

# Development Committee



**Please contact:** Democratic Services

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**TO REGISTER TO SPEAK PLEASE SEE BOX BELOW**

Wednesday, 29 January 2025

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 6 February 2025 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](mailto: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-WyEzg>

*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**

The minutes of the Development Committee meeting held Thursday 23<sup>rd</sup> January will be presented at the next Development Committee meeting.

### **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 1 - 6)

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. LITTLE SNORING - PF/24/1634 - CONSTRUCTION OF 19 DWELLINGS (CLASS C3) WITH ASSOCIATED PARKING, INFRASTRUCTURE, OPEN SPACE AND LANDSCAPING AT LAND NORTH OF KETTLESTONE ROAD, LITTLE SNORING** (Pages 7 - 44)
- 9. CROMER - PF/24/2341 - ERECTION OF 5 COMMERCIAL UNITS FOR USES WITHIN USE CLASSES E(C)(I) - FINANCIAL SERVICES, E(G)(I) - OFFICES, E(D) - INDOOR SPORT, RECREATION OR** (Pages 45 - 68)

**FITNESS, B8 - STORAGE OR DISTRIBUTION AT HOME FARM  
ENTERPRISE ZONE, HALL ROAD, CROMER, NORFOLK**

- 10. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 69 - 72)
- 11. APPEALS SECTION** (Pages 73 - 80)
- 12. EXCLUSION OF PRESS AND PUBLIC**

To pass the following resolution, if necessary:-

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

**PRIVATE BUSINESS**

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## 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](#).

<b>Subject</b>	<b>Description</b>
<b>Employment, office, trade, profession or vocation</b>	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
<b>Sponsorship</b>	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.
<b>Contracts</b>	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>
<b>Land and Property</b>	<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>
<b>Licenses</b>	<p>Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer</p>
<b>Corporate tenancies</b>	<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>
<b>Securities</b>	<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>



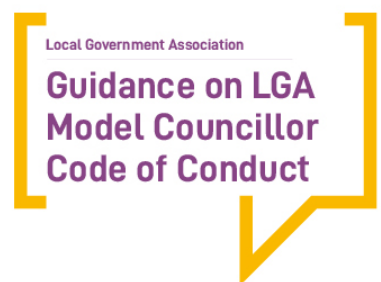
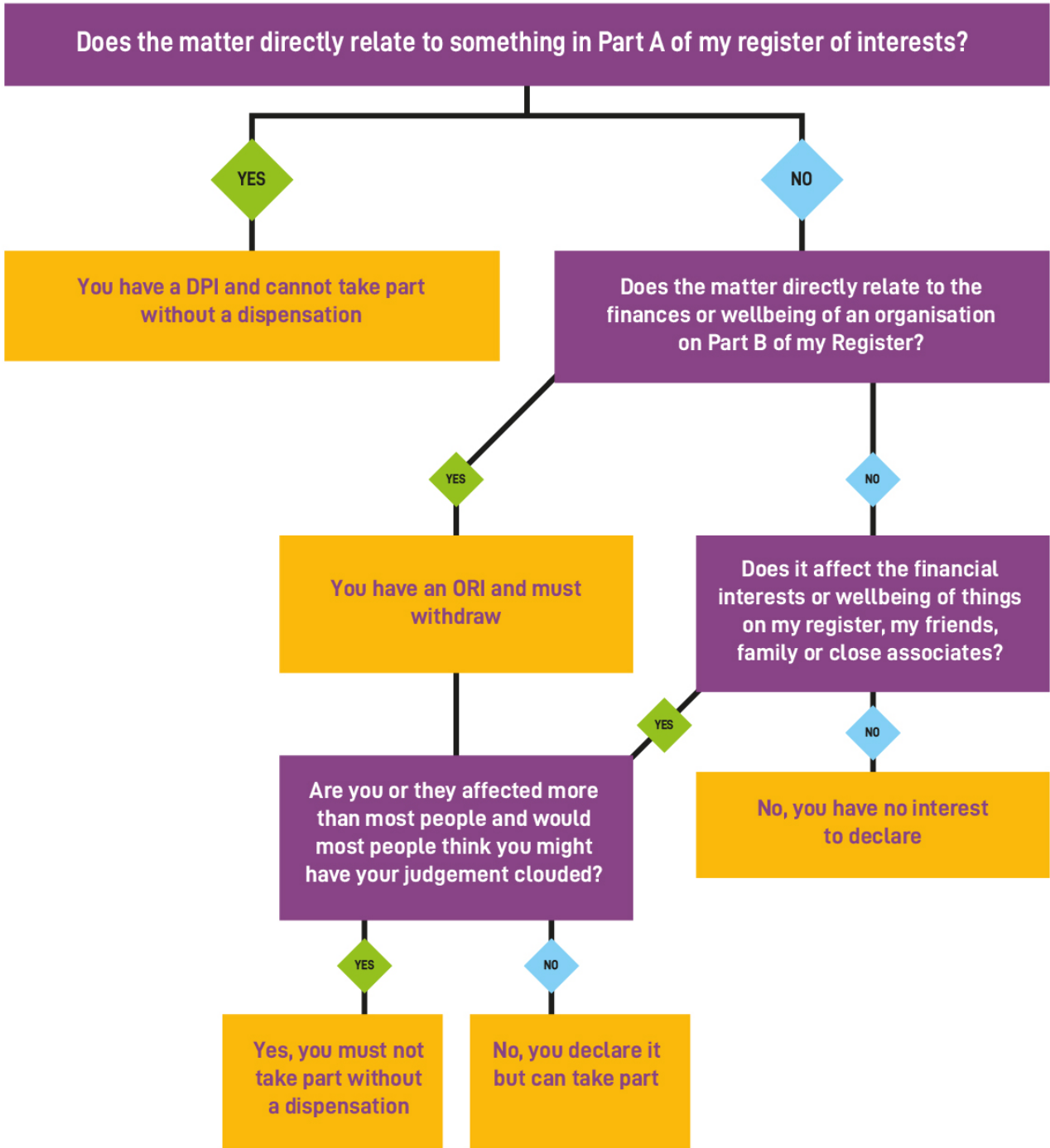
	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
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\* 'director' includes a member of the committee of management of an industrial and provident society.

\* '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"><li>a) any body of which you are in general control or management and to which you are nominated or appointed by your authority</li><li>b) any body<ul style="list-style-type: none"><li>(i) exercising functions of a public nature</li><li>(ii) any body directed to charitable purposes or</li><li>(iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)</li></ul></li></ul>
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**Little Snoring – PF/24/1634 - Construction of 19 dwellings (Class C3) with associated parking, infrastructure, open space and landscaping at Land North of Kettlestone Road, Little Snoring**

## **Major Development**

**Target Date:** 05.11.2024

**Extension of Time:** 21.02.2025

**Case Officer:** Russell Stock

**Full Planning Permission**

## **RELEVANT SITE CONSTRAINTS:**

- The site is susceptible to Groundwater Flooding as set out within the Council's Strategic Flood Risk Assessment (SFRA)
- The site lies within an area considered to have a 1 in 30 – Risk of Flooding from surface water as defined by the Environment Agency (EA)
- The site lies within a Countryside location in planning policy terms
- The site falls within various GIRAMS Zones of Influence

## **RELEVANT PLANNING HISTORY:**

None.

## **THE APPLICATION**

### Site Description:

The site comprises of a grass field located within the village of Little Snoring, bounded to the west and south by Thursford and Kettlestone Road, and residential properties to the north and east. The site contains a ditch network extending from Kettlestone Road in the southeast corner of the site, running north and west along the boundary to the junction of the Thursford and Kettlestone Roads. A hedgerow extends along the majority of the field's boundary, whilst there is a small area of scrub located within the southern part of the field. Little Snoring Community Primary Academy is located to the west of the site, less than 100m along the Thursford Road.

### Proposal:

This application seeks full planning permission for the erection of 19 dwellings, access, landscaping and associated infrastructure. The application, submitted by Broadland Housing Association seeks to provide ten (10) affordable dwellings, cross-subsidised by nine (9) open market homes as part of a rural exception scheme.

Amended plans received during the consideration of the application have sought to respond to concerns raised by Officers, the public and consultees.

## **REASONS FOR REFERRAL TO COMMITTEE:**

The application has been referred to committee at the request of Cllr Tom FitzPatrick for the following reasons:

- Overdevelopment – plot is too small for number of houses – also this is the third development in Little Snoring in a few years – over expansion of a Service Village
- Inadequate existing infrastructure to support the increased number of dwellings and residents
- Loss of greenfield amenity land
- Loss of hedgerow
- Development outside envelope of village boundary
- Light disturbance in an area of Rural Dark Landscape
- Noise disruption to neighbouring properties
- Traffic safety due to increased traffic on adjacent roads and parking safety problems near the primary school
- Pedestrian safety – as no pavement proposed adjacent to site
- Concerns from neighbours

#### **CONSULTATIONS:**

**Parish/Town Council:** Initial – **Support**, “Little Snoring Parish Council supports this application to provide affordable homes for local people. It requests that the external lighting is kept to the minimum, is downwards facing and movement sensitive to comply with recommendations to maintain dark skies in the village” **Final** – “Little Snoring Parish Council has **no objection** to this application. However, it wishes to see the minimum of external lighting to maintain dark skies.”

**North Norfolk District Council Conservation and Design:** Initial – No objection, amendments suggested. **Final** - Welcome the revisions that have been made and confirm that there remain **no sustainable objections**

**North Norfolk District Council Landscape:** Initial – Further information required. **Final** – **No objection, subject to conditions**

**North Norfolk District Council Strategic Housing:** **Support**

**North Norfolk District Council Environmental Protection:** Initial – Further information required. **Final** – **No objection**

**Norfolk County Council Local Highway Authority:** Initial – amendments required. **Final** – **No objection, subject to conditions**

**Norfolk County Council Lead Local Flood Authority (LLFA):** Initial – Objection, amendments required. **Final** – **No objection, subject to condition**

**Norfolk County Council Historic Environment:** **No objection, subject to condition**

**Norfolk Fire & Rescue:** **Advice provided**

**Anglian Water:** **Advice provided**

#### **REPRESENTATIONS:**

**Seven** received with **objections** on the following summarised grounds:

- The application site is outside of the Little Snoring Settlement Boundary within the Countryside, a location not designated for development.
- The proposals would represent overdevelopment within the village of Little Snoring, which has seen a number of new developments built recently. No further development should be allowed within Little Snoring.
- More suitable locations within the village are available for development, rather than this edge of village location.
- Little Snoring has limited services and facilities.
- There are no dentists taking on NHS patients, whilst the Fakenham Medical Centre is under strain. This development would put more strain onto the already struggling system.
- The proposed access is not suitable and would not provide acceptable and safe levels of visibility onto the Kettlestone Road.
- The existing roads are already busy and are used by large vehicles causing traffic problems.
- Parking for the school, particularly at drop off and collection times, causes highway safety issues.
- The proposals do not make additional provision for pavements, which are already impacted upon due to parking.
- The local water, sewage infrastructure has issues and this development would make these worse.
- The development would harm the character of the village.
- Design amendments should be made to individual plots to ensure they better relate to the existing village.
- The development would result in additional light spill into a rural area.
- Building dwellings on the greenfield will result in a loss of biodiversity, habitats and species.
- The loss of hedging is significant. Maintenance of replacement hedges is important.
- Areas of open space should be made accessible to all, including existing residents.
- It is not understood what would happen to the electric wires crossing the site.

#### **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 PLANNING 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 HO 1: Dwelling Mix and Type  
Policy HO 3: Affordable Housing in the Countryside  
Policy HO 7: Making the Most Efficient Use of Land (Housing Density)  
Policy EN 2: Protection and Enhancement of Landscape and Settlement Character  
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 & 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

Material Considerations:

**National Planning Policy Framework December 2024 (NPPF)**

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 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

**Supplementary Planning Documents and Guidance:**

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

**Other material documents/guidance:**

Emerging North Norfolk District Council Local Plan  
Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy - Habitats Regulations Assessment Strategy Document (2021)  
Technical housing standards – nationally described space standard (March 2015)  
National Design Guide (2019)  
Natural England's letter to local authorities relating to development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitats sites (March 2022)

Officer Assessment:

**Main issues for consideration:**

1. **Housing land supply**
2. **Principle of development**

3. **Housing mix and accessible and adaptable homes**
4. **Impact on landscape, character of the area and design**
5. **Impact upon the historic environment**
6. **Residential amenities**
7. **Ecology and Geology**
8. **Arboriculture**
9. **Highways and parking**
10. **Flood risk and drainage**
11. **Contaminated land**
12. **Energy efficiency**
13. **Community infrastructure requirements**

## **1. Housing land supply**

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify a supply of specific deliverable sites to provide a minimum of five-years' worth of housing. At the current time, North Norfolk District Council is unable to demonstrate deliverable sites sufficient to provide a minimum of five years' worth of housing.

Planning applications will therefore be considered in line with paragraph 11(d) of the NPPF which states that:

“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 strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.

Further consideration of this will be provided within the Planning Balance section of this report below.

## **2. Principle of development (rural exception affordable housing)**

In accordance with Section 38(6) of the Town and Country Planning Compulsory Purchase Act 2004, planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the development plan for the area currently includes the North Norfolk Local Development Framework Core Strategy which was adopted in September 2008, the Site Allocations Development Plan Document which was adopted in February 2011, and the Minerals and Waste Development Framework - Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026. At a national level, the National Planning Policy Framework (NPPF) constitutes guidance which the Local Planning Authority (LPA) must have regard to. The NPPF does not change the statutory status of the development plan as the starting point for decision making, but is a material consideration in any subsequent determination.

The emerging North Norfolk Local Plan has been subject to examination and the LPA are working on addressing the matters arising from the Inspector's initial feedback letter. At the current time, only limited weight can be afforded to the policies of the emerging plan, but it remains a material consideration for the determination of this application.

The spatial strategy for North Norfolk is set out within Core Strategy 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 coast service villages. The rest of North Norfolk is designated as 'Countryside' where development will be restricted to particular types of development to support the rural economy, meet affordable housing needs and provide renewable energy.

The application site lies within a Countryside location, adjacent to the settlement boundary of Little Snoring, a Service Village as defined by Policy SS 1.

Following on from the aims of SS 1, Core Strategy Policy SS 2 states that in areas designated as Countryside development will be limited to that which requires a rural location and is one of a list of development types. Relevant to these proposals is the affordable housing in accordance with the Council's 'rural exception site policy' exemption.

Core Strategy Policy HO 3 sets out the Council's 'rural exception' affordable housing policy. Relevant to the submitted application, this policy states that proposals for affordable housing development within the area designated as Countryside will be permitted only where:

- the proposal would help to meet a proven local housing need for affordable housing as demonstrated in the Strategic Housing Market Assessment and waiting list information, and
- for schemes of 10 or more dwellings the site is situated within 100m of the boundary of a Principal or Secondary Settlement or one of the defined Service Villages or Coastal Service Villages,
- the affordable housing provided is made available to people in local housing need at an affordable cost for the life of the property (the Council will ensure that any planning permission granted is subject to appropriate conditions and/or planning obligations to secure its affordability in perpetuity).

For the purposes of this policy 'local housing need' means the need in the Parish and adjacent Parishes as evidenced by the Strategic Housing Market Assessment and the Council's waiting list, or a Local Housing Needs Survey.

Paragraph 82 of the NPPF states that in rural areas, planning decisions should be responsive to local circumstances and support housing developments that reflect local needs. It continues to state that LPAs should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs.

The proposals consist of 10 affordable dwellings (8 affordable rent and 2 shared ownership) and 9 open market dwellings.

In relation to 'need' as set out within the first criteria of HO 3, as at 20th January 2025 there were 19 households on the Council's housing list with a local connection (by residence, work or close family) to Little Snoring and the adjoining parishes. Of these, 17 households have the strongest bands A – C local connection. In terms of property size needed; the need is: one-bed (39%), two-bed (28%), three-bed (28%). In addition to the Council's housing list, the latest



Strategic Housing Market Assessment identified significant need across the district for affordable homes.

The mix of Affordable Rent homes proposed on the site is:

3 x 1-bed houses,  
1 x 2-bed bungalow,  
1 x 2-bed house,  
3 x 3-bed houses.

The mix of Shared Ownership homes proposed on the site is:

1 x 2-bed house,  
1 x 3-bed house.

The mix of property sizes broadly reflects the mix of local housing need. On the back of this, Officers consider that a scheme proposing 10 affordable dwellings is meeting an identified local housing need in accordance with the first criterion of Policy HO 3.

In relation to the second criteria list above, the scheme is for 19 dwellings and is sited adjacent to the settlement boundary of Little Snoring, a defined Service Village. Therefore, this element of the policy would be met.

Turning the third criteria listed above, the Strategic Housing Officer has confirmed that the site would be the subject of a local allocations policy meaning that the Council would allocate the new homes to households on the Council's housing list with the strongest local connection to Little Snoring and the adjoining parishes. This would be secured via legal agreement, and therefore would satisfy this policy requirement.

In relation to the proposed nine open market dwellings on this site, the Core Strategy is silent on the use of market housing to support making exception sites viable. Paragraph 82 of the NPPF supports opportunities to bring forward rural exception sites and that LPAs can consider whether allowing some market housing on these sites would help to facilitate this. The Government's Planning Practice Guidance also states that *'rural exception sites can deliver a small proportion of market housing, provided that it can be demonstrated that this is necessary in order to ensure the overall viability of the site'* - Paragraph: 013 Reference ID: 67-013-20210524.

