on this sensitive and nationally defined heritage coast landscape.

32. The site is well screened from Holkham Road by the roadside hedgerow but is clearly seen in intermittent long-distance views from the North Norfolk Coast Path from the café at the end of Lady Ann's Drive to Wells beach car park, and most seriously in ever closer views when approaching the town along the top of the Beach Road embankment, a heavily used route which also forms part of the long distance path. The scheme would also be intrusive when seen from the Wells Town football ground and overflow car park area. Whilst the houses along Mill Road would lie behind the development on the skyline, the trees within and at the back of their long rear gardens do much to mitigate their impact. By contrast, a new development of 50 dwellings along the top of the field, however well designed and landscaped on its northern edge, would appear raw and intrusive in the landscape for many years.

33. The site itself lies just within the Rolling Open Farmland landscape character type (LCT)9 but is heavily influenced by its position overlooking the Drained Coastal Marshes and Open Coastal Marshes LCTs. Contrary to the landscape guidance for these LCTs the proposed allocation would consolidate a form of linear sprawl along the undeveloped coast, intrude into views inland from the coastal marshes, detracting from their naturalistic nature and reducing their relative tranquillity and remoteness, including at night when additional light sources on the ridge would erode the dark night sky.

34. The proposed access to the site from Mill Road, cutting across an attractive grass paddock in front of the Mill Farm buildings and adjacent to Nos 106- 110, would also be an unduly intrusive feature. It would be poorly related to the housing estate behind, an odd entrance to the scheme, both spoiling the existing paddock and urbanising the A149 western approach to the town.

35. *For these reasons the evidence base supporting the allocation is flawed. In particular, the landscape impact assessment under the site selection methodology should be red – the landscape impact on a sensitive landscape cannot be mitigated – rather than amber – mitigation would be possible. There is no clear physical boundary on the ground to distinguish this site from the larger site W07 of which it forms part, and which has rightly been assessed as unsuitable for development. The allocation of Site W07/1 is not justified and thus it should be deleted from the plan.*”

The Council responded to the Inspector’s letter on 16th August 2024, confirming the Council’s position to support the principle of retention of the site as an allocation in the plan.

Whilst Officers consider that the Emerging Local Plan already attracts only very limited weight in decision making terms, given the objection from the Inspector to the inclusion of the application site in the Emerging Local Plan, then this would further reduce any weight that could reasonably be given to the site as a draft allocation.

Notwithstanding the Planning Inspector’s position on the site allocation, the application has been submitted for determination and the applicant is entitled to have their application determined. In view of the very limited weight that can be afforded to the Emerging Plan, the proposed development would need to be assessed under current Core Strategy Policies (as a Departure from the Development Plan) and having regard to any material planning considerations (both positive or negative) which might justify a departure from the Development Plan.

Prematurity:

Concerns have been raised over the prematurity of the application given the context of the Emerging Local Plan and opinion of the inspector that the site should not be included as an allocation. The NPPF at paragraph 49 sets out that:

“...arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:

- a) The development proposed is so substantial or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; **and**
- b) The emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.” [Emphasis added]

In this case, circumstance a) is not considered to apply. The development is not considered to be so substantial or result in cumulative effects that would be so significant that granting permission would undermine the plan-making process by predetermining decisions about scale, location and phasing of new development that are central to an emerging plan. The site is a local allocation for Wells-next-the-Sea within the Norfolk Coast National Landscape. The determination of the application is not considered to result in district wide implications regarding the policies in the emerging plan. Similar protections afforded to the National Landscape are found in the existing Core Strategy policy (EN 1) and, subject to the tests already referred to in the NPPF (para 183), this would only permit major development where exceptional circumstances exist and where it can be demonstrated that the proposal is in the public interest.

The scale of the proposed development in the context of the adjoining settlement of Wells-next-the-sea is not disproportionately large that it would change the categorisation of the

settlement in the Emerging Plan with the inclusion of the proposed development. Additionally, it would not materially affect the spatial spread of new development in the Emerging Plan. The Emerging Plan intends to deliver an estimated 4,300 homes on allocated sites, with 743 dwellings to be delivered within the National Landscape, constituting 17% of the overall quantum. Wells-next-the-Sea and the surrounding countryside all fall within the Norfolk Coast National Landscape and, as such, any development to support the sustainable growth of the town and the delivery of much needed homes would have to be located within the National Landscape designation to address the town's housing needs, as recognised in the Wells-next-the-Sea Neighbourhood Plan.

The Emerging Local Plan is at an advanced stage having been through the examination process, and the Inspector has published their initial findings, following which the Local Authority is seeking to defend the retention of this allocation in the Emerging Local Plan.

Whilst NPPF paragraph 49 b) is considered to be applicable, Officers consider that both parts a) and b) have not been demonstrated and therefore refusing the proposals on the grounds of prematurity would not be justified.

The current application has been submitted and would need to be assessed against the relevant policies in the existing Core Strategy, Neighbourhood Plans and the NPPF, in addition to other material planning considerations. There is a shortfall in the Councils Housing Land Supply position, and, as set out in this report, the Local Planning Authority is satisfied with the detailed proposals put forward such that a determination can be made under the existing framework to address the housing supply deficiencies the Local Planning Authority is currently facing.

Statement of Community Involvement

The NPPF and Local Plan advocate early engagement on new proposals, as set out in the Council's Statement of Community Involvement. This includes utilisation of the council's pre-application advice service, and supporting applications with statements explaining what community consultation has been done, the outcome of any consultations and any amendments made to the scheme as a result

The application is accompanied by a Statement of Community Involvement (SCI). This sets out the extensive engagement that Holkham Estate has had with the Local Authority (including through the submission of the site as an allocation in the emerging Local Plan and planning pre application advice), engagement with Norfolk County Council, Wells Town Council and the public in developing the proposals currently being considered. The scheme has evolved following this engagement and collaborative approach as set out in the SCI.

A Housing Needs Assessment was undertaken in 2020 commissioned by the Holkham Estate in partnership with the town council and other local groups to better understand local housing needs and tailor the proposals to meet these identified needs. The four key issues identified included a diminishing private rental sector, need for more affordable rental stock, under-occupancy (and lack of smaller units to downsize into), and lack of affordable ownership products

The proposals have positively responded to the feedback officers provided during the pre-application proposals, in addition to two presentations of the proposals provided to the local Town Council, and a public consultation, with leaflets delivered to dwellings in the local area in June 2023, with 29 responses received from this consultation. The feedback from this suggested good level of support for the design and style of the proposed dwellings and recognising the need for more affordable housing in the town.

Neighbourhood Plan:

The adopted Wells-next-the-sea Neighbourhood Plan and Design Guidance Codes form part of the Local Development Framework and assessed alongside policies in the Local Plan. The allocations in the emerging Local Plan are recognised within the Neighbourhood Plan. As such there would not be any particular principle issues around the proposals subject to compliance with the relevant policies in the Neighbourhood Plan. Regarding the “Principle Residence” restriction under policy WNS5, the plan specifically sets out that this would not apply to W07/1, acknowledging that this site seeks to address strategic housing needs.

In summary, Officer advice to the Development Committee is that the proposed development should be assessed under current Core Strategy Policies and Wells Neighbourhood Plan Policies and considered as a Departure from the Development Plan. In making a decision, the Development Committee will need to have regard to any material planning considerations (both positive or negative) which might justify a departure from the Development Plan. The weight to be apportioned to any material planning considerations is a matter for the Development Committee as decision maker.

2. Housing Mix

Policy HO 1 states that all new housing developments shall provide at least 40% of the dwellings as having two bedrooms or fewer, with internal floor spaces not more than 70 sq m. Policy HO 1 also states that 20% of the dwellings to be provided shall also be provided as accessible and adaptable for occupation by the elderly, infirm or disabled.

Policy WNS4 of the Neighbourhood Plan requires development to contribute to a mix of housing that meets local needs and enables the creation of a mixed and balanced community. For schemes of 10 or more dwellings this includes, where practical, at least half the dwellings being small and medium sized homes comprising 2-3 bedrooms, opportunities for self-build or custom build and housing for those with accessibility needs including bungalows, and affordable housing as per the requirements of the Local Plan.

The proposed development comprises of the following housing mix

:

Dwelling Type	Private (Sale and Rent)	Affordable Tenures			Total
		Social Rent	Intermediate Rent	Shared Ownership	
1 bed apartment	-	4	4	-	8
2 bed bungalow	3	-	-	-	3
3 bed bungalow	2	-	-	-	2
2 bed house	2	2	2	3	9
3 bed house	13	2	2	2	19
4 bed house	4	-	-	-	4
5 bed house	2	-	-	-	2
Total	26	8	8	5	47
		21			

The proposal includes 21 (45%) affordable dwellings, in line with Core Strategy Policy HO 2. The affordable homes would comprise 8 Social Rent Homes, 5 Shared Ownership Homes and 8 Intermediate Rent Homes to be transferred to a Registered Provider (likely to be Homes for Wells), meaning they will be available in perpetuity and at rents that meet the Homes England

Rent Standard (up to 80% of market rents). The Council would include the Intermediate Rent Homes as part of the S106 agreement alongside the affordable rent and shared ownership homes.

In addition, the proposals include five homes for market rent. These are not to be included in the s106 agreement so cannot be guaranteed to be available in perpetuity, but their inclusion is still welcomed and will bring a different tenure of homes to the development, that are in high demand.

Housing Need

Housing need changes gradually over time, the latest information on housing need in Wells-next-the-Sea is set out below and clearly supports the need for affordable homes in Wells, including those for intermediate rent which will be let to local households:

As of 02 September 2024 there are 899 households on the Council's housing list who want to live in Wells, of these 148 are in the highest priority bands 1*, 1 and 2. Most of the need is for one-bed homes – 58%, with the remainder split between two-bed - 25%, three-bed – 13% and four+-bed – 4%. In terms of local need (those with a local connection to Wells or adjoining parishes) there are currently 112 households on the Council housing list.

Size and accessibility of homes

Twenty (43%) of the homes proposed are 1 or 2 bedroom properties helping to deliver more smaller homes. 33 out of the 47 dwellings (70%) are proposed as 2 or 3 bedroom dwellings. The proposals provide smaller homes in excess of the local requirements expressed in the Neighbourhood Plan.

Twenty-nine (62%) dwellings are designed to meet M4(2) accessibility standards (again in excess of the requirement for 20%) and 9 (19%) dwellings as step-free dwellings (5 bungalows and 4 ground floor apartments) suitable for older or infirm residents.

Summary

The proposals would include a policy compliant level of affordable dwellings. However, the mix does not include any self or custom build plots, as advocated in the Neighbourhood Plan (Policy WNS4). Notwithstanding the absence of self or custom build homes, Officers consider that the proposals would comply with all other local requirements, and include a tenure mix which has been developed to address local needs. As such, the proposal would broadly accord with the aspirations of Development Plan policy to create mixed and balanced communities.

The proposed affordable dwellings are of a compatible style to the market dwellings to ensure these are indistinguishable from other buildings. Additionally, there is a significant overprovision of 2-3 bedroom properties to address local need. Not all the smaller dwellings would be under the 70sm floor area, but all the floorspaces would meet, as a minimum, the Nationally Described Space Standards (NDSS) which is the more appropriate standard to adhere to for the two-bedroom properties. Compliance with NDSS will ensure more acceptable amenity standards for future occupiers. The housing mix is considered appropriate, and positively reflects the specific local housing needs as identified in the Housing Needs Assessment.

3. Design and amenity

Policy EN 4 states that all development will be of a high-quality design and reinforce local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Proposals will be

expected to have regard to the North Norfolk Design Guide, incorporate sustainable construction principles, make efficient use of land, be suitably designed within their context, retain important landscape and natural features and incorporate landscape enhancements, ensure appropriate scales, make clear distinctions between public and private spaces, create safe places, are accessible to all, incorporate footpaths and green links, ensure that parking is discreet and accessible and where possible, contain a mix of uses, buildings and landscaping.

Policy WNS6 similarly sets out that new development should respond positively to principles including layout and grain, pattern of development, landscaping, access and connections, town entrances, parking, scale and form of massing, boundary treatments, density, style and design, open space and designing out crime.

The NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, with good design a key aspect of sustainable development. Paragraph 135 goes on to state that development should establish or maintain a strong sense of place, be sympathetic to local character and history, landscape setting and be visually attractive. Paragraph 135 also states that permission should be refused for development of poor design which fails to take opportunities available for improving the character and quality of an area, taking into account local design standards or guidance contained within SPDs.

Layout

The scheme layout seeks to respond to local character, continuing a loose grid as present in the historic town. The layout comprises of a main east-west access road and a series of smaller side streets forming mews streets/yards, with open ends giving visibility of the open landscape to the north towards the paddocks and marshes. The access road kinks to the east, with landscaping on the western side, within the core of the site a further kink in the road enables substantive landscaping along the road, which over time would assist in breaking up the built form when viewed from the north. Feature buildings are included in the scheme. The site entrance off Mill Road is characterised by a sweeping access road with meadow and tree planting either side leading into the built form.

Scale

The buildings would be generally two-storey, reflecting the predominant scale of built form in the area. Most roof pitches would be 40 degrees, larger properties would have 45 and 50 degree pitches. Additionally, there would be 4 bungalows, two on the northern part of the site, and two on the southern flank, with space within the core of the site for substantial trees, and irregular screen planting to the northern edge of the development to break up the massing and silhouette of the development in long views from the coast. The proposed density is not regarded as overdeveloped, and would be well within the density figures for secondary settlements (set at 40 dwellings per hectare). The density is considered appropriate in the context of the sensitive location, making optimum use of the central section of the site whilst also incorporating tree planting within the scheme.

Appearance

Design and materials have been chosen to reflect the traditional vernacular, including brick, flint, render and clay pantiles (red and grey). Two character areas are proposed with traditional properties to the west and north yard areas around Roads D and E, and contemporary designs along the main road to the site core, and east. Both styles would be identifiable as two families of buildings.

The contemporary buildings would generally have flush brick detailing, simple barge board eaves, thin aluminium window frames, silver rainwater goods, with bricks to be laid in common bond with pale mortar, some will have front elevation in Flemish bond. Where flint is

included on the elevations, the window-reveals would have a metal liner to provide an edge for the flint, instead of traditional brick quoins. The rendered properties would have the same overhang verge and eaves expressed rafter feet, with sections of weatherboarding to unite small groups of windows.

The traditional buildings would have more elaborate brick detailing, including a projecting verge and corbelled haunch, a dentil course in lieu of barge-boards to the eaves, a projecting string-course and plinth-brick sub-cills. Windows would have a more vertical emphasis, thicker frames and rainwater goods of more traditional black colour. Where flint is included on the elevations there would be traditional brick quoins to windows. The rendered properties would have wider frames vertical format windows with gabled porch.

The design of the proposed dwellings is considered to result in a good mixed visual appearance, reflecting local vernacular characteristics / detailing and accords with local design considerations in the Local and Neighbourhood Plans and Design Guides.

Amenity

Policy EN 4 of the North Norfolk Core Strategy states that proposals should not have a significantly detrimental effect on the residential amenity or nearby occupiers. Paragraph 135 of the NPPF states that developments should create places with a high standard of amenity for existing and future users.

The North Norfolk Design Guide states that residents should have the right to adequate privacy levels and that new development should not lead to any overbearing impacts upon existing dwellings. Existing residents should also be kept free from excessive noise and unwanted social contact. Additionally, private garden areas should be of adequate size and shape to serve their intended purpose. They should be substantially free from shading and are recommended to be of an area equal or greater than the footprint of the dwelling they serve.

