

# Development Committee



**Please contact:** Democratic Services

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

Wednesday, 10 September 2025

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 18 September 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 P Neatherway, Cllr J Toye, Cllr K Toye, Cllr A Varley, Cllr L Vickers and Cllr L Paterson

**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 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

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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 - 6)

To approve as a correct record the Minutes of a meeting of the Committee held on 21<sup>st</sup> August 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 7 - 12)

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. BLAKENEY - PF/25/0522 - DEMOLITION OF TWO-STOREY DWELLING AND ERECTION OF REPLACEMENT TWO-STOREY DWELLING (PART-RETROSPECTIVE) AT 8 LANGHAM ROAD, BLAKENEY, HOLT, NORFOLK, NR25 7PG** (Pages 13 - 20)

**9. NNDC TPO (BRISTON) 2025 NO.12 BRISTON - TPO 25 1075 - LAND AT THREE OAKS, NORWICH ROAD, BRISTON, MELTON CONSTABLE, NORFOLK NR24 2HT** (Pages 21 - 22)

10. **NNDC TPO (FAKENHAM) 2025 NO.16 FAKENHAM - TPO 25 1079 - LAND AT 1 FERNBANK COTTAGES, CHURCH LANES, FAKENHAM** (Pages 23 - 26)

11. **WOOD NORTON - PF/25/1192 - INSTALLATION OF 36 GROUND MOUNTED SOLAR PANELS. THE PANELS WILL BE MOUNTED ON A FRAME SYSTEM AND MAX HEIGHT OF 1.5M. THEY ARE TO BE MOUNTED ALONGSIDE THE WESTERN BOUNDARY OF OUR CURTILAGE 2M AWAY FROM THE BOUNDARY AT FIELD BARN COTTAGE, WINGS LANE, WOOD NORTON, DEREHAM, NORFOLK, NR20 5DH**

12. **DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 27 - 30)

13. **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.”

14. **APPEALS SECTION** (Pages 31 - 36)

**PRIVATE BUSINESS**

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## DEVELOPMENT COMMITTEE

**Minutes of the meeting of the Development Committee held on Thursday, 21 August 2025 in the Council Chamber - Council Offices at 9.30 am**

<b>Committee Members Present:</b>	Cllr R Macdonald (Chair)	Cllr M Batey
	Cllr A Brown	Cllr P Fisher
	Cllr A Fitch-Tillett	Cllr M Hankins
	Cllr V Holliday	Cllr P Neatherway
	Cllr L Vickers	Cllr L Paterson

**Members attending:** also Cllr Boyle (item 8 only)  
Cllr Adams (item 8 only)

**Officers in Attendance:** Assistant Director for Planning (ADP)  
Development Manager (DM)  
Legal Advisor (items 1-9)  
Senior Planning Officer(s) (SPO)  
Planning Officer (PO)  
Democratic Services Officers

### 1 CHAIRMAN'S INTRODUCTIONS

The Chairman welcomed everyone to the meeting and explained how he would manage the proceedings.

### 2 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Heinrich, Cllr J Toye, Cllr K Toye and Cllr Varley

### 3 SUBSTITUTES

There were no substitutes.

### 4 MINUTES

Subject to one amendment, on page 2 the reference to "Housing England" to be corrected to "Homes England", the minutes of the meeting of the Committee held on 24th July 2025 were approved as a correct record.

### 5 ITEMS OF URGENT BUSINESS

One item of urgent business was submitted, being a report on Authorisations from Committee and will be considered within item 12.

### 7 DECLARATIONS OF INTEREST

Cllr Holliday noted that in respect of items 10 and 11 she would be abstaining.

Cllr Fisher declared that in respect of item 10 he knew the owner of a neighbouring property and would therefore be abstaining.

Cllr Fitch-Tillett declared that she had previously received hospitality from the applicant in respect of item 8 but was not pre-determined and would vote.

**8 CROMER - PF/24/2341 - ERECTION OF 5 COMMERCIAL UNITS FOR USES WITHIN USE CLASSES E(G)(III) - INDUSTRIAL PROCESS SUITABLE FOR RESIDENTIAL AREA AND B8 - STORAGE OR DISTRIBUTION AT HOME FARM ENTERPRISE ZONE, HALL ROAD, CROMER, NORFOLK**

The ADP presented the report and took the Committee through the history of this application and provided an update on matters since it was last before the Committee. He confirmed that issues relating to use class had been resolved and the only outstanding issue remained the objection by Norfolk County Council Highways. He provided the Committee with site plans, photographs, elevations and landscaping plans. He confirmed that Highways had objected but had provided suggested conditions that could be imposed if the Committee was minded to approve the application. These related to the shape and size of the access and visibility splays. The recommendation was refusal on the grounds of the Highways objection.

Public Speakers

Colin Robb -Cromer Town Council

Local Members

Cllr Boyle spoke in favour of the application. She noted the need for local business in the local area, the need for farms and estates to diversify and her belief that the economic benefits outweighed other policy concerns. She noted that in connection with highways matters the road in the area had recently been reduced to a 30mph zone and believed that the site access could be improved in a limited way to improve safety.

Cllr Adams also spoke in support of the application. He noted that the Committee had not previously raised issues regarding Highways concern and given the site's history as a coach depot, he did not believe the suggested use raised any safety concerns. He believed that the 30mph limit was important to ensure road safety. He urged the Committee to approve the application and impose conditions sparingly.

Members Debate

- a. Cllr Vickers and Cllr Hankins expressed support for the application, citing the economic benefits, farm diversification, the previous use of the site as a coach park and the ability to condition changes to the access as important factors. The ADP clarified the employment benefits detailed in the application following a question from Cllr Holliday, informing the Committee that 41 jobs may be secured or a further 11 jobs created.
- b. The DM confirmed, following a question from Cllr Brown, that policy EC3 did not apply as the policy applied to the expansion of individual existing businesses
- c. Cllr Paterson expressed a view that the local roads were sufficient, and Cllr Brown, Cllr Fisher and Cllr Holliday asked for details of appropriate conditions

that could be imposed to address the Highways concern. The ADP confirmed that should the Committee be minded to grant approval, he would recommend inclusions of conditions relating to use, Ecology, BNG, trees, delivery of land, drainage, materials uses, external lighting and boundary treatment. In respect of the highways issues further discussions with highways could be undertaken to agree conditions to improve the situation without the need to remove considerable trees and vegetation. The ADP also noted that this application was subject to a further consultation which would expire on the 9<sup>th</sup> September, therefore if the Committee approved the application it would be subject to further consideration of any new objections received.