Having regard to the above guidance and in light of the Council's corporate aim to boost the number of affordable dwellings delivered within the district, the use of open market dwellings to make 'exception' schemes viable is acceptable in principle. The Council however, would seek to ensure that the level of open market housing is at the minimum level required to see the affordable dwellings delivered. Notwithstanding this, the provision of market housing would help address the housing need within the district, and the government's aim to significantly boost supply (paragraph 61 of NPPF).

During the course of the application's consideration, the applicant submitted a viability assessment to justify the quantum of open market dwellings proposed. The assessment included a Plot Valuation report and a Building Cost Information Service (BCIS) construction Cost assessment. The assessment concluded that the development of 19 dwellings would require 9 open market dwellings to viably enable the delivery of 10 affordable dwellings.

As part of the assessment of this application, the Council instructed an Independent Viability Assessor to review the applicant's viability case. During the course of this review, additional information and clarification of the inputs and assumptions applied were provided at the

request of the Assessor. Following receipt of this information, the Assessor resolved that whilst they do not necessarily agree with all assumptions and inputs used in the appraisal, in overall terms, it is considered it to be a fair assessment of the viability of the development. The Assessor concluded that the applicants have made the case that the 9 market sale units proposed is the minimum reasonably required to deliver the 10 affordable homes.

Having regard to the Assessor's findings, Officers are content that the scheme requires an element of market cross-subsidy, and that the 9 open-market dwellings are the minimum required to make the development viable. The proposals therefore comply with the requirements of Core Strategy Policy HO 3 and align with the provisions within NPPF and the Government's Planning Practice Guidance. The principle of development can therefore be supported.

### **3. Housing mix and accessible and adaptable homes**

Core Strategy Policy HO 1 states that unless demonstrated that a proposal will address a specific identified local need for sheltered/supported accommodation, all new housing developments of five or more dwellings shall comprise of at least 40% with not more than 70sqm internal floor space and incorporate two bedrooms or fewer, and at least 20% of dwellings shall be suitable or easily adaptable for occupation by the elderly, infirm or disabled.

The supporting text for this policy highlights that through the Strategic Housing Market Assessment, there is an identified preponderance of larger, detached dwellings in the existing housing stock. One of the aims of this policy is to help address the imbalance and support the provision of smaller homes.

Along with Core Strategy Policy HO 1's requirement for such an appropriate housing mix, there is a requirement to provide at least 20% of the dwellings as 'easily adaptable' for occupation by the elderly, infirm or disabled is included. Specific reference to Lifetime Homes Standards is made within the supporting text to this policy, however 'or equivalent' is also specified. This is relevant as subsequent changes at a national level have seen the Lifetime Homes Standard requirements 'simplified' into the Building Regulations. Specifically, Part M4(2): Accessible and adaptable dwellings and Part M4(3): Wheelchair user dwellings. These remain as optional technical standards which can be used under the planning process. Part M4(2) broadly incorporates the requirements of the Lifetime Homes criteria. It is therefore considered appropriate that 20% of the proposed dwellings should be provided to at least M4(2): Accessible and adaptable standard in line with the requirements of Policy HO 1.

The housing mix proposed for the affordable dwellings is, in part, in response to the local affordable housing needs. The mix put forward is supported by the Council's Housing Strategy and Delivery Team, which, as noted above, is considered to broadly reflect the mix of local housing need.

The proposed open market housing mix consists of nine, three bedroomed dwellings, all of which exceed 70sqm of internal floor space. The lack of smaller two bedroomed units as part of this mix conflicts with the requirements of Policy HO 1. The applicant has sought to justify the lack of mix on the basis that the sales of the larger three bedroomed dwellings would generate more profit to support the delivery of the affordable dwellings, consequently requiring less overall market dwellings to make the scheme viable. Whilst there is undoubtedly some logic to this approach, the main aims of Policy HO 1 are to ensure that mixed and balanced communities are provided, and that the preponderance of larger detached dwellings within the district is balanced with smaller, often more affordable, dwellings. The lack of mix in the market element of this scheme would limit the ability of this scheme to support these aims.

Following amendments to the proposed house types, the applicant has confirmed that Plot nos. 1, 3, 4, 8, 11, 15 and 17 would be M4(2) compliant. This equates to 36.84% of the 19 dwellings. This provision exceeds the requirement for 20% of the dwellings to be suitable or easily adaptable for occupation by the elderly, infirm or disabled. A condition is required to secure this provision.

The proposal therefore fails to comply with HO 1 in full, given the lack of smaller 2-bedroomed properties. The conflict with this policy will be weighed within the planning balance section below. The proposals would however comply with the policy requirements relating to accessible and adaptable dwellings.

#### **4. Impact on landscape, character of the area and design**

##### Policy Context

Core Strategy Policy EN 2 states that proposals should be informed by, and be sympathetic to, the distinctive character areas identified in the North Norfolk Landscape Character Assessment and features identified in relevant settlement character studies. Development 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 (including its historical, biodiversity and cultural character)
- gaps between settlements, and their landscape setting
- distinctive settlement character
- the pattern of distinctive landscape features, such as watercourses, woodland, trees and field boundaries, and their function as ecological corridors for dispersal of wildlife
- visually sensitive skylines, hillsides, seascapes, valley sides and geological features
- nocturnal character
- the setting of, and views from, Conservation Areas and Historic Parks and Gardens.
- the defined Setting of Sheringham Park, as shown on the Proposals Map.

Core Strategy 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.

Paragraph 131 of the NPPF highlights that the creation of high quality, beautiful and sustainable buildings and places is fundamental. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

NPPF Paragraph 135 states amongst others matters, that developments should function well and add to the overall quality of the area; be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history while not preventing or discouraging appropriate innovation or change; establish or maintain a strong sense of place creating attractive, welcoming and distinctive places; create places that are safe, inclusive and accessible. Paragraph 136 states that trees make an important

contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. New streets should be tree-lined and opportunities should be taken to incorporate trees elsewhere in developments. Appropriate measures should be put in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Paragraph 187 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment, including valued landscapes and by recognising the intrinsic character and beauty of the countryside.

### Landscape and character of the area

The application site is located in a gap within the settlement of Little Snoring, containing mainly grassland, surrounded by ditching, hedging and trees. The layout of the 19 dwellings has an informal and additive feel, largely free from suburban regimentation and engineering. Open space is appropriately located around the perimeter of the site, giving the built form sufficient breathing room.

The Landscape Officer concludes that the development would be compatible with the prevailing settlement character of the village which comprises linear built form alongside roadways, with occasional larger farmsteads, such as Jex Barn to the west. The site lies within the Tributary Farmland Landscape Type as defined in the North Norfolk Landscape Character Assessment (2021 SPD) (LCA). The development is consistent with the Landscape Guidelines for this Type set out in the LCA which includes conserving the compact character of development within villages and avoiding incursion into the rural landscape setting.

A section of roadside mixed native hedge would be removed to facilitate visibility splays. A replacement mixed native hedge is proposed on a revised alignment either side of the site entrance. Proposed trees and hedgerows of appropriate species are scattered throughout the development. This planting would assist in accommodating the built form into the rural landscape setting. Whilst the removal of a significant length of prominent roadside hedge is regrettable, its replacement along with the proposed site-wide planting is considered to be appropriate mitigation and enhancement. Conditions to secure the landscaping details would be required. A condition to secure an updated pond/wet seed mix is also required, having regard to the comments made by the Landscape Officer.

External lighting as set out in the Landscaping Schedule is minimal and the units are appropriate in terms of directing light spill downwards to minimise adverse impacts on the dark nocturnal character which is a valued feature of the Tributary Farmland Landscape Type.

Following amendments, the amount of close-boarded fencing proposed has been reduced as the initial proposals were considered to detract from the finished appearance of the site in its rural setting. The majority of the boundary treatments proposed are considered acceptable and can be secured by condition. The initially proposed chain link fencing along the western boundary wasn't considered appropriate and the applicant has agreed to use timber post and wire stock proof fencing. This is considered more appropriate in this rural location and a condition to secure this would be required.

Details of the maintenance of the landscaping has been provided. Supplementary information is required specifically for the maintenance of the attenuation basin as the details provided at this stage are limited. A condition can suitably secure this.

Officers concur with the Landscape Officer's assessment and conclusion and consider that, subject to conditions securing hard and soft landscaping, maintenance, boundary treatments

and lighting, that the development would accord with the requirements of Core Strategy Policy EN 2.

### Design

The layout offers a level of visual interest through its sinuous roadway and its layered, incremental arrangement of buildings. The majority of the proposed dwellings would be two-storey, whilst a single storey bungalow is also proposed. This is an appropriate scale in the context of the area where there is a mix of both single and two storey properties. A site section plan has been provided and demonstrates that suitable finished floor levels would be provided.

Core Strategy Policy HO 7 states that development will be permitted provided that the development optimises the density of the site in a manner that protects or enhances the character of the area. The Council will aim to achieve 30 dwellings per hectare in Service Villages. In this instance, the density has been influenced in part by the drainage infrastructure requirements. The resultant approx. 19 dwellings per hectare is considered appropriate at this village edge location.

For the most part, the design of the individual houses is qualitative and follows in the footsteps of similar schemes elsewhere in the district, albeit the units have been tailored to this site. They contain design details which provide visual interest and complement the overall design concept and features typical details found in buildings across the district.

The proposed materials are considered to be of a high quality, natural and suitably reflect the local vernacular. The limited palette would help give character to individual buildings and the scheme as a whole.

The majority of Officer concerns made in respect to the initial submission have been addressed within a package of amendments. Whilst a couple of comments were not taken forward, the Design Officer raises no objection to the proposals. Officers concur with this position.

Subject to conditions securing the details provided, the development is considered to accord with the requirements of Policy EN 4 and would deliver a high quality, visually appealing, tenure blind development.

## **5. Impact upon the historic environment**

Policy EN 8 of the Core Strategy states that development proposals should preserve or enhance the character and appearance of designated assets, historic buildings/structures, monuments, landscapes and their settings through high quality, sensitive design. Where required, development proposals affecting sites of known archaeological interest will be required to include an assessment of their implications and ensure that provision is made for the preservation of important archaeological remains. This policy also seeks to ensure that the character and appearance of Conservation Areas is preserved, and where possible enhanced, encouraging the highest quality building design, townscape creation and landscaping in keeping with these defined areas.

It should be noted that the strict '*no harm permissible*' clause in Policy EN 8 is not in full conformity with the guidance contained in the latest version of the NPPF. As a result, in considering the proposal for this site, the LPA will need to take into consideration the guidance contained within Chapter 16 of the NPPF as a material consideration. A number of these requirements are alluded to below, including the requirement to balance any 'less than

substantial harm' to a designated heritage asset against the public benefits of the development.

Paragraph 212 of the NPPF 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 215 of the NPPF provides 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.

In relation to listed buildings Hawthorne Cottage (Grade II) lies approximately 60m north of the site and Jex Farmhouse (Grade II) lies approximately 180m to the west of the site. Little Snoring does not contain a conservation area.

Having considered the proposals, the Council's Conservation Officer concludes that no harm would be caused to the overall significance of any designated heritage assets, including those listed above. Officers concur with this position and consider, having regard to the points made above, and having due regard for the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, that the proposals would accord with the requirements of Core Strategy Policy EN 8, the relevant guidance contained within Chapter 16 of the National Planning Policy Framework, and that contained within the North Norfolk Design Guide.

#### Archaeology

Policy EN 8 of the Core Strategy states that "where required, development proposals affecting sites of known archaeological interest will include an assessment of their implications and ensure that provision is made for the preservation of important archaeological remains."

Paragraph 207 of the NPPF requires that where development has potential to include heritage assets with archaeological interest, that an appropriate desk-based assessment and, where necessary, a field evaluation be submitted. Paragraph 218 requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact. Such information is to be made publicly accessible.

The applicant consulted with Norfolk County Council's Historic Environment Service (NCCHEs) prior to the submission of the application. As later highlighted within their consultation response to this planning application NCCHEs set out that the site is located within the historic core of the village. The church and a moated site lie about 500m to the west. A scatter of artefacts of Roman, Anglo-Saxon and medieval date have been recovered west of the site. There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the application site and that their significance would be affected by the proposed development.

NCCHEs therefore recommend that if planning permission is granted, that this be subject to a programme of archaeological mitigatory work. In this case the programme of archaeological mitigatory work would commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction).

Officers agree with the recommendations made by NCCHEs and a planning condition would be required to secure the required archaeological works. Subject to such a condition, the

development would accord with Core Strategy Policy EN 8 as well as the guidance contained within Chapter 16 of the NPPF.

## **6. Residential amenities**

### Existing amenities

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

Paragraph 3.3.10 of the North Norfolk Design Guide states that residents have the right to adequate privacy levels, nor should new development lead to any overbearing impacts upon existing dwellings. Existing residents should also be kept free from excessive noise and unwanted social contact.

There are a number of dwellings surrounding the site which would have their outlooks changed as a result of the proposed development. The layout of the site however limits the potential for adverse impacts resulting from overbearing, overlooking or overshadowing. The Plots which are proposed to be located closer to existing dwellings have been specifically designed to minimise their impacts. This includes Plot 1 which has limited and narrow openings in its rear/south elevation in order to minimise privacy conflicts with 'Pantile Cottages' to the south; and Plot 8 which is single storey in height in order to minimise overbearing and overlooking impacts upon 'Wickets' to the north.

During construction of the development there would likely be a degree of disturbance for the residents of the surrounding dwellings. Such disturbance would however be relatively short in duration and the contractors at the site would be required to comply with relevant codes of practice. In order to minimise impacts on neighbouring amenities, a condition requiring the submission of an on-site construction management plan is recommended.

With respect to these matters, the development would accord with the policy requirements and guidance highlighted above.

### Future occupiers

Policy EN 4 of the Core Strategy states that new dwellings should provide acceptable residential amenity. Paragraph 135 of the NPPF states that developments should create places with a high standard of amenity for existing and future users.

Paragraph 3.3.9 of the North Norfolk Design Guide states that dwellings should include refuse disposal and recycling storage facilities, drying areas and access to outdoor amenity space. Internally, dwellings should have not less than 20 square metres of habitable floor area. Paragraph 3.3.10 states that 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.

When considering the amenities of the future occupiers of the proposed development, regard to the 'Technical housing standards – nationally described space standard' has been given. Furthermore, regard has been given to the guidance set out within the governments National Model Design Code in relation to these matters.

Each of the proposed 19 dwellings would be provided with their own private external amenity areas. Following the submission of amended plans, all of these would exceed the minimum space requirements noted above and would be suitable having regard to privacy and function. Internally, all of the dwellings would accord have more than 20 square metres of habitable floor area and would also accord with the national technical housing standards.

Whilst Little Snoring Primary School is within 70metres of the site, the associated noise and disturbance would not adversely affect future residential amenities. The Environmental Health Team do not require further information in this respect as set out within their updated comments.

With respect to these matters, the development would accord with the policy requirements and guidance highlighted above.

### Public Open Space

Policy SS 6 of the Core Strategy requires development to be supported by and have good access to, infrastructure, open space, public services and utilities. 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 will be secured by planning conditions or obligations, and these must be provided within appropriate timescales.

Paragraph 103 of the NPPF states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.

The 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. All housing schemes over 15 dwellings should include a Local Area of Play (LAP).

In August 2020, the Council adopted the North Norfolk Open Space Assessment, a detailed study which provides the most up to date evidence of need, updated standards regarding the future provision of open space through developer contributions, and associated costs in line with the requirements of the National Planning Policy Framework (NPPF). It provides the justified evidence to support the requirement for open space contributions in Policy CT 2 of the Core Strategy.

Table 21 of this assessment sets out the type of open space and whether the provision of this will be sought on or off-site, dependant on the number of dwellings in each proposal. Utilising the 'cost calculator' which supports and is based upon the findings of the assessment, this development would be expected to provide 431m<sup>2</sup> of Amenity Green Space and 43.10m<sup>2</sup> of Play Space (Children) on-site. Off-site financial contributions towards the following would also be expected as follows: Allotments £7,153, Parks & Recreation Grounds £54,545, Play Space (Youth) £3,660 and Natural Green Space £16,201.

The proposals are seeking to provide approximately 3,470m<sup>2</sup> of on-site Open Space. This area would contain a number of trees that would be planted as part of the soft landscaping scheme; otherwise, the area would be grassed. An infiltration lagoon, part of the wider SuDS scheme, would also be created in the western part of the site, this feature would occupy approximately 882sqm of the Open Space. As a result of the drainage features proposed, including a bund and infiltration basin, the open space, whilst accessible to most, may not be accessible to all. Furthermore, during wet conditions and flood events, areas of the open space will become inaccessible.



Whilst the open space information provided does not define the exact category the areas would fall within, the majority of the 3,470m<sup>2</sup> would most closely resemble Natural Green Space. Nonetheless, at least 431m<sup>2</sup> could be reasonably be considered to provide Amenity Green Space and in this respect, the proposal would accord with policy expectations.

Conversely, no on-site Children's Play has been proposed, and this runs contrary to the requirements set out within the Council's Open Space Assessment, and consequently the aims of Policy CT 2. The absence of play space also conflicts with the guidance set out within the National Model Design Code.

