

Development Committee



Please contact: Democratic Services

Please email: democraticservices@north-norfolk.gov.uk Direct Dial: 01263 516108

TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Wednesday, 8 October 2025

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 16 October 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 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 Tooke 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

Tel 01263 513811 **Fax** 01263 515042 **Minicom** 01263 516005

Email districtcouncil@north-norfolk.gov.uk **Web site** www.north-norfolk.gov.uk

A G E N D A

PLEASE NOTE: THE ORDER OF BUSINESS MAY BE CHANGED AT THE DISCRETION OF THE CHAIRMAN

PUBLIC BUSINESS

1. CHAIRMAN'S INTRODUCTIONS

2. TO RECEIVE APOLOGIES FOR ABSENCE

3. SUBSTITUTES

4. MINUTES

(Pages 1 - 6)

To approve as a correct record the Minutes of a meeting of the Committee held on 18th September 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/25/1569 - RETENTION OF SINGLE STOREY EXTENSION TO EAST ELEVATION OF HOUSE; 4-BAY GARAGE TO THE SOUTH OF THE MAIN HOUSE; OUTBUILDING/SUMMERHOUSE TO THE NORTH OF THE MAIN HOUSE; INSTALLATION OF SWIMMING POOL; CREATION OF TENNIS COURT AND ASSOCIATED ENCLOSURE AND ASSOCIATED LANDSCAPE SCHEME AT LARKFIELDS, 144 MORSTON ROAD, BLAKENEY

(Pages 13 - 26)

9. **WORSTEAD - PF/25/1687 - ERECTION OF A DETACHED ANCILLARY GARDEN ANNEXE TO PROVIDE ACCOMMODATION FOR A DEPENDENT RELATIVE, INCIDENTAL TO THE MAIN DWELLINGHOUSE AT AMBLESIDE, THE FOOTPATH, AYLSHAM ROAD, SWANTON ABBOTT.** (Pages 27 - 32)
10. **NNDC TPO (HOLT) 2025 NO.13 - CLEY-NEXT-THE-SEA TPO 25 1076 - LAND AT LIME TREE HOUSE, HIGH STREET, CLEY-NEXT-THE-SEA, HOLT, NORFOLK, NR25 7RG** (Pages 33 - 44)
11. **DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 45 - 48)
12. **APPEALS SECTION** (Pages 49 - 54)
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.”

PRIVATE BUSINESS

This page is intentionally left blank

DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 18 September 2025 in the Council Chamber - Council Offices at 9.30 am

**Committee
Members Present:**

Cllr P Heinrich (Chairman)

Cllr A Brown

Cllr P Fisher

Cllr M Hankins

Cllr V Holliday

Cllr P Neatherway

Cllr K Toye

Cllr L Vickers

Cllr L Paterson

Cllr C Ringer

Cllr W Fredericks

Cllr J Boyle

**Officers in
Attendance:**

Development Manager (DM)

Legal Advisor (LA)

Senior Landscape Officer (SLO)

Development Management Team Leader (DMTL)

Trainee Planning Officer (TPO)

55 CHAIRMAN'S INTRODUCTIONS

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

56 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Batey, Cllr Fitch-Tillet, Cllr MacDonald, Cllr J Toye and Cllr Varley.

57 SUBSTITUTES

Substitutes were noted as Cllr Fredericks, Cllr Ringer and Cllr Boyle.

58 MINUTES

The minutes of the meeting of the Committee held on 21st August 2025 were approved as a correct record.

59 ITEMS OF URGENT BUSINESS

None

60 DECLARATIONS OF INTEREST

Cllr Holliday noted that in respect of item 8 she would be abstaining.

61 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

DMTL-CR presented the report to the Committee. He summarised the background and provided site plans, elevations, photographs including from inside the neighbouring property and explained the main issues. He detailed the changes to the parking arrangements since the site visit, and provided details relating to the air conditioning units and the lighting. He informed the Committee that issues relating to the boundary wall were not part of the planning application under consideration. The recommendation was for approval.

Public Speakers

Rosemary Thew -Blakeney Parish Council
Statement of Objection read from Ms Rosser and Mr Smith

Local Member

Cllr Holliday spoke against approval of the application. She referenced non-compliance with the Blakeney Neighbourhood plan, the impact on the amenity of the area, the streetscape and the practicalities of the parking arrangements as reasons for the application to be refused. She also noted the impact on light to the neighbouring property and expressed concern relating to both the air-conditioning units and the lights.

Members Debate

- a. Cllrs Hankins and Cllr Patterson asked questions relating to the boundary wall and the DM-TL explained that if the wall was under 2m it wouldn't need consent and if it was over that height the applicant would need to make a separate planning application.
- b. Cllr Patterson, Cllr Toye and Cllr Ringer expressed concern over the practicality of the parking arrangements. Whilst Cllr Vickers noted that there had been a previous property on the site with parking.
- c. The DM-TL provided the committee with information on the ridge and eaves height based on the plans.
- d. Cllr Brown noted the Blakeney Neighbourhood plan and the weight that it should be given in the Committee's consideration. The DM brought policies 6 and 9 of the Neighbourhood plan to the attention of the Committee and explained that as it was adopted after the core strategy, the Neighbourhood plan took precedence. He also reminded the Committee of the emerging plan and the significant weight they should give to this. He brought their attention to ENV6 and ENV8. He also explained to the Committee that they should assess the application as if the building had not been built.
- e. The Chair asked for clarification about the lighting and whether if the application was approved the lighting could be conditioned- the DM-TL confirmed that was the case.
- f. The Legal Adviser advised the Committee that issues relating to reduction in light to the neighbouring property was a civil matter, although planning authorities can consider the impact of a development on a neighbour's overall amenity. She also advised that any concern over cctv (overlooking the neighbouring property) was an issue that could be dealt with by the neighbour making a complaint to the Information Commissioner rather than the Committee.

The Chair proposed and seconded the recommendation for approval.

IT WAS RESOLVED by 2 votes for, 9 votes against, with 1 abstention to reject the recommendation.

- g. Cllr Brown proposed rejection of the application citing the reason being that insufficient consideration had been given to the Blakeney Neighbourhood plan. The DM advised that policy 7 of that plan referred to the scale needing to be appropriate to the area and that, together with Core Policy EN4, and giving weight to emerging policies ENV 6 (amenity) and ENV8 (high quality design), appeared to address the issues raised by the Committee. Cllr Brown confirmed agreement and noted it was unfortunate that the applicant hadn't appeared before the Committee.
- h. Cllr Holliday referred to policy 9 of the Neighbourhood plan, the DM advised that policy 7 appeared more relevant although this policy may be cross-referenced. Members confirmed, on a question from the DM, that the amenity/noise impact of the air-conditioning units and the height of the apex roof were additional factors in their consideration.

It was proposed by Cllr Brown and seconded by Cllr Fisher that the application be refused.

IT WAS RESOLVED by 9 votes for, 2 against and 1 abstention to refuse the application.

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

SLO-IM presented the report to the Committee, providing site information and history, aerial and other photographs and details of the issues. The recommendation was that the Tree Preservation Order be confirmed.

Member Debate

- a. The SLO confirmed, following a question from Cllr Vickers, that the owner of the property had not objected to the order.

Cllr Patterson proposed and Cllr Hankins seconded the recommendation that the order be confirmed.

IT WAS RESOLVED unanimously to confirm the Order.

63 NNDC TPO (FAKENHAM) 2025 NO.16 FAKENHAM - TPO 25 1079 - LAND AT 1 FERNBANK COTTAGES, CHURCH LANES, FAKENHAM

SLO-IM presented the report to the Committee. The Committee was provided with the background, site map, photographs of the area, historic maps, photographs of the issues caused by the tree and photographs of the proximity of the tree to properties. The recommendation was for the Tree Preservation Order to be confirmed.