All the gardens within the proposed development are comparable in size or greater than the footprint of the dwelling they would serve, with sufficient depths. The flats would be served by communal outdoor amenity areas. The proposed dwellings would meet the standards in the Design Guide regarding amenity space requirements, and separation distances between dwellings. This includes between the existing residential properties on Mill Road and Westfield Avenue. Mill Road properties benefit from large gardens, additionally there is a 4.5m private access to the rear of these properties separating the site. The open space to the north of the site would have some natural surveillance afforded by overlooking from the flats located to the northeast. The proposals are considered to provide a good level of amenity for future occupiers of the site, and are not considered to negatively impact existing neighbouring amenity around the site.

The proposals are considered acceptable from a design and amenity perspective, according with policy EN 4, WNS 6, and the associated design guide and codes and Section 12 of the NPPF.

4. Impact on Landscape including Norfolk Coast National Landscape

Landscape and Policy Context

Core Strategy Policy EN 1 seeks to protect the special qualities of Areas of Outstanding Natural Beauty (now Norfolk Coast National Landscape), with development only being permitted where it is appropriate for the area, does not detract from the special qualities of the Norfolk Coast AONB, and facilitating the delivery of AONB management plan objectives.

Policy EN 2 seeks amongst other matters to ensure that development be informed by, and be sympathetic to, the distinctive character areas identified in the North Norfolk Landscape Character Assessment. Proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area, distinctive settlement character and the setting of, and views from, Conservation Areas.

Policy EN 3 sets out that within the Undeveloped Coast as defined in Local Plan 'only development that can be demonstrated to require a coastal location and that will not be significantly detrimental to the open coastal character will be permitted'. Para. 3.3.10 explains that this designation is designed to minimise the wider impact of general development, additional transport and light pollution on the distinctive coastal area.

Policy SS 4 states that all development proposals will contribute to the delivery of sustainable development, ensuring protection and enhancement of natural and built environmental assets and geodiversity. Open spaces will be protected from harm, and the restoration, enhancement, expansion and linking of these areas to create green networks will be encouraged. New development will incorporate open space and high-quality landscaping to provide attractive, beneficial environments for occupants and wildlife and contribute to a network of green spaces. Where there is no conflict with biodiversity interests, the quiet enjoyment and use of the natural environment will be encouraged, and all proposals should seek to increase public access to the countryside.

The Wells Neighbourhood Plan Vision to 2036 sets out that "...the Norfolk Coast National Landscape will be protected."

NPPF Paragraph 180 states that development should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. This paragraph also states that development should maintain the character of the undeveloped coast, while improving public access to it where appropriate.

NPPF Paragraph 182 states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.

NPPF Paragraph 183 sets out that when considering applications for developments within Areas of Outstanding Natural Beauty, permission should be refused for major development other than within exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated

The accompanying footnote (64) sets out it is for the decision maker to consider whether a proposal is 'major development', taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined. For the avoidance of doubt the Local Planning Authority does consider this to be major development in this context, taking into account the nature, scale and setting and potential impacts on the wider landscape and does constitute major development under

paragraph 183 of the NPPF. This position was set out at the pre-application stage and remains the position at the time of determining this application.

The application is accompanied by a robust assessment of the three associated criteria under paragraph 183 in the Planning Statement and Planning Statement Addendum, the findings of which Officers accept and which satisfy the tests of the NPPF regarding the principle of major development within the protected National Landscape. As such Officers are of the opinion that there is not a clear reason for refusing the application under paragraph 183 of the NPPF.

Landscape considerations

The site is located within a sensitive landscape of high value, designated as the Norfolk Coast National Landscape, Undeveloped Coast, with Wells Conservation Area adjacent to the east boundary of the open space area to the north. The Norfolk Heritage Coast national designation lies to the north-west of the site and lies wholly within the National Landscape. The site currently comprises a series of fields and enclosures of improved and semi-improved grassland used for horse grazing and a caravan site located on the western edge of Wells, east of Mill Farm.

The land is defined as Rolling Open Farmland (ROF), characterised by the rural undeveloped nature of the setting to Wells-next-the-Sea. The North Norfolk Landscape Character Assessment (2021 SPD) sets out this is an open, expansive rural landscape with long range views and sparse settlement resulting in dark night skies and a sense of remoteness and tranquillity. Landscape guidelines for conservation and enhancement of the ROF Type include integration of fringe development into the existing landscape by reflecting the local vernacular and planting palette and retaining mature trees which contribute to the setting of the settlement.

In accordance with Wells Neighbourhood Plan, the site lies within Character Area 6 as described in the Design Code. This is noted as a dark area in terms of nocturnal streetscape which should be retained. Substantial mature tree cover around Mill Farm House and adjoining meadows is highlighted as a notable local landscape feature. The report considers that the area makes a significant contribution to the urban form of the town when viewed from the Coast Path to the north.

Policy DC.1.2 - Pattern of Development (WNP) sets out three guidelines for new development to ensure that it makes a positive contribution to existing built form and is well integrated into its setting:

- i. Development affecting the transitional edges between a settlement and the surrounding countryside must be softened by new landscape planting to provide a more harmonious interface between built development and the wider landscape;*
- ii. Development that alters the existing roofline or blocks existing long distance views to the waterfront should be avoided; and*
- iii. New development should be limited in extent and well-integrated with the landscape and the existing settlement pattern and vegetation.*

The site is on an elevated and prominent position, with numerous long-range views from the north of the development, with the roofscape particularly visible. The proposals include variety in building heights, roofing materials and chimneys to break up the roofline, with diversity also on elevational treatments.

The shared surface and filter drain alongside the main roadway and avoidance of over-engineered kerbing, gullies and paving will make for a softer informal appearance to the whole scheme. Site and plot boundary treatments are also broadly appropriate, setting out a mix of options and avoiding the dominance of close board fencing. The proposed site entrance off

Mill Road is suitably informal. The roadway is softened with tree and meadow grass planting and a native hedge forms the west site boundary at this point. Tree, shrub and hedge planting is accommodated throughout the layout which, in time, will help to break up the built form and embed the scheme into its rural landscape setting.

A 6m wide strip would be provided for native tree, shrub and scrub planting along the northern site boundary. This would be multi-layered and varied in height to filter and break up the built form in the longer-range views north and north-west of the site (also promoting ecological connectivity). The area of open space north of the site is suitably designed with appropriate spaces, varied habitats and proportionate tree, shrub and hedge planting.

Regarding the potential for light pollution, no street lighting is intended with this scheme. Light spill from large areas of glazing has also been considered and openings largely limited in size and number on prominent elevations that may impact principal views.

Summary

There has been proactive engagement between the developer and the Local Planning Authority, with amendments and additional information provided to supplement the Landscape Visual Impact Assessment (LVIA) including Zone of Theoretical Visibility, visualisations and sections. The incremental design changes make for a scheme that would be more sympathetic and better assimilated into its designated and sensitive landscape context. Officers concur with the findings of the applicant's LVIA, with none of the effects considered to be of Major or Major Moderate Significance, but note the lower levels of harm identified to the designated landscape. This would result in residual adverse effects of Minor-Moderate significance to the National Landscape and Moderate-Minor Significance on the Rolling Open Farmland Landscape Type. The design, variation of scale, materials and landscaping go a significant way to mitigate the landscape impacts. Notwithstanding this, harm has been identified and would need to be weighed against the public benefits and interest being delivered from the scheme

5. Ecological impacts, BNG and GIRAMS

Policy EN 9 sets out that all development proposals should protect the biodiversity value of land and buildings, maximise opportunities for restoration and enhancement and connection of natural habitats and incorporate beneficial biodiversity conservation features where appropriate.

Policy WNS6 sets out development proposals should make appropriate contributions towards GIRAMS, protect and enhance existing habitats, wildlife corridors and creation of new green corridors.

Paragraph 180 of the NPPF sets out that development should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity value, minimising impacts on and providing net gains for biodiversity,

Ecology

The application is accompanied by an ecological assessment, setting out that the site comprised primarily of semi-improved grassland, with hedgerows to be retained. The site has been assessed as being of low ecological value for the protected species scoped into the assessment including foraging bats, nesting birds, hedgehogs and moths.

Mitigation measures include commencing construction works outside of the nesting bird season (or following an inspection by a suitably qualified ecologist), and provision of hedgehog access holes. The report also advises that precautionary measures should be employed

throughout the construction phase such as backfilling or covering trenches, and appropriately storing materials

Enhancements include appropriate soft landscaping with native species, swift and house sparrow boxes and bat boxes on buildings and hedgehog access holes. The landscape section has advised based on the composition of the dwellings and number it would be appropriate for 42 swift boxes / bricks and 10 bat boxes to be incorporated into the fabric of the buildings (final details and locations etc can be secured by condition).

Biodiversity Net Gain

The application is subject to mandatory 10% BNG enhancement requirements. The site comprises medium distinctiveness habitats including other neutral grassland, small areas of scrub and urban trees. The scrub and trees cannot feasibly be retained whilst delivering dwellings at the site, and only part of the grassland will be lost to accommodate the new access road. Scrub and trees are proposed in other parts of the site post-development to compensate for their loss. New habitats to be created include other neutral grassland, modified grassland and SUDS.

Hedgerow units can be delivered onsite. Approximately 50m of hedgerow will require removal as part of the development but this will be compensated for and enhanced through the planting of 285m of new native species-rich hedgerows.

Biodiversity Net Gain for habitats cannot be achieved on site, with a loss of 27.7%. Off-site Biodiversity Net Gain would be provided to compensate for this on a 0.55 ha site to the east of the town, adjacent to an existing off site BNG provision. The 0.55 ha site would provide an overall net gain of 10.4%, meeting this statutory requirement. Standard BNG notes and conditions will be imposed to secure the BNG requirements.

GIRAMS

The Norfolk wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS) is a strategy agreed between the Norfolk planning authorities and Natural England. The Strategy enables growth in North Norfolk by implementing the required mitigation to address adverse effects on the integrity of Habitats Sites arising from recreational disturbance caused by an increased level of recreational use on internationally designated Habitat Sites, particularly European sites, through growth from all qualifying development. Increased recreation without mitigation is likely to affect the integrity of these Habitat Sites across Norfolk. It would result in the significant features of the sites being degraded or lost, and these internationally important areas losing significant important areas for birds, plants and wildlife generally and, therefore, their designations. All new net residential and tourism development are required to mitigate the effects of the development.

This Strategy recommends a tariff approach to ensure funds are collected and pulled together to deliver the Recreational Impact Avoidance and Mitigation (RAMS) package proposed. This reflects the entirety of Norfolk including all partner Local Planning Authorities and would see a common tariff amount for all net new dwellings in the county (£221.17) alongside a 6:1 ratio for tourism development. This has been calculated from the RAMS mitigation package to cover the lifetime of the Local Plans.

An appropriate shadow HRA has been provided identifying five habitat sites within 700m of the site, with only recreational disturbance progressed to the Appropriate Assessment. Officers agree with the other impacts being screened out due to the site lying beyond a nutrient impact area and visual and sufficiently distanced from the SPA/RAMSAR resulting in visual and noise disturbances unlikely to occur. The alone impacts from recreational disturbance is not considered to be significant due to a very low increase in visitor numbers relative to the existing disturbance, only the in-combination impacts would need to be mitigated for which this would be addressed through payment of the Norfolk GIRAMS tariff of £221.17 per

dwelling. The proposed development subject to payment of the GIRAMS tariff (which would total £10,394.99) would not result in a significant adverse effect on the integrity of Habitats Sites,

Subject to the payment of the GIRAMS through the S106 and appropriate landscaping conditions, the scheme would comply with Policy EN 9 of the adopted Core Strategy and Section 15 of the NPPF.

6. Developer contributions

Core Strategy Policy CT 2 states that on schemes of 10 or more dwellings where there is not sufficient capacity in infrastructure, services, community facilities or open space improvements which are necessary to make that development acceptable, mitigation will be secured by planning conditions or obligations, and these must be provided within appropriate timescales.

The recently published National Model Design Code sets out that new development should contribute towards the creation of a network of green spaces and facilitate access to natural green space where possible.

The North Norfolk Open Space Assessment provides the most up to date evidence of local need. It provides the justified evidence to support the requirement for open space contributions in Policy CT 2 of the Core Strategy.

Based on the mix of housing tenures, sizes and types shown within the submission, there would be an on-site requirement for amenity green space, play space for children and off-site contributions where required for allotments, parks and recreation, play space (youth) and natural green space.

Open Space requirement	Policy Compliance Position						Off Site Contribution			
	Required m ² per person	Cost per m ²	Total requirement (m ²)	Cost of provision (£)	On site required?	Required quantity on site (m ²)	Enter actual provision on site (m ²)	% of requirement provided	Value of provision	Contribution required
Allotments	6	27.66	636.00	£17,592	0	None	0	N/A	0	£17,592
Amenity Green Space	10	25.06	1,060.00	£26,564	Y	1,060.00	3,485.92	328.86	87,357	£0
Parks & Recreation Grounds	11	115.05	1,166.00	£134,148	0	None	0	N/A	0	£134,148
Play Space (Children)	1	208.91	106.00	£22,144	Y	106.00	124.57	117.52	26,024	£0
Play Space (Youth)	0.6	141.54	63.60	£9,002	0	None	63.6	N/A	9,002	£0
Natural Green Space	15	25.06	1,590.00	£39,845	0	None	3,485.92	N/A	87,357	£0
	43.60		4,622	£249,295		1,166.00			209,740	£151,740

Open space supply from the North Norfolk Open Space Assessment

Parish	Allotments	Amenity Greenspace	Parks and Recreation Grounds	Play (Child)	Play (Youth)	2016 Population
Wells-Next-the-Sea	3.60	-0.80	-1.79	0.00	-0.08	2149

Assessment of Requirements

Allotments:

The requirement is 0.06 ha (636 sqm) for the proposed development. There is an existing overprovision of 3.6ha in Wells, as such a contribution towards allotments would not be necessary.

Parks and Recreation Grounds:

The requirement is for 0.11 ha (1,166 sqm) for the proposed development. The definition provided of Parks and Recreation Grounds states that they are “*defined as an open space that: Has at least two facilities e.g. a children’s play area and tennis courts, or; Has provision for formal sports pitches e.g. football or cricket pitch (informal football would be excluded); and Is owned/managed by the Council (or Town/Parish Council), for general public access.*” The proposed on-site open space would not provide two facilities or sports pitches and therefore would not meet the definition of Parks and Recreation Grounds. A contribution of £134,148 is therefore required.

Play Space (Children and Youth):

There is a requirement for 0.01 ha (106 sqm) of children play space for the proposed development, and 0.006 ha (63.6 sqm) of youth play space (combined total requirement is for 0.017 ha (169.6 sqm)). The total area proposed for play space is 188.17, exceeding the requirements, final design and facilities can be secured by condition.

