

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, 3 December 2025

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 11 December 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 L Paterson, Cllr J Toye, Cllr K Toye, Cllr A Varley and Cllr L Vickers

Substitutes: Cllr T Adams, Cllr P Bailey, Cllr K Bayes, Cllr J Boyle, Cllr S Bütikofer, Cllr N Dixon, Cllr T FitzPatrick, Cllr W Fredericks, Cllr J Punchard, Cllr C Ringer, Cllr M Taylor, 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

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A G E N D A

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

1. CHAIRMAN'S INTRODUCTIONS

2. TO RECEIVE APOLOGIES FOR ABSENCE

3. SUBSTITUTES

4. MINUTES

(Pages 1 - 4)

To approve as a correct record the Minutes of a meeting of the Committee held on Thursday, 16th October 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 5 - 10)

Members are asked at this stage to declare any interests that they may have in any of the following items on the agenda. The Code of Conduct for Members requires that declarations include the nature of the interest and whether it is a disclosable pecuniary interest. Members are requested to refer to the attached guidance and flowchart.

OFFICERS' REPORTS

8. HAPPISBURGH - RV/25/2056 - ACCESS TRACK TO LIGHTHOUSE LANE TO SERVE EXISTING PUBLIC CAR PARK AND NEW CAR PARK TO ALLOW FOR ROLLBACK OF EXISTING CAR PARK; ANCILLARY WORKS, WITHOUT COMPLYING WITH CONDITIONS 2 (APPROVED PLANS), 3 (LANDSCAPING), 14 (ACCESS TRACK FROM LIGHTHOUSE LANE), 15 (GATES/BOLLARD/CHAIN/OTHER MEANS OF OBSTRUCTION) AND 21 (OFF-SITE HIGHWAY IMPROVEMENTS) OF PLANNING PERMISSION PF/22/2510 TO

(Pages 11 - 22)

ALLOW NEW ACCESS POSITION OFF LIGHTHOUSE LANE TO ALIGN WITH OPPOSITE NEIGHBOURS GARAGE AND PREVENT CAR HEADLIGHTS SHINING INTO THE DWELLING FROM THE SITE EGRESS CARRIAGEWAY.

- 9. BRINTON - PF/24/2057 - DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING WITH GARAGE AT HOMESTEAD, SHARRINGTON ROAD, BRINTON, MELTON CONSTABLE, NORFOLK, NR24 2QG.** (Pages 23 - 36)
- 10. HEMPTON - PF/25/0961 - SELF-STORAGE FACILITY WITH 212 CONTAINERS, PERIMETER FENCING, LANDSCAPING, AND ASSOCIATED WORKS AT LAND SOUTH OF HEMPTON POULTRY FARM, HELHOUGHTON ROAD, HEMPTON, NORFOLK** (Pages 37 - 46)
- 11. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 47 - 50)
- 12. APPEALS SECTION** (Pages 51 - 56)
- 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

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DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 16 October 2025 in the Council Chamber - Council Offices at 9.30 am

Committee Members Present:	Cllr P Heinrich (Chairman)	Cllr R Macdonald (Vice-Chair)
	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
	Cllr L Paterson	

Officers in Attendance:	Assistant Director for Planning (ADP)
	Development Manager (DM)
	Solicitor (Sol)
	Senior Planning Officer (SPO)
	Trainee Planning Officer (TPO)
	Senior Landscape Officer (SLO)
	Democratic Services Officer (DSO)

1 CHAIRMAN'S INTRODUCTIONS

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

2 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Batey.

3 SUBSTITUTES

None

4 MINUTES

The minutes of the meeting of the Committee held on 18th September were approved as a correct record.

5 ITEMS OF URGENT BUSINESS

None

7 DECLARATIONS OF INTEREST

Cllr Holliday noted that in respect of item 8 she was pre-determined and would be abstaining and, whilst she would speak with regards to item 10, she was not

predetermined

Cllr J Toye received advice from the SOL during the meeting that his involvement with the Woodland Trust did not require him to declare an interest in respect of item 10.