Members Debate

- a. Cllr Vickers, as local member, expressed sympathy with the property owner noting the proximity of the tree to the house. The SLO confirmed that pruning work had been approved and that the tree was well seated and there was no reason to suggest the tree would not have a long, safe, and useful life.
- b. Cllr Brown noted that the tree had been there a long time and the SLO confirmed that a previous owner of the property had made a previous application. The SLO provided the Committee with information regarding the Council's liability for decisions (within 1 year).

Cllr Ringer proposed and Cllr Boyle seconded that recommendation that the order be confirmed.

IT **WAS RESOLVED** by 11 votes for and 1 abstention to confirm the Order.

64 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

TPO-HG presented the report to the Committee, providing a site plan, aerial and other photographs and elevations. The recommendation was for approval.

Members Debate

- a. Cllr Hankins stated that as local member neither he, or the local Parish Council had any objection, and he believed that the site and the solar panels were not obtrusive.

Cllr Patterson proposed and Cllr Ringer seconded the recommendation for approval.

IT **WAS RESOLVED** unanimously to approve the application subject to conditions including a 3 year time limit for commencement, development in accordance with approved plans, removal of equipment when no longer required and a BNG implementation condition. The wording of conditions and any others considered to be necessary, to be delegated to the Assistant Director for Planning.

65 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

The DM presented the report to the Committee for noting.

66 APPEALS SECTION

The DM presented the report to the Committee, noting that there continued to be significant delays with the Planning Inspectorate deciding appeals.

The meeting ended at 11.01 am.

Chairman

This page is intentionally left blank

Registering interests

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

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

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

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

Non participation in case of disclosable pecuniary interest

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

Disclosure of Other Registerable Interests

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

Disclosure of Non-Registerable Interests

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

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

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

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

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

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

Table 1: Disclosable Pecuniary Interests

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

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

	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 — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and Property	Any beneficial interest in land which is within the area of the council. ‘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.
Licenses	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer
Corporate tenancies	Any tenancy where (to the councillor’s knowledge)— (a) the landlord is the council; and (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.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor’s knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (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

	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
--	---

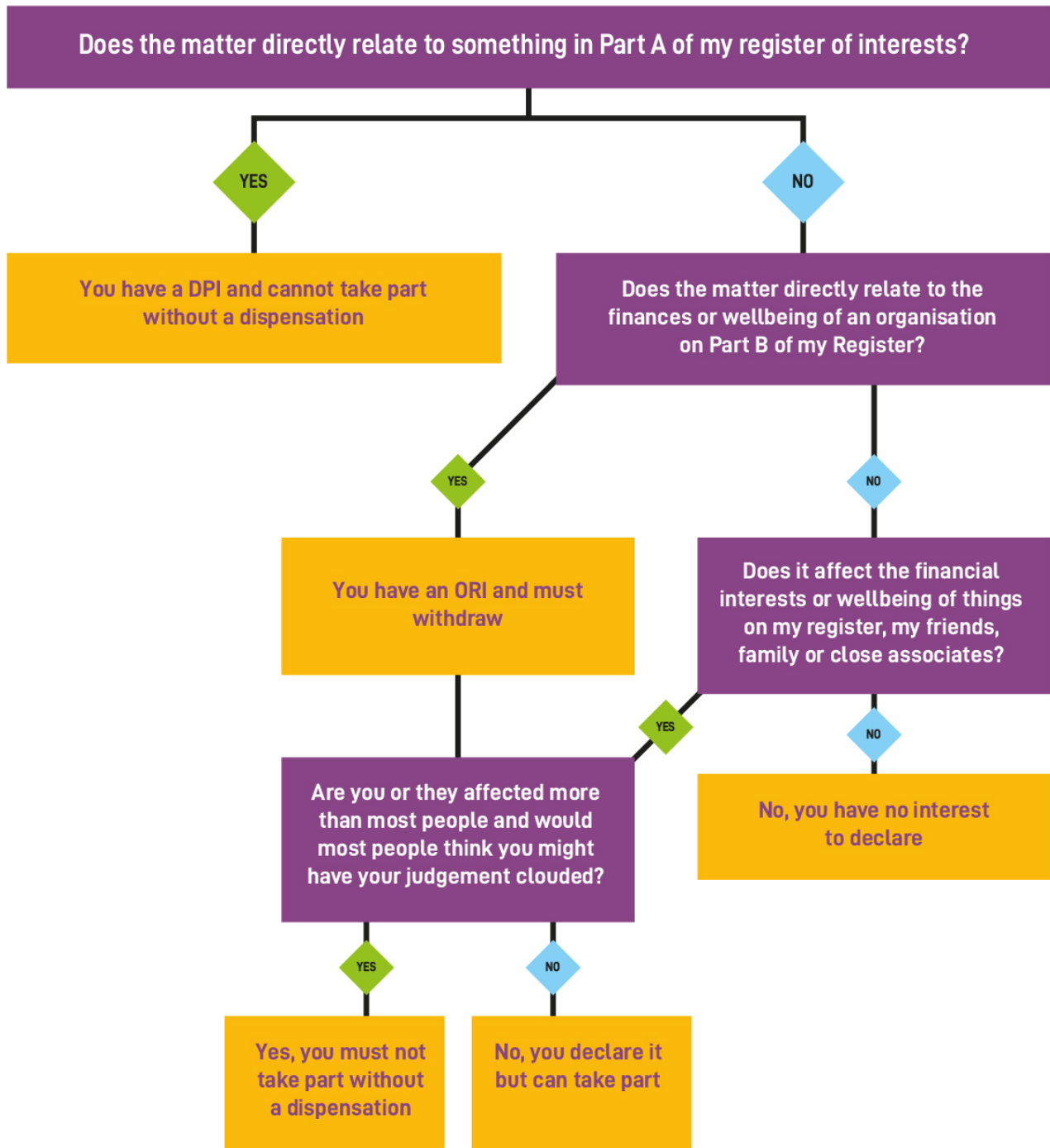
* 'director' includes a member of the committee of management of an industrial and provident society.

* '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/25/1569 - Retention of single storey extension to east elevation of house; 4-bay garage to the south of the main house; outbuilding/summerhouse to the north of the main house; installation of swimming pool; creation of tennis court and associated enclosure and associated landscape scheme at Larkfields, 144 Morston Road, Blakeney

Minor Development

Target Date: 1st October 2025

Extension of Time: N/A

Case Officer: Olivia Luckhurst

Full Planning Permission

RELEVANT SITE CONSTRAINTS

Norfolk Coast National Landscape

Undeveloped Coast

Countryside

Heritage Coast

Landscape Character Assessment - Rolling Heath and Arable

RELEVANT PLANNING HISTORY

Ref: **NMA/25/1714**

Description Non-material amendment of planning permission PF/20/0807 (Variation of condition 2 (approved plans) of planning permission PF/19/0923 to allow for alterations to window sizes and positions; extension to flat roof of verandah on south elevation; window instead of doors to living room in west elevation) to allow insertion of door instead of window on the west elevation of the dwelling (to regularise the development)

Outcome Approved

Ref: **NMA/21/0688**

Description Non material amendment request for removal of door to utility room on north facing wall to planning application ref: PF/20/0807 (Variation of condition 2 (approved plans) of planning permission PF/19/0923 to allow for alterations to window sizes and positions; extension to flat roof of verandah on south elevation; window instead of doors to living room in west elevation)

Outcome Approved

Ref: **PF/20/0807**

Description Variation of condition 2 (approved plans) of planning permission PF/19/0923 to allow for alterations to window sizes and positions; extension to flat roof of verandah on south elevation; window instead of doors to living room in west elevation

Outcome Approved

Ref: **PF/19/0923**

Description Demolition of 144 Larkfields for the erection of dwelling and associated landscaping

Outcome: Approved

Ref: **IS2/18/1867**

Description	Additional information to pre-application enquiry IS1/17/1392 for the erection of a replacement dwelling at Larkfields, 144 Morston Road, Blakeney
Outcome	Advice Given
Ref	IS1/17/1392
Description	Demolition of existing house & erection of replacement dwelling
Outcome	Advice Given
Ref	PF/16/1245
Description	Demolition of existing house & erection of dwelling
Outcome	Refused
Ref	DE21/16/0850
Description	Demolition of dwelling and erection of replacement dwelling
Outcome	Advice Given
Ref	PF/15/1312
Description	Demolition of dwelling and erection of replacement dwelling
Outcome	Refused

THE APPLICATION

Seeks retrospective planning permission for a single storey extension on the east elevation, a 4-bay garage to the south of the main house, outbuilding/summerhouse to the north of the main house, installation of swimming pool, creation of a tennis court and associated enclosure and associated landscape scheme.