Amenity Green Space and Natural Green Space:

The requirement is for 0.1 ha (1,060 sqm) of Amenity Green Space for the proposed development. The definition provided of Amenity Green Space states that it includes “*those spaces open to free and spontaneous use by the public, but neither laid out nor managed for a specific function such as a park, public playing field or recreation ground; nor managed as a natural or semi-natural habitat [...] Amenity green spaces smaller than 0.15 ha are not included within the analysis for this typology, as it is considered that these sites will have limited recreation function and therefore should not count towards open space provision.*”

The requirement for Natural Green Space is 0.16 ha (1,590 sqm) for the proposed development. The definition provided for Natural Green Space is that it “*covers a variety of spaces including meadows, woodland, copses, river valleys and lakes all of which share a trait of having natural characteristics and biodiversity value and are also partly or wholly accessible for informal recreation.*”

The combined requirement is for 0.26ha (2,600 sqm). The site provides 2 areas of open space larger than 0.15ha that are designed to have areas of Amenity Green Space and areas of Natural Green Space. The main open space is 0.55 ha (5,469.69 sqm). The entrance open space is 0.15ha (1,502.15 sqm). This would provide a total of 0.7 ha (6,971.84sqm) of amenity and natural green space, resulting in an overprovision, as such a contribution would not be required

The proposals include large areas of open space, and inclusion of play facilities. Exceeding the requirements of the emerging policy, and in excess of policy expectations to the benefit of the local community. There is an overprovision of allotments in Wells, as such contributions for this isn’t required, but off-site contribution of £134,148 towards parks and recreation grounds would be required to satisfy local requirements to be included in a S106 Obligation.

Contributions would also be required for other services and facilities including areas such as education (SEND), libraries and fire hydrants requested by Norfolk County Council. The Local Planning Authority also received a request for healthcare contributions of £43,895 to aid the expansion of the local GP practice to provide additional capacity to support the expected

additional population. A table of S106 financial and non-financial contributions expected from the development is set out below.

Contribution Description	Amount (index linked)	Cost Per Dwelling (approx.)	Agreed to be paid by the applicant?
Affordable Housing (21 units – 8 social rent, 8 intermediate rent, 5 shared ownership)	On-Site Provision	-	Yes
Parks and Recreations Grounds (Off-site)	£134,148	£2,854.21	Yes
NCC Education contribution – Special Education Needs and Disabilities (SEND)	£96,806	£2,059.70	Yes
Healthcare contribution	£43,895	£933.94	Yes
GIRAMS Tariff*	£10,394.99	£221.17	Yes
Library Contribution	£4,700	£100	Yes
Fire Hydrant (one)	On-site provision	-	Yes
NCC S106 Monitoring Fee	£500 per obligation	-	Yes

*This contribution is mandatory in order to satisfy Habitats Regulations

Subject to securing the required contributions through S106 obligation (or condition(s) as may be the case with the Fire Hydrant), the proposals would accord with the requirements of Core Strategy Policy CT 2.

7. Highways and parking

Core Strategy Policy CT 5 (The Transport Impact of New Development) states that development will be designed to reduce the need to travel and to maximise the use of sustainable forms of transport appropriate to its particular location. Development proposals will be considered against the following criteria:

- the proposal provides for safe and convenient access on foot, cycle, public and private transport addressing the needs of all, including those with a disability;
- the proposal is capable of being served by safe access to the highway network without detriment to the amenity or character of the locality;
- outside designated settlement boundaries the proposal does not involve direct access on to a Principal Route, unless the type of development requires a Principal Route location.
- the expected nature and volume of traffic generated by the proposal could be accommodated by the existing road network without detriment to the amenity or character of the surrounding area or highway safety; and
- if the proposal would have significant transport implications, it is accompanied by a transport assessment, the coverage and detail of which reflects the scale of development and the extent of the transport implications, and also, for non-residential schemes, a travel plan.

Policy CT 6 (Parking Provision) states that adequate vehicle parking facilities will be provided by the developer to serve the needs of the proposed development. Development proposals should make provision for vehicle and cycle parking in accordance with the Council's parking standards, including provision for parking for people with disabilities.

The Wells Design Guidance and Codes sets out new street layouts should connect to the wider area and public footpaths, have a clear and legible street hierarchy, incorporate landscaping (street trees and green verges) and sustainable drainage solutions and encourage opportunities for cycling. Parking should be provided on site, combined with landscaping and designed to minimise run off with use of permeable paving, and interspersed with trees where on street parking is proposed (policies DC 2.1 and DC 2.2).

Paragraph 108 of the NPPF sets out that transport issues should be considered from the earliest stages of development proposals so that, amongst other matters, the potential impacts of development on transport networks can be addressed, opportunities to promote walking, cycling and public transport use are identified and pursued, and the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.

Paragraph 109 of the NPPF states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. It also recognises that transport solutions will vary between urban and rural areas.

Paragraph 114 states amongst other matters that development should ensure that appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location, and that safe and suitable access to the site can be achieved for all users.

Paragraph 115 sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 116 of the NPPF continues by setting out that development should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and facilitate access to high quality public transport where possible. Development should also address the needs of all users, be safe, secure and attractive avoiding conflict between transport users, allow for efficient delivery/access and be designed to enable charging of ultra-low emission vehicles.

There are existing pedestrian footways located next to Mill Road and Holkham Road. These, connect to the wider Wells pedestrian network and connect to the town centre and existing informal pedestrian access through to Bases Lane. The services, facilities and town centre of Wells are all within comfortable walking and cycling distances, which promotes active modes of transport over the use of a car. There are bus stops in the vicinity, including on Mill Road, Holkham Road, and the main bus stops at The Butlands. There have been no recorded Personal Injury Collisions in the vicinity of the proposed access onto Mill Road

The main estate spine road coming into the site would comprise a 4.8m wide carriageway with 2m swale on both sides and footpath on east side (Road A) continuing as a 4.8m carriageway with 2m swale and 2m footpaths on both sides (Road B) both these are proposed to be adopted. The other roads branching off would be private. Road C comprising 4.8m with 1m shared space, Roads D and E comprising 4.2m shared surface. The pedestrian footways and shared spaces facilitate permeability through the site and appropriate connectivity towards the town centre and other facilities and services in the vicinity.

Pedestrian access through the site will be achieved through the site access junction at Mill Road, which has the provision of 2.0m wide pedestrian footways either side of the carriageway that lead directly into the Site. These footways will tie into the existing footway provision on Mill Road at the site frontage, which provide connections east towards Wells-next-the-Sea town centre, and west towards the Wells-next-the-Sea community hospital and associated bus stops.

On the main site access road, a single 2m footway is proposed on the eastern side of the carriageway. This increases to two, 2m footways on either side of the carriageway at the location of the proposed dwellings to serve the properties.

Pedestrian access to the site will also be achieved through a footpath connection to the north, providing a connection into Holkham Road, through the open space that forms part of this proposed development. This connection will tie into the pedestrian footways on Holkham Road.

An additional pedestrian connection will be provided to the east of the proposed development onto Bases Lane, that will provide a connection to the pedestrian footways on Bases Lane and Theatre Road leading to the Town Centre.

There would be policy compliant parking provision and cycle storage provision commensurate for the sizes of properties in accordance with local policy considerations;

Parking provision

- 1-bed units: 1.5 spaces/dwelling
- 2+3-bed units: 2 spaces/dwelling
- 4+5-bed units: 3 spaces/dwelling
- Garages will not count as parking spaces
- Visitor parking 9 spaces

Cycle parking would be provided within the curtilages of residential dwellings in a secure shed or garage, and the apartments would have dedicated cycle stores.

The internal road layout will be designed to accommodate refuse collection vehicles and fire tender access. Bin storage will be provided in accordance with guidance on bin drag distances i.e. 30m for residents and 25m for refuse collectors.

It is forecast the proposed 47 dwellings would generate a total of 28 two-way vehicle trips in the AM peak hour and 25 two-way vehicles trips in the PM peak hour, within the operational capacity. It is anticipated that the proposals would have a negligible impact upon the local highway network.

Vehicular access to the site would be from Mill Road, through a proposed priority T-Junction, with visibility splays 2.4 x 59m achieved in both directions, the private drives serving the residential dwellings would be designed to adoptable standards and can accommodate refuse vehicles.

Subject to further updates to the plans to show appropriate detail regarding the path connecting to Holkham Road, (including widening the gap, level surface and widening the footway), this would address the highway concerns. There would be sufficient parking provision and the proposal would have appropriate connectivity with the rest of the town. No concerns have been raised by the statutory consultee on highway safety concerns relating to the new access, with other areas previously raised addressed.

Subject to revised plans, the proposals would accord with Development Plan policy requirements.

8. Heritage

Policy EN 8 of the North Norfolk Core Strategy requires that development proposals, should preserve or enhance the character and appearance of designated assets and their settings. Development that would have an adverse impact on their special historic or architectural interest will not be permitted.

Policy WNS11 sets out development should respect the significance of designated and non-designated assets, including being of an appropriate design and character and protecting the setting of the Conservation Area, with locally considered non-designated-heritage assets set out under WNS12.

The Wells Conservation Area is located to the northeast of the site, adjacent to the open space area to the north of the site. New built form is focussed within the core of the site, the approach seeks to sufficiently distance that new build from the sensitive setting of the Conservation Area. Given that the land adjacent to the Conservation Area would remain largely undeveloped and retained as open space, Officers consider that the impact of the proposals are effectively buffered from blocking or impinging upon important or defining views into and out of the Conservation Area.

The development would be visible in tandem with the Conservation Area from locations including Beach Road and the car park behind Freeman Street. While the proposal would introduce further urbanisation, from a heritage perspective Officers consider this would not undermine or challenge the overall significance of the Wells Conservation Area.

Holkham Hall Grade 1 Historic Park and Garden is located 600m west of the site. The intervening woodland along the former railway cutting and west of Mill Farm limits any adverse landscape and visual impact resulting from the development on the historic designed landscape. The nearest listed buildings are to the east, within the built-up area of Wells. These listed buildings are sufficiently distanced and also separated by intervening buildings and have relatively self-contained settings. Officers therefore consider that there would be no harm to the significance of listed buildings.

The Neighbourhood Plan identifies Mill Farm to the west of the site as a non-designated heritage asset under Policy WSN12. The effect of the proposals on its significance is required to be taken into consideration. The Neighbourhood Plan also identifies Wells Old Cottage Hospital as a non-designated asset but, in the opinion of Officers, this is sufficiently distanced from the site - some 150m southwest of the site, separated by the railway cutting, to be materially affected. . The application site is compartmentalised away from the designated and non-designated heritage assets, with the main development taking place within the core of the site. Mill Farm House and its associated buildings would still stand on its own, with a degree of separation from the main core of the development aided by existing and proposed landscaping.

Mill Farm is set back from the road and enclosed by boundary walls and mature trees and, as such, given the more limited views of the property, does not act as a key landmark building in the wider landscape. There is a clearly defined curtilage, visually and physically divorced from the application site. The existing trees on the boundary to the application site are to be retained such that retaining this feature re-enforces separation and mitigates the impact on views towards the application. Views from the open spaces will be maintained, including from the new access road connecting to Mill Road to the upper storey of the house. The western side

of the new access road would be planted with trees, providing filtering to the road edge in views southwards from the farmhouse. The proposals would therefore have limited impact on the Non-Designated Heritage Asset, with the key attributes of its setting sustained.

Overall, Officers consider that the proposals are acceptable from a heritage and conservation perspective. They would not result in detrimental impacts on the significance of the designated and non-designated heritage assets and their character and appearance would predominantly be preserved. The proposals would accord the Development Plan policy considerations.

Archaeology

An Archaeological Desk Based Assessment and Geophysical Survey have been provided, setting out there are no archaeological Designated Heritage Assets (i.e. Scheduled Monuments or Registered Battlefields) within the proposal site. The Norfolk Historic Environment Record records one non-designated heritage asset within the proposed development site: the site of a former 18th and 19th century windmill, within the south-western field of the site. No upstanding remains of this windmill are present, and no evidence for buried features were detected in the Geophysical Survey. Based on review of existing information for the surrounding search area, and the geophysical survey results, the site is assessed to have at most a low potential for additional significant archaeological remains of all periods. There is no suggestion that the site contains heritage assets likely to be a constraint to development or which might require further investigation to inform decision-making on the planning application. Requirements for further archaeological work can be secured by condition and will comply with the requirements of policy EN 8.

9. Flooding and drainage

Core Strategy Policy EN 10 seeks to direct most new development to areas of lower risk of flooding (Flood Zone 1). A site-specific flood risk assessment is required for development proposals of 1 hectare or greater in Flood Zone 1. Moreover, in relation to surface water drainage, the Policy sets out that appropriate surface water drainage arrangements dealing with surface water run-off from the new development will be required.

The site is located within Flood Zone 1. The proposals do not affect flood storage within the floodplain and the peak surface water runoff rate leaving the site would be captured via permeable pavement, granular trenches, and gullies, before discharging treated water to permeable geology at shallow depths within the chalk layers. Other sources of flooding would pose only minor threat to development on the site, which can be satisfactorily mitigated.

The existing site falls 18.89 m from South-West to North-East across the whole site and 5.03m across the proposed residential development in the centre of the site, falling in the same direction. There is a small area of low-risk flooding running from Bases Lane to Holkham Road, outside of the site boundary and being at the lower end of the site would cause no risk to habitable areas for the proposed development.

The geology is suitable for infiltration, and infiltration testing on the site provided favourable results, and groundwater was not encountered. The proposed development would introduce an impermeable area of 11,300sqm, as such surface water would need to be appropriately mitigated.

The drainage strategy incorporates private soakaways located within back gardens, private infiltrating permeable paving. Rainfall captured on the roofs and patio areas of the proposed dwellings will convey to private soakaways located within back gardens. Where 5m clearance from buildings cannot be achieved within back gardens, the soakaways would be shared. All drainage features would be installed with a minimum of 1.2m clearance from the recorded

groundwater levels. Permeable paving is proposed within all private parking, drives and accesses. These are expected to drain at source, mimicking the natural process that currently occurs.

Regarding the new roads, surface water would be directed towards an infiltration basin with sediment forebay collected by filter trenches along the main road and gullies along the shared surface roads. A sediment forebay is proposed upstream of the infiltration basin, providing pollution mitigation. The main infiltration basin half-drains within 848mins for the extreme design event and all proposed soakaways half drain within the 24hr period. This would be within guidance expectations, and demonstrates sufficient storage and infiltration of surface water drainage would be provided.

Regarding water treatment, Anglian Water has confirmed the foul drainage from this site is in the catchment of the Wells-Freeman Street Water Recycling Centre, which has available capacity for the flows from the proposed development and has associated infrastructure in proximity to the site.

It is noted that there is a current objection from the Lead Local Flood Authority (LLFA) pending further details and clarifications from the applicant to ensure an acceptable scheme. The applicant is progressing matters with the LLFA and, subject to the LLFA removing their holding objection the proposals would ensure there would be suitable maintenance and mitigation of drainage and flooding, complying with Core Strategy Policy EN 10 and meets the surface water drainage hierarchy of the NPPF.

10. Conclusion and Planning Balance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 sets out that decisions must be taken in accordance with the Development Plan unless material considerations indicate otherwise.

As set out in the report, the application site is in a sensitive location where additional protections are in place to give great weight to the safeguarding of a nationally important landscape.

Whilst the weight to be afforded to material planning considerations is a matter for the decision maker, Officers consider that the weight that can reasonably be afforded to the site as an emerging allocation can only be very limited and would not displace the primacy of the existing Development Plan.

The proposal to provide 47 dwellings in the National Landscape (considered to constitute major development by the Local Planning Authority) represents a departure from the Development Plan.

Officers recognise that the National Landscape designation represents a significant constraint, with both the town and surrounding countryside falling within this designation. However, Officers also have to recognise that it would not be possible for housing growth required to meet the needs of the town being met on another site which falls outside of the National Landscape designation.

Officers consider that meeting the housing needs of the town is in the wider public interest and this attracts considerable weight in the planning balance. There has been extensive public engagement and a local housing needs assessment accompanies the application proposing a suitable housing mix to reflect the specific needs of the locality.

As set out under the landscape section, the proposals would result in residual adverse effects of Minor-Moderate significance to the National Landscape. However, the impacts would be moderated by virtue of the design, variation of scale, materials and landscaping to filter views of the proposed development that provide effective mitigation.