As discussed in the sections above, the applicant has supported their submission with a viability assessment. This seeks to demonstrate that the scheme cannot viability deliver the majority of off-site Open Space requirements. The independent review commissioned by the Council of the applicant's assessment concurred with its outcomes – namely that the development cannot viably support any off-site financial Open Space contributions. Notwithstanding this, following discussions with Officers, the applicant has agreed to provide £9,004 in off-site financial contributions towards Open Space. Based on the cost calculator, this is the figure required for the delivery of 43.10m<sup>2</sup> of Children's Play Space. It is expected that this financial contribution would go towards improving and enhancing the open space facilities and provisions at Stevens Road, which are all within walking distance of the site.

The proposal therefore fails to fully address its Open Space requirements, contrary to Policy CT 2 of the Core Strategy. This conflict with policy is to be weighed within the wider planning balance, which is set out at the end of this report. In considering this conflict, regard is given to the £9,004 off-site financial contribution, the significant provision on-site of Natural/Amenity Green Space, areas which would provide for informal recreation, as well as delivering biodiversity and visual benefits; both elements of which would be secured through a Section 106 legal agreement. Additionally, consideration is to be given to the proximity and accessibility of the existing Stevens Road facilities, all of which would provide future residents with additional outdoor recreation opportunities.

## Summary

The proposed development would provide high quality residential amenities for the future occupiers of the properties. Whilst the development would change the outlooks for a number of surrounding existing residents, the layout and design proposed would ensure that no significantly detrimental impacts would occur. In these respects, the development would accord with Policy EN 4 of the Core Strategy and the guidance contained within the North Norfolk Design Guide. In relation to open space, the conflict with Policy CT 2 and supporting guidance is to be weighed within the wider planning balance, having due regard to the matters summarised above.

## **7. Ecology and Geology**

### Policy Context

The Council has a duty under the Natural Environment and Rural Communities Act 2006 to have full regard to the purpose of conserving biodiversity which extends to being mindful of the legislation that considers protected species and their habitats and to the impact of the development upon sites designated for their ecological interest.

Core Strategy Policy SS 4 states that areas of biodiversity interest will be protected from harm, and the restoration, enhancement, expansion and linking of these areas to create green

networks will be encouraged. Policy EN 2 states that development should protect, conserve and, where possible, enhance distinctive landscape features, such as woodland, trees and field boundaries, and their function as ecological corridors for dispersal of wildlife.

Policy EN 9 States that all development should protect the biodiversity value of land and buildings and minimise the fragmentation of habitats, maximise opportunities for restoration, enhancement and connection of natural habitats and incorporate beneficial biodiversity conservation features where appropriate. Proposals which cause a direct or indirect adverse effect to nationally designated sites, other designated areas or protected species will not be permitted unless:

- they cannot be located on alternative sites that would cause less or no harm;
- the benefits of the development clearly outweigh the impacts on the features of the site and the wider network of natural habitats; and
- prevention, mitigation and compensation measures are provided.

The policy also states that development proposals that would be significantly detrimental to the nature conservation interests of nationally designated sites will not be permitted.

Paragraph 187 of the NPPF states that planning policies and decisions 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, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Paragraph 193 states that when determining planning applications, significant harm to biodiversity should be avoided, adequately mitigated, or, as a last resort, compensated for. Should this not be possible, then permission should be refused. Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland) should be refused unless there are wholly exceptional reasons. Opportunities to incorporate biodiversity improvement in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

#### Officer assessment

The application has been supported by a Preliminary Ecological Appraisal (PEA), a Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate, and an Ecological Enhancements Plan.

The PEA sets out the appraisal undertaken to establish the sites ecological value. The report highlights that the site is dominated by marshy grassland and is surrounded by species-rich hedgerows and ditches. Species wise, the boundary hedgerows and trees provide nesting habitats for small birds, the ditches and hedgerows provide potential commuting and foraging habitat for bats, and a pond on the site's boundary does not hold Great Crested Newts, but ponds further to the north and west provide suitable habitats. A Natural England licence for Great Crested Newts has been provided.

The effects of the development include the permanent loss of marshy grassland habitat and some hedgerows. Where hedgerows and trees are cutback or felled for access splays, there would be permanent loss of habitat for nesting birds and potential for disturbance during these clearance and later construction works. Due to removal of hedgerows, there would be potential

loss of bat commuting routes and foraging habitat during site clearance/construction. Increased lighting on the site during and post-construction may affect nocturnal species, in particular bats. There is risk of pollution of ditches around the north and east of the site and the pond on the eastern boundary during clearance and construction.

The report highlights mitigation and enhancement measures, including a requirement for a Construction Environmental Management Plan (CEMP).

Following initial comments from the Council's Ecologist, a supporting letter from Small Ecology (author of the PEA) was provided. This sought to clarify a number of elements, including questions relating to priority habitats, Great Crested Newts and the proposed enhancements.

The Council's Ecologist has raised no objection to the proposed development having had regard to the information provided, and Officers concur with the conclusions reached. A number of conditions are required in order to make the development acceptable in relation to the site's ecology, including conditions to secure the mitigation and enhancement measures, and the provision of a CEMP, as alluded to above.

### Recreational Impacts

The Norfolk wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS) has been adopted and agreed between the Norfolk planning authorities and Natural England. The Strategy enables growth in the District by implementing the required mitigation to address adverse effects on the integrity of Habitats Sites arising from recreational disturbance caused by an increased level of recreational use on internationally designated Habitat Sites, particularly European sites, through growth from all qualifying development.

GIRAMS is a strategic approach to ensure no adverse effects are caused to European sites across Norfolk, either alone or in-combination from qualifying developments. Taking a coordinated approach to mitigation has benefits and efficiencies and ensures that developers and the LPA meet with the Conservation of Habitats and Species Regulations 2017 (as amended).

The application site falls within the North Coast Sites, Norfolk Valley Fens and The Wash Zones of Influence as defined within the strategy. 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 net new residential and tourism developments are required to mitigate the effects of the development and show how this will be achieved before approval of planning permission. The tariff is currently collectively set at £221.17 per net new residential dwelling and is index-linked. Therefore, for this development a GIRAMS tariff of £4,202.23 is required and would need to be secured as part of the Section 106 Legal Agreement attached to any approval.

The LPA as the 'competent authority' has completed an Appropriate Assessment and concluded that subject to securing the GIRAMS financial contribution, the planning application would not have an adverse effect on the integrity of the relevant European Sites from recreational disturbance, when considered alone and 'in combination' with other development. In line with the agreed Habitat Regulation Assessment template, consultation with Natural England on this matter is not considered to be necessary as the proposed development would be subject to the GIRAMS payment to offset potential impacts of an increase in recreational disturbance to nearby Habitat Sites.

## Biodiversity Net Gain (BNG)

Biodiversity Net Gain information has been submitted with the application in the form of a completed metric (Statutory Metric), a Baseline Development BNG Plan, a Post-Development BNG Plan, a BNG Condition Assessment

The metric results do not demonstrate the required 10% (or greater) gain in habitat units, and instead show a significant deficit of 68.67%. This is not an immediate concern, as the matter can be resolved through the submission of the Biodiversity Gain Plan (BGP), which will be required to discharge the mandatory pre-commencement BNG condition. Gains of 77.16% and 35.40% are noted for Hedgerow Units and Watercourse Units respectively. The Ecology Officer has confirmed that they are satisfied with the baseline BNG calculations provided with this application.

The use of off-site units or statutory credits to deliver the habitat units necessary to achieve a 10% gain can be established when discharging the biodiversity gain condition which requires submission of a Biodiversity Gain Plan (BGP) and Habitat Monitoring and Management Plan (HMMP). A condition and informative are included to secure and remind the applicant of the required BNG provisions.

## Summary

The information and evidence submitted has satisfactorily addressed the site's ecological impacts. For the reasons stated above, and subject to relevant conditions, Officers consider that the proposal would comply with Core Strategy Policy EN 9, paragraphs 187, 193 and 194 of the Framework and The Conservation of Habitats and Species Regulations 2017 (as amended).

## **8. Arboriculture**

Core Strategy Policy EN 2 states that development should protect, conserve and, where possible, enhance distinctive landscape features, such as woodland, trees and field boundaries. Core Strategy Policy EN 9 seeks to maximise opportunities for restoration, enhancement and connection of natural habitats.

Paragraph 187 of the NPPF states that decisions should recognise the intrinsic character and beauty of the countryside, including the benefits associated with trees and woodland.

The site is predominantly grassed, enclosed by hedges, whilst mature trees are located along the eastern boundary. The application has been supported by an Arboricultural Impact Assessment, Tree Protection Plan and Method Statement. This document details the development's impacts upon the site's arboricultural interests. The main impacts are the removal of approx. 85m of mature mixed native species hedge, and ground works within the Root Protection Areas (RPA) of a number of trees adjacent to the site. The Method Statement sets out acceptable measures to minimise the number of adverse impacts, whilst replacement planting is proposed to mitigate the hedge loss.

The Council's Arboricultural Officer considers the proposals acceptable, having reviewed the above submissions. Officers concur with this view and in order to ensure the development is carried out appropriately, a condition securing the measures set out within the above reports is required. Additionally, a condition requiring all the hedges which are being retained to be maintained at a minimum of 2m height is required. The replacement planting, including hedgerow would be secured through the soft landscaping condition.

Subject to these conditions, the development would accord with the requirements of Policies EN 2 and EN 9, as well as the relevant NPPF guidance.

## **9. Highways and parking**

Policy CT 5 requires development to provide safe and convenient access for all modes of transport, including access to the highway network. Paragraph 116 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, following mitigation, would be severe, taking into account all reasonable future scenarios.

### Access & trip generation

The proposals seek to provide a single road connection into the development from the northern side of Kettlestone Road. The access would be a Priority T-junction, with footway facilities provided on the eastern/northern side of the access road. New dropped kerb crossings would be provided on either side of the Kettlestone Road and either side of the access to facilitate pedestrian access, and connection to the existing footpath network. Suitable visibility splays would be provided at the access, this however does require a removal of a section of hedgerow.

The Transport Note (TN) supporting the application states that the development would generate approximately 3 departures and 7 arrivals in the AM peak hours, reversed in the PM Peak. It is expected that the majority of these trips would be to/from the A148 Holt Road, rather than through the village to the north/west. The TN states that the quantum of trips is considered small for the location and should not cause any capacity issues at local junctions.

The supporting information indicates that the applicants looked at establishing whether school drop-off/collection parking facilities could be provided as part of the development which would help address local concerns. Having explored this with the Highway Authority, it was found to not be possible to successfully deliver as part of this development.

Having considered the proposals, the Highway Authority raise no objection to the development. The comments made within their initial response have subsequently been addressed or justified. A number of conditions have been suggested in the event of an approval. Officers agree with the Highway Authority's recommendations and subject to appropriately worded conditions, the development would accord with the relevant policy requirements in respect to these matters.

### Accessibility

Sanders Coaches run a fairly regular service between Fakenham and Sheringham. The main bus stops are located next to The Olive Tree Bistro (formally The Green Man), which is approximately 630 metres from the application site. A continuous footpath connection from the site would be available.

Allocated within the emerging local plan as a Small Growth Village, Little Snoring contains a small number of services and facilities. These include the Primary School, Pre-school, Recreation Ground, Public House, and Village Shop. Whilst these would provide for a proportion of future residents day to day needs, trips to larger settlements (Fakenham), which contain a greater provision of facilities and services, are likely to be required. It is likely that

the private car would largely be relied upon; however the bus service would offer a reasonable alternative mode of transport for those without access to a car.

### Vehicular parking

Policy CT 6 requires adequate vehicle parking facilities to be provided by the developer to serve the needs of the proposed development. Development proposals should make provision for vehicle parking in accordance with the Council's parking standards, including provision for people with disabilities. In exceptional circumstances, these standards may be varied where appropriately justified.

The North Norfolk Design Guide states at paragraph 3.3.22 that 'in-curtilage' parking is recommended where possible to take advantage of personal surveillance and defensible space. The Council's parking standards require 1.5 space per 1 bedroomed unit, 2 spaces for 2 or 3-bedroom units and 3/4 spaces for units with 4 or more bedrooms. Garages will be counted as car parking spaces where they have a minimum internal dimension of 7m x 3m. Visitor parking should be provided for new residential developments at a ratio of 1 space for every five dwellings.

The proposals demonstrate that a sufficient quantum of parking would be provided within the site, with each of the 19 dwellings allocated with policy compliant numbers of spaces. Additionally, the proposals include the required four visitor parking spaces, and these are appropriately dispersed throughout the site. Signage for these visitor spaces can be secured by condition. The majority of the vehicular spaces would accord with the relevant dimensional requirements, however the five spaces in front of Plots 8 and 9 would measure 5.5m in length, rather than the required 6m. The applicants have stated that it has not been possible to extend these due to encroachment into the attenuation basin. Given the limited scale and extent of the shortfall, it is considered that the spaces would remain usable and would not give rise to adverse parking impacts.

Electric vehicle (EV) charging locations have been provided and such provision is welcomed. However, in the absence of details of the EV units themselves, further information of these will need to be secured via condition. It is also noted that previous developments carried out by this developer within North Norfolk have delivered high quality and visually appealing EV provisions. These details and the provision of EV charging is required in order address the requirements of Emerging Policy CC 8, as well as the latest Building Regulations requirements.

Subject to conditions securing the provisions noted above, the development would accord with the relevant policy requirements in respect to these matters.

### Cycle parking/storage

Core Strategy Policy CT 6 requires the development proposals make provision for cycle parking in accordance with the Council's parking standards. The standards set out that for individual houses, provision would be accommodated within garages or within sheds in rear gardens. Appendix C of the Core Strategy states that cycle parking should be secure, under effective surveillance and conveniently located to the entrance or buildings with safe and direct routes to the surrounding road network.

No garages are proposed as part of this development, neither would garden sheds be provided. The applicants have confirmed that they won't be providing cycle parking, a position they have taken as part of previous developments within North Norfolk. The lack of cycle parking provision is contrary to Policy CT 6 requirements and weakens the accessibility credentials of the development, and its ability to address the impacts of climate change. Whilst

a condition could be imposed to require the provision of sheds, it is not considered suitable in this instance given the applicants clear and firm stance on this matter. Therefore, the conflict with CT 6 will need to be weighed within the wider planning balance, which is set out towards the end of this report.

## **10. Flood risk and drainage**

### Flood Risk

Policy EN 10 of the Core Strategy states that the sequential test will be applied rigorously across North Norfolk and most new development should be located in Flood Risk Zone 1. A site-specific Flood Risk Assessment which takes account of future climate change must be submitted with appropriate planning applications in Flood Zones 2, 3a and 3b and for development proposals of 1 hectare or greater in Flood Zone 1. The policy states that appropriate surface water drainage arrangements for dealing with surface water runoff from new development will be required. The use of Sustainable Drainage Systems will be the preference unless, following an adequate assessment, soil conditions and / or engineering feasibility dictate otherwise.

The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. This applies a sequential approach, to steer new development to areas with the lowest risk of flooding from any source, taking advice from the Environment Agency and Lead Local Flood Authorities (LLFA) to ensure that risks of flooding are adequately managed, whilst also accounting for future climate change. Paragraph 181 of the NPPF sets out that where appropriate, applications should be supported by a site-specific flood-risk assessment.

Paragraph 182 of the NPPF states that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Sustainable drainage systems provided as part of proposals for major development should take account of advice from the Lead Local Flood Authority; have appropriate proposed minimum operational standards; and have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.

In this case and in line with Policy EN 10 of the Core Strategy and footnote 63 (paragraph 181) of the NPPF, and as the site measures approximately 1.04 hectares, it is appropriate that a site-specific flood-risk assessment be provided to support. The site is classified as Flood Zone 1 (at the lowest risk of flooding), however does contain areas of 0.1%, 1% and 3.3% of surface water annual exceedance probability events.

A site-specific flood risk assessment (FRA) has been undertaken by the applicant and provided in support of this application. The FRA identifies surface water flood risk as a significant issue for this site. In addition to the FRA, the applicant has provided a Sequential and Exception Test report. The reports scope considers two alternative sites within Little Snoring, both of which are discounted. The report concludes that there are no available sites that are sequentially preferable to the application site. The report continues to set out how the Exception Test is considered to be met. Officers broadly concur with the conclusions of the report and consider that the Sequential Test has shown that there are no reasonably available, lower-risk sites, suitable for the proposed development to which the development could be

steered. The Exception Test is also considered to be passed, with element 2 (the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall) considered further below.

The applicant has provided detailed information with regards to the existing surface water flooding and flow paths. Hydraulic modelling has been conducted by the applicant to assess and quantify the site flood risk. All other potential sources of flood risk have been suitably assessed by the applicant within the FRA. In addition, and in support of the FRA a Geotechnical Assessment Report and Surface Water Flood Study has been provided.

The applicant is proposing to build in areas currently at risk of surface water flooding. However, the diversion of the existing flow path and ditch dimension adjustments result in the flood risk to these areas being mitigated. The scheme proposes that roof runoff is to discharge into new surface water network to a detention basin to the west of the site. For some plots (1 to 8) roof water is to discharge via permeable paving prior to discharge into surface water network. Runoff from the adoptable estate road is to drain via filter drains/strips (where possible, but not across the entire development site), infiltrating to the ground unless infiltration capacity is exceeded. In that case, surface water is to overflow into the surface water network and discharge to the detention basin. The basin is then proposed to discharge into the existing ditch network.

