

Planning Policy & Built Heritage Working Party



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Wednesday, 10 July 2024

A meeting of the **Planning Policy & Built Heritage Working Party** of North Norfolk District Council will be held in the **Council Chamber - Council Offices** on **Thursday, 18 July 2024 at 10.00 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

Members of the public who wish to ask a question or speak on an agenda item are requested to notify the committee clerk before 10am on the Thursday before the meeting and arrive at least 15 minutes before the start of the meeting. This is to allow time for the Committee Chair to rearrange the order of items on the agenda for the convenience of members of the public.

Further information on the procedure for public speaking can be obtained from Democratic Services, Tel: 01263 516108, Email: Lauren.Gregory@north-norfolk.gov.uk.

Anyone attending this meeting may take photographs, film or audio-record the proceedings and report on the meeting. Anyone wishing to do so must inform the Chairman. If you are a member of the public and you wish to speak on an item on the agenda, please be aware that you may be filmed or photographed.

Please note that this meeting is livestreamed:

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

Please note that Committee members will be given priority to speak during the debate of agenda items

Emma Denny

Democratic Services Manager

To: Cllr M Hankins, Cllr A Varley, Cllr M Batey, Cllr H Blathwayt, Cllr A Brown, Cllr N Dixon, Cllr P Fisher, Cllr P Heinrich, Cllr V Holliday, Cllr L Paterson, Cllr J Punchard and Cllr J Toyne

All other Members of the Council for information.

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



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

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

Chief Executive: Steve Blatch

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A G E N D A

1. APOLOGIES FOR ABSENCE

2. PUBLIC QUESTIONS

3. MINUTES

1 - 4

To approve as a correct record the Minutes of a meeting of the Working Party held on Monday 13th November 2023.

4. ITEMS OF URGENT BUSINESS

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.

5. DECLARATIONS OF INTEREST

5 - 10

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.

6. WELLS-NEXT-THE-SEA NEIGHBOURHOOD PLAN MAKING REPORT

11 - 18

REPORT TITLE	Wells-Next-The-Sea Neighbourhood Plan Making Report
Executive Summary	The purpose of this report is to formally “make” the WellsNext-The-Sea Neighbourhood Plan as part of the statutory Development Plan for North Norfolk. The Plan was subject to independent examination and successful referendum on the 4th of July 2024. The Council has a legal duty to “make” the neighbourhood plan within 8 weeks of the day after the referendum (30 th August 2024) was held unless it considers that doing so would breach European Union Obligations.

<p>Options considered.</p>	<ol style="list-style-type: none"> 1. Bring the Referendum version of the Wells-Next-The-Sea Neighbourhood Plan into effect as soon as practical and within the 8-week time frame and by no later than 30th August 2024. This would mean that the neighbourhood plan forms part of the Council's statutory Development Plan for North Norfolk and will be a material consideration in the determination of planning applications in the designated Wells-Next-The-Sea Neighbourhood Area. 2. To not bring the Neighbourhood Plan into effect. This would mean that the Neighbourhood Plan would not form part of the Development Plan for North Norfolk and would not become a material consideration in the determination of planning applications.
<p>Consultation(s)</p>	<p>Earlier iterations of the Neighbourhood Plan have undergone public consultation under Regulation 14 and 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The submitted version of the neighbourhood plan has undergone independent examination and the final modified version was subject to a public referendum on 4th July 2024 in accordance with Paragraph 12(4) of Schedule 4B to the Town and Country Planning Act 1990.</p>
<p>Recommendations</p>	<ol style="list-style-type: none"> 1. In order to comply with the statutory timeframe, the Planning Policy & Built Heritage Working Party recommends to the Leader to make a delegated decision on behalf of Cabinet, that having been subject to successful local referendum; <ol style="list-style-type: none"> a. The Wells-Next-The-Sea Neighbourhood Plan be made (brought into force) as part of the statutory Development Plan for North Norfolk in accordance with section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended) as soon as practical and within the 8 week statutory time frame and no later than 30th August 2024; b. The issuing of the Decision Statement