Notwithstanding the mitigation measures, Officers consider that the proposals would still result in some harm and therefore will attract some negative weight in the planning balance. However, Officers consider that the proposal satisfies the tests under NPPF paragraph 183 in relation to major development in a National Landscape.

The comments from the Inspector are noted regarding the allocation of the site in the Emerging Local Plan. However, as per the detailed plans and information provided as part of the application, this has shown that the proposals can be accommodated within the landscape with mitigation reducing the landscape and visual impacts to an acceptable level to be viewed as an incremental addition to the settlement within the context of other built form in the vicinity.

In light of the above considerations and in the absence of either a 5-year or 4-year housing land supply, Officers consider that the “Tilted Balance” under NPPF paragraph 11 d) ii) would be engaged which sets out that planning permission should be granted unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.

The application will deliver significant material planning benefits including the addition of 47 dwellings (including 21 affordable properties designed to meet local need). This would make a positive contribution to the Councils current housing supply shortfall and addressing local need. These benefits would attract significant weight in the planning balance.

There are also deficiencies in open space provision in Wells-next-the-Sea, as set out in the report. The open space being provided within this development and off-site financial contributions would make a positive contribution to addressing the local deficiencies which attract moderate positive weight in the planning balance.

There would also be some modest contributions to the local economy during the construction phase and also after occupation, with additional people to support the town’s shops, services and facilities. Again, Officers consider these benefits would attract modest positive weight.

When undertaking the planning balance and applying the “tilted balance”, Officers consider that there are no individual or cumulative adverse impacts which significantly and demonstrably outweigh the benefits in this case to indicate that development should be refused.

Therefore, approval is recommended.

RECOMMENDATION:

Delegate authority to the Assistant Director of Planning to APPROVE subject to:

- 1. Satisfactory resolution of drainage concerns sufficient to address LLFA comments and removal of the statutory consultee objection;**
- 2. Satisfactory resolution of highways matters sufficient to address NCC Highways objection.**

- 3. Securing of S106 Obligations as set out at Section 6 of the report including Affordable housing and other financial contributions.**
- 4. Imposition of conditions including any considered necessary by the Assistant Director - Planning including matters relating to:**
 - **Time Limit for implementation**
 - **In accordance with approved plans**
 - **Materials**
 - **Landscaping details, implementation and management**
 - **Mitigation and enhancement measures set out in Ecological Assessment**
 - **Construction Management Plan (CEMP)**
 - **Highway access and visibility**
 - **Provision of parking and retention**
 - **Implementation and retention of refuse and recycling**
 - **10% renewable energy**
 - **ASHP details**
 - **Drainage strategy and mitigations**
 - **Permitted Development Right restrictions**
 - **Archaeology**
 - **BNG Delivery**

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

That the application be refused if a suitable section 106 agreement is not completed within 4 months of the date of resolution to approve, and in the opinion of the Assistant Director - Planning, there is no realistic prospect of a suitable section 106 agreement being completed within a reasonable timescale.

SHERINGHAM - PF/24/1827- Change of use of ground floor former shop (Class E) to hot food takeaway (no specified use class), installation of extraction and ventilation equipment; external alterations to 10 Church Street, Sheringham.

Other Minor Development

Target Date: 30th October

Extension of time: 18th November

Case Officer: Alice Walker

Full Planning Permission

RELEVANT SITE CONSTRAINTS:

Settlement Boundary

Town Centre

Sheringham Conservation Area

Primary Retail Frontages Area

Primary Shopping Area

RELEVANT PLANNING HISTORY:

PF/17/1782

Conversion of existing storage area/office and existing flat to form 4 No. flats; replacement windows and external alterations

Approved 15.12.2017

PF/14/0740

Conversion of A1 (retail) shop and flat to two A1 (retail) shops and four flats

Approved 04.09.2014

PF/90/1213

Extension to Rear (Single Storey) Redecoration of Shopfront Fascia

Approved 31.08.1990

THE APPLICATION

The application seeks permission for a change of use of ground floor former shop (Class E) to hot food takeaway (no specified use class), and the installation of extraction and ventilation equipment and external alterations.

REASONS FOR REFERRAL TO COMMITTEE:

The item was called into Committee by Cllr Liz Withington – as ward member for the site. The item was called in on 23rd October 2024 and the grounds for call-in are:

“1. The application is in a particularly sensitive location e.g. the location is situation within the Sheringham Conservation Area.

2. The site is also in the heart of a predominantly independent and vibrant town centre

3. Allowing this application and further increasing the number of takeaways and eateries could potentially be a tipping point for the town and have a negative impact on the sustainability of

the Town Centre as a whole.

4. I believe this contravenes Policy EC5. The principle behind it of preventing Primary Retail Frontage Areas from becoming dominated by SUI GENERIS classified businesses; eateries, hospitality, betting shops, amusements etc., is very relevant here.

5. The National Planning Policy Framework in paragraphs 96-107 Promoting Healthy and Safe Communities states that planning policies and decisions should aim to achieve healthy, inclusive and safe places.

6. There are currently 14 red coded food outlets in Sheringham and if this application were to be approved it would be 15 and the 4th Pizza outlet in the town. If we are to support local health strategies in a meaningful way then we should be taking account of the NNPF guidance which is available to us.

7. I appreciate that the changes to the signage have been discussed with planners however I feel it is still not in keeping with our town and an area which supports Dark Skies. The town Council having included this in their 2019-2024 Town Plan and being in close proximity to Kelling Heath and Wiveton Downs Dark Skies points it is an asset to be protected. This I believe contravenes Policies EN2 and 4.

8. As Dominos acts predominantly as a take away and plans only 16 covers to include waiting as well this business will generate a considerable amount of waste. It is also bulky waste which cannot be currently recycled due to contamination from food. This will prove problematic for the town.

9. The level of public interest is so significant that I believe the application should be put before Committee. So far both Experience Sheringham (The Chamber of Trade) have expressed concerns and the Town Council also object.

I have considered the planning merits of the case carefully and would like to thank the Case officer for their support in understanding the intricacies of Policy EC5 but I do not agree with the Case Officer's conclusions.

(Note: Cllr Withington has also submitted a detailed representation on these two applications. That representation – as well as covering other matters - expands on and explains further - the 9 points above)".

REPRESENTATIONS:

9 representations have been made objecting to this application. The key points raised in **OBJECTION** are as follows (summarised):

- Proposal is out of character for Sheringham.
- Waste management is already an issue in high-season.
- Proposal will cause extra litter.
- Independent shops are being taken over by national chains.
- Frontage is too commercial.
- Shopfront not sympathetic to the Sheringham conservation area.
- Will affect other hot food take-aways close to the site.
- Already a lot of fast-food takeaways and pizza outlets in the town.
- Inaccurate information within planning statement.
- A change of use would lead to loss of valuable retail space.

- Illuminated signage on fascia is inappropriate in the town.
- Proposal may affect residential amenity in terms of noise and odour.

CONSULTATIONS:

Ward Councillor – Comments provided as above.

Sheringham Town Council – Object. The comments in summary are:

- Public Health England guidance on planning applications where there is considered to be a proliferation of food outlets and the potential adverse effect on public wellbeing.
- The overall adverse effect on the Sheringham Conservation Area noting the impact of the proposed changes to the shop front.
- Highways Concerns including parking.
- Amenity Concerns including litter, noise and odour.

Conservation and Design- Advice Given. The comments in summary are:

- The infilling of the left-hand side of the shopfront has been previously approved and continues to give rise to no 'in principle' concerns.
- The inset centralised entrance and the various compressors, extracts and intakes also raising no substantive concerns.
- The existing joinery is not of any particular age or significance. Instead, it has a relatively plain appearance which fails to make a positive contribution to the designated area. The submitted replacement would be a similarly plain affair, with a smooth powder-coated finish and presumed absence of any mouldings, it is likely to have a comparatively flat and uniform appearance.
- Whilst this would no doubt give it a contemporary corporate freshness, it would simultaneously create a rather clinical and characterless frontage which would be lacking in any local distinctiveness. For this reason, C&D are certainly not pre-disposed to support this part of the scheme.
- Having outlined our position, we are equally mindful of similar proposals in the past where aluminium shopfronts have been proposed (e.g. Iceland in Cromer and Stubby's in Sheringham). In such instances, 'less than substantial' harm was identified but ultimately was outweighed by other material considerations within the overall planning balance.
- Therefore, with a number of other units within the town featuring similar shopfronts (e.g. Sainsbury's, Specsavers, WH Smith's, Boots Pharmacy), it is questionable whether the relatively minor harm identified could amount to a sustainable ground for objection under para 208 of the NPPF.

Environmental Health - No Objection. The comments in summary are:

- The Philips Acoustics noise report (ref- 24058-002) is robust and sufficient to support the conclusions of the author.

- Satisfied the proposed plant (Aircon and refrigeration, oven extract and air supply) in combination with the specific mitigation proposed is sufficient to prevent noise amenity impacts in the immediate area. This is subject to the following stipulations:
 - The noise plant limits specified in section 4.3 of the report must be strictly adhered to.
 - The proposed attenuation specified within section 7, which includes noise reduction and vibration control must be installed and subsequently maintained in accordance with manufacturer requirements. In the likelihood that the attenuation equipment is changed, then any replacement installed must be sufficient to meet the plant noise criteria within section 4.3 of the Noise report.

NCC Highways - No Objection. The comments in summary are:

- Town Centre proposal close to car parks, limited waiting parking bays and transport connections.
- I am able to comment that in relation to highways issues only, that Norfolk County Council does not wish to restrict the grant of consent.

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 5 Economy

Policy SS 12 Sheringham

Policy EC 5 Location of retail and commercial leisure development

Policy EN 2 Protection and Enhancement of Landscape and Settlement Character

Policy EN 4 Design

Policy EN 8 Protecting and enhancing the historic environment

Policy EN 13 Pollution and hazard prevention and minimisation

Policy CT 5 The Transport Impact of New Development

Policy CT 6 Parking Provision

Material Considerations:

National Planning Policy Framework (December 2023):

Chapter 2 Achieving sustainable development
Chapter 4 Decision-making
Chapter 6 Building a strong, competitive economy
Chapter 7 Ensuring the vitality of town centres
Chapter 8 Promoting healthy and safe communities
Chapter 12 Achieving well-designed and beautiful places

Supplementary Planning Documents and Guidance:

North Norfolk Design Guide (2008)

OFFICER ASSESSMENT:

MAIN ISSUES FOR CONSIDERATION:

1. Principle of Development
2. Design and impact on the character of the area
3. Amenity
4. Environmental considerations
5. Highways

1. Principle of Development

Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Policy SS 1 sets out that the majority of new development in North Norfolk will take place in the towns and larger villages, defined as Principal and Secondary Settlements and a smaller amount of new development will be permitted within in 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.

The application site is located within the designated settlement boundary of Sheringham, which is classed as a secondary settlement with a "Small Town Centre" as defined by Policy SS 12 and SS 5 of the North Norfolk Core Strategy. The site is within the designated Town Centre, a Primary Shopping Area (PSA) and a Primary Shopping Frontage (PRF) and is a location where new main town centre uses including hot food takeaways are considered acceptable in principle.

The proposal is for the change of use from a retail shop to a hot food takeaway (no specified/ sui generis use class). Following amendments to the Town and Country Planning (Uses Classes Order) 1987 (as amended), the lawful use of the property as a retail shop now falls within Class E(a) whereas previously it was within Class A1. Hot food takeaways are now a sui generis use (i.e. not within a specified Class) rather than Class A5 as previously.

Policy EC 5 states Primary Shopping Areas and Primary Retail Frontages are defined in order to concentrate retail development in central areas of towns and to protect shopping areas. Within Primary Retail Frontages as defined on the Proposals Map, proposals that would result

in more than 30% of the defined frontage being used for non-A1 uses (as defined in the Town and Country Planning (Use Classes) Order 1987, as amended) will not be permitted.

The weight given to the restrictive aspect of this policy has become diminished following changes to the use classes order and GPDO allowing more flexibility between use classes and changes of use. As of September 2020, a number of categories of Use Class A were brought into Use Class E. Classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure) and puts them all into one new use class E and they can change between use class E uses under permitted development rights.

Whilst the site does lie within a Primary Retail Frontage, Officers consider that the recent changes to the Use Classes Order are drafted to enable greater flexibility in terms of changes of use within town centres. As such Officers consider that very limited weight should now be attached to this part of the policy.

Table 1 Breakdown of the use classes within the relevant Primary Retail Frontage (PRF) area.

No.1	Unit	Use Class E	Sui Generis
1	(proposed) Pizza restaurant and takeaway		x
2	Charity Shop	x	
3	Stationary shop	x	
4	Stationary Shop	x	
5	Bookmakers		x
6	Fish and chip Restaurant and takeaway		x
7	Pharmacy and shop	x	
8	Sandwich shop	x	
9	Building society	x	
10	Supermarket	x	
11	Outdoor Clothing shop	x	
12	Thai Restaurant and takeaway		x
13	Bakery	x	
14	Bookshop	x	
15	Charity shop	x	
16	Fish and chip takeaway		x
17	Carvery Restaurant and takeaway		x
18	Discount Shop	x	
19	Natural shop	x	
20	Coffee and ice-cream shop	x	
21	Café and fish bar		x
22	Amusements		x
23	Ice cream parlour	x	
24	Gift Shop	x	
25	Ice cream parlour	x	
TOTAL		17	8

** Footnote - Fat Ted's is not part of the PRF as it is set back in Barchams Yard.*

In any event, even if significant weight were to be attached to the 30% restriction of Policy EC 5 then there would be little harm from these proposals. The table above shows that of the 25 shopfronts within the specific PRF area that if the proposal were approved, then only 8 of the frontages would be sui generis. Given 30% of 25 is 7.5 and therefore rounded to 8 this would still comply with the policy requirement.

As noted in the objections, Public Health England have published guidance on how to use the planning system to promote healthy weight environments. The replacement of the A5 hot food takeaway use class with sui generis allows local authorities to have greater control, through using the planning application process, to prevent the proliferation of hot food takeaways. The Planning Practice Guidance (PPG) also supports actions, such as the use of exclusion zones, to limit the proliferation of certain unhealthy uses within specified areas such as proximity to schools and in areas of deprivation and high obesity prevalence. However, within the context of North Norfolk there is no current policy basis upon which to reject proposals within the Adopted Core Strategy, nor are there any within the emerging policies such as E4 or planned Supplementary Planning Documents (SPDs).

Overall, Officers consider the principle of a change of use to a sui generis hot-food takeaway in an existing retail unit within a town centre location to be acceptable and accords with policies SS 1, SS 12, SS 5 and EC 5 of the adopted Core Strategy.

2. Impact on the character of the area, heritage and design

The proposal seeks the change of use of 10 Church Street from a shop (Class C3) to Hot Food Takeaway (sui generis), the installation of extraction and ventilation equipment, signage (including 1 no. externally illuminated fascia sign and 1 no. internally illuminated hanging sign) and minor external alterations.

The site comprises part of a terrace of units located within the primary shopping frontage from 4-10 Church Street. These buildings are all three-storeys in height providing 3 no. Class E, retail units at ground floor level and residential premises above. The frontage to the application site has already been much altered, currently with a rather tired contemporary heavily glazed and timber design.