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

SPO-OL presented the report to the Committee. She summarised the background and provided details of the 2019 planning application, site location, site plans, elevations and key issues being design, impact on amenity and biodiversity. The recommendation was for approval.

Public Speakers

Rosemary Thew- Blakeney Parish Council
Charles Judson (Agent)

Local Member

Cllr Holliday spoke against approval of the application. She noted that the development of the property was in contravention with previous planning applications, notably regarding both the planting scheme and external lighting. Permitted development rights had been removed by the previous planning approval to safeguard the character of the area. She asked the Committee to consider all visual receptors in the area and to consider the unauthorised development and lack of compliance and reject the application.

Members Debate

- a. The Chair reminded members to limit the discussion to planning matters including issues relating to policies detailed in the report.
- b. Cllr Vickers asked for clarification as to whether permitted development rights had been withdrawn under the previous application and whether, in any event, these developments would fall within such rights. The DM and SPO confirmed that permitted development rights had been removed therefore requiring all development to have planning permission and that if that had not been the case some, but not all, of these developments would have been permitted without an additional planning application.
- c. Cllr Fitch-Tillett noted the local concern but also noted that the Committee was here to make policy-based decisions. Having considered the development, she did not believe it to be intrusive on the local landscape.
- d. Cllr Brown noted that the application was a retrospective one but acknowledged that the Committee was not here to act as a judge and jury and indeed noted it was not illegal to build without planning permission, however the developer did run the risk that subsequently planning permission would not be granted. He believed that this development was compliant with policy and caused very limited harm in this important landscape and on this basis was willing to accept the Officer's recommendation.

It was proposed by Cllr Fitch-Tillet and seconded by Cllr Patterson that the application be approved.

It **WAS RESOLVED** by 10 votes for, 2 against with 1 abstention, to approval the application subject to the conditions on areas identified in the recommendation, the final wording of which to be delegated to the Assistant Director of Planning.

The meeting adjourned at 10am and reconvened at 10.10 am

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.

TPO-NW presented the report to the Committee, providing details of the planning history, including the previous application for a lawful development certificate, details of the access, siting, elevations, CGI visuals, photographs and details of the main issues. The reason for this matter being brought to the Committee was the divergence between the adopted policy H08 and the emerging policy HOU6. The recommendation was for approval.

Public Speakers

Charles Dalton (Agent)

Whilst local parish council were not present the Chair brought the Committees attention to their support of the application.

Member debate

- a. Cllr Vickers, Cllr Neatherway and Cllr MacDonald spoke in support of the application, highlighting the benefit of the development in supporting care for elderly relatives.
- b. Cllr J Toye and Cllr Neatherway asked for clarification over the potential use of the annex for holiday lettings, the DM confirmed that one of the recommended conditions would prevent such use.

It was proposed by Cllr Patterson and seconded by Cllr K Toye to approve the application.

It **WAS RESOLVED** unanimously to approve the application subject to the conditions recommended in the report, the final wording of which to be delegated to the Assistant Director of Planning.

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

SLO-IM presented the report to the Committee providing details of the site location, tress history together with relevant photographs and maps. The recommendation was to confirm the TPO.

Public Speakers

Adrian Kingsbury- supporting

Local Member

Cllr Holliday spoke in support of confirming the order, noting that there were in fact few trees in Cley and that this tree positively contributed to the landscape.

Members Debate

- a. Cllr Brown, Cllr Neatherway and Cllr Varley all spoke in support of confirming the order

It was proposed by Cllr Neatherway and seconded by Cllr Varley that the Tree Preservation Order be confirmed.

It **WAS RESOLVED** by 12 votes for, with 1 abstention to confirm the Tree Preservation Order.

11 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

The DM presented the report to the Committee.

12 APPEALS SECTION

The DM presented the report, noting that the Planning Inspectorate had not considered any of the enforcement appeals. With regard to Planning appeals, he confirmed there had been 3 recent decisions, of which 2 appeals had been dismissed.

The meeting ended at 10.35 am.