REASONS FOR REFERRAL TO COMMITTEE

The application has been referred to committee at the request of Councillor Holliday for the following reasons:

“The garage and outbuildings were removed from previous schemes on advice from Planning Officers. The proposal does not comply with Conditions 5 and 14 of permission PF/19/0923.

The proposal does not conform to Local Plan policies EN 2, 3, 8 and 9 and emerging Local Plan policies ENV 1, 2 and 3 and HOU 6.”

PARISH/TOWN COUNCIL

Blakeney Parish Council - Objection - This development has breached condition 14 of the original planning permission no. PF/19/0923 granted by NNDC, i.e. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order with or without modification) no enlargement of or alteration to the dwelling hereby permitted (including the insertion of any further windows or rooflights) shall be undertaken and no building, structure or means of enclosure within the curtilage of the dwelling shall be erected unless planning permission has been first granted by the Local Planning Authority. Reason: The siting, design and extent of any extensions/alterations, curtilage buildings, structures or means of enclosure must be controlled for the benefit of the visual amenities of the locality In order to ensure the satisfactory appearance of the development and to safeguard the character of the countryside

and Area of Outstanding Natural Beauty in accordance with policies EN1, EN2, EN3, and EN4 of the adopted North Norfolk Core Strategy.

CONSULTATIONS

Landscape (NNDC) - No Objection - Following consent in PF/19/0923 for a replacement dwelling on this site, and subsequent approved amendments (PF/20/0807 and NMA/21/0688), this application seeks to regularise additional unauthorised development on the site.

The various elements of this application, namely a single storey extension to the east, a 4-bay garage to the south, a summerhouse and swimming pool to the north of the main house, tennis court and enclosure to the north-east of the house together constitute significant additional development on the site, albeit mainly contained east of the existing dwelling.

Given the highly sensitive landscape context of the site within the Norfolk Coast National Landscape, the locally designated Undeveloped Coast and adjacent to internationally designated saltmarsh habitat, any potential landscape and visual impact resulting from this development must be a key consideration. Para 189 of the NPPF requires that 'great weight' is afforded to the conservation and enhancement of the scenic beauty of the National Landscape.

Given that this is a retrospective application and is already built out, it is possible to gain a true assessment of the impacts of each additional feature. The King Charles III England Coast Path passes 210m north of the dwelling and the site curtilage extends north right up to the coast path. From various points along the coast path, the rising topography, intervening hedgerows and groups of trees and shrubs largely obscure full views of the built form on the site. Glimpsed views of differing elements such as roofline, chimney are gained from identified viewpoints. Strategically sited landscape planting is proposed to mitigate these effects.

The Landscape and Visual Impact Assessment (LVIA) by Shiels Flynn, July 2025 builds on the Landscape Strategy that this consultancy prepared for the approved applications and comprehensively assesses the landscape and visual impact of the proposed additional elements at Larkfields against the existing baseline. Strategically located soft landscape mitigation is proposed to address identified impacts.

The mitigation has been carefully designed to address specific viewpoints and features that are visible. For example from Viewpoint 1B tailored tree planting is strategically placed west of the dwelling to filter out views of the chimney of the existing dwelling and from VP 1C scrub planting is designed to mitigate views of the tennis court fence.

The LVIA concludes that in relation to landscape receptors, the long coastal views and Blakeney Esker SSSI would be the most affected at Year 1, although this would be of Medium to Low Significance. As the planting matures this would reduce to Neutral.

Visual effects resulting from the development (notably the garage and the east extension) would be most noticeable east and north of the site from VPs 1E, 1F and 1G. Strategic tree and scrub planting and improved vegetation management will integrate the development and the wider landholding into the landscape, such that it is less obtrusive.

There are no views of the development to be gained from the South due to the mature and semi-mature planting at the site entrance which is very discrete and informal and has the appearance of a field entrance. There are no proposals to change this.

The Landscape Mitigation Strategy has incorporated advice contained within the Rolling Heaths and Arable Landscape Type set out in the AONB Integrated Landscape Guidance and the North Norfolk Landscape Character Assessment (2021 SPD). The approach minimises formal garden areas and enhances the wider landholding so that it integrates more naturally with the surrounding 'wild' landscape. This includes elements such as extending native scrub planting on the eastern boundary, appropriate management of the newly sown calcareous grassland in the north of the site, along with strategic groups of tree planting west and north of the built areas to filter views. The hard paving area close to the pool enclosing the existing pine trees that serve as an important backdrop to the dwelling will damage these trees and is proposed to be removed and an additional pine tree planted to reinforce this group.

Given the degree of containment of the site by virtue of topography and intervening vegetation, together with the comprehensive landscape mitigation package that will minimise visual impact and, through appropriate species choice, enhance the landscape baseline, the Landscape section consider that there can be no sustainable objection on grounds of landscape and visual impact.

External lighting

The requirement to submit details of external lighting was a condition of the original permission (Condition 8 of PF/19/0923 and PF/20/0807) This has never been discharged and therefore the external lighting is unauthorised. The first floor level external lighting should all be removed as this is elevated and prominent at night and adversely impacts the valued dark nocturnal character. This is not acceptable within such as sensitive designated landscape. A revised lighting scheme for the whole site including the elements that make up this application should be submitted.

REPRESENTATIONS

To date, **two** public letters of **objection** have been received raising the following concerns (summarised):

- Norfolk Coastal Partnership originally objected to the proposal and in the opinion of the objector, would object again to the changes and additions planning permission is being sought for.
- The original application allowed for a 65% increase in floor area.
- Permitted development rights were removed on the original permission to safeguard the countryside and AONB.
- Additional glazing has resulted in light pollution.
- Design of the proposed garage is out of keeping with the main dwelling.
- Development has result in a loss of biodiversity.
- The addition of a tennis court and summer house domesticates the landscape.
- Visual impacts from the Coastal path.
- The proposed changes are contrary to policies EN 2, EN 3, EN 4 and EN 9 of the Core Strategy and Policies 6 and 12 of the Blakeney Neighbourhood Plan.

HUMAN RIGHTS IMPLICATIONS

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

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

CRIME AND DISORDER

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.