Minor shop front alterations are proposed to facilitate the use of the unit as a hot food takeaway. Alterations on the primary elevation will extend to the insertion of a new aluminium shopfront and entrance door finished in RAL 7043 (traffic grey). The infilling of the left-hand side of the shopfront has been previously approved and continues to give rise to no 'in principle' concerns, Officers consider it would help in reducing the overt horizontality in the shopfront and in balancing the similar door opening at the opposite end. With the inset centralized entrance and the various compressors, extracts and intakes also raising no substantive design concerns. The main issue for consideration is the replacement of the existing timber shopfront with an aluminium equivalent.

With regards to the replacement aluminium shopfront, as existing, the timber joinery is not of any particular age or significance. Instead, it has a relatively plain and tired appearance which fails to make a positive contribution to the designated area. However, rather than seeing this as an opportunity to reinstate character and enhance the street scene, the submitted replacement would be similarly plain. The proposed smooth powder-coated aluminium finish is likely to have a flat and uniform appearance. Whilst this would no doubt give it a contemporary corporate freshness; it would simultaneously create a rather clinical and characterless frontage.

Notwithstanding this, similar previous proposals set a precedent for the use of aluminium, with a number of other units within the town featuring similar shopfronts (e.g. Stubby's Pizza, Sainsbury's, Specsavers, WH Smith's, Boots Pharmacy). Given the shopfront as existing is of no particular merit and the precedent for the use of aluminium, officers would therefore consider that the relatively minor harm identified from this alteration would not amount to a sustainable ground for objection under para 208 of the NPPF.

The proposals show illuminated signage. The North Norfolk Design Guide states "*emphasis*

will continue to be on the discreet use of trough lighting rather than internally illuminated box signs and fascia's". Illuminated signage is evident in the surrounding area with externally illuminated signage in place at 4 Church Street (The Works) and Marmalades Bistro at 5 Church Street, opposite the site. Following concerns raised by officers the proposed internally illuminated signage has been replaced with an external trough lit sign, which is considered to be an improvement and in-keeping with the aims of Policy EN 4 and the North Norfolk Design Guide.

Overall, it is considered there would be some minor heritage harm to the Sheringham Conservation Area as a result of the proposed replacement aluminium shopfront. However, there are several other examples of aluminium shopfronts in proximity. On Balance the proposals are considered to comply with Policies EN 4 & EN 8.

3. Residential Amenity

Policy EN 4 states that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers.

The site is located in a town centre location and is surrounded by a mixture of uses comprising of commercial and retail and residential units. The closest residential properties would be located in flats directly above the proposed hot food takeaway. There are further residential properties on the upper floors of the adjacent buildings. The hot food takeaway is proposed to be open between 11am to 11pm daily. This pattern is in keeping with opening times found in town centre locations.

The odour levels produced by the oven-baking cooking process used by the takeaway are relatively low compared to other food and drink uses such as deep-frying, the proposed extraction and ventilation equipment would be fitted with an odour suppression system and silencers to minimise amenity impacts.

A Noise Assessment report produced by Phillips Acoustics was submitted in support of the application along with the specifications for all of the plant equipment units including ventilation, extraction and air conditioning. Environmental Health Officers confirmed that the report is robust and sufficient to support the conclusions of the author.

Officers were satisfied the proposed plant (Aircon and refrigeration, oven extract and air supply) in combination with the specific mitigation proposed is sufficient to prevent noise amenity impacts in the immediate area. This is subject to the following stipulations:

- The noise plant limits specified in section 4.3 of the report must be strictly adhered to.
- The proposed attenuation specified within section 7, which includes noise reduction and vibration control must be installed and subsequently maintained in accordance with manufacturer requirements. In the likelihood that the attenuation equipment is changed, then any replacement installed must be sufficient to meet the plant noise criteria within section 4.3 of the Noise report. These requirements can be secured via condition.

With no objections raised by the Council's Environmental Protection Officer, the proposed development does not give rise to any environmental concerns relating to contamination, noise

or odour. Accordingly, subject to the imposition of conditions, the proposed development complies with Policy EN 13 of the adopted North Norfolk Core Strategy.

4. Environmental considerations

Waste management

The nature of the proposal is predominantly for a takeaway which would either be taken or delivered to customers homes to be eaten or, customers could also use the 16-cover restaurant area. Bins would be provided within the takeaway and restaurant and a commercial refuse storage area is proposed at the rear of the building, comprising separate 1100L bins for general waste and recyclables. Concerns have been raised in public representations regarding litter and use of plastic. The majority of food packaging used is cardboard and recyclable and the agent has provided a litter management strategy which can be secured by condition. Furthermore, the applicant has been advised that businesses require a Trade Waste contract to dispose of all waste associated with commercial activities as stated in the Environmental Protection Act 1990.

Light pollution

Concerns were raised initially by Officers regarding the use of internal illumination within the proposed signage. As noted above, the agent revised the proposed signage to be externally illuminated via a trough light, in accordance with the North Norfolk Design Guide.

Objectors note potential impacts at sensitive areas nearby, such as Kelling Heath and Wiveton Downs. However, the proposal is within industry standards of illumination levels and is located within a street-lit town centre location, with other illuminated shop fronts. Officers consider the proposed illumination would be unlikely to have any detracting effect on these areas and is entirely in line with expectation for a Medium District Brightness Areas (Zone E3).

Public Health

Concerns have been raised in the public consultation regarding the number of fast-food takeaways and matters relating to public health and obesity. Chapter 8 of the NPPF relating to promoting healthy and safe communities has been cited in these concerns.

Paragraph 96 of the NPPF sets out that:

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which:

...

- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.’

With regards to public health, there is no Core Strategy Policy that would restrict the provision of ‘fast’ or unhealthy food options on health grounds. Rather, the adopted and emerging retail planning policies are strategic and high level in nature covering the hierarchy of town centres and local centres. The emerging local plan does have Policy HC1: Health & Wellbeing, however it relates to new housing development of a minimum of 50 dwellings for completion of a Planning in Health Protocol.

Without any specific policy framework for framework for promoting access to healthier food, Officers consider Sheringham to be a sustainable location, with good access to public transport, walking and cycling provision and a number of public open areas for sport and recreation, and allotments that support healthy lifestyles for its inhabitants.

5. Highways

The site is located within an identified Small Town Centre which benefits from excellent pedestrian, cycle and public transport links placing the site in a highly sustainable and accessible location.

The application provides one designated parking space at the rear of the unit, there are also approximately a further seven on-street parking spaces available directly outside the site on Church Street, providing free parking for 45 minutes between 8am - 6pm Monday to Saturday with no return in 45 minutes. Further off-street parking is available in the public car park 'Morris Street' to the rear of the site which provides approximately 115 spaces.

Highways Officers were consulted on the application and concluded that the proposals benefited from a town centre location, close proximity to car parks, with on-street limited waiting parking bays and good transport connections. Officers would concur with this view that the proposals comply with Core Strategy Policies CT 5 & CT 6 relating to highway safety and parking provision.

Planning Balance and Conclusion:

The principle of a change of use from Class A to a Sui Generis Use in a Small Town Centre location is considered acceptable under Policy SS 1, SS 12 and SS 5 of the Adopted Core Strategy. Following changes to the Use Classes and GPDO the 30% non-A1 restriction set out under Policy EC 5 is considered to be diminished, in any event it is demonstrated that the proposal is still considered to be broadly compliant with this policy.

Officers identified some, albeit limited, heritage harm resulting from the replacement of the existing shopfront with an aluminium alternative. However, the existing precedent for this within the town and the public benefits of securing a viable use with the retention / creation of sixteen local full and part time jobs are considered to outweigh any limited heritage harm. There are no objections with regards to residential amenity or highways safety and parking impacts subject to conditional control. Overall, the application is considered acceptable, and Approval is recommended subject to the imposition of conditions.

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters:

- Time limit 3 years
- Development in accordance with approved plans
- Materials as submitted
- Extraction mitigation in accordance with noise report
- Opening hours
- Litter management plan

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

SHERINGHAM - ADV/24/1828- Display of one externally illuminated fascia sign and one internally illuminated hanging sign at 10 Church Street, Sheringham.

Advertisements

Target Date: 18th November 2024

Extension of time: 18th November 2024

Case Officer: Alice Walker

Advertisement Consent

RELEVANT SITE CONSTRAINTS:

Settlement Boundary

Town Centre

Sheringham Conservation Area

Primary Retail Frontages Area

Primary Shopping Area

GIRAMS Zone of Influence

RELEVANT PLANNING HISTORY:

PF/17/1782

Conversion of existing storage area/office and existing flat to form 4 No. flats; replacement windows and external alterations

Approved 15.12.2017

PF/14/0740

Conversion of A1 (retail) shop and flat to two A1 (retail) shops and four flats

Approved 04.09.2014

PF/90/1213

Extension to Rear (Single Storey) Redecoration of Shopfront Fascia

Approved 31.08.1990

THE APPLICATION:

The application seeks advertising consent for the Display of an externally illuminated fascia sign and an internally illuminated hanging sign at 10 Church Street, Sheringham.

REASONS FOR REFERRAL TO COMMITTEE:

The item was called into Committee by Cllr Liz Withington – as ward member for the site. The item was called in on 23rd October 2024 and the grounds for call-in are:

“1. The application is in a particularly sensitive location e.g. the location is situation within the Sheringham Conservation Area.

2. The site is also in the heart of a predominantly independent and vibrant town centre

3. Allowing this application and further increasing the number of takeaways and eateries could potentially be a tipping point for the town and have a negative impact on the sustainability of the Town Centre as a whole.

4. I believe this contravenes Policy EC5. The principle behind it of preventing Primary Retail Frontage Areas from becoming dominated by SUI GENERIS classified businesses; eateries, hospitality, betting shops, amusements etc., is very relevant here.

5. The National Planning Policy Framework in paragraphs 96-107 Promoting Healthy and Safe Communities states that planning policies and decisions should aim to achieve healthy, inclusive and safe places.

6. There are currently 14 red coded food outlets in Sheringham and if this application were to be approved it would be 15 and the 4th Pizza outlet in the town. If we are to support local health strategies in a meaningful way then we should be taking account of the NNPF guidance which is available to us.

7. I appreciate that the changes to the signage have been discussed with planners however I feel it is still not in keeping with our town and an area which supports Dark Skies. The town Council having included this in their 2019-2024 Town Plan and being in close proximity to Kelling Heath and Wiveton Downs Dark Skies points it is an asset to be protected. This I believe contravenes Policies EN2 and 4.

8. As Dominos acts predominantly as a take away and plans only 16 covers to include waiting as well this business will generate a considerable amount of waste. It is also bulky waste which cannot be currently recycled due to contamination from food. This will prove problematic for the town.

9. The level of public interest is so significant that I believe the application should be put before Committee. So far both Experience Sheringham (The Chamber of Trade) have expressed concerns and the Town Council also object.

I have considered the planning merits of the case carefully and would like to thank the Case officer for their support in understanding the intricacies of Policy EC5 but I do not agree with the Case Officer's conclusions.

(Note: Cllr Withington has also submitted a detailed representation on these two applications. That representation – as well as covering other matters - expands on and explains further - the 9 points above)".

REPRESENTATIONS:

1 representation has been made objecting to this application. The key points raised in **OBJECTION** are as follows (summarised):

- Advertising consent relates to a change of use to a Hot-food takeaway
- Proliferation of hot-food takeaways not supported by government
- Concerns regarding the control of litter
- Amenity concerns related to the operation of the premises (noise and odour)
- No requirement for another hot food takeaway
- Proposal would not contribute positively to the Sheringham Conservation Area, nor preserve or enhance its special character.

CONSULTATIONS:

Ward Councillor – Comments provided as above.

Sheringham Town Council – Object. The comments in summary are:

- The proposed sign is out of keeping and inappropriate in the Conservation Area.

Conservation and Design - Advice Given. The comments in summary are:

- With the revised Drawing No. C5405-S07 B having satisfactorily addressed the earlier Conservation & Design concerns around the mode of illumination, there need be no further objections to this application.
- Overall, it is now considered that the proposed signage, in isolation, would have an essentially neutral impact upon the appearance and character of the host building, and thus would not harm the overall significance of the Sheringham Conservation Area.

NCC Highways - No Objection. The comments in summary are:

- The Highway Authority raise no objection but would recommend the following conditions be appended to any grant of permission your Authority is minded to make.
 - A minimum vertical clearance of 4.2 metres shall be maintained at all times between the proposed structure (the projecting hanging sign) and the level of the adjacent public highway.
 - The level of illumination of the illuminated signs shall not at any time during the hours of darkness exceed 600 cd/m². No part of the source of the illumination shall at any time be directly visible to users of the adjacent public highway.

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

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

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

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

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

RELEVANT POLICIES:

North Norfolk Core Strategy (2008):

Policy EN 4 Design

Policy EN 8 Protecting and Enhancing The Historic Environment

Policy EN 13 Pollution and Hazard Prevention and Minimisation

Policy CT 5 The Transport Impact of New Development

Material Considerations:

National Planning Policy Framework (December 2023):

Chapter 2 Achieving sustainable development
Chapter 4 Decision-making
Chapter 6 Building a strong, competitive economy
Chapter 8 Promoting healthy and safe communities
Chapter 12 Achieving well-designed and beautiful places
Chapter 16 Conserving and enhancing the historic environment

Supplementary Planning Documents and Guidance:

North Norfolk Design Guide SPD (December 2008)

Other material documents/guidance:

Town and Country Planning (Control of Advertisements) (England) Regulations 2007
National Planning Practice Guidance (NPPG) for Advertisements

OFFICER ASSESSMENT:

MAIN ISSUES FOR CONSIDERATION:

1. Amenity
2. Public Safety

Background:

This application seeks Advertisement Consent for the display of one externally illuminated fascia sign and one internally illuminated hanging sign at 10 Church Street, Sheringham and is to be determined in accordance with the Development Plan, the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the requirements of the National Planning Policy Framework (NPPF). In this regard, paragraph 141 of the NPPF advises that "*Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts*".

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 states that "amenity" includes both visual and aural amenity thus giving consideration to the effect of the advertisements upon the immediate neighbourhood. Furthermore, matters of 'public safety' concern the safe use and operation of any form of traffic or transport on land (including the safety of pedestrians). This has regard to matters such as the behaviour of drivers and possible confusion with, or obstruction of any traffic sign or signal. It is of course recognised that all advertisements are intended to attract people's attention, however what matters is whether the advertisement, or its siting would be so confusing or distracting so that it creates a hazard for, or endangers, people who are taking reasonable care for their own and others' safety.

Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 requires that local planning authorities control the display of advertisements in the interests of amenity and public safety, taking into account the provisions of the development plan, in so far as they are material, and any other relevant factors.

1. Amenity

Policy EN 4 of the Core Strategy states proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. Policy EN 13 states that all development should minimise and reduce forms of pollution, including light and noise pollution, and development will only be permitted where there are not unacceptable impacts on general amenity, health and safety of the public and air quality, amongst other matters.

Section 8 of the North Norfolk Design Guide states that advertisements need to pay due regard to their surroundings and be part of the overall design of the host building. Scale, form, detailing, lettering style and colour are the key determinants in achieving this and in ensuring that a new advertisement does not appear as an unsympathetic appendage. Where illumination is required, the emphasis will be on the discreet use of trough lighting rather than internally illuminated box signs and fascia's.

The proposed advertisements are located at 10 Church Street, which is a commercial unit located in Sheringham Town Centre, within the Primary Retail Frontage area. Currently the shopfront has a non-illuminated fascia sign. The proposed advertisements would provide company branding and logo above the frontage of the unit. Following the initial comments regarding illumination from Officers, this application was revised to propose the display of one externally illuminated fascia sign using a trough light and one internally illuminated hanging sign.