The surface water discharge hierarchy has been followed, with appropriate testing conducted evidencing that infiltration is not viable as the main method of surface water discharge. The proposals include some use of infiltration, in support of the wider drainage strategy. The LLFA have commended this as a hybrid approach.

The LLFA objected to the development within their first two responses, requesting further information to support the proposals. Two addendums to the FRA have been provided in order to address the LLFA's comments. Having considered these, the LLFA have confirmed within their final response that they raise no objection to the development. Officers concur with the recommendations of the LLFA and subject to conditions; the development would accord with the requirements of Core Strategy EN 10, as well as the guidance set out within the NPPF and Planning Practice Guidance.

#### Foul drainage

The first priority under the Building Regulations is for foul drainage to connect to the public foul sewer system. Only if a public foul sewer is not available, should alternative means of disposal be considered. This hierarchy is similarly set out within paragraph 020, Reference ID: 34-020-20140306 of the Government's Planning Practice Guidance.

The development proposes to connect to the mains public sewer system. In this case, the Little Snoring Water Recycling Centre. Anglian Water, who are the responsible for this Centre have confirmed that there will be capacity for the flows generated by the development. Plots 8-11 would require private pumping stations as they would be unable to drain via gravity. The informative notes suggested by Anglian Water will be included as part of the decision in order to assist the applicants.

Additionally, the site is not impacted by nutrient neutrality, as the Little Snoring Wastewater Treatment Centre does not discharge into the River Wensum or Broads catchments following treatment.



## **11. Contaminated land**

Policy EN 13 of the Core Strategy states that all developments should minimise, and where possible reduce, all emissions and other forms of pollution, and ensure no deterioration in water quality. Development proposals on contaminated land (or where there is reason to suspect contamination) must include an assessment of the extent of contamination and any possible risks. Proposals will only be permitted where the land is, or is made, suitable for the proposed use.

Paragraph 187 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by preventing development from contributing to or being put at risk from unacceptable levels of pollution; along with remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that planning policies and decisions should ensure that sites are suitable for the proposed use, taking account of ground conditions and risks arising from contamination.

This application has been supported by a Geotechnical Assessment Report and a Preliminary Risk Assessment Report which concludes that the site has a low risk of contamination, and that no further works are necessary. The Environmental Protection Officer has reviewed the submitted information and raises no objection to the development in respect of contamination.

The proposals therefore accord with Policy EN 13 in respect to these matters.

## **12. Energy efficiency**

Core Strategy Policy EN 6 states that new development will be required to demonstrate how it minimises resource and energy consumption and how it is located and designed to withstand the longer-term impacts of climate change. All developments are encouraged to incorporate on site renewable and / or decentralised renewable or low carbon energy sources, and regard should be given to the North Norfolk Design Guide in consideration of the most appropriate technology for the site. Development proposals over 1,000 square metres or 10 dwellings are required to include on-site renewable energy technology to provide for at least 10% of predicted total energy usage. Such developments should be supported by an energy consumption statement.

The application has been supported by an Energy and Sustainability Statement (August), which was later supplemented by a further statement in November 2024. The statements set out the strategy enlisted to minimise resource use and energy consumption compared with the minimum standards required under Part L1 2021 of the building regulations. The strategy adopts a fabric first approach which minimises the energy required to heat, light and ventilate homes. The fabric first elements to be included would achieve a 10% energy improvement over Part L1a 2021.

In addition to the fabric first measures, the proposals include mechanical systems, including Air Source Heat Pumps (ASHP). Building Regulations calculations have been carried out to Part L 2021 using Standard Assessment Procedure (SAP)10. This has found that the site would achieve an improvement of 62.9% over the minimum carbon target for Part L compliance.

In relation to renewable energy, photovoltaic (PV) panels are included. Indicative locations of the PV panels are shown on the house type plans provided. The applicant has calculated that the PV shown would provide 18.2% of the regulated energy demand of the site.

The provision of both solar panels and ASHP would ensure that the 10% on-site renewable target is met. Conditions securing the provision of the ASHPs and solar panels are to be included as part of any approval. Subject to such a condition, the development would accord with of Policy EN 6.

### **13. Community infrastructure requirements**

Core Strategy Policies SS 6 and CT 2 seek to ensure that new development does not result in an adverse effect on existing infrastructure and makes appropriate provision to mitigate documented impacts. Taking into account the matters set out within the sections above, the following obligations are to be secured in order to mitigate the developments impact upon local infrastructure:

- On-site delivery of 10 affordable dwellings, 8 affordable rent, 2 shared ownership. The highest percentage of affordable homes found to be viable to deliver as part of this rural exemption scheme.
- Public Open space:
  - On-site provision of 3,470m<sup>2</sup> of on-site Open Space, including both Natural and Amenity Green space.
  - Off-site financial contributions of £9,004 – towards improving and enhancing the open space facilities and provisions at Stevens Road. With the scheme being found unviable to provide the full extent and range of off-site open space contributions.
- £4202.23 GIRAMs tariff payment to ensure that the development would not have an adverse effect on the integrity of the relevant European Sites from recreational disturbance, when considered alone and 'in combination' with other development.

The mitigation sought is deemed to accord with the tests as set out within the Community Infrastructure Levy Regulations 2015, namely that a planning obligation must be (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.

### **14. Other matters**

#### Loss of Agricultural Land

Paragraph 187 of the NPPF seeks to ensure that planning decisions protect and enhance soils, recognise soils as a natural capital asset that provide important ecosystem services, consider the economic and other benefits of best and most versatile land agricultural land, and try to use areas of poorer quality land instead of higher quality land prevent soil, air, water, or noise pollution, or land instability from new and existing development.

The proposal would result in the loss of Grade 3 Agricultural Land, which is recognised through the National Planning Policy Framework as being best and most versatile land.

Whilst it has been a number of years since the site was last actively used for agricultural food production, the development would result in the permanent loss of just over 1ha of potential productive land.

Little Snoring and the majority of the surrounding countryside is classified as Grade 3, whilst there is a greater occurrence of Grade 2 Agricultural Land north of Great Snoring, in the Hindringham direction.

The loss of agricultural land is considered to be fairly limited in scale and, in this case, or any other site within or surrounding Little Snoring, would be necessary in order to bring forward development. The 1ha size of the site falls well below the 20ha threshold required for consultation with Natural England in this regard. It is therefore considered that the development would not result in the unnecessary loss of best and most versatile land.

### Fire Hydrants

Norfolk Fire and Rescue Service requires the provision of at least one fire hydrant, connected to the portable water supply, for every 50 dwellings forming part of the development to provide adequate firefighting water supply. This development would therefore need to provide at least one hydrant in accordance with the guidance provided by the Fire and Rescue Service. This provision can be suitably secured via condition and will be included as part of any approval.

### Allocation Policy SN05

Whilst not directly relevant to the current proposals, the site to the south of Kettlestone Road, adjacent to Little Snoring Primary School, is currently allocated for 8-10 dwellings within the Site Allocations Development Plan Document - February 2011. The site remains undeveloped, having been allocated over 14 years ago now. The emerging Local Plan does not look to carry forward this allocation. The proposed development does not prejudice the delivery of this allocation. The allocation policy does not raise any matters which would be relevant to the current proposals which have not been duly considered as part of this assessment.

### Pre-commencement conditions

The recommendation proposes pre-commencement planning conditions therefore in accordance with section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the LPA served notice upon the applicant to seek agreement to the imposition of such a condition. Notice was served on the 16 January 2025.

## **15. Planning balance and conclusion**

As set out above, in light of the Council's housing land supply, the application must be considered in accordance with paragraph 11d of the NPPF. Following the development being found to not have an adverse effect on the integrity of the relevant European Sites from recreational disturbance, there are no strong reasons for refusal relating to protected areas or assets relevant to this application. Therefore the 'tilted balance' as set out at paragraph 11d) ii. is engaged for the determination of this application.

The development, whilst not providing long-term employment, would result in economic benefits both through the construction phase and then by future resident expenditure within the local economy.

The social role of the development comprises of the provision of 19 dwellings, at a time when the Council is unable to demonstrate a five year housing land supply. The development would also make a moderate contribution towards the provision of new homes within the district, helping respond to the Government's objective to significantly boost supply. Significantly, the development would provide 10 affordable dwellings, helping to address the need for such properties within Little Snoring and surrounding area. The provision of nine open market dwellings has been found to be the minimum required in order to enable the delivery of the affordable units on this site. The varied tenues and the provision of accessible and adaptable dwellings would help create a mixed and diverse residential extension to Little Snoring.

The proposed layout, scale and appearance of the proposed dwellings are considered to appropriately respond to the surrounding context. The proposals include a suitable soft and hard landscaping scheme which would help integrate the development into its village edge setting.

The provision of on-site open space would allow for informal recreation, whilst also providing ecological and visual benefits. The development would also contribute a modest financial sum to go towards enhancing the Stevens Road recreational area. The development would not provide on-site children's play facilities and, having been found unviable to do so, would not be able to contribute financially towards all of the open space types. This runs contrary to the Council's Open Space Assessment and the aims of Core Strategy Policy CT 2. The extent of the harm resulting from this conflict is tempered by the significant on-site provision and the existing availability of open space nearby.

The development would fail to deliver the required number of smaller open market dwellinghouses, contrary to Policy HO 1 requirements, and thus the development would contribute to the preponderance of larger, detached dwellings in the housing stock and fail to address the imbalance and support the provision of smaller homes.

Environmentally, the development would also conform to and surpass the latest energy efficiency standards and Building Regulations as well as resulting in net gains for biodiversity. The development has been found to be acceptable, both in terms of on and off-site ecological impacts. Financial contributions towards GIRAMS would be secured by a Section 106 Legal Agreement, thus ensuring that the protected sites are not further degraded. Suitable surface water drainage systems would be provided as secured by condition. Through conditions, the development would appropriately record and advance the understanding of the significance of any buried heritage assets which may be found within the site. The development would otherwise not result in harm to heritage assets.

The development would deliver a suitable access onto the existing highway network and the trips generated would not have an adverse impact upon. Appropriate vehicular parking provision would be made within the site. The development would not provide suitable cycle parking facilities, contrary to the requirements of Policy CT 6. The lack of such provision would weaken the sites accessibility credentials, alongside its efforts in mitigating and adapting to climate change.

Taking account of both the matters in support and those against the proposed development, it is considered that adverse impacts of the development, namely the conflicts with Policies HO 1, CT 2 and CT 6 would not significantly and demonstrably outweigh the benefits associated with the development. As such, the development should be approved as set out within the recommendation below:

#### **RECOMMENDATION:**

#### **APPROVAL subject to:**

- 1. The completion of an agreement under section 106 of the Town and Country Planning Act 1990 to secure:**
  - **On-site provision of 10 affordable houses, 8 affordable rent, 2 shared ownership,**
  - **On-site provision, alongside management and maintenance of 3,470m<sup>2</sup> of on-site Open Space,**

- Off-site financial contributions of £9,004 towards improving and enhancing the open space facilities and provisions at Stevens Road,
  - £4202.23 GIRAMs tariff payment to ensure that the development would not have an adverse effect on the integrity of the relevant European Sites from recreational disturbance, when considered alone and ‘in combination’ with other development; and
2. The imposition of appropriate conditions including those listed below (plus any amendments to these or other conditions considered to be necessary by the Assistant Director of Planning); and
  3. If the Section 106 Obligation is not completed and the permission is not issued within 3 months of the date of this Committee meeting then the Director for Planning and Climate Change will consider whether the application resolution remains appropriate and in doing so will take account of the likelihood of the Section 106 being completed and permission issued in the near future (i.e. within another month) and will consider whether there are any potential / defensible reasons for refusal at that time. If he reaches that view – i.e. that the application should potentially be refused - then the application would be reported back to Committee.

**Suggested Conditions:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason:

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
  - 1663-CAM-XX-XX-DR-A-PL01 Rev H Plot 1 Floor Plans, Elevations and Section as Proposed
  - 1663-CAM-XX-XX-DR-A-PL02 Rev D Plot 1 and 2 Carport Plan and Elevations as Proposed
  - 1663-CAM-XX-XX-DR-A-PL03 Rev G Plot 2 Floor Plans, Elevations and Section as Proposed
  - 1663-CAM-XX-XX-DR-A-PL04 Rev I Plots 2 and 4 Floor Plans, Elevations and Section as Proposed
  - 1663-CAM-XX-XX-DR-A-PL06 Rev F Plots 5-7 Floor Plans, Elevations and Section as Proposed
  - 1663-CAM-XX-XX-DR-A-PL07 Rev H Plot 8 Floor Plan, Elevations and Section as Proposed
  - 1663-CAM-XX-XX-DR-A-PL08 Rev I Plot 9 Floor Plans, Elevations and Section as Proposed
  - 1663-CAM-XX-XX-DR-A-PL09 Rev H Plot 10 Floor Plans, Elevations and Section as Proposed
  - 1663-CAM-XX-XX-DR-A-PL10 Rev H Plot 11 Floor Plans, Elevations and Section as Proposed

- 1663-CAM-XX-XX-DR-A-PL11 Rev H Plots 12 -14 Floor Plans, Elevations and Section as Proposed
- 1663-CAM-XX-XX-DR-A-PL13 Rev G Plots 15-17 Floor Plans, Elevations and Sections as Proposed
- 1663-CAM-XX-XX-DR-A-PL15 Rev G Plot 18 Floor Plans, Elevations and Section as Proposed
- 1663-CAM-XX-XX-DR-A-PL16 Rev F Plot 19 Floor Plans, Elevations and Section as Proposed
- 1663-CAM-XX-XX-DR-A-PL17 Rev C Plot 4 Carport Plan and Elevations as Proposed
- 1663-CAM-XX-XX-DR-A-PL18 Rev B Site Location Plan
- 1663-CAM-XX-XX-DR-A-PL19 Rev AA Site Plan as Proposed
- 1663-CAM-XX-XX-DR-A-PL22 Rev C Block Plan as Proposed
- 1663-CAM-XX-XX-DR-A-PL24 Rev C ASHP and Electric Charge Points Plan
- 1663-CAM-XX-XX-DR-A-PL26 Rev A Site Sections as Existing and Proposed

Reason:

For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used on the external surfaces of the development hereby permitted shall be constructed in accordance with the details contained within the approved Materials and Finishes Schedule ref: 1663-CAM-XX-XX-SH-A-MS01- REV A.

Reason:

To ensure the satisfactory appearance of the development in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

4. Plot nos. 1, 3, 4, 8, 11, 15 and 17 shall be built to accessible and adaptable standards (building regulations M4(2)). Development shall be carried out in accordance with the approved details.

Reason:

To ensure that an appropriate high quality form of development is provided which enables people to stay in their homes as their needs change in accordance with Policy HO 1 of the adopted North Norfolk Core Strategy.

5. Prior to development above ground slab level an updated Landscape Schedule and Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an updated planting mix for the attenuation basin to increase habitat diversity, and additional maintenance measures to ensure public access is continuously available and that the drainage features are functioning efficiently.

The approved landscaping works shall be carried out prior to first occupation of 18th dwelling hereby approved in accordance with the Landscape Schedule, Landscaping plan and accompanying specifications approved as part of this condition.

Management of the approved landscaping shall commence immediately after first planting in accordance with the details set out within the approved Landscape Schedule and the Landscaping Management Plan.

Any tree, shrub or hedgerow forming part of the approved landscape scheme which dies, is removed or become seriously damaged or diseased, within a period of ten years from the date of planting, shall be replaced during the next planting season

following removal with another of a similar size and species as that originally planted, and in the same place.

Reason:

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

6. The development hereby permitted shall be carried out in accordance with 1663-CAM-XX-XX-DR-A-PL21 Rev D External Finishes and Boundary Treatment Plan and 1663-CAM-XX-XX-DR-A-PL25 Boundary Treatment Details. Notwithstanding these approved plans, 1.2m Stock Wire Fence with Timber Post shall be used in place of the 1.5m Chain Link Fence. There shall be no use of Chain Link Fencing as part of this development.

The boundary treatments shall be completed before the associated/adjoining dwellings are first occupied. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason:

To protect and enhance the visual amenities of the area, in accordance with the requirements of Policy EN 4 of the adopted North Norfolk Core Strategy.

7. No external lighting other than that detailed within the Landscape Schedule produced by CJ Yardley Landscape Survey and Design LLP, dated October 2024 shall be erected within without prior written approval of the Local Planning Authority.

Reason:

To ensure that excessive light spill in the countryside is avoided and to minimise impacts on protected species populations in accordance with Policies EN 2, EN 4 and EN 9 of the adopted North Norfolk Core Strategy.

8. A)  
No demolition/development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation and 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required.

and,

B)

No demolition/development shall take place other than in accordance with the written scheme of investigation approved under condition (A) and any addenda to that WSI covering subsequent phases of mitigation.

and,

C)

The development shall not be occupied or put into first use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason:

In the interests of recording and preserving items of archaeological interest, in accordance with Policy EN 8 of the adopted North Norfolk Core Strategy and Chapter 16 of the National Planning Policy Framework.