RELEVANT POLICIES

North Norfolk Core Strategy (adopted September 2008)

SS 1 - Spatial Strategy for North Norfolk

SS 2 - Development in the Countryside

SS 3 - Housing

SS 4 - Environment

HO 8 - House Extensions and Replacement Dwellings in the Countryside

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

EN 2 - Protection and Enhancement of Landscape and Settlement Character

EN 3 - Undeveloped Coast

EN 4 - Design

EN 6 - Sustainable Construction and Energy Efficiency

EN 9 - Biodiversity & Geology

CT 6 - Parking Provision

Blakeney Neighbourhood Plan 2023:

Policy 6 - Design of Development

Policy 7 - Improving the Design of New and Replacement Homes

Policy 11 - Biodiversity & Accessibility

Policy 12 - Dark Night Skies

Material Considerations:

National Planning Policy Framework (NPPF) (2024):

Chapter 2 - Achieving sustainable development

Chapter 4 - Decision-making

Chapter 12 - Achieving well-designed places

Chapter 15 - Conserving and enhancing the natural environment

North Norfolk Emerging Local Plan

The emerging North Norfolk 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 49

In accordance with Paragraph 49 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:

CC 1 - Delivering Climate Resilient Sustainable Growth
CC 3 - Sustainable Construction, Energy Efficiency & Carbon Reduction
CC7 – Flood Risk
CC 9 - Sustainable transport
CC 12 – Trees, Hedgerows & woodland
CC 13 - Protecting Environmental Quality
SS 1 – Spatial Strategy (Except Small Growth Villages which is apportioned no weight)
SS 2 - Development in the Countryside
HC 7 - Parking Provision
ENV 1 - Norfolk Coast National Landscape & The Broads
ENV 2 - Protection & Enhancement of Landscape & Settlement Character
ENV 3 - Heritage & Undeveloped Coast
ENV 4 - Biodiversity & Geodiversity
ENV 5 - Impacts on international & European sites, Recreational Impact Avoidance Mitigation Strategy
ENV 6 - Protection of Amenity
ENV 8 - High Quality Design
HOU 6 - Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation

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. Planning History**
- 2. Principle of Development**
- 3. Impact on Landscape and Character of the Area**
- 4. Design**
- 5. Amenity**
- 6. Lighting**
- 7. Highways**
- 8. Biodiversity**

1. Planning History

Planning permission was granted under application PF/19/0923 for 'Demolition of 144 Larkfields for the erection of dwelling and associated landscaping'. Following the approval a Variation of Conditions application was submitted (PF/20/0807) to seek permission to vary condition 2 (approved plans) along with a Non-Material Amendment application (NMA/21/0688) to make various changes to the design of the dwelling.

It was brought to the attention of the Enforcement Team in February 2025 that the approved works had not been built in accordance with the approved plans and additional structures had been created including a 4-bay garage, swimming pool, summerhouse and a tennis court. There were some more minor design changes which were sought under a new Non-Material Amendment application (NMA/25/1714) which was recently approved.

The applicant was advised that a full planning application was required in order to seek retrospective permission for the unauthorised works, which form the subject of this application before Committee today.

2. Principle of Development

The Council's Spatial Planning Strategy is set out in policy SS 1 of the Core Strategy (CS). This policy defines a settlement hierarchy with the aim of directing most development to the District's larger settlements and lesser amounts to lower tiers in the hierarchy. All the remaining area falls within the lowest tier of the hierarchy, being defined as Countryside, where development is restricted to particular types of development only.

The types of development acceptable in principle within the Countryside area are set out in CS Policy SS 2. These include proposals for extensions to dwellings, including ancillary residential outbuildings/structures. Proposals for such uses would then need to be considered against other policies with more detailed, specific criteria.

In addition, CS Policy HO 8 supports proposals to extend or replace existing dwellings within the area designated as countryside subject to them not resulting in a disproportionately large increase in the height or scale of the original dwelling and would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

Emerging Local Plan (ELP) Policy HOU 6 states:

'Proposals to extend or replace existing dwellings will be permitted provided that the proposal:

- a. would not materially increase the impact of the dwelling on the appearance of the surrounding area; and,
- b. would comply with the provisions of Policy ENV 8 'High Quality Design' and the North Norfolk Design Guide'.

Officers consider that, on balance, the proposed changes and additions to the dwelling could not be regarded as disproportionately large and would not materially increase the impact of the dwelling on the appearance of the surrounding countryside, subject to matters relating to lighting being addressed (see Section 6 of this report). Therefore, the principle of development is considered to be acceptable and complies with Policies SS 2 and HO 8 of the adopted North Norfolk Core Strategy and Policies SS 2, HOU 6 and ENV 8 of the Emerging Local Plan.

3. Impact on Landscape and Character of the Area

The site is located within the Norfolk Coast National Landscape (formerly AONB), underscoring its natural appeal. As stated in paragraph 189 of the National Planning Policy Framework (NPPF), planning decisions should prioritise the conservation and enhancement of the landscape's scenic beauty. This particular section of the Norfolk Coast National Landscape is notable for its unique sense of remoteness, tranquillity, and wildness, especially in the sparsely populated areas between coastal settlements.

The site is also located within an area designated as Undeveloped Coast. In addition, the site is classified as Rolling Arable Heath within the North Norfolk Landscape Character Assessment and is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence, and very light sandy soils which are marginal in agricultural terms.

The application includes several components, including a single-storey extension to the east, a four-bay garage to the south, a summerhouse and swimming pool to the north, and a tennis court with an enclosure to the northeast of the main residence. Collectively, these features represent a notable expansion of the site, primarily situated to the east of the existing home.

As this is a retrospective application for structures that have already been constructed, it allows for an accurate evaluation of the impact of each addition. The King Charles III England Coast Path lies approximately 210 meters north of the property, with the site boundary extending up to this path. Due to the rising terrain, along with intervening hedgerows and clusters of trees, full views of the site are largely obscured from various points along the path, although some glimpses of elements like the roofline and chimney can be seen from designated viewpoints. To further mitigate visibility, strategically placed landscape planting is proposed.

Following the original approvals for the site under planning permission PF/19/0923 and PF/20/0807 the structural landscape scheme prepared in conjunction with the LVIA for the approved scheme has only been implemented in part.

The Landscape and Visual Impact Assessment (LVIA) conducted by Shiels Flynn in July 2025 builds upon the Landscape Strategy previously developed for the approved applications, providing a thorough evaluation of the landscape and visual effects of the new features at Larkfields in relation to the existing conditions. The assessment recommends targeted soft landscape mitigation to address the identified impacts effectively. This mitigation has been designed to respond to specific viewpoints and visible features. For instance, at Viewpoint 1B, tree planting is strategically positioned to obscure views of the existing chimney, while at Viewpoint 1C, scrub planting is intended to reduce visibility of the tennis court fence.

As noted within the Landscape Officer comments (see above), the Landscape and Visual Impact Assessment (LVIA) identifies that the most significant effects on landscape receptors, particularly the expansive coastal views and the Blakeney Esker SSSI, will occur in Year 1, rated as Medium to Low Significance, which is expected to diminish to Neutral as the planting matures. Visual impacts from the development, particularly the garage and the eastern extension, will be most pronounced to the east and north, from viewpoints 1E, 1F, and 1G. However, strategic tree and shrub plantings, alongside improved vegetation management, aim to seamlessly integrate the development within the landscape, reducing its visibility. No views of the development are accessible from the south, due to the dense, informal planting at the site entrance that resembles a field access, with no alterations planned for this area. The Landscape Mitigation Strategy draws on guidelines from both the AONB Integrated Landscape Guidance and the North Norfolk Landscape Character Assessment, prioritising natural integration over formal garden areas. Initiatives include enhancing native shrub plantings along the eastern boundary, managing the new calcareous grassland in the north, and strategically placing trees to soften views. Additionally, plans to remove hard paving near the pool that would endanger significant pine trees are set, with intentions to plant a new pine to bolster this group's integrity as further detailed below.

The site layout for the authorised replacement house was developed based on the Arboricultural Impact Assessment (AIA) conducted by AT Coombes in December 2019, which assessed the quality of existing trees, their canopy coverage, and root protection areas. Efforts were made to retain all existing trees and hedges, although some modifications have occurred that differ from the original AIA. Notably, strategically placed beech trees on the western side will bridge the gap between the existing poplar groups and the house, effectively softening the lines of the chimney and ridgeline when viewed from the northwest along the Peddars Way and Norfolk Coast Path.

On the eastern side of the house, hard paving surrounding the pool will be partially removed to respect the root protection area of an existing group of pines, ensuring their health for the future. An additional pine is scheduled for planting at least five meters away from the building to prevent root damage. Furthermore, a well-established hedgerow bordering the northeastern perimeter provides complete screening of the new summer house and pool from the views along the paths. This existing hedgerow, alongside a newly planted section, will be maintained to eventually reach a height of approximately 2.5 to 3 metres, while the hedgerows located east of the house will continue to be preserved at their current height of 3.5 to 4 metres.