The externally illuminated Fascia sign will comprise of a folded aluminium background tray finished in RAL 7043 Traffic Grey in a satin finish with individual built up acrylic lettering and logo (33mm deep) mounted direct to the face. The Fascia is proposed to be illuminated via a 3600mm trough light finished RAL 7043 Traffic Grey with a luminance of 580 candelas/m², i.e. within the 600cd/m² permitted by Highway regulations.

The 120mm deep double sided internally illuminated projection sign would project by 855mm and would be comprised of 2 x 60mm aluminium trays fitted around a central framework all finished RAL 7043 traffic grey with a satin finish. Opal acrylic panels to be decorated with translucent vinyl. Panels to be illuminated by LED lighting mounted within sign case with a luminance of 450 candelas/m².

Regarding the policy above, it is acknowledged that the advertisement is located within the Sheringham Conservation Area. Officers consider that the use of a trough light to externally illuminate the sign, aligns with the aims of the North Norfolk Design Guide and would be appropriate for its context; i.e. a defined Small Town Centre within a rural district.

In respect of the internally illuminated hanging sign, this would be a relatively modest proposal with more muted illumination. Overall, it is considered that the proposed signage, in isolation, would have an essentially neutral impact upon the appearance and character of the host building, and thus would not harm the overall significance of the Sheringham Conservation Area.

Given the town centre location, the scale and nature of the signage and the levels of luminance there is considered to be no unacceptably detrimental impact in terms of amenity. For the above reasons, the Council find the proposal in accordance with Policies EN 4 and EN 13, of the Adopted North Norfolk Core Strategy, as well as Section 12 of the NPPF (2023) in terms of impact on amenity.

2. Public Safety

Policy CT 5 states that development proposals should provide for safe and convenient transport for all.

Significant weight in terms of public safety is given to the opinion of the local highway authority, with particular regard to the impact of signage on users of the highway, largely in terms of driver distraction and adequate visibility.

In this case the advertisements would be located on the upper fascia of a commercial unit Church Street which forms part of Sheringham High Street and would replicate the positioning of the existing signage. The illumination would be set externally within a trough light which would direct the illumination to the fascia sign and shield from additional light spill and internally within the acrylic projection sign.

Highways Officers raised no objections to the proposal provided that a vertical clearance of 4.2 metres would be maintained between the projecting hanging sign and the level of the adjacent public highway. Furthermore, officers stated the level of illumination shall not at any time during the hours of darkness exceed 600 cd/m² and no part of the source of the illumination shall at any time be directly visible to users of the adjacent public highway.

Officers conclude that the proposals would not have a detrimental impact upon public/highway safety.

Conclusion

It is considered that the proposed Advertisements would not be harmful to the visual amenity of the area, nor provide harmful levels of luminance such to be considered light pollution. The proposals comply with Policies EN 4 and EN 13, of the Adopted North Norfolk Core Strategy, as well as Section 12 of the NPPF (2023). Furthermore, no concerns have been raised with regards to public safety and the application accords with Policy CT 5 of the adopted Core Strategy. Overall, the application is considered acceptable, and Approval is therefore recommended subject to the imposition of conditions.

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters:

- Standard Advert Conditions
- Time limit 3 years
- Development in accordance with approved plans
- Materials as submitted
- Restricted Luminance
- Height from public highway

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

WEST RAYNHAM – PF/24/0901 - First floor extension over existing single storey extension to form additional bedroom; external alterations including relocation of the entrance door, changes to external wall and layout of single storey extension and, replacement of existing first floor window and French window at North View, 29 The Street, West Raynham, Fakenham, Norfolk, NR21 7EZ

Minor Development

Target Date: 28.10.2024

Extension of time: TBC

Case Officer: Miss Isobel McManus

Householder development

RELEVANT SITE CONSTRAINTS

LDF Countryside

West Raynham Conservation Area

RELEVANT PLANNING HISTORY

PF/23/1849: First floor extension to dwelling over existing single storey extension– Refused 13 November 2023 for the following reason:

- 1. In the opinion of the local planning authority, the design and form of the proposed extension by virtue of its shallow-pitched roof, wedge-shaped form, higher eaves line and tapering abutments, would be an inappropriate and uncharacteristic form of development which would hang awkwardly and heavily off the back of the existing dwelling resulting in a substandard and inauthentic form of development. This would fundamentally impact upon the character and appearance the dwelling and that of the West Raynham Conservation Area in which the dwelling lies. Whilst this harm would be less than substantial, in the absence of any obvious or stated public benefits that outweigh this harm, the proposed development is contrary to Policies EN 4 and EN 8 of the adopted North Norfolk Core Strategy and paragraph 130, 134, 199 and 202 of the National Planning Policy Framework (September 2023).*

The application was referred to the local member in accordance with the Local Member Protocol as the officer recommendation was for refusal, but West Raynham Parish Council supported it. The ward councillor did not call the application into development committee. It was subsequently determined under delegated powers.

IS1/23/1051: Proposed 1st floor extension (additional bedroom over existing single storey kitchen extension) - Pre-application advice letter issued on 26 June 2023:

In summary the advice given was that “overall, in its current form, by virtue of its flat roof form, the proposal is unlikely to comply with policies EN 4 and EN 8 of the CS and paragraph 130 and 202 of the National Planning Policy Framework. Therefore, any forthcoming planning application should amend the proposed design”. The council’s Conservation and Design officer was consulted as part of the pre-application and suggested revisions to the design of the proposal to address these concerns. It was considered that a duo-pitched perpendicular extension would result in a compatible form of development.

THE APPLICATION

Proposes a first-floor extension over an existing single storey extension to form an additional bedroom; external alterations including relocation of the entrance door, changes to an external wall and layout of single storey extension and, replacement of existing first floor window and French window.

SITE DESCRIPTION

The site is occupied by a two-storey dwelling and is located within the area designated as Countryside for planning purposes and is also within the West Raynham Conservation Area.

The application site is accessed by a driveway shared with St Margaret's House, which adjoins St Margarets Churchyard. The site is adjoined by dwellings to the north and west. St Margarets Churchyard lies to the east and the play area to the west.

The dwelling comprises render with a white painted finish and red brick features, with timber white painted windows and doors. The roof covering is traditional red tiles.

REASONS FOR REFERRAL TO COMMITTEE

The item was called into Committee by Cllr Nigel Housden – as ward member for the site. The item was called in on 04 November 2024 and the grounds for call-in are:

"Within the narrative of **North Norfolk Core Strategy EN8**, this application enhances the building character with sympathetic constructional elements (including catslide roof), found on numerous properties in the West Raynham conservation areas. It will preserve the character of the locality. It does NOT have an adverse impact on the immediate vicinity or wider conservation area. If that is the case, then numerous other properties exhibiting the features to be incorporated within the current proposals may be considered as having an adverse impact and their status within the conservation area questionable.

Under Policy **EN 4** the application ensures efficient land area and building use, enhances the visual appearance in a conservation area with structural elements as incorporated elsewhere in the conservation area. Scale and massing are sympathetic to similar village properties, the existing building and immediate vicinity.

NPPF para 208: the public benefit is abundantly clear set against NNDC chronic shortage of affordable housing. This application ensures a young family can remain in the family home, prolonging an economically sustainable family unit in a village where there is a desperate shortage of for young families. A representation was made to the Secretary of State in 2023 by NNDC regarding homelessness and affordability. This application emphatically illustrates the direction where affordability can be addressed by NNDC to the benefit of family units. Where homelessness would not be the outcome in this instance a knock on effect would lead to the reduction in housing stock as illustrated below in the para 208 statement.

Form Version: September 2024 (v1)

Para 208: refers to: Benefit: Clearly in socio economic terms for the lifeblood of a rural community. The house - heritage asset, will have extended accommodation, functionality, comfort to embrace a growing, working family.

Harm: there is significant harm to this heritage asset if the application is refused. The probability that the family will need to sell may arise, where the spectre of yet another second home becoming a reality, in an already overwhelmed rural community, is very likely.

This application has the full support of West Raynham Parish Council for approval."

PARISH/TOWN COUNCIL:

West Raynham Parish Council: **No comments submitted.**

CONSULTATIONS:

Conservation and Design: **Object**

The proposal is similar to that previously refused and as the circumstances on site have not changed since then, the comments on the refused application (PF/23/1849) apply equally in this case. These were that as outlined in the pre-application advice given (IS1/23/1051) there are objections to the principle of the proposed extension. Equally, however, the new build must be properly integrated into the existing building in order to ensure that no harm is caused to the overall significance of the West Raynham Conservation Area. Unfortunately, the proposal by virtue of its shallow-pitched roof, wedge-shaped form, higher eaves line and tapering abutments, it is not considered that this would happen in practice. Instead, it would hang awkwardly and heavily off the back of the existing property and thus would fail to 'plug' naturally into it.

Supplementary observations with regards to the current application are:

- the submission of a detailed heritage statement is welcomed on the basis that it helps the local planning authority to reach an informed decision on the application.
- The springing point of the catslide roof has been raised right up to the ridge. Rather than addressing the earlier concerns, this has increased the overall volume and eliminated the earlier (nominal) visual subservience. As it would also affectively be merging the existing and proposed elements when viewed from the east, this cannot be regarded as a positive revision.
- It is accepted that the existing flat roof detracts from the original cottage, it is however, only a single-storey structure which does not unduly compete with, or substantively alter the form of, the main two-storey structure. For this reason, and because both ends of the flat roof structure would in any case be retained in situ, it is not accepted that the current proposals would have a beneficial impact upon the appearance and character of the host building.
- The examples which have been cited within the village have been noted. However, with these involving works which either; i) pre-date the current planning system, ii) replicated or reused a longstanding existing built form, or iii) involved a subordinate springing point from the eaves (thus preserving the original outline of the host building), these are not considered to be true precedents. In all of the cases which involve high-level springing points, it is considered that the resultant asymmetry has produced a far less elegant and bulkier building.
- In identifying these catslide examples, the submitted heritage statement refers to them as forming part of the prevailing vernacular character of the West Raynham Conservation Area. Whilst they do lie within the designated area and make a contribution to its overall form and character, these contributions are at best considered to be neutral (in the case of ii and iii above). In respect of i), however, the impacts are negative and do not form the basis for agreeing similarly detrimental forms of development. In any event, all proposals

must be considered on their individual merits taking into account the specific buildings involved. Just because examples can be cited elsewhere (whether direct parallels or not) does not necessarily mean that a similar approach will work elsewhere. In this case, the existing cottage has a well-proportioned and well-balanced gable and appears to have never supported a catslide form (particular one that only involves half of the building, and which features an awkward tapering abutment on its western side). It is therefore considered that the proposed development would be inherently harmful.

- In terms of quantifying the level of this harm, it is acknowledged that the more visible and less altered front elevation of the property would be unaffected by the extension. For this reason, and because the designated heritage asset covers most of the village, the harm clearly lies towards the bottom end of the ‘less than substantial harm’ spectrum for NPPF purposes. The fact that the new build would be viewed predominantly from private rather than public vantage points also inform this conclusion. Nevertheless, paragraph 205 of the NPPF advises that, “*great weight must be given to the conservation of heritage assets irrespective of the level of harm*”. Therefore, unless it is considered that there are other material planning considerations or public benefits accruing from the proposals which would outweigh the identified harm, the local planning authority would be obliged to refuse the application.
- Finally, the references to the internal arrangements within the cottage have been noted. However, because the property is not listed, this carries very little weight within the overall planning balance. Of more importance is the external appearance and the impact this would have on the heritage asset. In this regard, it is still considered that the previously suggested duo-pitched perpendicular extension would offer a much better solution visually. Not only would it constitute a natural addition to the existing building, but it would also accord with the advice contained within the NN Design Guide at section 3.6. Although the coved ceiling would restrict headroom at the margins, the room would still be capable of practical habitation (particularly if the room were to be vaulted to the ridge or the floor levels lowered).

REPRESENTATIONS:

Six received **supporting** on the following summarised grounds:

- Design – the design will enhance the architecture of the property and the wider village. The proposal will be in keeping with other examples in the village and would not detract from the conservation area.

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, refusal of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

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

RELEVANT POLICIES:

North Norfolk Core Strategy (2008):

Policy SS 1 – Spatial Strategy for North Norfolk

Policy SS 2 – Development in the Countryside

Policy EN 4 – Design

Policy EN 8 – Protecting and Enhancing the Historic Environment

Policy CT 6 – Parking Provision

Material Considerations:

National Planning Policy Framework (NPPF)

Chapter 2 – Achieving Sustainable Development

Chapter 4 – Decision making

Chapter 12 – Achieving well-designed and beautiful places

Chapter 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Documents (SPD):

North Norfolk Design Guide SPD (December 2008)

OFFICER ASSESSEMENT:

MAIN ISSUES FOR CONSIDERATION:

- 1. Principle of development**
- 2. The external appearance of the proposed development and its effect on the character and appearance of the conservation area**
- 3. The effect on the living conditions of the occupiers of adjacent dwellings**
- 4. Highways**

1. Principle of development

The application site is located in an area defined as countryside by Policy SS 1 of the North Norfolk Core Strategy (CS). Extensions to existing dwellings in this area are a type of development that are acceptable in principle in accordance with the associated Policy SS 2,

Policy HO 8 also has a presumption in favour of proposals to extend dwellings within the countryside where they do not result in a scale of dwelling which is disproportionate to the original dwelling. It is considered that the proposal complies with these policies and is therefore acceptable in principle. It must however also comply with all other relevant development plan policies unless material considerations indicate otherwise.

2. External appearance of the proposed development and its effect on the character and appearance of the conservation areas

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

CS Policy EN 8 states that development proposals, including alterations and extensions, should preserve or enhance the character and appearance of designated assets through high quality, sensitive design.

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the Planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 205 of the National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, *“great weight should be given to the asset’s conservation (and the more important the asset the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”*. Paragraph 208 of the NPPF advises that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”*.

Paragraph 139 of the NPPF states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”*

Section 3.6 of the North Norfolk Design Guide states that *“extensions should use forms, detailing and materials which are compatible with the original building”*.

The proposed development is essentially the same as that previously refused (PF/23/1849). It seeks to provide a third bedroom located over an existing single storey flat roof element on the north elevation of the dwelling. Further, it is proposed to relocate the entrance door serving North View, as well as replacing the existing first floor window and French window situated on the north side of the dwelling.

The supporting documentation and representations refer to examples in the wider village, which have been noted. However, all proposals must be considered on their own merits, taking into account the specific buildings involved. Furthermore, the comments relating to the internal alterations have also been noted. However, because the dwelling is not listed, this carries very little weight in the overall planning balance.

It is considered that the far from addressing the previous reasons for refusal, the proposed development increases the overall volume and eliminates the earlier (nominal) visual subservience. It also affectively merges the existing and proposed elements when viewed from the east, which is not considered to be a positive revision.

As such, it is considered that the design and form of the proposed first floor extension by virtue of its shallow-pitched roof, wedge-shaped form, higher eaves line and tapering abutments, would be an inappropriate and uncharacteristic form of development which would hang awkwardly and heavily off the back of the existing dwelling resulting in a substandard and

inauthentic form of development. This would have a harmful effect on the character and appearance the dwelling and that of the West Raynham Conservation Area.

Whilst it is acknowledged that this harm to the designated heritage asset arising from the proposed development would be less than substantial, in the absence of any material public benefits that would outweigh this harm, the proposed development is contrary to CS Policy EN 8 and paragraphs 205 and 208 of the NPPF. The shortcomings of the proposed design referred to above are also such that the proposal is contrary to CS Policy EN 4 in this respect and the aims of paragraph 139 of the NPPF and section 3.6 of the North Norfolk Design Guide.