The Chairman proposed and seconded the recommendation for refusal

It **WAS RESOLVED** by 1 vote in favour and 9 votes against to reject the recommendation for refusal.

Cllr Paterson proposed that the application be approved, with the range of conditions outlined by the ADP and specifically such conditions as to reasonably address the Highways concerns whilst limiting vegetation loss.

It **WAS RESOLVED** Unanimously to approve the application subject to the conditions referenced by the ADP and subject to any new objections raised during the ongoing consultation.

**9 BODHAM - PF/24/2705 - DEMOLITION OF WORKSHOP BUILDING AND ERECTION OF BUILDING FOR USE AS A LIVE/WORK UNIT, RECLADDING OF RETAINED STORAGE BUILDING, DEMOLITION OF OTHER STORAGE BUILDINGS AND ERECTION OF CART SHED AT OLD SCARFE BROTHERS WORKSHOP, CHURCH ROAD, LOWER BODHAM**

PO-IM presented the report and detailed the changes made since the matter was last before the Committee. She provided the Committee with photos, site plans and proposed elevations. She detailed the main issued being compliance with core strategies and the design of the building. The recommendation was refusal.

Public Speakers

Alice Kemp- Applicant

The ADP brought to the attention of the Committee the support previously expressed to the Committee in connection with this application by both the ward member and the parish council given that both had indicated they wish to speak but were not present.

Member Debate

- a. Cllr Paterson supported the changes made to the application and Cllr Fitch-Tillett welcomed the live/work element.
- b. Cllr Vickers, Cllr Fitch-Tillett and Cllr Fisher noted the previous use of the site as a haulage depot.
- c. The DM clarified certain changes to the design following a question from Cllr Holliday, including that the height of the ridge had been reduced by 1.6m. The ADP reminded the Committee that at their last meeting the 2 issues had been

development in the countryside and the design of the proposed building. It was the second item that had caused the Committee to defer the matter to allow for amendments. These amendments reduced the height of the ridge but not its length which remained at 28m, the length of 5 terrace cottages.

Cllr Holliday proposed and the Chair seconded the recommendation for refusal.

It **WAS RESOLVED** by 2 votes in favour and 8 against that the recommendation be rejected.

- d. The ADP advised the Committee that they had 3 options, to defer for a site visit, refuse the application on different grounds or to approve it. Cllr Paterson asked for the main conditions that would be imposed. The DM stated the conditions would include, time limits, conformity to plans, securing the live- work business use and the solar panels and environmental benefits, exterior materials, landscaping, securing BNG and the boundary treatments and external lighting.

Cllr Hankins proposed and Cllr Paterson seconded that the application be approved subject to appropriate conditions including those detailed by the DM.

It **WAS RESOLVED** by 8 votes in favour and 2 votes against that the application be approved subject to conditions including those identified to the Committee plus any amendments to these or other conditions considered to be necessary by the Assistant Director of Planning

**10      BLAKENEY - PM/25/0651 - DETAILS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE: MATTERS RESERVED UNDER OUTLINE PLANNING PERMISSION PO/24/2084 FOR ERECTION OF DETACHED DWELLING (SELF-BUILD) AT LAND AT REAR OF, MARIGOLD, 61 NEW ROAD, BLAKENEY, HOLT,                      NORFOLK,                      NR25                      7PA**

SPO-RS presented the report to the Committee, explaining that this matter was dealing with reserved issues relating to appearance, landscaping, layout and scale. The Committee was provided with a site plan, floor plans and photographs of the area. The recommendation was for approval.

Public Speakers

Rosemary Thew- Blakeney Parish Council  
Andrew Randell- objecting  
Jack Pointer- Applicant

Local Member

Cllr Holliday spoke against approval. She referred to both policy EN4 and the Blakeney Neighbourhood plan and believed the proposal to be in contravention of both. She referred to the proximity to the neighbouring property, the impact to its light and the neighbour's right to light as well as the need to understand the daylight testing results further. She urged the Committee to reject the application requiring the applicant to redesign and reposition the property on the site.



### Members Debate

- a. The DM provided guidance, following a question from the Chair, that given that the Blakeney Neighbourhood Plan was published after the Core Strategy it was the Neighbourhood Plan that had precedence where there was conflict between it and the adopted Core Strategy.
- b. Cllr Hankins and Cllr Brown raised issues surrounding the right to light and the shadow analysis that had been undertaken.
- c. Cllr Paterson and Cllr Fitch-Tillett noted that the applicant could install a 2m fence without planning permission and noted the impact of such a fence on the shading to the neighbouring property, Cllr Fitch-Tillet expressed concern at the loss of privacy to neighbouring property.
- d. Cllr Brown commented on the differences in levels and heights of the proposed property and that of the neighbour and expressed concern over the lack of distance to that property as well as the impact of the fence or an alternative hedge.

Cllr Paterson proposed and Cllr Hankins seconded the recommendation.

It **WAS RESOLVED** by 5 votes in favour, 3 against with 2 abstentions that the Application be approved subject to the imposition of appropriate conditions including those summarised below (plus any amendments to these or other conditions considered to be necessary by the Assistant Director of Planning).

1. In accordance with approved plans
2. External Materials
3. Hard and Soft Landscaping
4. Boundary Treatments – small mammal gaps
5. External Lighting
6. VLT Glazing
7. Air Source Heat Pump details
8. Vehicle Parking
9. Cycle Parking
10. Bin Storage
11. Obscure Glazing
12. Removal of Permitted Development Rights (Class B and C of Part 1 of Schedule 2)

### **11 BLAKENEY - PF/25/0522 - DEMOLITION OF TWO-STOREY DWELLING AND ERECTION OF REPLACEMENT TWO-STOREY DWELLING (PART-RETROSPECTIVE) AT 8 LANGHAM ROAD, BLAKENEY, HOLT, NORFOLK, NR25 7PG**

SPO-OL presented the report to the Committee. She provided a site history, site location, photographs of the site and the proposals. The main issues related to the design and impact on residential amenity The Recommendation was for approval.

### Public Speakers

Rosemary Thew- Blakeney Parish Council

Edward Hackford-objecting

Local Member.

Cllr Holliday spoke against approval of the application. She referred to policy EN4 as well as the Blakeney Plan, believing that the application failed to comply with either. She raised concern about the design, the height of the building and the proximity to other properties. She brought to the attention of the Committee that she believed the proposals greatly reduced the light to the neighbouring property and was concerned over the flood lights and air source heat pump.

Members Debate

Cllr Fisher proposed and Cllr Brown seconded that the matter be deferred to allow members to attend a site visit.