The newly established hedgerow along the eastern driveway is set to be maintained at a height of 3.5 to 4 metres. This height is considered essential for effectively screening the ground floor of the house, including the roofs of the verandahs. Additionally, the hedge will provide privacy by obscuring views of the garage and the west wing of the house from the driveway.

To enhance the landscape further, groups of new pine trees will be planted alongside the hedgerow. The north and east perimeters of the tennis court have already been lined with hedgerows, while a substantial area of woodland trees has been introduced to the south. Furthermore, the self-seeded scrub from the former pit will be expanded into the meadow

through the addition of heathy scrub plantings, creating a more natural transition and breaking up the linearity of the property boundary.

The Landscape Officer has noted that, given the degree of containment of the site by virtue of topography and intervening vegetation, together with the comprehensive landscape mitigation package that will minimise visual impact and, through appropriate species choice, enhance the landscape baseline, such that there can be no sustainable objection on grounds of landscape and visual impact. Officers would concur with this view

In conclusion the proposal is considered, on balance, not to have any significant detrimental visual impact, given the site's natural containment due to its topography and surrounding vegetation. Additionally, the proposed comprehensive landscape mitigation plan is designed to reduce visual impact and, through the selection of suitable plant species, improve the existing landscape quality. Therefore, the proposal is considered to comply with Policies EN 1, EN 2 and EN 3 of the adopted North Norfolk Core Strategy, Policies ENV 1, ENV 2, ENV 3 and CC 12 of the Emerging Local Plan and Policies 6, 7 and 11 of the Blakeney Neighbourhood Plan.

4. Design

Core Strategy Policy EN 4 sets out that all development will be of a high-quality design and reinforce local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Proposals will be expected to have regard to the North Norfolk Design Guide, incorporate sustainable construction principles, make efficient use of land, be suitably designed within their context, retain important landscape and natural features and incorporate landscape enhancements, ensure appropriate scale and ensure that parking is discreet and accessible amongst other matters.

Emerging Local Plan Policy ENV 8 states:

‘All development proposals will seek to achieve an integrated design approach that reflects the characteristics of the site, respects the distinctive local character in terms of layout, landscaping, density, mix, scale, massing, materials, finish and architectural details and delivers an energy efficient and low carbon development.’

The proposed four-bay garage is constructed from flint, featuring brick quoins and cladding on the sides and rear. It includes a flat roof and four sets of double doors for convenient parking and storage. The design and scale of the garage are deemed appropriate, utilising materials that harmonise with the surrounding character of the area.

The summerhouse, a modest addition relative to the overall site, features weatherboard cladding and is strategically located in the northeast corner, where a cluster of birch trees provides an ornamental screen that obscures views of the structure.

Similarly, the swimming pool is also positioned in the northeast area, accompanied by a tiled patio and bordered by fencing and hedging to the east.

A single tennis court has been provided to the east of the dwelling on a piece of open ground within the residential curtilage. This area of the Site is bounded by existing mature hedgerows to the north, east and west boundaries, which provide screening to the court. A green wire mesh fencing has been provided to the perimeter of the court.

The proposed additions are considered to be appropriately scaled and designed, utilising suitable materials. Since they are not visible from public areas, they will not adversely affect the character of the surrounding environment. The existing and planned landscaping will effectively screen broader views, and there are no plans for external lighting around the tennis court. Consequently, these additions align with Policy EN 4 of the adopted North Norfolk Core Strategy, policies ENV 8 and HOU 6 of the Emerging Local Plan, and Policies 6 and 7 of the Blakeney Neighbourhood Plan.

5. Impact on Amenity

Policy EN 4 (Design) of the Core Strategy stipulates that development proposals must not significantly harm the residential amenity of adjacent properties.

Policy ENV 6 of the Emerging Local Plan states:

‘All new development will provide for a high standard of amenity including adequate living and working conditions. This standard should be achieved and maintained without preventing or unreasonably restricting the continued operation of established authorised uses and activities on adjacent sites.’

The application site is located within a spacious area, with the closest residential properties positioned 44.5 meters to the east and 27 meters to the west. The proposed tennis court will be placed to the east, behind the garden of the neighbouring property, Curlews. It will not feature any lighting and is surrounded by established mature hedgerows on the north, east, and west sides, which effectively screen the court. Consequently, as a private tennis court only useable during daylight hours, the proposal is unlikely to be perceived as intrusive or lead to any overlooking or noise impact issues. Similarly, the pool area is well-enclosed by hedging and fencing and is set further into the site, ensuring adequate separation from neighbouring homes. Overall, the design provides ample separation distance from adjacent properties, with both additions being sufficiently screened, thereby preventing any overlooking, noise impacts or loss of privacy, as well as avoiding unacceptable levels of overshadowing. As such, the proposal is deemed to have no adverse impact on residential amenity and aligns with policy EN 4 of the adopted North Norfolk Core Strategy, Policy ENV 6 of the emerging Local Plan and Policies 6 and 7 of the Blakeney Neighbourhood Plan.

6. Lighting

The Landscape Officer has raised concerns regarding external lighting; however, these comments pertain specifically to the main dwelling and not to the additional structures proposed in the current application. While it has been observed that unauthorised lighting has been installed on the property, the Local Planning Authority (LPA) cannot take action based on this application since it does not involve the granting of permission for the dwelling itself. This issue has been referred to the Council’s Enforcement Team for further investigation. Although the current application does not propose any external lighting, a condition will be included to ensure that any future lighting proposals must be submitted to the LPA for assessment prior to installation.

7. Highways

Given that the proposal only seeks permission for the additional structures to the main dwelling which would not result in new overnight accommodation, the site is considered to provide a sufficient amount of parking, and no alterations are proposed to the existing access off

Mortston Road. Therefore, the proposal is considered to comply with Policy CT 6 of the adopted North Norfolk Core Strategy and Policy HC 7 of the Emerging Local Plan.

8. Biodiversity

Policy EN 9 sets out that development proposals should protect the biodiversity value of land and buildings and minimise fragmentation of habitats, maximise opportunities for restoration, enhancement and connection of natural habitats and incorporate beneficial biodiversity conservation features where appropriate. Development proposals that would cause a direct or indirect adverse effect to nationally designated sites or other designated sites or protected species will not be permitted unless prevention, mitigation and compensation measures are provided.

BNG (Biodiversity Net Gain) exemptions apply to specific types of development, including certain householder applications (like extensions, but not changes to dwelling numbers) and retrospective applications, therefore, the application is exempt from the BNG requirements.

The proposed works are limited in scale and located within the existing residential curtilage, avoiding disturbance to surrounding habitats such as coastal marshes or protected landscapes. The development does not encroach on designated wildlife sites or areas known to support protected species, and the proposed replacement planting and new planting along with no use of external lighting ensures that local ecological value is maintained. As a result, Officers consider that the proposal will not adversely affect biodiversity or the ecological integrity of the wider area and complies with Policy EN 9 of the adopted North Norfolk Core Strategy, Policy ENV 4 of the Emerging Local Plan and Policy 11 of the Blakeney Neighbourhood Plan.

Planning Balance and Conclusion

The proposed additions are deemed to be appropriately scaled, designed, and constructed with suitable materials and placements. A comprehensive landscape plan has been submitted, demonstrating adequate planting for screening and mitigation purposes. These additions are not expected to negatively affect the area's character or visual appeal, and they will not be visible from the Coastal path. Furthermore, the development will not compromise residential amenity due to the absence of external lighting and the modest size of the additions. Accordingly, the proposed development is considered to be acceptable and compliant with the relevant Development Plan policies as outlined above – it is therefore recommended that this application be approved, subject to conditions.

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters:

- Time limit
- Development in accordance with approved plans
- Materials
- Soft Landscaping Scheme
- Landscape Management
- Replacement of Trees and Shrubs
- External Lighting
- Removal of Permitted Development Rights

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

This page is intentionally left blank

WORSTEAD – PF/25/1687 – Erection of a detached ancillary garden annexe to provide accommodation for a dependent relative, incidental to the main dwellinghouse at Ambleside, The Footpath, Aylsham Road, Swanton Abbott.