3. Living conditions

Policy EN4 of the CS requires that 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.

It is considered that the proposed development would not have any significantly harmful impacts on the residential amenities of the occupants of neighbouring properties in terms of loss of privacy, light or disturbance. It therefore complies with CS Policy EN 4 in this respect.

4. Highways

The proposal would increase the number of bedrooms in the property from 2 to 3 but this would not trigger the requirement for any additional parking based on the adopted parking standards in Appendix C of the CS. The proposal is considered acceptable in terms of policy CT 6 of the CS.

Planning Balance and Conclusion

The proposed development is essentially the same as that previously refused and in some respects is even less satisfactory. There has been no change in the planning circumstances of the site since then. Although the proposed development would result in less than substantial harm to the West Raynham Conservation Area, without any clear public benefit, the proposal is considered to be unacceptable for the reasons stated above and contrary to CS Policies EN 4 and EN 8 and paragraphs 135, 139, 205 and 208 of the NPPF and Section 3.6 of the North Norfolk Design Code for the reasons stated above. Therefore, refusal of the application is recommended.

RECOMMENDATION:

REFUSAL for the following reason(s):

1. In the opinion of the local planning authority, the design and form of the proposed first floor extension by virtue of its shallow-pitched roof, wedge-shaped form, higher eaves line and tapering abutments, would be an inappropriate and uncharacteristic form of development which would hang awkwardly and heavily off the back of the existing dwelling resulting in a substandard and inauthentic form of development. This would have a harmful impact upon the character and appearance the dwelling and that of the West Raynham Conservation Area in which the dwelling lies. Whilst this harm would be less than substantial, in the absence of any public benefits that outweigh this harm, the proposed

development is considered contrary to Policies EN 4 and EN 8 of the adopted North Norfolk Core Strategy and paragraphs 135, 139, 205 and 208 of the National Planning Policy Framework (December 2023).

Final wording of refusal to be delegated to the Assistant Director - Planning.

BACONSTHORPE - PF/24/1919 – Alterations and extension of existing single storey outbuilding to facilitate use as annexe accommodation at Newt Cottage 65 Castle Road, Baconsthorpe, Holt.

Minor Development

Target Date: 14th November 2024

Extension of time: n/a

Case Officer: Nicola Wray

Householder Planning Permission

RELEVANT SITE CONSTRAINTS:

Countryside

Baconsthorpe Conservation Area

Mineral Safeguard Area

RELEVANT PLANNING HISTORY:

No relevant planning history

THE APPLICATION

The application seeks permission to alter and extend the existing single storey outbuilding to facilitate use as annexe accommodation.

REASONS FOR REFERRAL TO COMMITTEE:

The item was called into Committee by Cllr Callum Ringer – as ward member for the site. The item was called in on 28th October 2024 and the grounds for call-in are:

“I am concerned about the potential for overlooking and loss of privacy to the neighbouring property and as a consequence I would like Committee to determine whether or not the proposal complies with Policy EN4 as it relates to residential amenity”.

REPRESENTATIONS:

2 representation has been made objecting to this application. The key points raised in **OBJECTION** are as follows (summarised):

- The purpose and use of the building will change from storage to residential accommodation
- Concerns that the annexe will become a separate holiday let
- The proposal will disturb the asbestos roof
- Black pantiles are not in keeping with the surrounding properties
- Privacy will be violated by overlooking windows
- The application will lead to more noise, light and air pollution
- In order to carry out the work, access would be needed across the neighbours garden and this may make it unsafe and cause destruction to the garden landscape
- The proposal will cause light pollution

- The wood burner would emit fine particulate matter which is harmful to children and those with asthma

CONSULTATIONS:

Ward Councillor – Comments provided as above.

Baconsthorpe Parish Council – No Objection

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)

SS 1 (Spatial Strategy for North Norfolk)

SS 2 (Development in the Countryside)

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

EN 4 (Design)

EN 8 (Protecting and Enhancing the Historic Environment)

EN 9 (Biodiversity and Geology)

CT 6 (Parking Provision)

Material Considerations:

National Planning Policy Framework (NPPF) (December 2023)

Chapter 2 (Achieving sustainable development)

Chapter 4 (Decision-making)

Chapter 9 (Promoting sustainable transport)

Chapter 12 (Achieving well-designed and beautiful places)

Chapter 15 (Conserving and enhancing the natural environment)

Chapter 16 (Conserving and enhancing the historic environment)

OFFICER ASSESSMENT:

Main issues for consideration:

- 1. Principle of Development**
- 2. Impact on the character of the area, heritage and design**
- 3. Amenity**
- 4. Highways**

1. Principle of development

Core Strategy Policy SS 1 designates Baconsthorpe as a countryside location and Policy SS 2 relates specifically to development within the countryside which, amongst other things, supports the extension of dwellings (including residential annexes).

Policy HO 8 relates specifically to house extensions in the countryside, and supports them on the premise that the proposal would not result in a disproportionately large increase in height or scale of the original dwelling, or materially increase the impact of the dwelling on the appearance of the surrounding Countryside.

Officers consider that the proposal would increase the size of the outbuilding by a modest amount and would be sited to the rear of the dwelling. The principle of development is therefore considered to be acceptable and would comply with Core Strategy Policies SS 1, SS 2 and HO 8.

2. Impact on character of the area, heritage and design

Policy EN 4 provides that all development be designed to a high quality, reinforcing local distinctiveness, and ensuring that the scale and massing of buildings relate sympathetically to the surrounding area.

Policy EN 8 of the Local Plan states that Development proposals, including alterations and extensions, should preserve or enhance the character and appearance of designated assets through high quality, sensitive design.

The Baconsthorpe Conservation Area Appraisal states that alterations to existing buildings should be carried out using materials that are of appropriate appearance. The proposed materials are black painted timber cladding and black painted brickwork to match the existing materials, and black pantiles to replace the existing asbestos sheet roof. It should be noted that the safe removal of the asbestos would be included in the decision notice as an informative. The extension itself would be unpainted chestnut cladding, and the existence of timber cladding in the area is sufficient to support this aspect of the proposal.

Concerns have been raised in representations that the black pantiles proposed for the roof are not in keeping with the character of the area. However, whilst the village is predominantly

made up of buildings with red clay pantiles, there are examples of concrete tiles, and black pantiles within the village.

The outbuilding is also sited towards the rear of the dwelling so the visibility of the proposal is limited from the street scene. Furthermore the proposal is of a very small scale and although the increase in glazing would emit more light in an area with no street lights, the cumulative impact of the small amount of glazing proposed would be unlikely to result in significant impacts on the dark night skies

The proposal is therefore considered to comply with Policies EN 4 and EN 8.

3. Residential Amenity

Policy EN 4 states that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers.

The proposal would introduce new glazing in the form of two rooflights on the West and East roof elevations of the outbuilding, and one new window on the East elevation, plus a small amount of glazing on one of the doors.

Concerns have been raised in representations regarding light, noise and air pollution. With regards to the flue, there is a permitted development fallback position which would make a refusal of the application on this basis indefensible.

The extension of the outbuilding itself would have glazed sliding doors on either side. However, these would not be considered to result in overlooking or loss of privacy due to the single storey structure. This would also be the case for the East elevation, which does hold an awkward position due to the boundary lines being off centre from the dwellings, however, the single storey structure of the annexe would again mitigate risk to amenity.

With regards to concerns that the annexe would become a separate holiday let, this would be controlled by way of planning condition.

The proposal is therefore considered to comply with Policy EN 4 in this regard.

4. Highways

Policy CT 6 provides that “adequate vehicle parking facilities will be provided by the developer to serve the needs of the proposed development”.

The proposal would increase the parking requirement by one vehicle, resulting in a total need for two car parking spaces at number 65, and the provided parking area is considered to be sufficient to support this.

The proposal would therefore be considered to comply with Policy CT 6.

Planning Balance and Conclusion:

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

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters:

- Time limit
- Development in accordance with approved plans
- Materials as submitted
- Annexe condition

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

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SUFFIELD PARK – PF/24/1924 - Demolition of detached garage; single storey front & rear extensions; alterations to fenestration and external materials, new PV panels, formation of retaining walls to improve on-site parking, replacement of boundary fence with rendered wall, relocation of rear pedestrian access and formation of two raised flower beds at 5 Cliff Drive, Cromer.

Minor Development

Target Date: 15th November 2024

Extension of Time: N/A

Case Officer: Mr H Gray

Householder Planning Permission

RELEVANT SITE CONSTRAINTS

The application site is within the Cromer Settlement Boundary

The application site is within the Cromer Residential Area

The application site is adjacent the Undeveloped Coast designated area

RELEVANT PLANNING HISTORY

Reference **PF/24/1173**

Description Demolition of detached garage; two storey front and single-storey rear extensions; alterations to fenestration and external materials; new PV panels; formation of retaining walls to improve on-site parking

Decision Application Withdrawn – 17.07.2024

THE APPLICATION

This application seeks permission to demolish the existing detached garage, erect single storey front, lean-to front extension, erect a single-storey rear extension with a first-floor balcony, carry out fenestration alterations, alter the external materials, install new PV panels, instate retaining walls to improve on-site parking, replace boundary fence with rendered wall, relocate the rear pedestrian access, and create two raised flower beds.

REASONS FOR REFERRAL TO COMMITTEE

The item was called into Committee by Cllr Emma J Spagnola – as ward member for the site. The item was called in on 30th October 2024 and the grounds for call-in are:

“I believe this would amount to over development of site and have an unacceptable and detrimental impact on the residential amenities of the neighbours”.

REPRESENTATIONS

Twelve representations of objection were received for this application which raised the following material planning considerations:

- Overdevelopment
- Design
- Residential amenity
- Light spill
- Parking
- Cliff and cliff path stability

CONSULTATIONS

Cromer Town Council: Object for the following reasons: overdevelopment, loss of light, loss of privacy, and the development is out of character.

Coastal Management NNDC: No Objection, subject to conditions regarding surface water run-off

HUMAN RIGHTS IMPLICATIONS

Art. 8: The right to respect for private and family life.

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

Having considered the above matters, the recommendation to approve this application is considered to be justified, proportionate and in accordance with planning law

CRIME AND DISORDER ACT 1998 - CHAPTER 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

Under Chapter 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.

STANDING DUTIES

Due regard has been given to the following duties: Environment Act 2021 Equality Act 2010 Crime and Disorder Act, 1998 (S17) Natural Environment & Rural Communities Act 2006 (S40) The Conservation of Habitats and Species Regulations 2017 (R9) Planning Act 2008 (S183) Human Rights Act 1998 – this incorporates the rights of the European Convention on Human Rights into UK Law - Article 8 – Right to Respect for Private and Family Life Planning (Listed Buildings and Conservation Areas) Act 1990 (S66(1) and S72)

RELEVANT POLICIES

North Norfolk Core Strategy (September 2008):

Policy SS 1 (Spatial Strategy for North Norfolk)

Policy SS 7 (Cromer)

Policy EN 2 (Protection and Enhancement of Landscape and Settlement Character)

Policy EN 3 (Undeveloped Coast)
Policy EN 4 (Design)
Policy EN 7 (Renewable Energy)
Policy EN 11 (Coastal Erosion)
Policy EN 13 (Pollution and Hazard Prevention and Minimisation)
Policy CT 5 (The Transport Impact of New Development)
Policy CT 6 (Parking Provision)

Material Considerations:

National Planning Policy Framework (December 2023):

Chapter 2 (Achieving sustainable development)
Chapter 4 (Decision-making)
Chapter 9 (Promoting sustainable transport)
Chapter 12 (Achieving well-designed and beautiful places)
Chapter 14 (Meeting the challenge of climate change, flooding, and coastal change)
Chapter 15 (Conserving and enhancing the natural environment)

Supplementary Planning Documents and Guidance:

North Norfolk Design Guide (2008)
Landscape Character Assessment (CS1 Coastal Shelf) (January 2021)
Coastal Adaptation Supplementary Planning Document (September 2023)

OFFICER ASSESSMENT:

Main issues for consideration

1. Principle of development
2. Impact on character of the area and design
3. Residential amenity
4. Highways and parking
5. Coastal erosion/cliff stability
6. Pollution
7. Other matters

1. Principle of development

Policy SS 1 states that the majority of new development in North Norfolk will take place in the towns and larger villages whilst a smaller amount of development will be focused on designated Service and Coastal Service Villages to support rural sustainability.

Cromer is listed within this policy as a Primary Settlement. The site falls within the Settlement Policy boundary of Cromer whereby extensions to existing dwellings are acceptable in principle subject to compliance with all relevant Core Strategy Policies.

2. Impact on the character of the area and design

Whilst the proposed single-storey front extension appears to disrupt the existing build-line present between the host property and No.1 and No.3 to the west, when a wider context of the streetscene is taken it is evident that Cliff Drive benefits from an array of differently

designed properties, and whilst there is some level of consistency, no one prevailing character dominates. Therefore, by taking a wider, more contextualised view, it is reasonable to conclude that this element of the proposal would not be at odds with the character of the area, nor the dwelling itself. Furthermore, in isolation, it would not constitute a visually large increase to the perceived size of dwelling.

The proposed rear extension with first-floor balcony would be erected upon the northern rear wall of the dwelling, within the rear garden, and face out towards the sea. The structure would be of a flat roof design, topped with a balcony and green roof bordered by shingle, and clad in vertical timber cladding. Whilst being an irregular shape, the proposed rear extension itself does not constitute a significant extension to the dwelling, particularly when considering the size of the garage that is to be lost to facilitate this development.

In considering the cumulative impact of the proposals, the dwelling as existing has an approximate external floor area at both ground floor and first floor of 178sqm, inclusive of the garage. Whereas the proposed development would result in a floor area of approximately 249sqm. The result would be an approximate 40% increase in the total floor area of the dwelling, when also including the first-floor balcony. In terms of physical built form, the proposal would constitute a 28% increase, appropriately. On balance, Officers consider that the proposed development would not result in a significant increase in the size of the dwelling, and with the plot size sufficiently able to accommodate the scale of the development it is also not considered to be overdevelopment of the plot.

The proposed materials, including the timber cladding and zinc roof, do not give rise to any concerns in regard to design.

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

3. Residential amenity

Fenestration alterations are proposed on each side of the dwelling, notably the removal of the first-floor windows on the east elevation, the insertion of rooflights, and a large amount of glazing inserted onto the north elevation. The removal of the windows on the east elevation would likely help to reduce the overall level of overlooking effects created by the dwelling.

Whilst in other circumstances the more centralised and larger concentration of glazing within the rear elevation could have the potential to significantly increase residential amenity impacts, in this instance, the windows are directed to the north and not directly towards a neighbouring dwelling or its garden. It is for this reason that it would be concluded that the level of glazing proposed here would not result in a significantly detrimental increase, especially when taken together with the proposals to remove a number of existing windows in the property..

The glazing on the rear elevation would provide access to the proposed first-floor balcony. The balcony, situated atop the rear extension and within the rear garden, has the potential to significantly increase overlooking and loss of privacy effects. However, within this proposal, privacy screening has been proposed to screen sightlines to the east and west and ultimately prevent significant overlooking to the properties that are adjacent to the site. It is these privacy screens that would ultimately lead to the conclusion that a significantly detrimental impact on residential amenity would not occur.

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

4. Highways and parking

As proposed, the development would increase the number of bedrooms within the property from four to five. As per Appendix C within the Adopted Core Strategy, C3 residential units with four or more bedrooms are required to have a minimum of three spaces and a maximum of four. The proposed site layout plan demonstrates the site's capacity to comfortably accommodate three vehicles. Whilst representations have raised that the dwelling has previously and could potentially be used as a holiday let or Airbnb, this application is for a householder extension to a residential dwelling and must be considered as such.