Chairman

Registering interests

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

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

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

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

Non participation in case of disclosable pecuniary interest

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

Disclosure of Other Registerable Interests

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

Disclosure of Non-Registerable Interests

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

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

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

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

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

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

Table 1: Disclosable Pecuniary Interests

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

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

	<p>councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council —</p> <p>(a) under which goods or services are to be provided or works are to be executed; and</p> <p>(b) which has not been fully discharged.</p>
Land and Property	<p>Any beneficial interest in land which is within the area of the council.</p> <p>‘Land’ excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (alone or jointly with another) a right to occupy or to receive income.</p>
Licenses	<p>Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer</p>
Corporate tenancies	<p>Any tenancy where (to the councillor’s knowledge)—</p> <p>(a) the landlord is the council; and</p> <p>(b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.</p>
Securities	<p>Any beneficial interest in securities* of a body where—</p> <p>(a) that body (to the councillor’s knowledge) has a place of business or land in the area of the council; and</p> <p>(b) either—</p> <p>(i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or</p> <p>(ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were</p>

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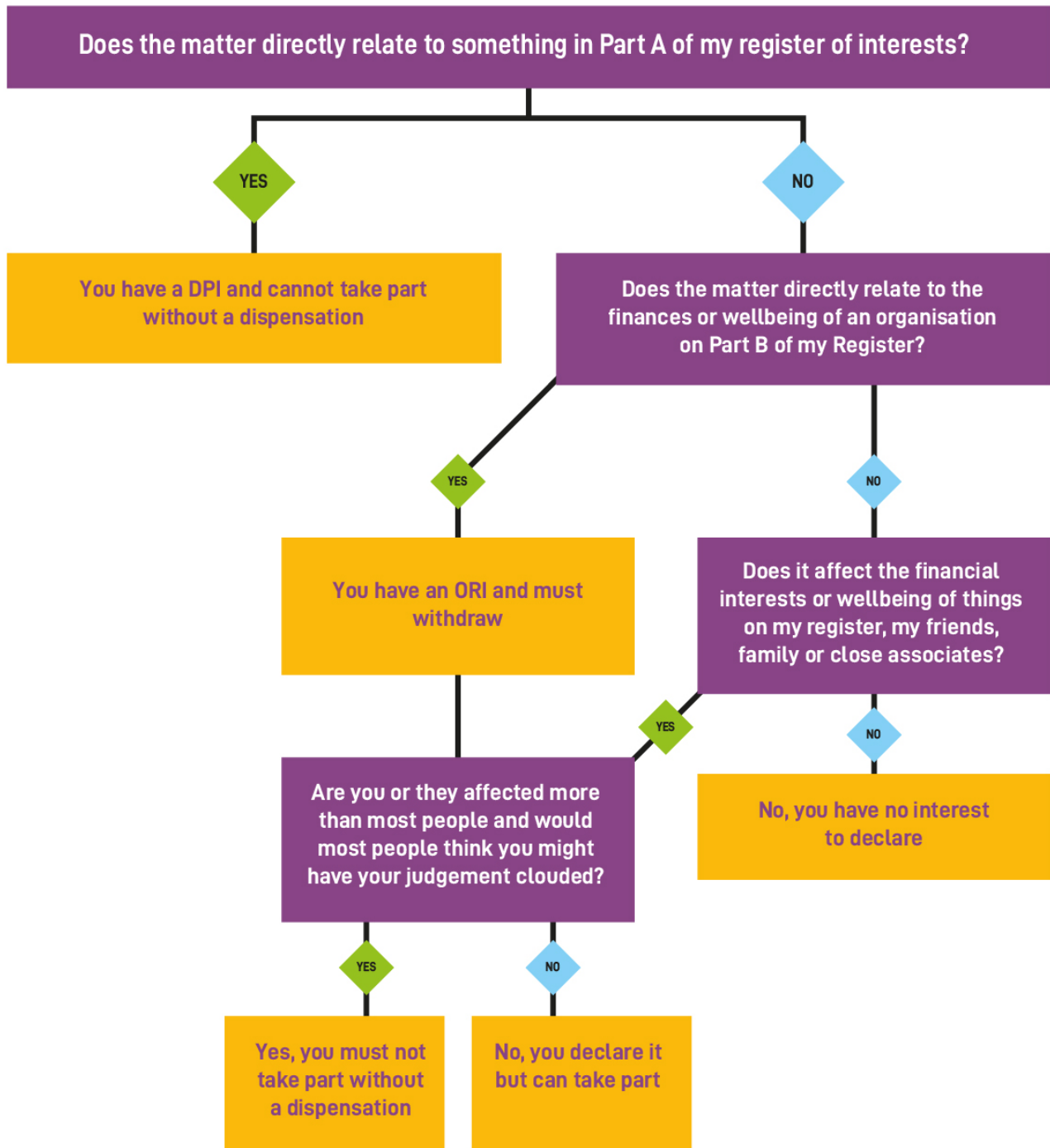
* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2: Other Registrable Interests