Minor Development

- Target Date: 1st October 2025

Extension of time: 23rd October 2025

Case Officer: Joseph Barrow

Full Planning Permission

RELEVANT SITE CONSTRAINTS

Civil Parish - Swanton Abbott

District Ward - Worstead

Countryside

RELEVANT PLANNING HISTORY

App No. AP/24/0002

Description Lawful Development Certificate for proposed siting of modular building within curtilage of dwelling for use as an annexe to the main dwelling

Outcome Appeal Dismissed

App No. EF/23/2459

Description Lawful Development Certificate for proposed siting of modular building within curtilage of dwelling for use as an annexe to the main dwelling

Outcome Permission/Approval required

THE APPLICATION

Seeks to erect a detached annexe within the front garden of the host property. The building is detached from the main dwelling, with a flat roof form, uPVC fenestration and cream render exterior.

REASONS FOR REFERRAL TO COMMITTEE

The application is referred to development committee due to the significant weight now afforded to relevant policies of the Emerging Local Plan, including an annexe specific policy which does not permit detached residential annexes. This application would be a departure from the emerging development plan policy, but is otherwise considered compliant with existing adopted plan policy. As such the application is brought forward for Development Committee determination at the request of the Development Manager.

PARISH/TOWN COUNCIL

Swanton Abbott Parish Council - Supports the application

CONSULTATIONS

NONE

REPRESENTATIONS

2 letters of objection received highlighting the following material planning considerations:

- Foul drainage capacity issues
- Application inconsistencies

1 letter of support received raising the following material planning considerations:

- Supporting of flexible and multigenerational living
- Subordinate design within the plot

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

SS 2 – Development in the Countryside

HO 8 – House Extensions and Replacement Dwellings in the Countryside

EN 4 – Design

CT 5 – Transport Impact of New Development

CT 6 – Parking Provision

Material Considerations:

National Planning Policy Framework (NPPF) (2024)

Chapter 2 – Achieving Sustainable Development
Chapter 4 – Decision-Making
Chapter 9 – Promoting Sustainable Transport
Chapter 12 – Achieving Well-Designed Places

North Norfolk Emerging Local Plan

The emerging North Norfolk 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 49

In accordance with Paragraph 49 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
- CC9 - Sustainable Transport
- SS1 – Spatial Strategy (Except Small Growth Villages which is apportioned no weight)
- SS2 - Development in the Countryside
- HC7 - Parking Provision
- ENV2 - Protection & Enhancement of Landscape & Settlement Character
- ENV6 - Protection of Amenity
- ENV8 - High Quality Design
- HOU6 - Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation
- HOU9 - Minimum Space Standards

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 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 and Residential Amenity**
- 3. Highway Safety and Parking**

1. Principle of Development

As referenced above, the Council is currently attributing significant weight to a number of policies from the Emerging Local Plan (ELP). For this application the most important of those policies is HOU 6 which applies to annexes but crucially does not permit them if they are not attached to the dwelling that they serve.

This is a change in stance compared to the Adopted Core Strategy, where assessments of annexe proposals focus on Policy HO 8. This policy permits extensions to dwellings (and for the purposes of this assessment, annexes) in the countryside provided they *'would not result in a disproportionately large increase in the height or scale of the original dwelling, and, would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.'* This policy makes no reference to whether the annexe proposed is attached to the dwelling.

This difference in policy approach is raised at the outset of this report because of its clear importance in assessing this scheme. Existing Core Strategy Policy HO 8 does not rule out annexe buildings which are detached from the host dwelling (subject to the criteria set out above) and that policy approach remains in general conformity with the National Planning Policy Framework. As such, Policy HO 8 continues to attract full weight.

Whilst ELP Policy HOU 6 attracts significant weight and, under this policy, the detached annexe would be considered a wholly unacceptable proposal in principle, Officers consider that the Committee should give greater weight to the adopted Development Plan, which includes the adopted Core Strategy Policy HO 8.

Currently, the decision maker must also consider material points such as the modest scale of the proposed structure, it being well-located within the plot, and not significantly altering the dwelling's impact upon the character and appearance of the immediate area.

Despite the departure from Policy HOU 6 of the ELP, it is considered that this application complies with Policies SS 1, SS 2 and HO 8 of the Core Strategy. It is important to emphasise that at this time the Core Strategy is the part of the adopted development plan that is afforded the most weight. As such, it is considered reasonable to find this application to be acceptable in principle.

2. Design and amenity

As discussed above, this application proposes a modest flat roof structure in this garden area of the property which it serves. The annexe proposal is sited to the south of the main dwelling, clad in cream MDF with uPVC fenestration, and a modular flat roof construction. It is not a building of particular interest or exceptional quality, however it is considered that its construction would not detract from the character and appearance of the dwelling or the surrounding area sufficient to warrant refusal, particularly given its modest overall scale.

The proposed building is sited in the south east corner of a plot which is very well-screened, benefitting from substantial hedges and trees to form its boundaries. It is a scheme which would not give rise to any privacy concerns or overbearing or overshadowing impacts due to the scale, position, and screening of the development.

The proposal is therefore considered to be acceptable in terms of its impacts upon design and amenity, having regard to Policy EN 4 of the CS, Policy EN 6 of the Emerging Local Plan as well as Chapter 12 of the NPPF (Dec 2024) and the North Norfolk Design Guide SPD.

3. Highway Safety and Parking

The erection of a small annexe on this site for ancillary accommodation purposes is not considered to create concerns in terms of highway safety or parking provision, given the distance of the site from the adopted highway network, and the existing parking area serving the dwelling.

The application is therefore considered acceptable in this regard subject to a condition securing the ancillary nature of the building, in accordance with the provisions of Policies CT 5 and CT 6 of the CS, Policy HC 7 of the Emerging Local Plan as well as Chapter 9 of the NPPF (Dec 2024).

4. Other Matters

It is recognised that concerns have been raised in regard to inconsistencies within the application and foul drainage. The Council are satisfied that the plans and description are sufficiently clear and accurate and that members are able to make a decision based on the information available at this time. Furthermore, the Council is not aware of any position (enforced by Anglian Water or otherwise) prohibiting development of this minor householder scale.

The annexe will be controlled by a suitably worded condition to be maintained as an ancillary unit of accommodation to the main dwelling.

Planning Balance and Conclusion

With minimal impacts upon design, amenity, highway safety or parking, it is considered that this application must be determined on the material considerations that arise from the proposals. It is the case that emerging policy HOU 6 is to be afforded significant weight and that the proposals depart from the strict wording requiring all annexes to be attached to the host dwelling. However, for the reasons given above officers consider it is more appropriate at this time to afford greater weight to the existing Adopted Core Strategy Policy HO 8. The proposals comply with adopted Policy HO 8 in terms of their scale, impact and ancillary nature to the host dwelling.

Taking account of the above, Officers consider that the proposal is acceptable in principle, complying with the Adopted Core Strategy. It is therefore recommended that this application be approved.

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters:

- Accordance with approved plans
- Materials as submitted
- Ancillary accommodation restriction

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

NNDC TPO (HOLT) 2025 No.13 – Cley-next-the-sea TPO 25 1076 - Land At Lime Tree House, High Street, Cley-next-the-sea, Holt, Norfolk, NR25 7RG

Ref No. TPO/25/1076.

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

PURPOSE OF REFERRAL TO COMMITTEE - To consider whether to confirm a Tree Preservation Order (TPO) to protect 1 Lime tree at the above site.

BACKGROUND

The **Large-leaved Lime tree (*Tilia platyphyllos* 'Rubra')** is a mature specimen in good physiological and structural condition. It was planted in the '70's and has established into a highly prominent and focal point of the street scene in Cley, which is located within the conservation area.