9. No development shall take place until a detailed Construction Management Plan to supplement 1663-CAM-XX-XX-DR-A-PL23 Rev C (Construction Management Plan) to protect the occupants of completed dwellings on the site and residential dwellings surrounding the site from pollution and to minimise construction impacts, has been submitted to, and approved in writing by the Local Planning Authority.

The scheme shall include;

1. Communication with neighbours before and during works.
2. Contact arrangements by which residents can raise any concerns and, issues.
3. The mechanism for investigation and responding to residents' concerns and complaints
4. Measures to control noise, dust and smoke.
5. Wheel washing details (method and location).
6. Deliveries scheduled in order to not to conflict with drop of and pick up times for the nearby school.
7. Confirmation there'll be no loading / unloading within the highway.
8. Confirmation no construction worker parking will occur on the highway.
9. A sign within the site directing all Heavy Goods Vehicles to turn left out of the site toward A148.

The approved Construction Management Plan, alongside 1663-CAM-XX-XX-DR-A-PL23 Rev C, shall be implemented throughout the construction period.

Reason: To control the noise emitted from the site in the interests of residential amenity and to ensure adequate off-street parking, delivery and traffic routes are provided during construction in the interests of highway safety in accordance with Policies EN 4, EN 13 and CT 5 of the adopted North Norfolk Core Strategy.

10. The development hereby approved shall be carried out in strict accordance with the mitigation and enhancement measures outlined in Section 5 of the Preliminary Ecological Assessment Report, reference 2022/058, produced by Small Ecology Limited and dated August 2024; and Section 2 of the Ecological Enhancements Plan, produced by CJ Yardley Landscape Survey and Design LLP, dated October 2024.

The ecological enhancement measures shall be carried out in accordance with the approved details prior to first occupation of the associated dwellings and thereafter retained in a suitable condition to serve the intended purpose.

Reason:

In accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy and paragraph 187 of the National Planning Policy Framework, and for the undertaking of the council's statutory function under the Natural Environment and Rural Communities Act (2006).



11. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following.
- a) Risk assessment of potentially damaging construction activities.
  - b) Identification of “biodiversity protection zones”.
  - c) Practical measures to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d) The location and timing of sensitive works to avoid harm to biodiversity features.
  - e) The times during construction when special ecologists need to be present on site to oversee works.
  - f) Responsible persons and lines of communication.
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason:

In accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy and paragraph 187 of the National Planning Policy Framework, and for the undertaking of the council’s statutory function under the Natural Environment and Rural Communities Act (2006).

12. No boundary treatments shall be erected, installed or constructed on site unless they include provision for a 13cm x 13cm gap at ground level at intervals of no more than 6m to facilitate commuting corridors for small mammals.

Reason:

In accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy and paragraph 187 of the National Planning Policy Framework, and for the undertaking of the council’s statutory function under the Natural Environment and Rural Communities Act (2006).

13. Where the statutory Biodiversity Net Gain requirements apply and where a biodiversity gain plan has been submitted to and approved in writing by the Local Planning Authority, the biodiversity gain plan and, where appropriate, any related Habitat Management and Monitoring Plan and/or Landscape Ecological Management Plan shall be carried out in strict accordance with those approved details.

Such habitat creation or enhancements delivering the biodiversity net gain increase set out in the biodiversity gain plan and any related Habitat Management and Monitoring Plan and/or Landscape Ecological Management Plan shall be maintained for at least 30 years after the development is practically completed.

The applicant / developer shall notify the Local Planning Authority in writing of the date of practical completion of the development hereby permitted. Such notification shall be provided within 14 days of the date of practical completion of the development.

Reason: For the avoidance of any doubt and to ensure that the development proposed is delivering the statutory minimum biodiversity net gain requirements for 30 years and

to ensure that biodiversity value is enhanced in accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy.

14. Development including any demolition and site clearance or preparatory work, shall not commence until the scheme for the protection of the retained trees and hedges has been implemented in full in accordance with the approved Arboricultural Impact Assessment, Tree Protection Plan (4922/01/Rev B – dated 20.10.24), and Method Statement, produced by C J Yardley Landscape Survey and Design LLP, dated July 2024.

The protection measures shall be retained and maintained during the period of construction works/building operations on the site.

Within the fenced area(s) the following shall not occur:

- i) no soil, fuel, chemicals or materials shall be stored, or;
- ii) temporary buildings erected, or;
- iii) plant or vehicles parked, or;
- iv) fires lit, or;
- v) cement or other contaminating materials or substances mixed, or;
- vi) no equipment, machinery or structures shall be attached to or supported by a retained tree, or;
- vii) no alterations to ground levels or excavations made.

Any works to trees/hedges as approved shall be carried out in strict accordance to British Standard 3998:2010 Tree Work – Recommendations.

(In this condition, “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars).

Reason:

To protect trees and hedges on the site in the interest of the visual amenity, and the character and appearance of the area, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy and Chapter 15 of the National Planning Policy Framework.

15. Unless detailed within the Arboricultural Impact Assessment, Tree Protection Plan (4922/01/Rev B – dated 20.10.24), and Method Statement, by C J Yardley Landscape Survey and Design LLP, dated July 2024, and approved as part of this permission, no tree, shrub or hedgerow which is shown within Tree Protection Plan 4918/02 Rev A to be retained, shall be topped, lopped, uprooted, felled or in any other way destroyed, within ten years of the date of this permission. The retained hedgerows shall be maintained at a minimum height of 2m from ground level, for a period of not less than ten years from the date of this permission. Should the hedge die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, a replacement hedge shall be planted/installed in accordance with details and timescales which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To protect trees and hedges on the site in the interest of the visual amenity, and the character and appearance of the area, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy and Chapter 15 of the National Planning Policy Framework.

16. No works shall commence on the site until such time as detailed plans of the roads, footways, street lighting, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority.

All the works shall be carried out on roads/footways/street lighting/foul and surface water sewers prior to the occupation of the final dwelling in accordance with the approved plans and specifications to the satisfaction of the Local Planning Authority.

Reason:

To ensure the satisfactory development of the site and to ensure roads and any street furniture/infrastructure are constructed to appropriate standards in a timely manner in accordance with Policies EN 4 and CT 5 of the adopted North Norfolk Core Strategy.

17. Before any dwelling is first occupied the road(s)/footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road.

Reason:

To ensure the satisfactory development of the site and to ensure roads and any street furniture/infrastructure are constructed to appropriate standards in a timely manner in accordance with Policies EN 4 and CT 5 of the adopted North Norfolk Core Strategy.

18. Prior to the first occupation of the 14<sup>th</sup> dwelling within the development hereby permitted the off-site highway improvement works (Dropped Kerb Crossings) as indicated on 1663-CAM-XX-XX-DR-A-PL19 Rev AA shall be completed to satisfaction of the Local Highway Authority.

Reason:

To ensure that the highway improvement works are delivered within an appropriate timeframe in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

19. Prior to the first occupation of the development hereby permitted visibility splays measuring 2.4metres x 59metres shall be provided to each side of the access where it meets the near edge of the adjacent highway carriageway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225metres above the level of the adjacent highway carriageway.

Reason:

In the interests of highway safety in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

20. All vehicle parking spaces within the proposed development shall be carried out in accordance with the approved plans, and be provided prior to first occupation of the associated dwellings and thereafter not be used for any purpose other than parking, loading and unloading of vehicles.

Reason:

To ensure the permanent availability of sufficient parking and manoeuvring area within the development in the interests of highway safety and in accordance with Policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy.

21. There shall be no restriction on the use of the unallocated residential car parking spaces as shown on approved plan drawing No. 1663-CAM-XX-XX-DR-A-PL19 Rev AA by either occupiers of, or visitors to, any of the dwellings hereby permitted and the parking shall remain available for general community usage.

Reason:

To ensure the permanent availability of sufficient visitor parking areas within the development in the interests of highway safety and in accordance with Policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy.

22. Prior to occupation of the dwellings hereby approved details of electric vehicle charging provision for each of the nineteen (19) dwellings shall be submitted to and approved in writing by the Local Planning Authority. Such details should include the specification, appearance and siting of charging points. The electric vehicle charging provision shall be carried out and made fully functional prior to the first occupation of the associated dwelling(s) in accordance with the approved details and thereafter shall be maintained in accordance with manufactures specifications.

Reason:

Details are required prior to occupation to ensure that visually acceptable electric vehicle charging points are made available prior to occupation of the approved dwellings in accordance with Policies EN 4, EN 6 and CT 6 of the adopted North Norfolk Core Strategy and the guidance contained within Chapter 14 of the National Planning Policy Framework.

23. The development hereby approved shall be constructed and built out in accordance with the Flood Risk Assessment and Drainage Strategy documents listed below:

- Flood Risk Assessment and Drainage Strategy Addendum Report for: Residential Development, Kettlestone Road, Little Snoring, Norfolk. Ref: EJK/SJB.221169 Rev 00. Produced by Rossi Long Consulting, dated 17 December 2024.
- Flood Risk Assessment and Drainage Strategy Addendum Report for: Residential Development, Kettlestone Road, Little Snoring, Norfolk. Ref: EJK/SJB/221169 Rev 00. Produced by Rossi Long Consulting, dated 11 October 2024.
- Foul and Surface Water Drainage Strategy, Drawing Ref: 221169-C-002 Rev P02, Produced by Rossi Long Consulting, dated May 2024 – updated 02.10.2024.
- Flood Risk Assessment and Drainage Strategy for: Residential Development, Kettlestone Road, Little Snoring, Norfolk. Ref: 221169. Produced by Rossi Long Consulting, dated 18 June 2024.

The approved scheme shall be implemented prior to the first occupation of the development hereby approved and fully completed in accordance with the approved details prior to final occupation and thereafter maintained as approved.

Reason:

For the avoidance of doubt and in the interests of proper planning, to prevent flooding, ensuring the satisfactory management, storage and disposal of surface water from the site in a range of rainfall events and ensuring the Sustainable Urban Drainage System proposed operates as designed for the lifetime of the development in accordance with Policy EN 10 of the adopted North Norfolk Core Strategy and Chapters 14 and 15 of the National Planning Policy Framework.

24. Each of the nineteen (19) dwellings hereby approved shall be provided with an Air Source Heat Pump (ASHP) in accordance with 1663-CAM-XX-XX-DR-A-PL24 Rev C. Prior to installation of the ASHPs, details of the appearance, acoustic specifications, and any specific manufacture measures to control noise from the equipment, shall first

be submitted to and approved in writing by the Local Planning Authority. The approved ASHPs shall be installed and be made operational prior to first occupation of each dwelling and maintained thereafter in full accordance with the approved details.

Reason:

To ensure that the development provides for at least 10% on-site renewable energy generation in a visually acceptable manner and which ensures that appropriate residential amenities are provided in accordance with Policies EN 4, EN 6 and EN 13 of the adopted North Norfolk Core Strategy.

25. Prior to installation, details including the location, appearance and specification of the solar panels to be provided on the roofs of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The solar panels shall be installed and made fully functional prior to the occupation of each of the associated dwellings.

Reason:

To ensure that the development provides for at least 10% on-site renewable energy generation in a visually acceptable manner and which ensures that appropriate residential amenities are provided in accordance with Policies EN 4, EN 6 and EN 13 of the adopted North Norfolk Core Strategy.

26. Development shall not begin until a scheme has been submitted to and agreed by the Local Planning Authority for the provision of at least one (1) fire hydrant(s) (served by mains water supply on a minimum 90mm main). No dwelling shall be occupied until the hydrants serving the property or group of properties has been provided.

Reason:

To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with Policy CT 2 of the adopted North Norfolk Core Strategy.

27. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Class B of Part 1 and Class A of Part 2 of Schedule 2 of the Order shall be carried out/erected on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

Reason:

To prevent the over or inappropriate development of the site in the interests of the amenity of the area, to safeguard the amenities of the adjoining properties in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

### Informatives

- 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.
- 1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £145 or £43 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-

- proactively offering a pre-application advice (in accordance with paragraphs 39 - 47);
- seeking further information following receipt of the application;
- seeking amendments to the proposed development following receipt of the application;
- considering the imposition of conditions and or the completion of a s.106 legal agreement (in accordance with paragraphs 55-58).

In this instance:

- the applicant was updated at each stage during the consideration of the application;
- various amended plans were submitted by the applicants and have been duly considered;
- meetings with the applicant were held during the course of the application;
- the application was subject to the imposition of conditions.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. Shrub clearance should be undertaken outside of bird nesting season (March to August inclusive) if at all possible in order to avoid impact on nesting birds protected under the Wildlife and Countryside Act 1981. Should clearance be required during nesting season then the site should first be surveyed by a suitably qualified ecologist for signs of nesting and if any area found works should cease in that area until nesting has been completed and fledglings have left the nest.

4. The applicant/agent is advised that any removal of asbestos from the site should be in accordance with the Control of Asbestos Regulations 2012, under which the applicant/agent has a duty of care. Holders of this duty must prevent escape of the waste whilst it is under their control. For further help and advice in respect of asbestos removal the applicant/agent is advised to contact the Health and Safety Executive (HSE) on 0845 345 0055 ([www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos)).

5. In relation to Condition 25 above, the hydrant(s) shall conform to BS750 and be fitted on no less than a 90mm main. No property shall be further than 125mtrs (hose laying not direct) distance from a fire hydrant. The Fire Hydrant(s) shall be installed, and appliance access and other facilities provided, in accordance with Building Regulations

Approved Document B Section B5 Access and facilities for the fire service. With reference to the condition, the developer will be expected to meet the costs of supplying and installing the fire hydrant.

6. This Decision Notice must be read in conjunction with the conditions and the requirements of the associated Section 106 Legal Agreement. The Decision Notice must also be read in conjunction with any Highways Agreement completed under the terms of the Highways Act 1980 (as amended). You are advised to satisfy yourself that you have all the relevant documentation.
7. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:
  - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

**This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.**

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: [Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Where a Biodiversity Gain Plan is required to be submitted to the Local Planning Authority for approval and:

(i) The plan to be submitted proposes **significant\*** on-site habitat enhancement or creation, a Habitat Management and Monitoring Plan (HMMP) shall also be submitted to the Local Planning Authority. The HMMP shall include:

- (a) a non-technical summary
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority and
- (f) details of persons responsible for submitting monitoring reports to the Local Planning Authority in accordance with the monitoring methodology and frequency set out at e).

(ii) The plan to be submitted proposes on-site habitat enhancement or creation that is **not deemed to be significant\***, a Landscape Ecological Management Plan (LEMP) shall be submitted to the Local Planning Authority. The LEMP shall include:

- (a) a non-technical summary
- (b) the roles and responsibilities of the people or organisation(s) delivering the LEMP

- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- (f) details of persons responsible for submitting monitoring reports to the Local Planning Authority in accordance with the monitoring methodology and frequency set out at e).

Where HMMPs require monitoring by the Local Planning Authority across the 30 year BNG period, the applicant/landowner shall be required to enter into a S106 Obligation in order to secure the reasonable costs to be incurred by the Local Planning Authority in monitoring the proposed biodiversity net gains. Such costs will be calculated using up to date cost calculations and monitoring fees will be required as a single upfront lump sum to simplify the administrative process otherwise will be subject to additional inflation calculations and administration charges.

\*When seeking to identify whether on-site mitigation is or is not deemed to be **significant**, advice should be sought from the Local Planning Authority prior to submission of a Biodiversity Gain Plan.



**CROMER – PF/24/2341 - Erection of 5 commercial units for uses within Use Classes E(c)(i) - financial services, E(g)(i) - offices, E(d) - indoor sport, recreation or fitness, B8 - storage or distribution at Home Farm Enterprise Zone, Hall Road, Cromer, Norfolk**

## **Minor Development**

**Target Date:** 14.02.2025

**Extension of Time:** 14.02.2025

**Case Officer:** Russell Stock

**Full Planning Permission**

## **RELEVANT SITE CONSTRAINTS**

The site lies within a Countryside location in policy terms

The site lies within the Undeveloped Coast

The site lies within the Norfolk Coast National Landscape (formerly AONB)

The site may contain Contaminated Land

The site lies within an ungraded Historic Park and Garden

The site is within the setting of a number of Listed Buildings

The site is within a Mineral Safeguarding Area

The site contains an area at risk of surface water flooding

The site lies within various GIRAMS Zones of Influence

## **RELEVANT PLANNING HISTORY**

NP/13/0041

Prior notification of intention to erect re-located agricultural storage building

Prior approval not required 04.02.2013

PF/06/0160

Continued Use of Former B1 (Light Industrial) Premises for Repair and Storage of Coaches

Finally Disposed of 28.02.2017

PF/03/1453

Change of use of buildings from agricultural to industrial use, erection of industrial units and agricultural building

Approved 26.01.2004

S106/22/23 – Unilateral Undertaking securing funding maintenance and repair of the fabric of the Hall. Set up Maintenance Fund following permission of new industrial building (enabling development).

## **THE APPLICATION**

### Site Description:

The site is currently used for ad-hoc informal agricultural storage purposes. The site is located between Hall Road and a large agricultural building, beyond which a number of smaller industrial units are located, along with Home Farm House and barns. Mature trees and vegetation adjoin the site from the south and east. Cromer Hall and what is referred to within the application as the concert field are located to the north.

### Proposal:

This application seeks full planning permission for the erection of two buildings, containing five separate commercial units. Alongside the proposed buildings, the development would include a significant area of hardstanding for vehicular movements, vehicular parking, the creation of a new access and track to the concert field, and soft landscaping.