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

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



HAPPISBURGH – RV/25/2056 – Access track to Lighthouse Lane to serve existing public car park and new car park to allow for rollback of existing car park; ancillary works, without complying with conditions 2 (approved plans), 3 (landscaping), 14 (access track from Lighthouse Lane), 15 (gates/bollard/chain/other means of obstruction) and 21 (off-site highway improvements) of planning permission PF/22/2510 to allow new access position off Lighthouse Lane to align with opposite neighbours garage and prevent car headlights shining into the dwelling from the site egress carriageway.

Major Development

- Target Date: 26th December 2025

Extension of time: N/A

Case Officer: Joseph Barrow

Section 73 application

RELEVANT SITE CONSTRAINTS

Agricultural Land Classification: Grade 1

Countryside

Undeveloped Coast Constraint Area

Coastal Erosion Risk Areas:

Coastal Erosion Risk Area - 100 years

Coastal Erosion Risk Area - 50 years

RELEVANT PLANNING HISTORY

PF/22/2510: Access track to Lighthouse Lane to serve existing public car park and new car park to allow for rollback of existing car park; ancillary works at Land off Lighthouse Lane Happisburgh for Happisburgh Parish Council – Approved

RV/22/0821: Variation of condition 2 (approved plans) of planning permission PF/11/0169 (Change of use of land from agricultural/amenity land to public car park/amenity land and construction of beach access ramp) to retain dropped kerb - Approved

COND/15/0515: Discharge of condition 3 (landscaping) of planning permission PF/12/1354 – Details approved

PF/12/1354: Change of use of land from agricultural to playing field - Approved

PF/11/0169: Change of use of land from agricultural/amenity land to public car park/amenity land and construction of beach access ramp - Approved

THE APPLICATION

Seeks to vary conditions of the planning permission PF/22/2510 to allow a change in the position of the access off Lighthouse Lane. This requires the variation of five conditions that relate to matters of highway safety in total as set out within conditions 2, 3, 14, 15 and 21 of the original permission. The application is submitted so as to reduce headlight glare into properties opposite the approved access point on Lighthouse Lane.

REASONS FOR REFERRAL TO COMMITTEE

The application is submitted by North Norfolk District Council

In accordance with the Councils Constitution (Sept v4) - Chapter 6, Part 2 para 6.2 "Determination of Planning and Listed Building Applications" conditions: "e) All major applications submitted by or on behalf of the District Council shall be determined by Development Committee."

PARISH/TOWN COUNCIL

Happisburgh Parish Council – No comment.

CONSULTATIONS

North Norfolk District Council Landscape Officer – No comment.

Norfolk County Council Highway Authority – No Objection subject to conditions

REPRESENTATIONS

1 letter of objection received highlighting matters pertaining to the off-site highway improvement works with regard to the relocation of passing bay 2. This is not deemed to be a point of assessment for this application which requests a very specific and particular change to the access point only.

This letter has been circulated to the applicant for further consideration in terms of any further ancillary off-site works.

HUMAN RIGHTS IMPLICATIONS

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

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

CRIME AND DISORDER

The application raises no significant crime and disorder issues.

EQUALITY AND DIVERSITY ISSUES

The application raises no significant equality and diversity issues.

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application.

Local finance considerations are not considered to be material to this case.