The species supports a diverse range of wildlife by providing food and habitat. Its leaves feed moth caterpillars, and the flowers offer nectar and pollen for invertebrates. Aphids on the leaves are a food source for predators like ladybirds, hoverflies, and birds.

Unauthorised tree work was carried out at the property; the work removed the lower portion of the canopy and the canopy overhanging the neighbouring property. The work resulted in some damage to the tree with stubs and tears being left.

When it was pointed out the work required a S211 notice, the works stopped, and notice was given retrospectively (TW/25/0710).

As part of the following enforcement action, it was considered appropriate to serve a Tree Preservation Order.

REPRESENTATIONS

We have received 1 representation in support of the Order and 1 objection to the Order

The full supporting comment and assessment is included in **Appendix A and B**;

The tree is an important part of the streetscene, has a long safe useful life, is culturally significant to a local family and contributes positively to amenity of the area. The tree meets the criteria for an Order to be confirmed.

The main objections are:

- The tree is already protected because it is within the conservation area.
- The trees has become too big and unmanaged.

- The tree requires regular maintenance, the Order limits this and could lead to risk of damage.

APPRAISAL

In response to the comments made in support:

The comments made in support of the Order are in accordance with the appraisal made by NNDC officers.

In response to the objections the following comments are made:

The lime tree is prominent part of the streetscene of High Street, Cley and contributes positively to the amenity of the area.

An Order does not prevent appropriate management work taking place including work to minimise any risk to property.

The application for tree work in a Conservation Area and tree work to a protected tree is the same application. It is free and most reputable tree surgeons can do this on your behalf.

The Order raises the status of the tree and sets out clearly the tree is important and needs to be maintained correctly.

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 lime 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.

This page is intentionally left blank

Support for TPO/25/1076 – Lime Tree House, Cley-next-the-Sea, High Street, Holt NR25 7RG

FAO: Imogen Mole, Senior Landscape Officer (Arboriculture) & TPO Case Officer

Planning Department
North Norfolk District Council
Council Offices
Holt Road
Cromer
Norfolk
NR27 9EN

29 September 2025

Dear Ms Mole,

I am writing in support of the continued protection of the **Large-leaved Lime tree** located at **Lime Tree House, Cley-next-the-Sea**. Please find below my assessment and supporting information for the Planning Committee's consideration to confirm the Tree Preservation Order in perpetuity.

Condition and Suitability

The **Large-leaved Lime tree** (*Tilia platyphyllos* 'Rubra') is a mature specimen in good physiological and structural condition. Although eight or ten lower limbs were historically lopped late last year without a Section 211 notice for proposed works, leaving stubs and tears to the bark, the tree is responding well with strong epicormic regrowth over the last few months. With appropriate corrective pruning to address poorly cut stubs to promote occlusion against decay, and to manage potential conflicts with the GPO and low-voltage cables, there is every reason to expect that the tree will continue to thrive and reach its full lifespan, which can exceed 150 years.

Routine inspection is a landowner duty; whether annual, biannual, or triannual, these checks help to identify hazards at an early stage. Utility companies provide free advice regarding overhead service lines. It should also be noted that the removal of deadwood is exempt from the requirement for TPO consent.

An individual tree inspection undertaken by myself, a qualified Arboriculturist, in May 2022 identified no significant defects or hazards associated with limbs overhanging the footpath, road, garage, or driveway. At that time, there was no arboricultural justification for the removal of major limbs. The minor tree work recommendations put forward to crown lift over the road, target prune away from the utility lines, and reshape to balance the crown were never carried out, as the owners left the property without taking my advice and the house has been left unoccupied since October 2022. The front driveway has been cleared of other shrubs and trees to accommodate the storage of boats last winter by unknown persons.

Public Visibility and Land Use

The Lime tree is highly visible, contributing to both the immediate street scene and wider landscape. It forms a focal point of continuity and maturity, ensuring its amenity value remains high under current and potential future land uses. Its presence strengthens the local character and provides significant public benefit.



Historical Significance

The newly built property in the early 1970's was purchased by my parents and originally named "**Lime Tree House**" after a large Huntingdon Elm that had been mistaken for a Lime tree. That Elm sadly succumbed to Dutch Elm Disease, but in 1977 I replanted with two small Large-leafed Lime sapling trees in keeping with the house name. After 4 to 5

years, I selected the strongest of the two to grow into the magnificent tree seen today which continues that tribute.

This Large-leafed Lime tree now stands in memory of my brave parents. Troop Sergeant Ormande Allan Kingsbury, B Squadron, 15th (Scottish) Reconnaissance Regiment, who served in the army with distinction until being wounded in World War II. In 1990 my father died at the age of 66 from heart failure while at the house and my mother, Patricia Kingsbury, died also of heart failure in 2000 at the house. The Lime tree is now dedicated to their memory and as a tribute to my father's bravery and to the freedoms secured through his sacrifice. The tree's presence was so central to the property's identity that the house itself was named "**Lime Tree House**" and now the tree stands apart in their honour.

As such, the Lime represents more than a mature and valuable specimen; it embodies the history of the family, the character of the property, and the enduring symbolism of remembrance. Its protection carries both arboricultural and cultural importance, ensuring that this living memorial continues to stand for future generations.

Conclusion

This Large-leafed Lime tree is healthy, vigorous, and of strong long-term potential. It provides high public amenity, occupies a prominent place in the landscape, and carries historic significance through its commemorative planting and its association with the naming of **Lime Tree House**. Protection under the TPO is therefore fully supported.

NB: Many LPA's have adopted TEMPO as a means to assess justifying Tree Preservation Orders. I have used the same criteria to assess defending a Tree Preservation Order for this Large-leafed Lime tree, see Appendix – TEMPO Assessment attached.

Yours sincerely,

Adrian Kingsbury, BSc (Hons), HND Arb, Cert Arb

18 Hares Close,
Little Snoring
Fakenham
NR21 0NZ

This page is intentionally left blank

Appendix: TEMPO Assessment – TPO/25/1076 – Lime Tree House, Cley-next-the-Sea, High St, Holt NR25 7RG

Tree Evaluation Method for Preservation Orders (TEMPO)

Independent assessment undertaken by Adrian Kingsbury, BSc (Hons), HND Arb, Cert Arb

This assessment represents my personal professional opinion and has not been adopted by the Senior Landscape Officer (Arboriculture) of the Council. It is provided in support of the expediency and amenity case for confirmation of the TPO.

1. Amenity Assessment → 12 out of 15 points

- **Condition and suitability:** The Large-leaved Lime tree is in good overall health with a strong, upright form. It shows no evidence of significant decay, disease, or structural weakness. Seasonal leaf cover is full and consistent, indicating good vitality. Historic unsympathetic lopping of lower limbs has left basal stubs; these would benefit from remedial pruning to achieve proper occlusion.
- **Future Public Visibility and Land Use:** The Large-leaved Lime has high public visibility from both near and mid-distance viewpoints, being clearly seen from the highway and adjacent public rights of way. Its mature form contributes significantly to the established character of the street scene. Future changes in land use within the locality are unlikely to diminish its prominence, and in the event of development the tree would continue to provide a valuable visual anchor within the landscape. Retention is therefore justified on both current and long-term amenity grounds.
- **Individual Impact:** Strong cultural and personal significance. The tree was planted in 1977 as a replacement for a Huntingdon Elm lost to Dutch elm disease. It was dedicated to my late parents, with particular regard to my father who served in the Second World War, was wounded in action, and whose bravery and sacrifice for the freedom of this country are honoured through the planting. The Lime gives authentic meaning to the property name “Lime Tree House.”
- **Wider Impact:** The Large-leaved Lime is highly visible within the street scene and forms a prominent feature of the Cley Conservation Area. Notable contribution to the wider Conservation Area and village character.

2. Other Factors → 3 out of 5 points

- **Historic/Commemorative Value:** Planted as a living memorial to my parents and as a symbolic replacement for the Elm. The dedication also reflects my father’s wartime service and the foresight of my parents in establishing a tree for future generations to enjoy.
- **Wildlife/Habitat Value:** Large-leaved Lime supports biodiversity, particularly important pollinators.