The buildings would measure:

#### Units 1-3

34.8m in length, 18.1m in width, 7.06m in height

#### Units 4/5

30m in length, 11.5m in width, 6.15m in height

### **REASONS FOR REFERRAL TO COMMITTEE**

The application has been referred to committee at the request of Cllr Tim Adams for the following reasons:

*“- I believe the proposal is in accordance with EC3, in that this proposal, limited in scale, will have no overall detrimental impact on the area whilst providing for the expansion of an existing enterprise zone/ park business. The expansion will support the growth of one business at the existing units, and a home for several other existing businesses.*

*- The site has existing commercial and agricultural uses, and the business tenants envisaged are unlikely to generate detrimental volumes of traffic – mostly individual cars and vans who are largely using the local road network already due to existing presence in the Town.*

*- Whilst the site of construction itself is not distinctive, it is understood there are concerns about wider landscape impacts. However, I am not sure how well understood this is, as the site is very well concealed by trees and vegetation in every direction – including that immediately East of NNDC offices. I am unable to find any significant visibility of the site from existing footpaths due to extensive landscaping. The setting of South Lodge, also part of the Cromer Hall Estate, is also similarly protected in this respect. I therefore believe that the proposal to be in accordance with relevant ‘EN’ policies.*

*- I also do not believe there are any insurmountable issues with ecology or trees, given the existing use of the land.*

*- Finally, I believe the development would accord with the economic objectives of the National Planning Policy Framework (8a). Given the limited supply of commercial units in the District, there is significant demand. This development is greatly needed in Cromer with several existing businesses needing new premises imminently to ensure continued operation, and access to existing customer base in the locality. I am confident in my knowledge that no other sites are becoming available in the timescales required in the immediate locality, and an expansion of an existing commercial setting is therefore desirable.”*

### **HUMAN RIGHTS IMPLICATIONS**

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

### **CRIME AND DISORDER**

The application raises no significant crime and disorder issues.

### **EQUALITY AND DIVERSITY ISSUES**

The application raises no significant equality and diversity 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.

### **CONSULTATIONS**

**Cromer Town Council: No objection**

**North Norfolk District Council Economic Growth: Support**

**North Norfolk District Council Environmental Health: No objection, subject to conditions**

**North Norfolk District Council Landscape Team: Objection - Further information required**

**North Norfolk District Council Conservation Officer: Objection**

**Norfolk County Council Highways: Objection**

**Norfolk County Council Minerals and Waste: No comment**

**Historic England: No comment**

**Historic Buildings and Places: Further information required**

### **REPRESENTATIONS**

None

### **RELEVANT PLANNING POLICIES**

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

Policy SS 1 (Spatial Strategy for North Norfolk)

Policy SS 2 (Development in the Countryside)

Policy SS 4 (Environment)

Policy SS 5 (Economy)  
Policy SS 6 (Access and Infrastructure)  
Policy SS 7 (Cromer)  
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 & 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)

**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:

**Supplementary Planning Documents and Guidance:**

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

**National Planning Policy Framework (December 2024):**

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 9 (Promoting sustainable transport)  
Chapter 11 (Making effective use of land)  
Chapter 12 (Achieving well-designed places)  
Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)  
Chapter 15 (Conserving and enhancing the natural environment)  
Chapter 16 (Conserving and enhancing the historic environment)  
Chapter 17 (Facilitating the sustainable use of minerals)

**Other material documents/guidance:**

Norfolk Coast Area of Outstanding Natural Beauty Management Strategy 2019 – 2024  
North Norfolk Development and Coastal Erosion (2009)

## **OFFICER ASSESSMENT**

### **Main Issues for consideration:**

- 1. Principle of development**
- 2. Landscape, character of the area and design**
- 3. Historic environment**
- 4. Residential amenities**
- 5. Sustainable construction and energy efficiency**
- 6. Biodiversity & Geology**
- 7. Arboriculture**
- 8. Highways and parking**
- 9. Flooding and drainage**
- 10. Contamination**

### **1. Principle of development**

Core Strategy Policy SS 1 sets out the spatial strategy for North Norfolk seeking to locate the majority of new development within the towns and larger villages, dependent on their local needs, their role as employment, retail and service centres and particular environmental and infrastructure constraints. Policy SS 2 of the Core Strategy states that in areas designated as Countryside development will be limited to that which requires a rural location and is one or more of a list of certain forms of development permissible under the policy.

Core Strategy Policy SS 5 relates to the economy and supports the creation of jobs and economic development through the designation of employment sites. In 'Employment Areas' as designated on the Proposals Map, only employment generating development proposals will be permitted. The rural economy and farm diversification will be supported including extensions to existing businesses of an appropriate scale and re-use of existing buildings, including appropriate re-use of the operational land at redundant defence establishments. Primary Shopping Areas and Primary Retail Frontages are defined in order to concentrate retail development in central areas of towns.

Emerging Policy E 3 states that new employment development outside of designated Employment Areas, Enterprise Zones, Employment Allocations or Mixed Use Allocations will only be permitted where it can be demonstrated that:

- a) there is no suitable and available land on designated or allocated employment areas; and
- b) there are specific reasons for the development not being located on designated or allocated employment areas, including, but not limited to:
  - (i) the expansion of an existing business;
  - (ii) businesses that are based on agriculture, forestry or other industry where there are sustainability advantages to being located in close proximity to the market they serve;
  - (iii) industries and/or businesses which would be detrimental to local amenity if located in settlements, including on designated or allocated employment areas; and,
- c) the development would not adversely affect highway safety.

In terms of the National Planning Policy Framework (NPPF), paragraph 85 states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Paragraph 88, which provides support for a prosperous rural economy, states the planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

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

Located within the Countryside, the proposed new-build employment units have no Core Strategy support for the principle of development in this location. Historically, the site appears to have developed and evolved from its agricultural origins. Application PF/03/1453, which was for the change of use and erection of industrial units, was ultimately viewed favourably, despite being contrary to policy at the time, following securing of a heritage maintenance and repair fund for Cromer Hall by legal agreement (a form of enabling development).

In relation to this application, both applicant and local member have suggested that these new units should be considered as extensions to existing businesses, and thus fall within the remit of Policy EC 3, thus subsequently complying with Policy SS 2. For clarity Policy EC 3 (Extensions to Existing Businesses in the Countryside) states:

“Extensions to existing businesses in the Countryside will be permitted where it is of a scale appropriate to the existing development and would not have a detrimental effect on the character of the area.”

The proposals seek permission for use Classes E(c)(i) - financial services, E(g)(i) - offices, E(d) - indoor sport, recreation or fitness, B8 - storage or distribution. No individual existing business at Home Farm has been named as requiring extension, and no business case or needs have been advanced. The large building immediately adjoining the site has an agricultural use, rather than a commercial one.

The applicant has stated that “owning a commercial estate and letting out the buildings on it, is a legitimate business”. Officers do not disagree with this statement, however there is a difference in opinion as to whether the creation of five commercial units, unrelated to any of the individual existing businesses located at Home Farm, would fall within the remit of Policy EC 3. Officers take the view that this policy provides existing businesses, located in the Countryside, support to sensitively extend when required, i.e. where there is a business need/case for doing so. The assertion that this policy applies to landowners/developers seeking to expand built development into the Countryside, for potentially unknown businesses, which are currently not on site, or which may not necessarily require a Countryside location, does not appear to accord with the wider policy aims seeking to achieve sustainable development.

Emerging Policy E 3 sets out the situations as to where employment development outside of allocations, may be appropriate. In relation to this application, insufficient information has been provided to demonstrate compliance with this policy’s aims.

NPPF provisions when it comes to economic development in Countryside locations generally reflect the aims of the local plan strategies discussed above.

The proposals are therefore not supported in principle by Development Plan policies,

conflicting with key Core Strategy Policies SS 1 and SS 2.

### Retail Impact

Policy EC 5 states that proposals for retail development in the Countryside will not be permitted unless they comply with other Development Plan policies. Policy EC 5 also sets out that proposals that do not comply with the acceptable retail and commercial leisure location table set out within the policy should demonstrate that:

- a need exists within the catchment area for the scale and type of development proposed; and
- no sequentially preferable site is available, suitable and viable (starting with town centre, edge of centre sites, then out-of-centre locations), and
- the proposed development would not, individually or cumulatively, have a significant adverse impact on the vitality and viability of existing town centres or nearby Service Villages or Coastal Service Villages; and
- and the proposed development would be accessible by a choice of means of transport, including public transport, walking, cycling and the car.

Emerging Policy E 4 states that in the designated Countryside Policy Area proposals for small scale specialist retail services will be supported in principle only where it can be demonstrated that the proposal is to perform a wholly ancillary role to an existing or planned use and is of an appropriate and proportionate small scale. It also states that support for out-of-centre development will be dependent on how it reflects:

1. the capacity available to support the proposal as identified in the Retail Study and subsequent permissions; and,
2. how it seeks to enhance expenditure retention and in relation to the assessment of impacts on the town centre and wider retail catchments, and is in accordance with the locally derived impact thresholds (1000sqm for Cromer).

The guidance contained with chapter 7 of the NPPF seeks to ensure the vitality of town centres. Paragraph 90 states that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Paragraph 91 states:

“Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.”

The application proposes a number of Main Town Centre uses (as defined by the NPPF), including use classes E(c)(i) - financial services, E(g)(i) - offices, and E(d) - indoor sport, recreation or fitness. Core Strategy Policy EC 5 seeks to guide retail and commercial leisure development to the most sustainable places, setting out tables for acceptable locations dependent upon respective floor areas. In this instance, the application site does not fall within the locations included. As set out above, the policy continues to state that proposals which don't comply with these locations should demonstrate that the four bullet points are met.

This application has not been supported by any assessment of the development's likely impacts upon the viability or vitality of the Cromer Town Centre. No information has been provided to support a sequential test, which would be required to demonstrate the suitability of this site to contain main town centre uses.

In the absence of information, it is not possible to fully assess the impacts of the proposal upon the Cromer Town Centre. In this respect, conflicts arise with Core Strategy Policy EC 5 as well as the guidance contained within Chapter 7 of the NPPF.

The proposal is therefore contrary to the Development Plan in respect of Core Strategy Policies SS 1, SS 2, EC 3 and EC 5. This conflict weighs heavily against the grant of planning permission. Unless material considerations in favour are identified which outweigh the identified Development Plan policy conflict, Officers consider the principle of development to be unacceptable in this location.

## **2. Landscape, character of the area and design**

### Policy context

The site lies within the Norfolk Coast National Landscape (NCNL), which is a protected landscape. Therefore, it is necessary to give special regard to section 85(A1) of the Countryside and Rights of Way Act 2000 (as amended) (the CRWA) and the duty imposed by the Levelling Up and Regeneration Act 2023 (the LURA) to seek to further the purposes of protected landscapes.

Core Strategy Policy EN 1 relates to the NCNL (formerly Area of Outstanding Natural Beauty (AONB) and The Broads. The policy states that: the impact of individual proposals, and their cumulative effect, on the NCNL, The Broads and their settings, will be carefully assessed. Development will be permitted where it;

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

The policy continues in stating that opportunities for remediation and improvement of damaged landscapes will be taken as they arise. Proposals that have an adverse effect will not be permitted unless it can be demonstrated that they cannot be located on alternative sites that would cause less harm, and the benefits of the development clearly outweigh any adverse impacts. Development proposals that would be significantly detrimental to the special qualities of the NCNL or The Broads and their settings will not be permitted.

The National Planning Policy Framework (NPPF) sets out within paragraph 189 that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues. This paragraph also states that the scale and extent of development within NCNL's should be limited.

The Norfolk Coast Management Plan 2019-2024, a working document, provides a summary of the special qualities of the NCNL. Relevant to these proposals the qualities include: the dynamic character of the coast, important habitats and species, and the richness of archaeological heritage and historic environment.

Policy EN 2 states that proposals should be informed by, and be sympathetic to, the distinctive character areas identified in the North Norfolk Landscape Character Assessment and features identified in relevant settlement character studies. Development 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, gaps between settlements, distinctive settlement character, landscape features, visually sensitive areas, nocturnal character, the setting of, and views from, Conservation Areas, Historic Parks and Gardens and the defined Setting of Sheringham Park.

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.

### Assessment

Located within a rolling and wooded part of the NCNL on the edge of Cromer, the site itself is relatively well contained within the landscape. Views of the site are afforded from Hall Road to the east and the Weavers Way and Public Right of Way (Cromer FP9) to the south. Mature trees surrounding the site filter the views from these locations, however the site is clearly visible during winter months when leaves are not on trees.

No formal assessment has been provided of the development's potential landscape impact. However, the site benefits from being located at a valley bottom, this coupled with the surrounding vegetation, limits its prominence within the landscape. The development would extend the built form found at Home Farm closer to Hall Road, which in turn, would result in it being more visible from both the road and the Weavers Way. The removal or cutting back of boundary trees/hedging would further reveal the site from public vantage points.

The two buildings would consist of five individual commercial units. The proposed buildings scales would be comparable to the other commercial units at Home Farm, albeit not quite so large as the adjoining agricultural building. The form and design of the buildings would give them a simple, generic commercial, appearance. The proposed use of dark materials within both commercial buildings would help limit their visual impacts. The proposed tree planting would also help soften the mass of the buildings, albeit that these would take some time to mature to the size sufficient to provide screening benefits. Full hard and soft landscaping details could be secured by condition. Given the changing ground levels across the site, should permission be granted, it is recommended that full levels plans be provided to ensure that the buildings are suitably set into the landscape.

On balance, and subject to conditions, the proposals are considered to accord with the requirements set out within Policies EN 1, EN 2 and EN 4.

### Undeveloped Coast

As the site falls within the designated Undeveloped Coast, relevant to this application are paragraphs 187 of the NPPF, which states that decision should maintain the character of the undeveloped coast, as well as Core Strategy Policy EN 3, which states that:

“In the Undeveloped Coast 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.”

The supporting text for Policy EN 3 states that non-essential development in a coastal area can have cumulative effects on landscape, biodiversity and recreation. Development that does not require a coastal location should not normally be provided within the coastal zone and it is reasonable to expect provision for housing, employment and other activities to be made elsewhere.

No justification has been provided to demonstrate that a coastal location is required for the five commercial units. In this respect, conflict arises with this element of the policy. Should this first element have been met, it is considered that the second part, relating to the open coastal character, would have been found acceptable in light of the assessment above.

Therefore, in the absence of sufficient information, the proposals conflict with the requirements of Core Strategy Policy EN 3 and this weighs against the grant of planning permission.

### **3. Historic environment**

Policy EN 8 of the Core Strategy states that development proposals should preserve or enhance the character and appearance of designated assets, historic buildings/structures, monuments, landscapes and their settings through high quality, sensitive design. Where required, development proposals affecting sites of known archaeological interest will be required to include an assessment of their implications and ensure that provision is made for the preservation of important archaeological remains. This policy also seeks to ensure that the character and appearance of Conservation Areas is preserved, and where possible enhanced, encouraging the highest quality building design, townscape creation and landscaping in keeping with these defined areas.

It should be noted that the strict '*no harm permissible*' clause in Local Plan Policy EN 8 is not in full conformity with the guidance contained in the latest version of the NPPF. As a result, in considering the proposal for this site, the Local Planning Authority will need to take into consideration the guidance contained within Chapter 16 of the NPPF as a material consideration. A number of these requirements are alluded to below, including the requirement to balance any less than substantial harm to a designated heritage asset against the public benefits of the development.

Paragraph 207 of the NPPF states that "in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

Paragraph 212 of the NPPF 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 215 of the NPPF provides 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.

No heritage assessment has been provided by the applicant, including any statement of significance as required by the NPPF.

The application site is situated within the immediate setting of the Grade II listed South Lodge and within the wider setting of the Grade II\* Cromer Hall, both of which are considered designated heritage assets for the purposes of the NPPF.

Setting is a key consideration when assessing an application for its impact on any heritage assets. For the purposes of the NPPF, setting is defined as: “the surroundings in which a heritage asset is experienced. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”. In accordance with Para 208 of the NPPF, local planning authorities are obliged to identify and assess the significance of any heritage asset that may be affected by a proposal, which includes the setting.

South Lodge is one of two lodges built along Hall Road at the north and south entrances to the Cromer Hall estate, thought to have been constructed around 1879. Although they served a practical purpose, lodges formed part of the wider estate and would often be designed by the same architects who worked on the main house. They were seen as an important way for the estate owner to announce their wealth and status, as well as providing an opportunity for architectural experimentation. South Lodge was built in an ornate Tudor Gothic style and has undergone very little external alteration, retaining much of its original detailing, together with the boundary walls and gate piers to the entrance. As a group they survive in a condition close to the original form, including their rural setting, as originally intended.

The application seeks consent to construct 2 large commercial structures on the site adjacent to South Lodge, the larger of the two is situated to the east of the site in close proximity to the lodge. Despite the presence of mature planting between the two sites, the position and sheer scale of the proposed eastern unit would increase the likelihood of intervisibility between the two. This would be particularly exacerbated during the winter months when the vegetation is not in full leaf, and so the presence of vegetation cannot be relied upon to effectively screen the development. Furthermore, there is no guarantee that the existing or any additional planting would always be there and as such should not be relied upon to mitigate harm to a heritage asset. The Conservation Officer considers that the eastern building in particular would have a notable impact on the important rural setting of the Lodge, disrupting the landscape in which it was originally intended to be appreciated from. Whilst there is pre-existing development further along the track from the application site, this is far enough removed that the Lodge remains at least visually isolated.