It **WAS RESOLVED** by 9 votes in favour and 1 abstention, to defer the matter to allow the members to attend a site visit.

**12 DEVELOPMENT COMMITTEE PROCESS REPORT**

The ADP presented the report and explained to the Committee that this was an annual review of the Call-in form and process. He noted that he believed that the process was working well and that has helped with transparency.

Cllr Brown noted that given the proposed national reforms to the planning process, adding a footnote to the form stating it was subject to any national reforms might be sensible.

It **WAS RESOLVED** unanimously to accept the report with the amendment suggested by Cllr Brown.

The ADP presented the urgent item of business, being the authorisations from Committee to the Assistant Director for Planning. He noted that the post of Assistant Director for Planning may be vacant for a period to enable recruitment of his replacement and therefore it was necessary to ensure that the actions delegated by the Committee to the person in that role could be exercised by other officers, namely the Director for Service Delivery or others authorised by him in writing.

It **WAS RESOLVED** unanimously to accept the recommendation.

**13 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE**

The DM presented the report to the Committee for noting.

**14 APPEALS SECTION**

The DM presented the report to the Committee, bringing to their attention one appeal decision in Sheringham relating to change of use.

The meeting ended at 12.15 pm

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Chairman

## Registering interests

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

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

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

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

## Non participation in case of disclosable pecuniary interest

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

## Disclosure of Other Registerable Interests

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

## Disclosure of Non-Registerable Interests

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

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

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

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

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

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

**Table 1: Disclosable Pecuniary Interests**

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

<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**

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

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





**BLAKENEY – PF/25/0522 – Demolition of two-storey dwelling and erection of replacement two-storey dwelling (part-retrospective) at 8 Langham Road, Blakeney, Holt, Norfolk, NR25 7PG**

**Minor Development**

**- Target Date: 15<sup>th</sup> May 2025**

**Extension of time: N/A**

**Case Officer: Colin Reuben**

**Full Planning Permission**

## **RELEVANT SITE CONSTRAINTS**

Within a Settlement Boundary (Blakeney)

Within a Residential Area

Within the Norfolk Coast National Landscape

Landscape Character Area – Rolling Heath and Arable

## **RELEVANT PLANNING HISTORY**

Ref	PF/23/1577
Description	Installation of two dormer windows (front and side), enlargement of first floor rear windows and rendering of property
Outcome	APP - Approve
Ref	RV/23/2332
Description	Installation of two dormer windows (front and side), enlargement of first floor rear windows and rendering of property without complying with condition 2 (approved plans) of planning permission PF/23/1577 to allow for amendments to approved design
Outcome	APP - Approve
Ref	RV/24/1921
Description	Installation of two dormer windows (front and side), enlargement of first floor rear windows and rendering of property without complying with condition 2 (approved plans) of planning permission RV/23/2332 (variation of PF/23/1577) to allow further amendments to approved design
Outcome	APP - Approve

## **THE APPLICATION**

The application seeks to erect a two-storey dwelling to replace an existing two-storey dwelling which has already been demolished and part-rebuilt – this follows the approval of three previous applications on the site, one to extend the existing dwelling and two subsequent applications to vary the design. The site lies along the west side of Langham Road which is lined with residential properties, within the development boundary of Blakeney. The village centre lies further to the north, with neighbouring dwellings to the north and west, a doctor's surgery to the south, dwellings opposite along the east side of Langham Road.

## REASONS FOR REFERRAL TO COMMITTEE

The application was originally referred to Committee at the request of Cllr V Holliday for the following reasons:

*"I do not think this complies with Policy EN4. This will have detrimental effect on the residential amenity of nearby occupiers, blocking light from the southern elevation of the house to the north (which I understand includes a bedroom window). It doesn't seem to comply with the North Norfolk Design Guide which says (page 21) that the distance between secondary elevations to blank should be (at least) 8.5m - this does not appear to be the case from the plans.*

*There is concern about the general bulk being over-powering and the roof height being higher than adjacent properties.*

*I have concerns with this application complying with Policy CT6 in that the parking layout is unrealistic and therefore inadequate for the number of bedrooms".*

The application was subsequently heard at Development Committee on 21<sup>st</sup> August 2025 and deferred for a Development Committee Site visit which took place on 04<sup>th</sup> September 2025.

## PARISH/TOWN COUNCIL

**Blakeney Parish Council - Comment**, raising the following matters:

- This property has shown a complete abuse of the planning system, and contempt of the entire planning process.  
(since receiving this representation, the Parish Council appeared at the Development Committee meeting held on 21/08/2025 and spoke in **objection** to the application).

## CONSULTATIONS

None

## REPRESENTATIONS

To date, **one** public **objection** has been received raising the following concerns (summarised):

- the new building's bulk and appearance are completely out of proportion compared with neighbouring properties.
- object to the new roofline because of its intimidating height and overbearing nature.

## 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, approval 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.

## **RELEVANT POLICIES**

### **North Norfolk Core Strategy (adopted September 2008)**

SS 1 - Spatial Strategy for North Norfolk

SS 3 – Housing

EN 1 – Norfolk Coast Area of Outstanding Natural Beauty and The Broads

EN 2 – Protection and enhancement of landscape and settlement character

EN 4 – Design

CT 6 – Parking provision

Material Considerations:

### **Blakeney Neighbourhood Plan (2023)**

Policy 2 – Managing Second Home Ownership

Policy 6 – Design of Development

Policy 7 – Improving the Design of New and Replacement Homes

Policy 9 – Existing Dwelling Replacement

Policy 12 – Dark Night Skies

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

Chapter 4 – Decision-making

Chapter 12 – Achieving well-designed places

Chapter 15 – Conserving and enhancing the natural environment

### **North Norfolk Emerging Local Plan**

The NNDC Emerging Local Plan has reached the **Main Modifications** stage following examination by the Planning Inspectorate. Public consultation on the modifications was undertaken during August and September 2025, and the Inspector's final report is pending. Adoption is currently anticipated November / December 2025.

#### Application of NPPF Paragraph 48

In accordance with Paragraph 48 of the National Planning Policy Framework (NPPF), weight may be given to policies in emerging plans based on:

1. **Stage of Preparation** - *The more advanced its preparation, the greater the weight that may be given.*

The plan is at an advanced stage in the examination which supports giving **moderate weight to its policies**

2. **Extent of Unresolved Objections** - *The less significant the unresolved objections, the greater the weight that may be given.*

- If there are major unresolved objections, especially to policies relevant to the application, the weight is reduced.
- If objections are minor or resolved, more weight can be given.