3. Expediency → 3 out of 5 points

- **Immediate Threat:** Recent unauthorised lopping (removal of 8–10 lower limbs) demonstrates active threat from unsupervised works.
- **Future Threat:** Proposed development works (carport, trench, extension) fall within the Root Protection Area and present a foreseeable risk.

Total Score: 18 out of a total of 25 points

Outcome (based on TEMPO guidance): A score of 18 strongly supports the making and confirmation of a Tree Preservation Order in the interests of amenity, expediency, and heritage value.

Conclusion

The Lime at Lime Tree House is demonstrably underpinning and future threat. Its high visibility, cultural and

historic associations, commemorative planting, and ecological importance confirm that statutory protection is both expedient and essential.

Tree Evaluation Method for Preservation Orders - TEMPO

Survey Sheet and Decision Guide

Location:	Lime Tree House, High Street, Cley, NR25 7RG	Date:	21.07.25
Surveyor:	Adrian Kingsbury	Owner (if known):	
Species:	Large-leafed Lime	TPO ref:	TPO/25/1076
Part 1: Amenity Assessment			SCORE:
a.) Condition & Suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point			
5	Good	Highly suitable	4
3	Fair	Suitable	
1	Poor	Unlikely to be suitable	
0	Dead/dying/dangerous	Unsuitable	
NOTES	Overall condition good downgraded for recent poor pruning cuts and minor dead wood.		
b.) Retention span (in years) & suitability			SCORE:
5	100+ years	Highly suitable	4
4	40-100 years	Very suitable	
2	20-40 years	Suitable	
1	10-20 years	Just suitable	
0	< 10*	Unsuitable	
NOTES	Reasonable safe useful lifespan potential depending on management		
c.) Relative public visibility & suitability for TPO			SCORE:
<i>Consider realistic potential for future visibility with changed land use</i>			
5	Very large trees with some visibility or prominent large trees	Highly suitable	4
4	Large trees or medium trees clearly visible to the public	Very suitable	
3	Medium trees, or large trees with limited view only	Suitable	
2	Young, small, or medium/large trees visible only with difficulty	Barely suitable	
1	Trees not visible to the public, regardless of size	Probably unsuitable	
NOTES	Very large tree clearly visible to the public		
d.) Other factors			SCORE:
<i>Trees must have accrued 7 or more points (with no zero score) to qualify</i>			
5	Principal components of arboricultural features or veteran trees		3
4	Tree groups, or members of groups important for their cohesion		
3	Trees with identifiable historic, commemorative or habitat importance		
2	Trees of particularly good form especially if rare or unusual		
1	Trees with none of the above additional redeeming features		
NOTES	The Lime tree gives authentic meaning to the property name "Lime Tree House."		
Part 2: Expediency assessment			SCORE:
<i>Trees must have accrued 9 or more points to qualify</i>			
5	Immediate threat to tree		3
3	Foreseeable threat to tree		
2	Perceived threat to tree		
1	Precautionary only		
NOTES	Tree located close to driveways will suffer pressure to carryout extreme works to address light issues		
Part 3: Decision guide			

Any 0	Do not apply TPO	18	Individual tree definitely merits TPO
1-6	TPO indefensible		
7-11	Does not merit TPO		
12-15	TPO defensible		
16+	Definitely merits TPO		

End of Appendix

This page is intentionally left blank

DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – 16 OCT 2025

1. INTRODUCTION:

- 1.1 This report briefly sets out performance in relation to the determination of planning applications in Development Management the period **September 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
(Speed) Decisions Made (Period Sept 2025)	Major 4 decisions issued <i>100% within time period</i>	60% (80% NNDC)	24 month average to 30 Sept 2025 is 99.00% 
	Non-Major 82 decisions issued <i>91% within time period (7 cases over time)</i>	70% (90% NNDC)	24 month average to 30 Sept 2025 is 96.00% 
(Quality) % of total number of decisions made that are then subsequently overturned at appeal	Major	10% (5% NNDC)	24 month average to 30 Sept 2025 is 1.49% (one case RV/22/1661) 
	Non-Major	10% (5% NNDC)	24 month average to 30 Sept 2025 is 1.00% 

Performance Measure	Actual Performance	Target	Comments
Validation (Period Sept 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 two S106 Obligations being progressed.

3. RECOMMENDATIONS:

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

SCHEDULE OF S106 AGREEMENTS

UPDATE FOR DEVELOPMENT COMMITTEE:

16 October 2025

Application reference	Site Address	Development Proposal	Parish	Planning Case Officer	Committee or Delegated Decision	Date of Resolution to Approve	Eastlaw Officer	Eastlaw Ref:	Current Position	RAG Rating
CD/24/0950	Bristows Farm East Ruston NR12 9YX	Regulation 77 application to determine whether the following proposals are likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects) PU/21/2945 (Change of use of an agricultural building to 3 "smaller" dwellinghouses and building operations reasonably necessary for the conversion) and PU/21/2946 (Change of use of an agricultural building to 2 "larger" dwellinghouses and building operations reasonably necessary for the conversion)	CP027 - East Ruston	Geoff Lyon	Delegated	TBC	Fiona Croxon	TBC	S106 wording agreed	
PF/24/2434	Area Of Woodland North Of Fulmodeston Road Swanton Novers Wood	Erection of additional four, one bedroom self-contained tree houses for use as short-term holiday let accommodation with external works and servicing (to include solar panels, ponds and car parking provi	CP100 - Swanton Novers	Jamie Smith	Committee	24/07/2025	Fiona Croxon	TBC	S106 is awaited from the applicant	

This page is intentionally left blank

OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 16-October-2025

*Appeals Information for Committee between
10/09/2025 and 06/10/2025*

APPEALS SECTION

NEW APPEALS

FAKENHAM - PO/24/0808 - Erection of single storey dwelling - outline with all matters reserved

77 Norwich Road, Fakenham, Norfolk, NR21 8HH

For Mr Chris Almond

WRITTEN REPRESENTATION

Appeal Start Date: 24/09/2025

Appeal Decision:

Appeal Decision Date:

HAPPISBURGH - PF/25/0962 - Erection of 4 no. dwellings with associated garden / amenity areas and garages as well as new car passing places proposed

Land East Of Short Lane , Happisburgh Common, Happisburgh, NR12 0RH

For Mr Tarachand Dass

WRITTEN REPRESENTATION

Appeal Start Date: 06/10/2025

Appeal Decision:

Appeal Decision Date:

INQUIRIES AND HEARINGS - IN PROGRESS

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:

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:

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

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

For Mr Stuart Parry

WRITTEN REPRESENTATION

Appeal Start Date: 12/12/2024

Appeal Decision:

Appeal Decision Date:

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

Flat 2, Shipden House, High Street, Cromer, Norfolk, NR27 9HG
For Mr Stuart Parry
WRITTEN REPRESENTATION

Appeal Start Date: 12/12/2024
Appeal Decision:
Appeal Decision Date:

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:

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:

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:

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

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 Dismissed

Appeal Decision Date: 03/10/2025

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 Allowed

Appeal Decision Date: 12/09/2025

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 Dismissed

Appeal Decision Date: 25/09/2025

Total Number of Appeals listed: 14

This page is intentionally left blank

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

*Appeals Information for Committee between
10/09/2025 and 06/10/2025*

16-October-2025

APPEALS SECTION

NEW APPEALS

ALDBOROUGH - ENF/21/0234 - Siting of pig bungalows

Land Adjacent Rectory Farm House, Rectory Farm, Doctors Corner, Aldborough, Norfolk, NR11 7NT

WRITTEN REPRESENTATION

Appeal Start Date: 17/09/2025

Appeal Decision:

Appeal Decision Date:

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:

There were no Enforcement Appeal Decisions

Total Number of Appeals listed: 8