The Conservation Officer considers that bringing the built form so close to the boundary with South Lodge would result in ‘less than substantial’ harm to the setting of the heritage asset, which has historically enjoyed a rural setting. Paragraph 213 states that “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”. Proposals within the setting should look to preserve those elements which make a positive contribution to the asset in order to be treated favourably (NPPF, Paragraph 219). The rural setting of the lodge forms part of the building’s significance, and should therefore be conserved as far as is reasonably possible.

It is acknowledged that the site is perhaps not in the best condition as it stands, used for ad-hoc informal agricultural storage. However, this is mostly low level and so is not viewed in conjunction with the listed building, accordingly it has a fairly neutral impact on the setting of the heritage asset.

The site forms part of the ungraded Historic Park and Garden of Cromer Hall. The Conservation Officer has raised no objection in relation to this aspect.

Comments have been received from Historic Buildings & Places. These comments highlight their concerns about the impact of the development on the setting, and therefore significance, of South Lodge and the associated gateway and walls. The comments also highlight that no consideration of the potential intervisibility between Cromer Hall or South Lodge has been provided. Historic Buildings & Places recommend that a view and impact analysis is provided to ensure that the development is not visible from Cromer Hall, and to ensure that the new buildings do not harm the setting of Cromer Hall and South Lodge.

In undertaking the balancing exercise as required by NPPF paragraph 215, the public benefits resulting from this development are economic in character. This includes the job creation opportunities which would come from the delivery of 5 commercial units, as well as general economic growth benefits resulting from the increase, provision and diversity of commercial floorspace in the Cromer area.

As expanded upon within the section of this report above, the exact extent of these benefits has not been made clear through the limited information provided with the application. Having regard to the matters set out above, Officers consider that the heritage harm resulting from the development would not be outweighed by public benefits.

Officers concur with the Conservation Officer's assessment and consider, with the public benefits accruing from the development not outweighing such harm and having due regard for the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, that the proposals would not accord with the requirements of Core Strategy Policy EN 8, nor the relevant guidance contained within Chapter 16 of the National Planning Policy Framework. Consequently, this harm is given considerable importance and weight in the planning balance of this application.

#### **4. Residential amenities**

Policy EN 4 states that 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 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.

Paragraph 3.3.10 of the North Norfolk Design Guide states that residents have the right to adequate privacy levels, nor should new development lead to any overbearing impacts upon existing dwellings. Existing residents should also be kept free from excessive noise and unwanted social contact. In order to ensure a degree of privacy between neighbouring properties guidance minimum separation distances are set out within this section of the document.

Paragraph 135 of the NPPF states that developments should create places with a high standard of amenity for existing and future users.

Paragraph 187 states that planning decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution. Paragraph 198 states that planning decisions should ensure new development is appropriate for its location taking into account the likely effects of pollution on health and living conditions.

The proposal's impact upon the amenities of nearby residential properties as well the operations of the neighbouring businesses and users have been considered. In terms of the latter, regard has been given to paragraph 200 of the NPPF which states "planning policies

and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.”

There are two residential properties located in close proximity to the site, South Lodge to the north and Home Farm Lodge to the south. Whilst the scale of the proposed buildings is not insignificant, they would be sufficiently distanced from these dwellings as to avoid adverse overbearing, overshadowing or loss of light impacts. The creation of the five commercial units would intensify the noise and disturbance coming from the land, whilst acknowledging that the existing agricultural use would not be silent. In order to protect residential amenities, conditions requiring the prior submission of details for any plant, machinery, ventilation, air con, or extraction would be imposed. Furthermore, in order to limit noise and disturbance extending into unsociable times of the day, conditions restricting opening/operating and delivery hours would be required.

The proposed commercial units would be located adjacent to an existing agricultural building, with other commercial units located beyond. Given the scale and nature of the uses proposed, it is considered that these would not have adverse impacts upon existing neighbouring uses.

The development would therefore accord with Core Strategy Policies EN 4 and EN 13 and paragraphs 135, 187, 198 and 200 of the NPPF in respect to these matters.

## **5. Sustainable construction and energy efficiency**

Core Strategy Policy EN 6 states that all new development will be required to demonstrate how it minimises resource consumption, minimises energy consumption compared to the current minimum required under part L of the Building Regulations, and how it is located and designed to withstand the longer-term impacts of climate change. All developments are encouraged to incorporate on site renewable and / or decentralised renewable or low carbon energy sources, especially in those areas with substation capacity issues. The most appropriate technology for the site and the surrounding area should be used, and proposals should have regard to the North Norfolk Design Guide.

No information relating to the development’s energy performance has been provided as part of this application, and no renewable or low carbon energy sources have been detailed. At 926.5sqm of floor space, the proposals fall below the 1000 square metre threshold within EN 6 whereby on-site renewable energy should account for at least 10% of the predicted total energy usage.

Conditions to secure further information in relation to these matters could be included as part of any approval. Any renewable energy scheme would need to be sensitively designed given the heritage and tree constraints of the site. Subject to conditions, the development would accord with Policy EN 6.

## **6. Biodiversity & Geology**

### Policy Context

The Council has a duty under the Natural Environment and Rural Communities Act 2006 to have full regard to the purpose of conserving biodiversity which extends to being mindful of the legislation that considers protected species and their habitats and to the impact of the development upon sites designated for their ecological interest.

Core Strategy Policy SS 4 states that areas of biodiversity interest will be protected from harm, and the restoration, enhancement, expansion and linking of these areas to create green networks will be encouraged. Policy EN 2 states that development should protect, conserve and, where possible, enhance distinctive landscape features, such as woodland, trees and field boundaries, and their function as ecological corridors for dispersal of wildlife.

Policy EN 9 states that all development should protect the biodiversity value of land and buildings and minimise the fragmentation of habitats, maximise opportunities for restoration, enhancement and connection of natural habitats and incorporate beneficial biodiversity conservation features where appropriate. Proposals which cause a direct or indirect adverse effect to nationally designated sites, other designated areas or protected species will not be permitted unless:

- they cannot be located on alternative sites that would cause less or no harm;
- the benefits of the development clearly outweigh the impacts on the features of the site and the wider network of natural habitats; and
- prevention, mitigation and compensation measures are provided.

The policy also states that development proposals that would be significantly detrimental to the nature conservation interests of nationally designated sites will not be permitted.

Paragraph 187 of the NPPF states that planning policies and decisions 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, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Paragraph 193 states that when determining planning applications, significant harm to biodiversity should be avoided, adequately mitigated, or, as a last resort, compensated for. Should this not be possible, then permission should be refused. Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland) should be refused unless there are wholly exceptional reasons. Opportunities to incorporate biodiversity improvement in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

#### Officer assessment

The habitats present at the site (scrub, scrubbed over spoil mounds, trees and treelines) have strong connectivity to (priority) woodland habitats with the site almost enclosed by woodland between Cromer to the north, Roughton Road to the east, the railway line to the south and Holt Road to the west. These habitats are of potential value to reptiles, breeding birds and foraging/commuting bats.

Officers would usually expect an application of this type and where habitats of ecological value will be impacted to be supported by a Preliminary Ecological Appraisal (PEA) or Ecological Impact Assessment (EclA). The Ecology Officer would not recommend the application is approved in the absence of further information regarding the potential for adverse impacts upon habitats and protected species. They advise that this would be contrary to paragraph 99 of ODPM Circular 06/2005 and Core Strategy Policy EN 9 and could equate to a failing of the

Council's statutory duties under the Conservation of Habitats and Species Regulations 2017 (as amended).

In relation to Biodiversity Net Gain (BNG), the Ecologist has highlighted discrepancies between site conditions and those used within the baseline categories. These inconsistencies bring the accuracy of the baseline calculations into question where no further information or justification has been provided (e.g. no 'User Comments' have been provided in the metric). There is also concern that additional boundary vegetation will need to be removed to facilitate the creation of required visibility splays, and the red line may need to extend further east as a result. Until the true extent of the site boundary and any habitats which may be impacted by the proposal can be confirmed, the Ecologist cannot agree to the baseline value of the site. The baseline value must be agreed prior to approval.

Officers concur with the Ecologist's concerns regarding the development's potential ecological impacts and consider that in the absence of appropriate assessments addressing the issues raised above, including an updated BNG baseline, the potential impacts of the proposal on habitats and protected species has not been adequately established. The information provided does not enable the Council to discharge its statutory duties under Regulation 9 of the Conservation of Habitats and Species Regulations 2017 (as amended) (also see paragraph 99 of the ODPM Circular 06/2005). The proposal fails to comply with Policy EN 9 of the adopted North Norfolk Core Strategy, and the guidance contained within Chapter 15 of the NPPF.

## **7. Arboriculture**

Policy EN 2 states that development should protect, conserve and, where possible, enhance distinctive landscape features, such as woodland, trees and field boundaries. Policy EN 4 states that development will be expected to retain existing important landscaping and natural features. Policy EN 9 seeks to maximise opportunities for restoration, enhancement and connection of natural habitats.

Paragraph 136 of the NPPF sets out that new developments should ensure that streets are tree-lined, and incorporated elsewhere within the site (including parks and community orchards), along with appropriate measures to secure their long-term maintenance. Existing trees should be retained wherever possible. Paragraph 187 of the NPPF states that decisions should recognise the intrinsic character and beauty of the countryside, including the benefits associated with trees and woodland.

There are significant and mature trees located along the boundary with Hall Road, which contribute positively to the landscape and biodiversity value of the road and wider area. No arboricultural assessment has been provided as part of this application. The proposed works have potential to impact upon trees within and surrounding the site, including those along Hall Road. The proposed field access to be created from the junction with Hall Road would require the removal of trees and vegetation. It is likely some boundary vegetation would need to be removed to create acceptable visibility splays.

Given the significance of a number of the trees within and surrounding the site, the lack of a reliable assessment supporting the proposals could result in the loss of, or harm to these trees occurring should permission be granted. In the absence of adequate information, officers consider the proposal fails to demonstrate that it would be able to retain these existing important landscape and natural features. For that reason, it is considered the proposal would be contrary to Policies EN 2 and EN 4 of the Core Strategy. Furthermore, the development has not demonstrated that it would retain trees in line with paragraph 136 of the NPPF, nor

does it fully recognise the intrinsic character and beauty of the countryside, including the benefits associated with trees and woodland as required by paragraph 187 of the NPPF.

## **8. Highways and parking**

Core Strategy Policy CT 5 requires development to be designed to reduce the need to travel and to maximise the use of sustainable forms of transport appropriate to its particular location and to provide safe and convenient access for all modes of transport, including access to the highway network. Proposals should be served by safe access to the highway network without detriment to the amenity or character of the locality. The expected nature and volume of traffic generated by the proposal should be accommodated by the existing road network without detriment to the amenity or character of the area or highway safety.

As set out above, paragraph 89 of the NPPF states that “decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).”

Paragraph 109 of the NPPF seeks to ensure that developments understand and address potential impacts on transport networks, identify and pursue opportunities to promote walking, cycling and public transport use. Paragraph 115 requires development to prioritise sustainable transport modes, provide safe and suitable access for all, be designed to meet national guidance and standards, and mitigate any significant impacts on the transport network. Paragraph 116 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, following mitigation, would be severe, taking into account all reasonable future scenarios”

### Trip Generation

The proposal would result in increased commercial traffic south of the site at Metton Road and Hall Road. Metton Road and Hall Road are not of a high standard with poor alignment, restricted width, lack of passing provision and also visibility constraints at the respective highway junctions with the B1436. Hall Road to the north is wider but is restricted close to Cromer Hall, where verge erosion is already evident. The Highway Authority have stated that it would not be feasible to improve the roads to a satisfactory standard for the proposed development. Conflict with Policy CT 5 arises as the traffic generated by the proposals would not be accommodated by the existing road network without detriment to highway safety.

### Access

The Highway Authority regards the existing access as being substandard, whereby the width is insufficient for two-way commercial movements and visibility is restricted by roadside hedging. Appropriate visibility splays may be achievable via hedge maintenance/removal, however in the absence of information, the full extent of works required to achieve this are unknown at this stage.

Whilst it may therefore be possible to achieve suitable visibility, the access as existing/proposed would not provide for two-way movements. In the view of the Highway Authority, improvements would be required so that two goods vehicles could pass within it for



it to be ultimately viewed as being acceptable. Conflict with Policy CT 5 arises in that the development would not provide safe access to the highway network.

The creation of a new access track to the concert field, close to the junction with Hall Road, would need to be reconfigured away from the existing intersection and served from the improved arrangements noted above. As presented, this access track is also likely to require the removal of a number of the trees located along the site's boundaries.

### Accessibility

The application site has footway links north into the town centre, and east onto Roughton Road. These footpath connections link to the town's bus and rail connections and would provide employees and customers of the proposed development a choice of travel options. Commercial movements are however, likely to undertaken by road.

### Parking

Policy CT 6 requires the provision of adequate vehicle parking facilities to serve the needs of the development having regard to the Council's parking standards. Relevant to these proposals the Council's parking standards are:

Use Class A2 / E(c)(i) – Financial services – 1 space per 20sqm

Use Class B1 / E(g)(i) – Offices – 1 space per 30sqm

Use Class D2 / E(d) – Indoor sport, recreation or fitness – 1 space per 22sqm (plus coach drop off point)

Use Class B8 Storage and Distribution – 1 space per 150sqm

Based on the above, the development of 926.5sqm of floor space would require 30 vehicular parking spaces. The proposed plans show 30 spaces, however a number of those in the northeast corner would not be easily accessible. Given the size of the 'yard', it is considered that a sufficient vehicular parking arrangement could be provided and could be secured via condition. A condition could also be used to secure the required coach drop-off point. Comments made within the design and access statement indicate that mezzanine floors may be provided. However, as these have not been proposed, the above calculations have been based on the floor space proposed. Given the potential parking implications of creating additional floorspace by insertion of mezzanine floors, conditions could be used to prevent the creation of these without first securing planning permission.

In addition to the above, the Council's parking standards require provision to be made for people with disabilities (6% of total). For this development this would equate to an additional two (2) spaces. Furthermore, the standards require parking for motorcycles, mopeds and scooters at a rate of 1 space per 20 car parking spaces. These should be safe, secure and convenient with fixtures so that vehicles can be locked and secured. A single parking space should measure a minimum of 2.5 m x 1.2m. In the absence of the required information being provided as part of the application, conditions could be used to secure the details and provision of these parking elements.

No electric vehicle charging has been shown or discussed within the submission. Emerging Policy CC 8 requires non-residential development to provide 20% of all new parking spaces with electric vehicle charging points. This equates to the six (6) spaces for the proposed development. This policy broadly aligns with requirement S4 from Part S of Schedule 1 and regulation 44G of the Building Regulations 2010. Conditions could be used to secure details of the charging points and their timely delivery in line with the emerging policy's aims.

In relation to cycle parking and storage the Council's parking standards are:

Use Class A2 / E(c)(i) – Financial services – 1 space per 200sqm for visitors, 1 space per 100sqm for staff

Use Class B1 / E(g)(i) – Offices – 1 space per 100sqm for visitors, 1 space per 50sqm for staff  
Use Class D2 / E(d) – Indoor sport, recreation or fitness – 1 space per 4 visitors, 1 space per 4 staff.

Use Class B8 Storage and Distribution - 1 Space per 400sqm for visitors, 1 space per 100sqm for staff

The parking standards state that cycle parking should be secure, under effective surveillance and conveniently located to the entrance or buildings with safe and direct routes to the surrounding road network.

No details have been provided as part of this application in relation to cycle parking. Conditions could be used to secure details and the provision of facilities.

### Summary

The Highway Authority conclude that the development would result in a significant highway safety impact that could not practicably be mitigated, and have provided reasons for refusal. Officers concur with these conclusions, consequently the development would fail to accord with Policy CT 5 of the Core Strategy as it would not provide safe access and the traffic generated by the proposals would not be accommodated by the existing road network without detriment to highway safety. Furthermore, the development would conflict with NPPF paragraphs 89 and 116 as the proposals would have an unacceptable impact on local roads and highway safety.

No objection is raised in relation to parking and subject to conditions, it is considered that the development would accord with Policy CT 6 in this respect.

## **9. Flooding and drainage**

Policy EN 10 of the Core Strategy states that the sequential test will be applied rigorously across North Norfolk and most new development should be located in Flood Risk Zone 1. The policy also states that appropriate surface water drainage arrangements for dealing with surface water runoff from new development will be required. The use of Sustainable Drainage Systems will be the preference unless, following an adequate assessment, soil conditions and / or engineering feasibility dictate otherwise.

NPPF paragraph 182 states that “applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity.”

The Planning Practice Guidance details what sort of sustainable drainage system should be considered. Generally, the aim should be to discharge surface run-off as high up the following hierarchy of drainage options as reasonably practicable. This is 1) Into the ground (infiltration); 2) To a surface water body; 3) To a surface water sewer, highway drain or another drainage system; 4) To a combined sewer. This hierarchy follows the same order of priority of Approved Document H3 of the Building Regulations.