There are no significant unresolved objections and therefore **SIGNIFICANT** weight may be afforded to the following relevant Emerging Local Plan Policies:

CC1- Delivering Climate Resilient Sustainable Growth

CC3 - Sustainable Construction, Energy Efficiency & Carbon Reduction

CC4 - Water Efficiency

CC7 – Flood Risk

CC9 - Sustainable transport

CC12 – Trees, Hedgerows & woodland

CC13 - Protecting Environmental Quality

SS1 – Spatial Strategy (Except Small Growth Villages which is apportioned no weight)

HC5 - Fibre to the Premises (FTTP)

HC7 – Parking Provision

ENV1 - Norfolk Coast National Landscape & The Broads

ENV2 - Protection & Enhancement of Landscape & Settlement Character

ENV3 - Heritage & Undeveloped Coast

ENV4 - Biodiversity & Geodiversity

ENV 6 - Protection of Amenity

ENV8 - High Quality Design

HOU6 - Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation

HOU8 - Accessible & Adaptable Homes

HOU9 - Minimum Space Standards

3. **Consistency with the NPPF** - *The closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given.*

The overall Plan as modified is considered to be consistent with national policy.

**This supports giving greater weight to the policies identified above.**

Conclusion on Weight

The Plan has been found legally compliant and capable of being found sound and is in conformity with the NPPF. Having reached main modification stage, the Plan, as modified, remains a material consideration. The examination is still ongoing, and some objections remain unresolved / unknown, and as such, there remains the potential for further alterations prior to the issuing of the Inspectors final report and prior to adoption by the Council.

**Taking into account the above factors, it is considered appropriate to give significant weight to the policies as set out above of the emerging Local Plan (as modified) in the determination of this application.**

**OFFICER ASSESSMENT**

**Main issues for consideration:**

1. **Principle of Development and Site History**
2. **Design**

- 3. Residential Amenity**
- 4. Landscape Impact**
- 5. Parking**

## **1. Principle of Development and Site History**

The site lies within the Development Boundary of Blakeney (Policy SS1) and designated Residential area (Policy SS 3) where extensions and alterations to existing dwellings, along with the replacement of existing dwellings, are considered to be acceptable in principle. The site has benefitted from three previous planning consents as follows:

- PF/23/1577 – Installation of two dormers (front and side), enlargement of first floor rear windows and rendering of property
- RV/23/2332 - Installation of two dormers (front and side), enlargement of first floor rear windows and rendering of property without complying with condition 2 (approve plans) of planning permission PF/23/1577 to allow for amendments to approved design – this allowed the north extension not be extend in length along with the addition of rooflights and internal layout changes
- RV/24/1921 - Installation of two dormers (front and side), enlargement of first floor rear windows and rendering of property without complying with condition 2 (approve plans) of planning permission RV/23/2332 to allow further amendments to approved design - Removal of dormer window and raising of eaves on the north elevation; Reconfiguration of the south elevation including removal of dormer, part raising of eaves but reduction in roof height, replacement of two-storey gabled extension with a two-storey mono-pitch extension and a further single-storey extension, along with porch canopy; and Minor alterations to fenestration on east and west elevations.

Following the continuation of works on the site, it transpired that the entire property had been demolished, resulting in unauthorised works which were not in accordance with the most recent planning approval (ref: RV/24/1921). It was therefore necessary for the applicant to submit a full planning application to regularise the situation. The application, rather than being extensions and alterations to an existing property, is therefore for the full replacement of the previously existing dwelling. However, as the property lies within the Development Boundary of Blakeney, this does not alter the acceptability of the development which would remain compliant with strategic policies SS 1 and SS 3 of the Core Strategy and Policy 2 of the Neighbourhood Plan.

## **2. Design**

In terms of the design, a couple of further minor alterations have been made to the scheme as approved under RV/24/1921 which include:

- The addition of external brick and flint rather than render;
- Minor alterations to fenestration to the side and rear;
- Addition of chimney to the rear;
- A further small extension to the front to enclose a porch area and create a first floor ensuite; and
- A raised entrance platform with steps attached to the front elevation.

Given that there is a wide mix of materials in the locality, the use of brick and flint rather than render is considered to be acceptable, noting that the previously existing property consisted of brick. The further extensions, whilst contributing to an additional size increase, are

considered to be relatively minor in the context of what has been previously approved. The fenestration alterations are again very modest and largely confined to the side and rear of the property, whilst the chimney similarly raises no concerns.

Accordingly, the additional design alterations are considered to be acceptable and compliant with Policy EN 4 of the Core Strategy and Policies 6, 7 and 9 of the Neighbourhood Plan.

### **3. Residential Amenity**

In terms of amenity, there have been concerns raised in regard to the proximity of the new property to the south-facing first floor side window of the neighbouring property, and now the ground floor windows. With the new property having almost been completed, it has become clear that this relationship is close, and it is likely this has resulted in some moderate loss of light to both the neighbour's first floor and ground floor windows, though not fully. The first floor window is an unobscured bathroom window – this being the case, it serves neither a primary or secondary living space. Given the angle of the new roof on the proposed development, it is considered that the neighbour's first floor window would still benefit from sunlight. The ground floor windows serve bedrooms, but both rooms are also served by another window on the front and rear of the property, noting further that both side windows, given the proximity of the southern boundary, would have likely already been restricted in terms of light. It is also reiterated that this is a situation which was accepted under the previously approved application (with no objections raised at the time), and the current application does not alter the amenity situation, the only difference being that the project now constitutes a rebuild rather than an extension, with the end result being the same. This being the case, it is considered that refusal of the current application on amenity grounds could not be justified.

Some further concerns have been raised in regards to the incorporation of first floor windows on the rear the property that could result in overlooking of the neighbouring garden to the north. Given that these windows have previously been accepted, that the previously existing dwelling also had first floor windows, and that this relationship would be no different to many other dwellings along Langham Road, it is not considered that this is sufficiently detrimental to warrant refusal.

It is accepted that the replacement dwelling has a bulkier appearance and greater scale than the previously existing dwelling. Whilst the overall ridge height of the main section of the property has not changed, the eaves height has increased in part but again, this is no different from the previous approved application. Given that much of the new dwelling would be in line with the neighbouring property and outbuildings, it is considered that this would not result in a significantly overbearing development or significantly adverse amenity impacts.

It has been noted that prior to the application being put before Development Committee in August the applicant had installed air conditioning units at high level on the north-facing elevation of the property, raising concerns in regards to both the visual impact of this and potential noise issues for the neighbouring property. Since this meeting, and prior to the Committee Site Visit undertaken on 04<sup>th</sup> September 2025, these units were lowered to ground floor level on the same elevation, along with the specifications of the units being provided. Further advice is being sought on this matter from the Council's Environmental Protection Officer – the Committee members will be updated verbally at the meeting as to the acceptability of these units.

