

# Development Committee



**Please contact:** Democratic Services

**Please email:** [democraticservices@north-norfolk.gov.uk](mailto:democraticservices@north-norfolk.gov.uk) Direct Dial: 01263 516108

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

Wednesday, 21 May 2025

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 29 May 2025 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

**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 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

**Chief Executive:** Steve Blatch

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## **A G E N D A**

<b>PLEASE NOTE: THE ORDER OF BUSINESS MAY BE CHANGED AT THE DISCRETION OF THE CHAIRMAN</b>
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### **PUBLIC BUSINESS**

**1. CHAIRMAN'S INTRODUCTIONS**

**2. TO RECEIVE APOLOGIES FOR ABSENCE**

**3. SUBSTITUTES**

**4. MINUTES**

(Pages 1 - 30)

To approve as a correct record the Minutes of a meeting of the Committee held on 23<sup>rd</sup> January, 6<sup>th</sup> February and 2<sup>nd</sup> May 2025

**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 31 - 36)

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. SHERINGHAM - PF/24/1229 - ERECTION OF 41 RETIREMENT LIVING APARTMENTS WITH ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING, ANCILLARY FACILITIES, AND ASSOCIATED WORKS AT LAND AT, THE ESPLANADE, SHERINGHAM, NORFOLK**

(Pages 37 - 74)

**9. FAKENHAM - PF/24/2418 - DEMOLITION OF EXISTING PAVILION, EXTENSION OF THE EXISTING LEISURE CENTRE PROVIDING A**

(Pages 75 - 82)

**NEW 4 LANE 25M COMMUNITY SWIMMING POOL AND A CIRCA. 55  
STATION FITNESS SUITE, REFURBISHMENT OF THE EXISTING  
STUDIO SPACES AND CHANGING AREAS AT FAKENHAM SPORTS  
& FITNESS CENTRE, TRAP LANE, FAKENHAM**

10. **SOUTH RAYNHAM - PF/25/0091 - INSTALLATION OF 2.408MW OF GROUND-MOUNTED SOLAR PV AND 2.392MW OF BATTERY ENERGY STORAGE SOLUTION (BESS) ON LAND KNOWN AS SANDPITS. LAND AT UPHOUSE FARM, SWAFFHAM ROAD, SOUTH RAYNHAM** (Pages 83 - 94)
11. **DILHAM - PF/25/0610: INSTALLATION OF 36KW GROUND MOUNTED SOLAR PV ARRAYS AT DILHAM HALL HONING ROAD, DILHAM FOR CLLR L PATERSON** (Pages 95 - 100)
12. **HEMPTON- PF/21/3314 - DEMOLITION OF EXISTING BUILDING AND ERECTION OF 3 NO. TWO-BED DWELLING HOUSES, AT LAND BETWEEN 13 & 19, SHEREFORD ROAD, HEMPTON, FAKENHAM** (Pages 101 - 116)
13. **DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 117 - 120)
14. **APPEALS SECTION** (Pages 121 - 130)
15. **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**