The highways access is not proposed to be altered and no impact upon the highways network is foreseen.

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

5. Coastal erosion/cliff stability

A number of representations raised concerns regarding the condition of the nearby cliff and whether it could support this proposal. Through discussions with the Coastal Management team, it was clarified that the proposal sits within the 'Hold the Line' policy area for the foreseeable future, as per the Shoreline Management Plan 6 (SMP6). At the base of the cliff there is an existing sea wall which will continue to be maintained in line with this policy, providing funding allows, and therefore erosion to the cliff as a result of the sea is likely to be limited.

A Coastal Engineer from within the Coastal Management team has also clarified that there is an expectation that all clifftop slopes are likely to see some erosion and limited slumping, although this location in particular has remained relatively stable for many years, with no major slips.

The proposed would introduce an approximately 50sqm structure over 12m away from the clifftop edge within the rear garden of the property. Surface water has also been shown on the site location plan to be directed into the existing foul water systems and directed away from the site, however, this shall also be secured via the imposition of conditions.

Officers consider that the proposal would comply with the aims of Policy EN 11 of the Adopted Core Strategy and the guidance contained within Chapter 14 of the NPPF.

6. Pollution

A number of representations have raised concerns regarding the potential for light pollution resulting from light spill as well as the noise pollution from the dwelling.

The proposed development would result in approximately 38.8sqm of glazing, a 24.4% increase from the approximate 31.18sqm of existing glazing. In terms of total area increase, this roughly equates to only the rooflights being additional, if averaged out. Whilst not an insignificant increase it is not considered to be such a substantial increase to result in significant light pollution. Furthermore, it has been confirmed on the plans that a VLT film shall be applied to the rooflights and the first-floor windows on the rear elevation. This would be secured via the imposition of a condition to ensure that the film allowed a visible light transmission (VLT) to an agreed amount.

Concerns raised by representations regarding potential noise pollution appear to be based upon the assumption that the dwelling will be used as a holiday let/Airbnb and shall play host to a large amount of activity. At its core, this application is for a householder extension to a residential dwelling and as such noise levels and use of the dwelling for activities that fall within a reasonable C3 use cannot be controlled by the Local Planning Authority as this would directly conflict with Art. 1 and Art 8. Of the Human Rights Act. However, should it be deemed that the dwelling is used in ways beyond that of a C3 use, then enforcement action could be taken if a material change of use has occurred. For excessive residential noise, this would be a matter for other enforcement agencies.

As such, the proposal is considered to comply with Policy EN 13 of the Adopted Core Strategy.

7. Other matters

A number of representations raised concerns regarding the dwellings potential use as a holiday let/Airbnb. At this moment in time holiday lets/Airbnb's do not have their own distinct use class and therefore have the potential to fall within a C3 use so long as the way it is use is within the bounds of the C3 use class. This application itself is for a householder extension to a C3 residential property, and the Local Planning Authority have no evidence or reason to dispute this. However, should the dwelling be used in the future in a way that does not fall within a C3 use, there is a potential for enforcement action to be taken.

Conclusion

The proposal would be broadly consistent with the aims of Policies SS 1, EN 2, EN 4, EN 11, and EN 13.

RECOMMENDATION:

APPROVAL subject to conditions





- Time limit
- Development in accordance with approved plans
- Materials as submitted
- Surface Water Drainage
- VLT Glazing (proposed rooflights on the West and East Elevations and the first-floor glazing on the North Elevation)
- Balcony Privacy Screens

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

DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – 14 NOVEMBER 2024

1. INTRODUCTION:

- 1.1 This report briefly sets out performance in relation to the determination of planning applications in Development Management the period **September 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 September 2024)</i>	Major 3 decisions issued. 100% within time period	60% (80% NNDC)	24 month average to 30 September 2024 is 100.00% 
	Non-Major 71 decisions issued <i>97% within time period (two cases over time)</i>	70% (90% NNDC)	24 month average to 30 September 2024 is 97.00% 
(Quality) % of total number of decisions made that are then subsequently overturned at appeal	Major	10% (5% NNDC)	24 month average to 30 September 2024 is 1.59% (one case RV/22/1661) 
	Non-Major	10% (5% NNDC)	24 month average to 30 September 2024 is 0.75% 

Performance Measure	Actual Performance	Target	Comments
Validation <i>(Period September 2024)</i>	268 applications registered 219 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 eight S106 Obligations being progressed, four of which have been completed and can be removed from the list.

3. RECOMMENDATIONS:

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

SCHEDULE OF S106 AGREEMENTS

UPDATE FOR DEVELOPMENT COMMITTEE:

14 November 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	S106 is being signed	
PF/21/1479	Agricultural Barns Oak Road Dilham Norfolk	Conversion of agricultural building with associated external alterations to form four bedroom holiday accommodation (Part-Retroerspective)	CP023 - Dilham	Russell Stock	Committee	25/07/2024	Fiona Croxon	TBC	COMPLETED	
PM/20/1641 (& PO/15/0539)	Tilia Business Park Tunstead Road Hoveton Norfolk	Approval of reserved matters: access, appearance, landscaping, layout and scale pursuant to outline permission PO/15/0539 for the erection of 28 dwellings	CP053 - Hoveton	Russell Stock	Delegated	TBC	Fiona Croxon	TBC	COMPLETED	
PF/22/2225	Land At The Street The Street Swanton Novers	Erection of seven affordable dwellings with new access, associated infrastructure and landscaping	CP100 - Swanton Novers	Phillip Rowson	Delegated	N/A	Fiona Croxon	TBC	S106 being signed	
PF/23/2048	Manor Farm 44 Fakenham Road Briston Melton Constable Norfolk	Development of existing barn complex to form 11no dwellings with associated car parking and landscaping, including ground mounted PV Array	CP016 - Briston	Mark Brands	Committee	19/09/2024	Fiona Croxon	24430	COMPLETED	
PF/24/1767	One Acre Sandy Lane West Runton Cromer Norfolk	Erection of first floor extension with balcony over car port, conversion of car port to habitable accommodation, erection of two-storey rear extension, single-storey extension to existing garage to provide additional parking/storage, installation of standing seam zinc cladding on dwelling and replacement of cladding on garage	CP005 - Aylmerton	Isobel McManus	Delegated	TBC	Fiona Croxon	24448	COMPLETED	

PO/20/1251	Former Sports Ground Station Road North Walsham	Erection of up to 54 dwellings with public open space, new vehicular access, landscaping and associated infrastructure (Outline application with full details of the proposed means of access only. Details of layout, scale, appearance and landscaping are reserved for future determination)	CP071 - North Walsham	Phillip Rowson	Committee	17/10/2024	Fiona Croxon	24394	Draft S106 is circulating for comment.	
PF/24/1370	Woodside Heydon Road Corpusty Norwich Norfolk	Erection of 1 self-build dwellings with vehicular access to Heydon Road	CP021 - Corpusty and Saxthorpe	Olivia Luckhurst	Delegated	TBC	Fiona Croxon	TBC	Draft S106 is being prepared	

APPEALS SECTION

NEW APPEALS

SHERINGHAM - PF/24/0476 - Erection of a single storey detached dwelling with rooms in the roof space and associated works.

Land North Of East Court, Abbey Road, Sheringham, Norfolk

For GSM Investments Ltd

WRITTEN REPRESENTATION

Appeal Start Date: 31/10/2024

Appeal Decision:

Appeal Decision Date:

WRITTEN REPRESENTATIONS APPEALS - IN HAND

BINHAM - PU/24/0753 - Change of use agricultural building to dwellinghouse (Class C3) and building operations necessary for the conversion

Barn To Rear Of, Abbott Farm Barn, Walsingham Road, Binham, Fakenham, Norfolk, NR21 0AW

For Jonathan and Tina Sneath

WRITTEN REPRESENTATION

Appeal Start Date: 09/09/2024

Appeal Decision:

Appeal Decision Date:

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

Appeal Decision:

Appeal Decision Date:

BODHAM - PF/23/2684 - Construction of new agricultural building following demolition of existing building subject of lawful development certificate CL/23/0819

Hurricane Farm Corner, Church Road, Lower Bodham, Holt, Norfolk, NR25 6RN

For Mr David Gay

WRITTEN REPRESENTATION

Appeal Start Date: 05/08/2024

Appeal Decision:

Appeal Decision Date:

EDGEFIELD - PU/23/1670 - Change of use of agricultural building to 1 'larger' dwellinghouse (Class C3), and building operations reasonably necessary for the conversion

Land North East Of Wood Farm Barn, Plumstead Road, Edgefield, Norfolk

For Mr & Mrs Ben & Anita Jones

WRITTEN REPRESENTATION

Appeal Start Date: 09/05/2024

Appeal Decision:

Appeal Decision Date:

HICKLING - PF/24/0687 - Erection of single storey front/side extension

Old Chapel Cottage, Stubb Road, Hickling, Norwich, Norfolk, NR12 0YS

For Mr and Mrs S Budgett

FAST TRACK - HOUSEHOLDER

Appeal Start Date: 18/07/2024

Appeal Decision:

Appeal Decision Date:

ITTERINGHAM - PF/23/2299 - Change of use of the building known as "The Muster" and "Willow Barn" office-studio and associated outbuildings to a residential dwelling (C3)

The Muster, The Street, Itteringham, Norwich, Norfolk, NR11 7AX

For Mr Eric and Penelope Goodman and Blake

WRITTEN REPRESENTATION

Appeal Start Date: 06/08/2024

Appeal Decision:

Appeal Decision Date:

KNAPTON - PF/23/2228 - Erection of detached dwelling and car port with vehicle access to Mundesley Road

Alford Barns, Mundesley Road, Knapton, North Walsham, Norfolk, NR28 0RY

For Mr John Alford

WRITTEN REPRESENTATION

Appeal Start Date: 25/06/2024

Appeal Decision:

Appeal Decision Date:

MORSTON - PF/23/1501 - Erection of timber structure to contain walk-in fridge for kitchen (retrospective)

Morston Hall, The Street, Morston, Holt, Norfolk, NR25 7AA

For Mr Galton Blackiston

WRITTEN REPRESENTATION

Appeal Start Date: 10/07/2024

Appeal Decision:

Appeal Decision Date:

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

Appeal Decision:

Appeal Decision Date:

**RAYNHAM - TW/24/0784 - T1 & T2 - Cherry Tree - Take down leaving only Stump
T3 - Whitebeam - Reduce width to 4m and height to 7m**

19 Earl Of Bandon Avenue, West Raynham, Fakenham, Norfolk, NR21 7DQ

For Miss Stephanie Inns

WRITTEN REPRESENTATION

Appeal Start Date: 30/09/2024

Appeal Decision:

Appeal Decision Date:

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

Appeal Decision:

Appeal Decision Date:

SALTHOUSE - PF/23/2553 - Demolition of farm buildings and erection of 5 dwellings

Land To The East Of , Cross Street , Salthouse, Holt, Norfolk

For Mr James Bunn

WRITTEN REPRESENTATION

Appeal Start Date: 03/10/2024

Appeal Decision:

Appeal Decision Date:

SWAFIELD - PF/23/1580 - Stationing of caravan for a mixed use comprising short term residential retreat / holiday accommodation for carers and people from a caring profession (up to 84 days per annum); hosted retreats for carers and people from a caring profession (up to 18 days per annum); Full-day and half-day therapeutic retreats for carers and people from a caring profession including overnight accommodation for the site manager / operator (up to 66

Land East Of Lincoln Cottage, (known As The Cottage), Common Road, Bradfield Common, Bradfield, Norfolk
days per annum).

For Dr Clare Walters

WRITTEN REPRESENTATION

Appeal Start Date: 09/09/2024

Appeal Decision:

Appeal Decision Date:

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

Appeal Decision:

Appeal Decision Date:

TRUNCH - PF/23/0613 - Construction of two-bedroom detached dwelling, cartshed garage and associated works

The Roost, Mundesley Road, Trunch, North Walsham, Norfolk, NR28 0QB

For Mr & Mrs Jelliff

WRITTEN REPRESENTATION

Appeal Start Date: 19/07/2024

Appeal Decision:

Appeal Decision Date:

WELLS-NEXT-THE-SEA - PF/23/1018 - Erection of two storey dwelling

34 Freeman Street, Wells-next-the-sea, Norfolk, NR23 1BA

For Mr Underwood

WRITTEN REPRESENTATION

Appeal Start Date: 14/05/2024

Appeal Decision:

Appeal Decision Date:

WELLS-NEXT-THE-SEA - PF/24/0639 - Conversion of First floor restaurant into Air B&B holiday accommodation

Plattens Fish and Chips, 12 & 13 The Quay, Wells-next-the-sea, Norfolk, NR23 1AH

WRITTEN REPRESENTATION

Appeal Start Date: 16/09/2024

Appeal Decision:

Appeal Decision Date:

WELLS-NEXT-THE-SEA - LA/24/0640 - Works associated with conversion of first floor restaurant to holiday accommodation

Plattens Fish and Chips, 12 & 13 The Quay, Wells-next-the-sea, Norfolk, NR23 1AH

WRITTEN REPRESENTATION

Appeal Start Date: 16/09/2024

Appeal Decision:

Appeal Decision Date:

WEYBOURNE - PF/23/2247 - Erection of two-storey dwelling

Land Adjacent Maltings Hotel, The Street, Weybourne, Holt, Norfolk, NR25 7SY

For Mr Philip Turner

WRITTEN REPRESENTATION

Appeal Start Date: 03/09/2024

Appeal Decision:

Appeal Decision Date:

Total Number of Appeals listed: 20

**OFFICERS' REPORTS TO
DEVELOPMENT COMMITTEE (ENFORCEMENTS)**

*Appeals Information for Committee between
10/10/2024 and 06/11/2024*

14-November-2024

APPEALS SECTION

WRITTEN REPRESENTATIONS APPEALS - IN HAND

ALBY WITH THWAITE - ENF/20/0066 - Erection of a building for residential use, garage and landscaping to create a garden

Field View, Alby Hill, Alby, Norwich, NR11 7PJ

WRITTEN REPRESENTATION

Appeal Start Date: 24/07/2023

Appeal Decision:

Appeal Decision Date:

EDGEFIELD - ENF/23/0092 - unauthorised works to a protected trees and new camping activity.

Dam Hill Plantation, Holt Road, Edgefield, Norfolk

WRITTEN REPRESENTATION

Appeal Start Date: 23/02/2024

Appeal Decision:

Appeal Decision Date:

RUNTON - ENF/23/0027 - Breach of conditions 2, 3,4, 6, 7, 8, 10, 11, 13,15 and 16 of planning permission PF/18/1302.

Homewood, Mill Lane, East Runton, Cromer, Norfolk, NR27 9PH

WRITTEN REPRESENTATION

Appeal Start Date: 09/01/2024

Appeal Decision:

Appeal Decision Date:

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

WRITTEN REPRESENTATION

Appeal Start Date: 23/05/2023

Appeal Decision:

Appeal Decision Date:

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

WRITTEN REPRESENTATION

Appeal Start Date: 31/08/2023

Appeal Decision:

Appeal Decision Date:

WEYBOURNE - ENF/23/0278 - Change of use of barn to a pilates studio

Weybourne House, The Street, Weybourne, Holt, Norfolk, NR25 7SY

WRITTEN REPRESENTATION

Appeal Start Date: 29/04/2024

Appeal Decision:

Appeal Decision Date:

Total Number of Appeals listed: 6