Accordingly and on balance, subject to the matter of the air conditioning units being resolved, it is considered that in respect of amenity, the proposed development complies with the

requirements of policy EN 4 of the Core Strategy and policies 6, 7 and 9 of the Neighbourhood Plan.

#### **4. Landscape Impact**

As the property lies within a residential area of Blakeney and between existing buildings, it is considered that the development would not have any wider detrimental landscape impact. Accordingly, it is considered that proposed development complies with the requirements of Policies EN 1 and EN 2 of the Core Strategy and Policies 6, 7 and 9 of the Neighbourhood Plan.

#### **5. Parking**

The parking situation on the site remains unchanged – the number of bedrooms, compared to the previous existing dwelling, remains the same (a 4-bed property) and as such, there is no requirement for any additional parking on site, and the number of on-site parking spaces has not reduced, with 3 spaces shown. Concerns have been raised that the incorporation of the front raised platform with steps has encroached into the proposed parking area and therefore compromising the ability for the parking to be provided. The agent is in the process of providing an amended plan to reflect the changes made to the frontage and demonstrate that sufficient on-site parking can be provided – again, the Committee members will be updated verbally at the meeting on this matter. Subject to this being resolved, there are no concerns in regard to Policy CT 6 of the Core Strategy and Policy 7 of the Neighbourhood Plan.

#### **6. Other matters**

It is recognised that concerns have been raised in regards to the erection of a tall boundary wall on the northern boundary, and any potential associated impact in terms of amenity. This is a matter that will require further investigation. It should be noted that under normal permitted development allowances, a boundary treatment of up to two metres high can be erected but as mentioned, further investigation will be necessary to determine whether or not this wall will require further permission – it is not included for consideration under this current application.

Further concerns have been raised in regards to the installation of lighting on the property. The agent has confirmed that lighting has been installed in the form of warm white downlighters. Given that this lighting could have been installed without planning permission (as it would not constitute development) on the originally existing property, this is not a matter of significant concern.

#### **Planning Balance and Conclusion**

It is clear that the development has evolved to the point where the situation has necessitated the rebuilding, rather than extension of, the existing property. However, as explained above, the principle of development remains acceptable. The relationship with the neighbouring property is uncomfortable, however, it is not considered that any impact in terms of loss of light or overbearing impact, would be significantly detrimental. It also has to be acknowledged that, with the exception of the additional small extensions and fenestration alterations, this has been accepted under the previously approved application, with no objections. The overall design and appearance of the property is acceptable, and no alterations are proposed to the on-site parking arrangements.

It is therefore concluded that, subject to matters relating to parking and air conditioning units being resolved and subject to the imposition of conditions, the proposed development is considered to be acceptable and broadly compliant with the relevant Development Plan policies as outlined above.

**RECOMMENDATION:**

**APPROVAL subject to conditions relating to the following matters:**

- Accordance with approved plans
- Materials as submitted
- Removal of permitted development rights

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



**NNDC TPO (BRISTON) 2025 No.12 BRISTON – TPO 25 1075 - Land At Three Oaks, Norwich Road, Briston, Melton Constable, Norfolk NR24 2HT**

Ref No. TPO/25/1075

Officer: **Imogen Mole (Senior Landscape Officer)**

**PURPOSE OF REFERRAL TO COMMITTEE** - To consider whether to confirm a Tree Preservation Order (TPO) to protect 3 oak trees at the above site.

## **BACKGROUND**

The property known as “Three Oaks”, Norwich Road, Briston recently changed hands. The property appeared to need some degree of external works and renovation. The trees on the site are significant specimens and were previously unprotected. Concerns were raised when works started at the property.

The trees are mature and make a significant contribution to the amenity and character of Norwich Road, Briston. Two of the trees are extremely prominent on the roadside and the third is set just back from the road in the rear garden of the property, with all three being visible from a wide perspective (Norwich Rd, West End, Edgefield Rd). The size and maturity contribute positively to the local landscape and provide notable habitat value to the area.

## **REPRESENTATIONS**

### **We have received 2 objections to the Order**

The main objections are:

- Owners of the land should be able to do what they need/require whenever they choose with the trees, the Order may prevent the trees being maintained to a safe, respectable standard
- The trees have become enormous and unmanageable and are a nuisance to us and other neighbours
- The trees should be trimmed and maintained, I have concerns in high winds that they could cause damage. The leaf fall is a nuisance and blocks gutters and my pond and filters.

## **APPRAISAL**

In response to the objections the following comments are made:

The three oak trees are prominent and an important part in the landscape, their size and maturity add to this importance. An Order does not prevent appropriate management work taking place, however with an Order in place there is a requirement to apply for works. The application process for tree work is free and most reputable tree surgeons will do this on an applicants behalf.

Seasonal issues and concerns about leaf fall, detritus and the burden of maintenance are not valid reasons to remove mature trees.

## **HUMAN RIGHTS IMPLICATIONS**

It is considered that the serving of the Order may raise issues relevant to Article 8: The right to respect for private and family life, and Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's human rights, and the general interest of the public, it is anticipated that the confirmation of this Order would be proportionate, justified and in accordance with planning law

## **Main Issues for Consideration**

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

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

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

Officers consider that the three Oak trees make a positive contribution to the quality of the local environment and its enjoyment by the wider public and that therefore should be retained.

## **RECOMMENDATION:-**

**That the Order be confirmed.**

**NNDC TPO (FAKENHAM) 2025 No.16 FAKENHAM – TPO 25 1079 - Land At 1 Fernbank Cottages, Church Lanes, Fakenham**

Ref No. TPO/25/1079

Officer: **Imogen Mole (Senior Landscape Officer)**

**PURPOSE OF REFERRAL TO COMMITTEE** - To consider whether to confirm a Tree Preservation Order (TPO) to protect an individual tree at the above site.

## **BACKGROUND**

The terrace of cottages at Church Lanes were built out following a subdivision of the garden at 14 Wells Road. The decision, issued in the late 1980's, granted permission for the erection of 4 cottages and a later application for the erection of a garage. The sycamore tree was retained as part of these planning decisions.

A tree work notice was received 23/09/24 (TW/24/2032) setting out the removal of 1 sycamore tree, a site visit was arranged on 09/10/24 and, following discussions about the acceptability of works, a decision was issued allowing pruning work.

After careful consideration by the owner, they contacted the Senior Landscape officer to ask if removal could be reconsidered and further notice was given on 16/05/25 to remove the tree (TW/25/1111). A further site visit was carried out on 11/06/25 and additional information was considered.