The Environment Agency Flood Risk Maps position the site as falling within Flood Zone 1 giving the site a low risk of flooding (less than 1 in 1000 annual probability). The Government's

long-term flood risk mapping shows the site falling within an area at high risk of surface water flooding (more than 3.3% chance each year).

Falling below the relevant thresholds for requiring a site-specific Flood Risk Assessment (FRA) and not constituting 'major development', the application has not been supported by any flooding/drainage information. The applicant has highlighted that the existing surface water runs to a collection point and is then piped under the road to a connection with the mains. This arrangement would not be suitable for the proposed development, without justification, given that connection to a combined sewer is considered to be the least preferable means of dealing with surface water, both in relation to planning and building control guidance and legislation.

The proposal would cover a significant area of land with impermeable surfaces, namely the two buildings and parking and turning areas. Whilst further drainage information could be secured by condition, it is not known at this stage whether infiltration drainage could be successfully delivered at this site. The reliance on such a condition in the absence of more certainty is not considered appropriate in this instance. The existence of areas already at risk of surface water flooding further complicates matters. It is not known whether the development would be put at risk of flooding given its location within an area already at high risk. Should an infiltration basin be required to ensure that the development wouldn't result in increased surface water run-off from the site, the location likely to be most suitable would be outside of the red-line, potentially within the root protection area of important trees, and/or within the setting of the Grade II listed South Lodge.

Consequently, the proposal has, as a result of insufficient information, not demonstrated that it would meet the requirements set out in paragraphs 181 and 182 of the NPPF, nor does it include the necessary supporting information as set out in Paragraph: 059 Reference ID: 7-059-20220825 of the Planning Practice Guidance. Given the unknowns surrounding this matter, including whether a suitable surface water drainage scheme could be achieved within the site given tree and heritage constraints, it is not possible to secure the outstanding information by condition. The application has therefore not provided sufficient information to demonstrate this development would incorporate a sustainable drainage system. The proposal conflicts with Core Strategy Policy EN 10 and paragraphs 181 and 182 of the NPPF in this respect.

## **10. Contamination**

Policy EN 13 of the Core Strategy states that all developments should minimise, and where possible reduce, all emissions and other forms of pollution, and ensure no deterioration in water quality. Development proposals on contaminated land (or where there is reason to suspect contamination) must include an assessment of the extent of contamination and any possible risks. Proposals will only be permitted where the land is, or is made, suitable for the proposed use.

Paragraph 187 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by preventing development from contributing to or being put at risk from unacceptable levels of pollution; along with remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that planning policies, and decisions should ensure that sites are suitable for the proposed use, taking account of ground conditions and risks arising from contamination.

The application site is considered to contain potentially contaminated land as a result of the nearby industrial uses, and agricultural storage. The Environmental Health Officer has raised no objection to the proposals, subject to conditions. This includes a condition securing a contamination assessment to be undertaken prior to works commencing in order to assess

the potential for contamination before development that may place those involved in construction, the public, and end users in a position of risk from harmful contaminants. Should contamination be found within the site, appropriate remediation would be required in the interest of public health and safety and that of the end users of the development.

Subject to condition, the proposals therefore accord with Policy EN 13 in respect to these matters.

## **11. Other matters**

### Mineral Safeguarding

The application site falls within a Mineral Safeguarding Area whereby Policy 16 of the Norfolk County Council's Minerals Plan is relevant. This policy seeks to ensure that existing mineral deposits are safeguarded from needless sterilisation. The Minerals and Waste Officer has raised no objection to this development. The development is considered to comply with Policy CS16-safeguarding of the adopted Norfolk Minerals and Waste Core Strategy.

## **12. Planning balance/conclusions**

The application form states that the development would create 25 full-time equivalent jobs. Beyond this statement however, very limited information has been provided in support of the business case for the proposals. The applicant has stated that the proposal would bring significant economic benefits, whilst the Ward Councillor expands upon this within their call-in form, stating that the development would support the growth of one of the existing units, and provide homes to several other existing businesses.

Undoubtedly, the development would result in economic benefits; this includes the job creation opportunities which would come from the delivery of 5 commercial units, as well as general economic growth benefits resulting from the increase, provision and diversity of commercial floorspace in the Cromer area. The full extent of these benefits is however, not fully known at this stage given the limited information submitted in support of the application. Nevertheless, modest weight is given to the economic benefits of the development.

The development has been found to conflict with the key strategic Core Strategy Policies, SS 1 and SS 2, which seek to limit development within the Countryside to that which requires a rural location. In this instance, it has not been demonstrated that the proposals would fall within any of the categories which support new-build economic development within Countryside locations. The proposals, through the lack of supporting evidence, have failed to demonstrate that the development would not adversely impact Cromer Town Centre as a result of the use of the buildings for Main Town Centre uses. In this respect, there is conflict with Core Strategy Policy EC 5 and the guidance contained within Chapter 7 of the NPPF.

Insufficient information has been provided to justify the proposed development, which falls within the designated Undeveloped Coast. Without justification, the proposals conflict with the requirements of Policy EN 3.

Ecologically, the application has provided insufficient information to establish the proposal's impact upon protected species and/or sites. Furthermore, the site's baseline for calculating Biodiversity Net Gain requirements has not been agreed, due to discrepancies between site conditions and those used within the baseline categories. Furthermore, the full extent of the works required to deliver the development have not been fully considered by the applicants. In these respects, the proposal fails to comply with Policy EN 9 and the guidance contained within Chapter 15 of the NPPF.

Insufficient information has been provided in relation to the proposal's arboricultural implications, with the site surrounded by a number of important trees, conflicting with the requirements of Policies EN 2 and EN 4 in this respect.

Insufficient information has been provided as part of this application to demonstrate whether or not the proposal would be put at risk from flooding or give rise to flooding elsewhere. This conflicts with the aims of Policy EN 10 and the guidance set out with the NPPF within Chapter 14.

The development would not provide safe access and the traffic generated by the proposals would not be accommodated by the existing road network without detriment to highway safety. Conflict arises with Policy CT 5 of the Core Strategy in this respect, as well as paragraphs 89 and 116 of the NPPF as the proposals would have an unacceptable impact on local roads and highway safety.

The development has been found to result in 'less than substantial' harm to the significance of the Grade II listed South Lodge as a result of the position and sheer scale of the proposed commercial units and the intervisibility between the two. The development would intrude into the important rural setting of the Lodge, disrupting the landscape in which it was originally intended to be appreciated from. Having undertaken the balancing exercise as required by NPPF paragraph 215, the heritage harm resulting from the development has been found to not be outweighed by public benefits.

Matters which are neutral in the overall planning balance in this instance include the development's acceptable impact within the landscape, impacts upon neighbouring amenities and, subject to conditions, energy efficiency and contamination.

In undertaking an overall balance of the competing aspects of the proposal, it is considered that the identified harms resulting from the proposal would not be outweighed by the economic benefits in favour of the development. The proposals would not be in accordance with the requirements of the Development Plan, and it has been concluded that there are no material considerations which would outweigh departure from the Development Plan. Therefore, **REFUSAL** of the application is recommended.

#### **RECOMMENDATION:**

To **REFUSE** permission on the following grounds:

1. The site is located in an area designated as Countryside where Policy SS 2 limits development to that which requires a rural location. The proposals have not demonstrated why departure from the Council's key strategic policies is appropriate for this development. The development would therefore constitute unjustified intrusion of built form into the Countryside, contrary to strategic aims of achieving sustainable development as set out within Policies SS 1 and SS 2 of the adopted North Norfolk Core Strategy.
2. The proposed development would result in Main Town Centre and retail uses within the Countryside. The application has not been supported by any assessment of the development's likely impacts upon the viability or vitality of the Cromer Town Centre. No information has been provided to support a sequential test to demonstrate the suitability of this site to contain Main Town Centre uses. In the absence of such information, the applicant has failed to demonstrate how the proposal would accord with the aims of Core Strategy Policy EC 5, in particular the impact upon Cromer Town

Centre. In this respect, conflicts arise with Policy EC 5 of the adopted North Norfolk Core Strategy as well as the guidance contained within Chapter 7 of the National Planning Policy Framework.

3. Insufficient information has been provided in order to sufficiently demonstrate that the proposal requires a coastal location within the designated Undeveloped Coast in order to justify impacts upon the undeveloped character in line with the requirements of Policy EN 3 of the adopted North Norfolk Core Strategy.
4. The proposed development would, by virtue of its location and massing, have a notable impact on the important rural setting of the Grade II Listed South Lodge, disrupting the landscape in which it was originally intended to be appreciated from. The development would cause harm to the significance of South Lodge, falling within the setting of that listed building. Such harm would be within the less than substantial category, as set out in the National Planning Policy Framework and would not be outweighed by the public benefits associated with the development. The proposed development would therefore be in conflict with Policy EN 8 of the adopted North Norfolk Core Strategy and Chapter 16 of the National Planning Policy Framework.
5. Insufficient information has been provided by the applicant in order to establish the site's ecological value and the impacts of the proposal on protected species. Therefore, the potential for adverse impacts upon habitats and protected species cannot be assessed in accordance with the Council's statutory duties under Regulation 9 of the Conservation of Habitats and Species Regulations 2017 (as amended) (also see paragraph 99 of the ODPM Circular 06/2005). Therefore, the proposal would be contrary to Policy EN 9 of the adopted North Norfolk Core Strategy and Chapter 15 of the National Planning Policy Framework.
6. Insufficient information has been provided by the applicant in order to sufficiently establish that the site's Biodiversity Net Gain (BNG) baseline calculations are an accurate reflection of site conditions. Inconsistencies between the information provided and that observed on site brings the accuracy of the baseline calculations into question where no further information or justification has been provided. The proposals therefore conflict with the requirements set out within Article 7A of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
7. Insufficient information has been provided by the applicant in order to sufficiently demonstrate that the proposal would not adversely affect the existing mature trees adjoining the application site, many of which are important to the local landscape. Therefore, in the absence of an up-to-date and reliable Arboricultural Impact Assessment, which fully considers the implications of the proposed impact upon affected trees, the proposal fails to demonstrate the suitable retention of existing important landscaping and natural features, contrary to the requirements of Policies EN 2 and EN 4 of the adopted North Norfolk Core Strategy and paragraphs 136 and 187 of the National Planning Policy Framework.
8. The proposed access is considered unsatisfactory to serve the development by reason of its inadequate width. The proposals would therefore lead to the stopping and waiting of vehicles on the highway to the detriment of highway safety contrary to Policy CT 5 of the adopted North Norfolk Core Strategy and Chapter 9 of the National Planning Policy Framework.
9. The unclassified roads of Hall Road and Metton Road serving the site are inadequate to serve the development proposed, by reason of poor alignment, restricted width, lack of passing provision and restricted visibility at adjacent Road junctions. Consequently,

as a result of the additional traffic generated by the development, the proposals would be likely to give rise to conditions detrimental to highway safety contrary to Policy CT 5 of the adopted North Norfolk Core Strategy and Chapter 9 of the National Planning Policy Framework.

10. Insufficient information has been provided by the applicant in order to demonstrate that the proposal would not be at risk itself from, or give rise to, surface water flooding elsewhere. The application has not provided sufficient information to demonstrate this development would/could incorporate an appropriate sustainable drainage system. The proposal is therefore contrary to Policy EN 10 of the adopted North Norfolk Core Strategy, paragraphs 181 and 182 of the National Planning Policy Framework and the guidance contained within the Government's Planning Practice Guidance in relation to Flood Risk.

#### Informative(s)

- 1 In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the Applicant in the following positive and creative manner:-

- proactively offering a pre-application advice (in accordance with paragraphs 39 - 47);
- seeking further information following receipt of the application;
- seeking amendments to the proposed development following receipt of the application;
- considering the imposition of conditions (in accordance with paragraphs 55-58).

In this instance:

- the Applicant was updated of any issues after the initial site visit;
- additional information was submitted by the Applicant and has been given due consideration;
- the details of this application have been passed onto the Council's Economic Development Team with the hope that positive engagement can be made which will help support the applicant and their business needs.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.





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## DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – 06 February 2025

### 1. INTRODUCTION:

- 1.1 This report briefly sets out performance in relation to the determination of planning applications in Development Management the period **December 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
<b>(Speed)</b> <b>Decisions Made</b> <i>(Period December 2024)</i>	<b>Major</b> four decisions issued  <i>100% within time.</i>	60%  <i>(80% NNDC)</i>	24 month average to 31 December 2024 is  <b>100.00%</b> 
	<b>Non-Major</b> 62 decisions issued  <i>97% within time period</i>	70%  <i>(90% NNDC)</i>	24 month average to 31 December 2024 is  <b>97.00%</b> 
<b>(Quality)</b> <b>% of total number of decisions made that are then subsequently overturned at appeal</b>	<b>Major</b>	10%  <i>(5% NNDC)</i>	24 month average to 31 December 2024 is  <b>1.56% (one case RV/22/1661)</b> 
	<b>Non-Major</b>	10%  <i>(5% NNDC)</i>	24 month average to 31 December 2024 is  <b>0.81%</b> 

<b>Performance Measure</b>	<b>Actual Performance</b>	<b>Target</b>	<b>Comments</b>
<b>Validation</b> <i>(Period December 2024)</i>	182 applications registered  147 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 four S106 Obligations being progressed.

**3. RECOMMENDATIONS:**

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

**SCHEDULE OF S106 AGREEMENTS**

**UPDATE FOR DEVELOPMENT COMMITTEE:**

**06 February 2025**

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/22/2225	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/24/1572	Land Off Mill Road Wells-next-the-sea Norfolk	Erection of 47 dwellings with associated landscaping, open space, drainage, vehicular access and parking provision.	CP112 - Wells-next-the-Sea	Mark Brands	Committee	12/11/2024	Fiona Croxon	24634	Draft S106 circulating	
PF/21/2021	Land North East Of Yarmouth Road Stalham Norfolk	A new residential development of 40 affordable houses comprising 22 affordable/shared ownership houses and one block of 18 affordable flats consisting of 9, one bedroom flats and 9, two bedroom flats with associated landscaping, infrastructure and	CP091 - Stalham	Geoff Lyon	Committee	23/01/2024	Fiona Croxon	TBC	S106 Obligations substantially agreed. Awaiting signing	
PF/21/1532	Land North East Of Yarmouth Road Stalham Norfolk	Extra Care development of 61 independent one and two bedroom flats, with secured landscaped communal gardens, associated visitor and staff car and cycle parking, external stores and a new vehicular access onto Yarmouth Road.	CP091 - Stalham	Geoff Lyon	Committee	23/01/2024	Fiona Croxon	TBC	S106 Obligations substantially agreed. Awaiting signing	

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## OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE (ENFORCEMENTS)

06-February-2025

### 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**

**APPEALS SECTION**

**NO NEWLY STARTED APPEALS**

**INQUIRIES AND HEARINGS - IN PROGRESS**

NONE

**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:**

**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:**

**CATFIELD - CL/24/1249 - Lawful Development Certificate for existing use of land as residential garden**

Fenview, 3 Fenside Cottages, Fenside, Catfield, Great Yarmouth, Norfolk, NR29 5DD

**For Mr J Amos**

WRITTEN REPRESENTATION

**Appeal Start Date:** 12/12/2024

**Appeal Decision:**

**Appeal Decision Date:**

**CROMER - PF/24/1206 - Single storey rear extension to dwelling**

27 Shipden Avenue, Cromer, Norfolk, NR27 9BD

**For Mr Andrew Crane**

FAST TRACK - HOUSEHOLDER

**Appeal Start Date:** 22/11/2024

**Appeal Decision:**

**Appeal Decision Date:**

**CROMER - PF/24/1536 - Replacement of 2 No. first floor windows with Upvc double glazed windows on rear elevation (retrospective)**

Flat 2, Shipden House, High Street, Cromer, Norfolk, NR27 9HG

**For Mr Stuart Parry**

WRITTEN REPRESENTATION

**Appeal Start Date:** 12/12/2024

**Appeal Decision:**

**Appeal Decision Date:**

**CROMER - LA/24/1384 - Replacement of 2 No. first floor windows with Upvc double glazed windows on rear elevation (retention of works already carried out)**

Flat 2, Shipden House, High Street, Cromer, Norfolk, NR27 9HG

**For Mr Stuart Parry**

WRITTEN REPRESENTATION

**Appeal Start Date:** 12/12/2024

**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:**

**MELTON CONSTABLE - EF/23/2472 - Lawful Development Certificate for proposed conversion of loft to bedroom and installation of rooflights**

Soley House, 27 Briston Road, Melton Constable, Norfolk, NR24 2DG

**For Mr & Mrs Dean & Sonia James**

WRITTEN REPRESENTATION

**Appeal Start Date:** 18/11/2024

**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:**

**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:**

**SMALLBURGH - PF/22/1697 - Erection of single storey building for use as holiday accommodation on site of existing tennis court**

Smallburgh Hall, Hall Drive, Smallburgh, Norwich, Norfolk, NR12 9FW

**For Mr Garry Coaley**  
WRITTEN REPRESENTATION

**Appeal Start Date:** 11/12/2024

**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 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:**

**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

**For Plattens**

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

**For Plattens**

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:**

## **APPEAL DECISIONS - RESULTS AND SUMMARIES**

**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 Dismissed

**Appeal Decision Date:** 16/01/2025

**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 Dismissed

**Appeal Decision Date:** 28/01/2025

**Total Number of Appeals listed: 20**

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