	<p>required under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended) in order to bring it to the attention of the qualifying body, and the people who live, work and or carry out business in the Neighbourhood Area, is delegated to the Director of Planning in conjunction with the Acting Planning Policy Manager.</p>
<p>Reasons for recommendations</p>	<p>All Neighbourhood Development Plans are required to gain a majority of those voting in favour (50% plus) at a local referendum in order to proceed and be considered for adoption by the Local Planning Authority. If the Plan receives a positive result, then the local planning authority has a legal duty to bring the plan into force within an eightweek period following the day after the referendum was held, unless it considers that doing so would breach European Union Obligations.</p> <p>The Referendum version of the Wells-Next-The-Sea Neighbourhood Development Plan is considered to meet the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and be compatible with EU obligations as incorporated into UK law and the Convention rights and complies with relevant provision made by or under Section 38A and B of the Planning and Compulsory Purchase Act 2004 (as amended).</p>
<p>Background papers</p>	<p>Further supporting evidence, the referendum version of the Neighbourhood Plan, Design Guidance and Codes the examiners report and associate notices can be found at: www.north-norfolk.gov.uk/wellsnp</p>

<p>Wards affected</p>	<p>Wells-Next-The-Sea</p>
<p>Cabinet member(s)</p>	<p>Cllr Andrew Brown, Portfolio Holder for Planning & Enforcement</p>
<p>Contact Officer</p>	<p>Neighbourhood Plan lead: Iain Withington, Acting Planning Policy Manager iain.withington@north-norfolk.gov.uk</p>

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7. **NORTH WALSHAM DEVELOPMENT BRIEF**

North Walsham Development Brief	
Executive Summary	This report seeks the approval from Members for the use of the updated North Walsham Development Brief in assisting in the determination of proposals in association with the strategic policies and site allocation NW62/A, Land West of North Walsham as detailed in the emerging Local Plan (hereafter referred to as eLP).
Options Considered	<p>The Planning Policy and Built Heritage Working Party has previously considered the alternatives to approving the Development Brief, which is a condition of the emerging Local Plan site allocation policy NW62/A. Not approving the Development Brief could significantly delay the application process for the site and the ability of the Council to rely on the site within the eLP's housing delivery trajectory and the Councils updated Five Year Housing Land Supply Statement.</p> <p>An option remains that further work could be requested prior to endorsement to provide additional certainty or update the Development Brief to any new or upcoming changes in national legislation or to reflect newer version(s) of the eLP.</p>
Consultation(s)	Public Consultation on the draft development brief was undertaken from 4 th September – 1 st October 2023. The Council had consulted prior to this on the scope of the development brief, a draft Master Plan, Vision and set of high-level principles of development. The Development Brief builds on these themes.
Recommendations	<p>Members are asked to recommend to Cabinet that:</p> <ul style="list-style-type: none"> • The Development Brief is endorsed as a material consideration in order to assist in the development and determination of applications in relation to the emerging site allocation, Land West of North Walsham (NW62/A) <li style="text-align: center;">and • Prior to Cabinet, authority to make further minor changes to the Development Brief is delegated to the acting Planning Policy Manager.
Reasons for	The Local Plan is now at an advanced stage of

recommendations	<p>examination and has undergone Public Examination.</p> <p>Preparation and prior approval of the Development Brief is a policy requirement of the site allocation in the Local Plan (NW62/A). Its approval by the Council will be a key indicator of the site's deliverability in the ongoing eLP examination. Approval is also required in order to progress the next stages of developing a Design Code for the site and to assist in the determination of an outline planning application for the site, expected in Autumn 2024.</p>
Background papers	<p>The Submission version of the Local Plan, background papers and supporting evidence including the previous consultation documents for North Walsham and the Council's Hearing Statements at Local plan examination are published and available on the Councils emerging Local Plan examination Library Home Local Plan Examination Library (north-norfolk.gov.uk)</p>

Wards affected	North Walsham wards
Cabinet member(s)	Cllr Andrew Brown, Portfolio holder for Planning
Contact Officer	Matthew Gutteridge – Senior Planning Policy Officer

8. LOCAL PLAN - VERBAL UPDATE

9. 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.”