No new arboricultural reasons for removal were identified, the tree remains to be in good condition with a long "safe useful life", it is a large tree with limited public visibility but one that contributes positively to public amenity.

The tree was judged to be an adequate distance from the property and a TPO was served 25/06/25 (TPO/25/1079).

## **REPRESENTATIONS**

### **We have received 2 objections to the Order**

The main objections are:

- The tree has limited public visibility and amenity
- There are lots of trees in the area
- Seasonal nuisance, loss of light, environmental concerns, (detritus, hygiene, bird faeces)

- There are ongoing structural concerns
- The Order was served incorrectly
- The Order was not independently reviewed
- The original decision notice fails to clearly set out acceptable works
- The council have undermined trust and public confidence; there has been an abuse of process

## **APPRAISAL**

In response to the objections the following comments are made:

The sycamore tree pre-dates the dwellings and is in good health. It is situated within the Fakenham Conservation Area; mature trees make an important contribution to the amenity and setting of a Conservation Area.

An industry standard assessment (TEMPO) was carried out before the Order was served. This assessment ensures we are approaching potential Orders consistently; there is a built-in review and sign off process to ensure Orders are appropriately served.

The tree was found to be in good condition with a long “safe useful life”, it is a large tree with limited wider public visibility, it is clearly visible from Church Lanes. No damage to the fabric of the building was highlighted at the time of the site visits, the tree is set higher than the building’s foundations, most tree roots are found in the top 60-90cm of soil and buildings of this age typically have a good standard of foundation depth.

It is unlikely the tree will pose a threat to the building’s structural integrity however if evidence from a suitably qualified professional is provided, I would encourage that to be submitted along with any future application.

We have consistently explained removal is not acceptable and that by retaining the tree it can continue to contribute positively to the amenity and biodiversity value of the area. Some sensitive pruning works can lessening any burden on the owner and this work has been approved.

We cannot recommend the removal of mature trees for the reasons supporting the proposed removal. Concerns about shade cast, leaf fall, detritus and the burden of maintenance were raised and discussed at both site visits.

The former Assistant Director of Planning reviewed the decision notices and, in their opinion, confirmed it is clear what was ‘consented’ and what ‘wasn’t’. An officer can with the agreement of the applicant grant consent for less work than that originally applied for.

A TPO can be served at any time, however, it is through the process objecting to and hearing the Order at committee we are ensuring appropriate oversight.

There is a further appeals process open to the applicant, if a further application is made, an applicant can appeal to the Secretary of State. The various grounds on which an appeal may be made are set out in Regulation 19. These appeals are handled by the Planning Inspectorate on the Secretary of State's behalf.

## **HUMAN RIGHTS IMPLICATIONS**

It is considered that the serving of the Order may raise issues relevant to Article 8: The right to respect for private and family life, and Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's human rights, and the general interest of the public, it is anticipated that the confirmation of this Order would be proportionate, justified and in accordance with planning law

### **Main Issues for Consideration**

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

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

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

Officers consider that the sycamore tree makes a positive contribution to the quality of the local environment and its enjoyment by the wider public and that therefore should be retained.

### **RECOMMENDATION:-**

**That the Order be confirmed.**

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**WOOD NORTON – PF/25/1192** - Installation of 36 ground mounted solar panels. The panels will be mounted on a frame system and max height of 1.5m. They are to be mounted alongside the western boundary of our curtilage 2m away from the boundary at Field Barn Cottage, Wings Lane, Wood Norton, Dereham, Norfolk, NR20 5DH

**Target Date:** 24 September 2025

**Extension of time:** N/A

**Case Officer:** Miss Isobel McManus

**Full Planning Permission**

## **RELEVANT SITE CONSTRAINTS:**

The site lies within the Countryside for the purposes of the Core Strategy's spatial strategy  
Grade 3 Agricultural Land Classification  
Landscape Character Assessment – within the Tributary Farmland landscape type

## **RELEVANT PLANNING HISTORY:**

**None.**

## **THE APPLICATION:**

### Site Description

The proposed ground mounted solar panels would be sited on land associated with Field Barn Cottage and would serve the host dwelling. The application site is situated within an area designated as Countryside for the purposes of the adopted North Norfolk Core Strategy. The site is adjoined by agricultural fields to the north, east and south. There is a dwelling situated to the west. The site is accessed off Wings Lane to the South from Foulsham Road.

### Proposal

The application proposes the installation of 36 ground mounted solar panels. The panels will be mounted on a frame system and with a maximum height of 1.5 metres. They are to be sited alongside the western boundary of the property's curtilage, 2 metres away from it.

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

In the interests of transparency as set out within the council's constitution as the applicant works in Property Services at North Norfolk District Council.

*“(d) Planning applications made or submitted on behalf of staff within Planning or Property teams, Senior Management Team (Directors/ Assistant Directors / Corporate Leadership Team and Members shall be determined by Development Committee. All other applications can be determined under delegated powers. Where appropriate the Director for Place and Climate Change will seek advice from the Monitoring Officer”*

## **CONSULTATIONS:**

**Wood Norton Parish Council:** No comments received to date.

**North Norfolk District Council Landscape:** No objection subject to the statutory BNG implementation condition.

## **REPRESENTATIONS:**

No representations were received following publicity via site notice in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

## **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.

## **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.

## **RELEVANT POLICIES:**

### **North Norfolk Core Strategy**

Policy SS 1 Spatial Strategy for North Norfolk

Policy SS 2 Development in the Countryside

Policy SS 4 Environment

Policy EN 2 Protection and enhancement of landscape and settlement character

Policy EN 4 Design

Policy EN 7 Renewable Energy

Policy EN 9 Biodiversity and Geology

Policy CT 5 The transport impact of new development

### Material Considerations:

### **National Planning Policy Framework**

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making

Chapter 12: Achieving well designed places



## Chapter 15: Conserving and enhancing the natural environment

### **Supplementary Planning Documents (SPD):**

North Norfolk Landscape Character Assessment (2021)

North Norfolk Landscape Sensitivity Assessment (2021)

### **North Norfolk Emerging Local Plan**

The NNDC draft plan has reached the **Main Modifications** stage following examination by the Planning Inspectorate. Public consultation on the modifications was undertaken during August and September 2025, and the Inspector's final report is pending. Adoption is currently anticipated November / December 2025.

#### Application of NPPF Paragraph 48

In accordance with Paragraph 48 of the National Planning Policy Framework (NPPF), weight may be given to policies in emerging plans based on:

1. **Stage of Preparation** - *The more advanced its preparation, the greater the weight that may be given.*  
The plan is at an advanced stage in the examination which supports giving **moderate weight to its policies**
2. **Extent of Unresolved Objections** - *The less significant the unresolved objections, the greater the weight that may be given.*
  - If there are major unresolved objections, especially to policies relevant to the application, the weight is reduced.
  - If objections are minor or resolved, more weight can be given.

There are no significant unresolved objections and therefore **SIGNIFICANT** weight may be afforded to the following relevant Emerging Local Plan Policies:

CC10 - BNG

SS1 – Spatial Strategy (Except Small Growth Villages which is apportioned no weight)

SS2 - Development in the countryside

ENV2 - Protection & Enhancement of Landscape & Settlement Character

ENV4 - Biodiversity & Geodiversity

ENV 6 - Protection of Amenity

ENV8 - High Quality Design

There are some unresolved objections and therefore **MODERATE** weight may be afforded to the following relevant Emerging Local Plan Policies:

CC2- Renewable & Low Carbon Energy

3. **Consistency with the NPPF** - *The closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given.*  
The overall Plan as modified is considered to be consistent with national policy.  
**This supports giving greater weight to the policies identified above.**

#### Conclusion on Weight

The Plan has been found legally compliant and capable of being found sound and is in conformity with the NPPF. Having reached main modification stage, the Plan, as modified, remains a material consideration. The examination is still ongoing, and some objections remain unresolved / unknown, and as such, there remains the potential for further alterations prior to the issuing of the Inspectors final report and prior to adoption by the Council.

**Taking into account the above factors, it is considered appropriate to give moderate and significant weight to the policies as set out above of the emerging North Norfolk Local Plan (as modified) in the determination of this application.**

## **OFFICER ASSESSEMENT:**

### **Main issues for consideration:**

- 1. Principle of development**
- 2. Effect on landscape**
- 3. Effect on residential amenity**
- 4. Whether the proposed development would have any effect on highway safety**
- 5. Biodiversity Net Gain (BNG)**

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

This site within the area on land designated as 'Countryside' under Policy SS 1 of the North Norfolk Core Strategy (CS). Policy SS 2 limits development within the Countryside to that which requires a rural location and where it is for a type of development listed in the policy. This includes for renewable energy projects and as the development would serve the applicant's dwelling, it requires a rural location. The proposal therefore complies with CS policies SS 1 and SS 2.

CS Policies SS 4 and EN 7 also indicate renewable energy proposals will be permitted subject to there being no significant adverse impacts either individually or cumulatively on:

- the surrounding landscape, townscape and historical features / areas;
- residential amenity;
- highway safety and;
- biodiversity

Each of these matters are considered below.

### **2. Effect on landscape**

The 36 solar panels will be located on the western boundary of the application site to the southwest of the dwelling and are intended to generate electricity. The proposed panels will have an overall height of 1.5m. The site is well screened by a cluster of trees to the north. A public right of way (Wood Norton FP2) runs to the west of the site. Further, there are intervening landscape features such as trees and hedges when viewed within the wider landscape. Given the relatively small-scale proposal, together with the low-level height, the proposal raises no significant issues with regard to landscape and visual impact. Nonetheless, to ensure the effect on the landscape is minimised in the longer term, a condition requiring the panels to be removed when no longer required for electricity generation for the application dwelling is recommend.

For the reasons stated, it is considered that the proposed development would not result in any significant harm to the character and appearance of the area. It is therefore in accordance with CS Policies EN 2, EN 4 and EN 7.

### **3. Effect on residential amenity**

CS Policy EN 4 states that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. Solar glare can sometimes be a concern in this respect. Given the separation distance between the site and the closest dwelling to the west, along with intervening landscape features, it is considered that the proposed development would not result in any material harmful effects. The proposal therefore complies with CS policies EN 4 and EN 7.

### **4. Whether the proposal would have an impact on highway safety**

The application is considered acceptable in terms of highway impact, in accordance with CS Policies EN 7 and CT 5.

### **5. Biodiversity Net Gain (BNG)**

The Landscape section has reviewed the Small Site Metric and Baseline Habitat Plan submitted by the applicant in support of the application and are satisfied with the baseline calculations presented within. On this basis the habitat unit baseline can be agreed, and the applicant has complied with their BNG obligations for this stage of the process.

The Landscape section considers the proposal to offset habitat unit losses through planting trees to be appropriate and as the land is not classified as private garden, gains can feasibly be delivered on site.

The statutory BNG implementation condition would ensure the biodiversity gain plan (BGP) is submitted and additional implementation conditions will secure delivery. Subject to the imposition of conditions the proposal would accord with the aims of CS Policy EN 9.

### **Planning Balance and Conclusion**

Relevant Core Strategy policies are supportive of this type of development, and it is considered that the proposal will not result in any significant adverse effects for the reasons stated above. The proposed development complies with all relevant policies and would have benefits in terms of renewable energy generation and carbon reduction in terms of climate change.

### **RECOMMENDATION:**

#### **APPROVAL subject to conditions to cover the following matters:**

- Time Limit for commencement (3 years)
- Development in accordance with the approved plans
- Removal of equipment when no longer required
- BNG implementation condition





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

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## DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – 18 SEPT 2025

### 1. INTRODUCTION:

- 1.1 This report briefly sets out performance in relation to the determination of planning applications in Development Management the period **August 2025**.
- 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> (Period Aug 2025)	<b>Major</b> 1 decision issued  <i>100% within time period</i>	60%  (80% NNDC)	24 month average to 31 Aug 2025 is  <b>98.00%</b> 
	<b>Non-Major</b> 70 decisions issued  <i>91% within time period (6 cases over time)</i>	70%  (90% NNDC)	24 month average to 31 Aug 2025 is  <b>96.00%</b> 
<b>(Quality)</b> <b>% of total number of decisions made that are then subsequently overturned at appeal</b>	<b>Major</b>	10%  (5% NNDC)	24 month average to 31 Aug 2025 is  <b>1.54% (one case RV/22/1661)</b> 
	<b>Non-Major</b>	10%  (5% NNDC)	24 month average to 31 Aug 2025 is  <b>0.89%</b> 

Performance Measure	Actual Performance	Target	Comments
<b>Validation</b> (Period Aug 2025)	Information not currently available for this period	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 five S106 Obligations being progressed, two of which have been completed and can be removed from the list.

## **3. RECOMMENDATIONS:**

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

## SCHEDULE OF S106 AGREEMENTS

**UPDATE FOR DEVELOPMENT COMMITTEE:**

18 September 2025

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## **OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 18-September-2025**

### **APPEALS SECTION**

#### **NEW APPEALS**

**BRINTON AND SHARRINGTON - PF/24/1479 - Change of use agricultural building to shop/cafe (Class E), with associated external alterations; alterations to car park layout**

Sharrington Strawberries, Holt Road, Sharrington, Melton Constable, Norfolk, NR24 2PH

**For Mr Simon Turner**

INFORMAL HEARING

**Appeal Start Date:** 14/08/2025

**Appeal Decision:**

**Appeal Decision Date:**

**HOLT - PF/25/0593 - Installation of 4no. dormer windows to facilitate loft conversion**

Shire House , Shirehall Plain, Holt, Norfolk, NR25 6HT

**For Ms. Susannah Sherriff**

FAST TRACK - HOUSEHOLDER

**Appeal Start Date:** 05/09/2025

**Appeal Decision:**

**Appeal Decision Date:**

#### **WRITTEN REPRESENTATIONS APPEALS - IN HAND**

**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:**

**COLBY AND BANNINGHAM - PF/22/1068 - Demolition of existing buildings and erection of single storey detached dwelling**

Ambrose House , Mill Road , Banningham, Norfolk, NR11 7DT

**For Mr Matthew Ambrose**

WRITTEN REPRESENTATION

**Appeal Start Date:** 11/02/2025

**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 7

**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:**

**EDGEFIELD - PP/24/2388 - Permission in principle for development of up to 5 custom and self-build dwellings (as a phased development)**

Land North Of Plumstead Road, Edgefield, Norfolk, NR24 2RN  
**For Mr Charlie De Bono**  
WRITTEN REPRESENTATION

**Appeal Start Date:** 09/07/2025  
**Appeal Decision:**  
**Appeal Decision Date:**

**GUNTHORPE - PU/25/0893 - Change of use of agricultural building to 1 dwellinghouse (Class C3) and building operations reasonably necessary for the conversion**

Agricultural Barn, Clip Street, Bale, Norfolk  
**For Mr Ben Carter**  
WRITTEN REPRESENTATION

**Appeal Start Date:** 07/07/2025  
**Appeal Decision:**  
**Appeal Decision Date:**

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

Sloley 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:**

**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:**

**SWANTON ABBOTT - EF/23/2459 - Lawful Development Certificate for proposed siting of modular building within curtilage of dwelling for use as an annexe to the main dwelling**

Ambleside, The Footpath, Aylsham Road, Swanton Abbott, Norwich, Norfolk, NR10 5DL  
**For Gibbons**  
WRITTEN REPRESENTATION

**Appeal Start Date:** 08/04/2024  
**Appeal Decision:**  
**Appeal Decision Date:**

**TRUNCH - PO/24/0716 - Construction of 6no self-build dwellings (outline with details of access only)**

Land Off Bradfield Road, Trunch, North Walsham, NR28 0QL  
**For Miss Ruth Hicks and Mrs Rachel Cook**  
WRITTEN REPRESENTATION

**Appeal Start Date:** 07/07/2025  
**Appeal Decision:**  
**Appeal Decision Date:**

**APPEAL DECISIONS - RESULTS AND SUMMARIES**

**EAST RUSTON - PF/24/0556 - Change of use of building from office and store to a single dwellinghouse (Class C3)**

Crosswinds, Grub Street, Happisburgh, Norwich, Norfolk, NR12 0RX  
**For Philip Buskell**  
WRITTEN REPRESENTATION

**Appeal Start Date:** 25/04/2025  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decision Date:** 14/08/2025

**FELMINGHAM - PF/22/0213 - Proposed Demolition of Single Storey Link Blocks and Conversion of Existing Care Home into 16 No. Residential Apartments**

The Old Rectory, Aylsham Road, Felmingham, North Walsham, Norfolk, NR28 0LD  
**For Mr Paul Bartholomew**  
WRITTEN REPRESENTATION

**Appeal Start Date:** 02/06/2025  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decision Date:** 14/08/2025

**LUDHAM - PF/23/0861 - Change of use of land for the formation of 1 Gypsy/Traveller pitch comprising the siting of 1no. Mobile Home, and 1no. Portacabin for ancillary residential use, associated hardstanding and fencing and installation of a sealed septic tank (part retrospective)**

Malthouse Corner, Malthouse Lane, Catfield, Great Yarmouth, Norfolk, NR29 5AE  
**For Mr Tom Harber**  
INFORMAL HEARING

**Appeal Start Date:** 06/05/2025  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decision Date:** 08/09/2025

**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 Allowed

**Appeal Decision Date:** 01/09/2025

**TUNSTEAD - PF/24/0665 - Erection of 3 single storey dwellings with attached garages; new vehicular access to Market Street; associated external works**

Land To The East Of Market Street , Tunstead, Norfolk

**For Broadleaf Group Ltd.**

WRITTEN REPRESENTATION

**Appeal Start Date:** 07/05/2025

**Appeal Decision:** Appeal Dismissed

**Appeal Decision Date:** 14/08/2025

**Total Number of Appeals listed: 17**

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

*Appeals Information for Committee between  
09/08/2025 and 09/09/2025*

**18-September-2025**

**APPEALS SECTION**

**WRITTEN REPRESENTATIONS APPEALS - IN HAND**

**BLAKENEY - ENF/24/0158 - Change of use of the land for the siting of a static caravan**

Villeroche, Langham Road, Blakeney, Holt, Norfolk, NR25 7PW

WRITTEN REPRESENTATION

**Appeal Start Date:** 26/02/2025

**Appeal Decision:**

**Appeal Decision Date:**

**CROMER - ENF/24/0079 - Two twelve-light windows have been replaced with uPVC windows in Grade II listed building**

Flat 2, Shipden House, High Street, Cromer, Norfolk

WRITTEN REPRESENTATION

**Appeal Start Date:** 19/02/2025

**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:**

**HOLT - ENF/24/0026 - Material change of use of the land for the siting of shipping containers.**

Oakhill House, Thornage Road, Holt, Norfolk, NR25 6SZ

WRITTEN REPRESENTATION

**Appeal Start Date:** 06/02/2025

**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:**

**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:**

**APPEAL DECISIONS - RESULTS AND SUMMARIES**

**CATFIELD - ENF/22/0259 - Use of land for residential purposes**

Caravan On, Malthouse Lane, Catfield, Great Yarmouth, Norfolk, NR29 5AE

INFORMAL HEARING

**Appeal Start Date:** 30/04/2025  
**Appeal Decision:** Appeal Part Allowed  
**Appeal Decision Date:** 08/09/2025

**Total Number of Appeals listed: 8**