RELEVANT POLICIES

North Norfolk Core Strategy (adopted September 2008)

SS 1 – Spatial Strategy for North Norfolk
SS 2 – Development in the Countryside
SS 5 – Economy
EN 2 – Protection and Enhancement of Landscape and Settlement Character
EN 3 – Undeveloped Coast
EN 4 – Design
EN 8 – Protecting and Enhancing the Historic Environment
EN 11 – Coastal Erosion
EN 12 – Relocation and Replacement of Development Affected by Coastal Erosion Risk
EC 6 – Public Car Parking Provision
CT 5 – Transport Impact of New Development
CT 6 – Parking Provision

Material Considerations

North Norfolk Design Guide Supplementary Planning Document (2008)

North Norfolk Landscape Character Assessment SPD (2021)

National Planning Policy Framework (2021):

Chapter 2 – Achieving Sustainable Development
Chapter 6 – Building a Strong, Competitive Economy
Chapter 9 – Promoting Sustainable Transport
Chapter 12 – Achieving Well Designed Places
Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
Chapter 16 – Conserving and Enhancing the Historic 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 has been received, which has found the plan to be sound subject to a number of Main Modifications being incorporated prior to adoption. Adoption is currently anticipated in 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 **significant 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
- CC5 - Coastal Change Management
- CC6 - Coastal Change Adaptation
- CC7 – Flood Risk & Surface Water Drainage
- CC8 - Electric Vehicle Charging
- CC9 - Sustainable Transport
- CC12 – Trees, Hedgerows & Woodland
- SS1 – Spatial Strategy (Except Small Growth Villages which is apportioned no weight)
- SS2 - Development in the Countryside
- HC3 - Provision & Retention of Local Facilities
- HC7 - Parking Provision
- HC8 - Safeguarding Land for Sustainable Transport
- ENV3 - Heritage & Undeveloped Coast
- ENV4 - Biodiversity & Geodiversity
- ENV6 - Protection of Amenity
- ENV7 - Protecting & Enhancing the Historic Environment
- ENV8 - High Quality Design

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 sound, subject to the incorporation of a number of Main Modifications prior to adoption, and is in conformity with the NPPF. Having reached the Main Modifications stage, the Plan, as modified, remains a material consideration.

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:

When considering an application for a variation of planning conditions the Local Planning Authority may only consider the matters which are materially affected by the exact changes that are proposed. In this case, the material change to the scheme that is proposed is the relocation of the existing access track. With this in mind, the matters for consideration under this application are:

1. Procedural matters

- 2. Impact upon design and landscape**
- 3. Impact upon amenity**
- 4. Impact upon highway safety**
- 5. Electric vehicle parking provision**

The original application (ref: PF/22/2510) was considered by the Development Committee on 11 Jan 2024. A copy of that report is available at **Appendix A**.

1. Procedural matters

It is noted from the assessment that the relocation of the access as proposed would require the use of more land than was in the original red line so as to provide adequate visibility to the south. It is not lawful to extend red lines under variation of condition applications; however the use of Grampian-style conditions may be considered appropriate in such circumstance.

Grampian Conditions are a negative restriction on the planning permission, restricting its implementation, in whole or in part, until some event has occurred. This event can involve land outside of the applicant's ownership, providing there are reasonable prospects of the action in question being performed within the time-limit imposed by the permission. Furthermore, with suitable drafting that the proposed Grampian Condition should otherwise meet the relevant tests for planning conditions i.e. the condition is necessary, relevant to planning, relevant to the development being permitted, enforceable, precise and reasonable in all other aspects.

The southern visibility splay associated with the revised access extends beyond the application site and across land owned by a third party. The applicants have indicated that negotiations with the third party landowner are already well advanced and there is a reasonable balance of probability that the required visibility improvements can be delivered. Therefore, it is a reasonable prospect that the additional land required for visibility will be delivered via a Grampian Condition within the specified time limit condition for implementation.

2. Impact upon design, landscape and heritage

This application would not amend the appearance of the car park layout itself or the proposed landscaping insofar as the main landscaping buffer is maintained across the south of the site. The application would require the removal of a small area of vegetation inclusive of native hedgerow and scrub adjacent to the new access point for visibility reasons. Any losses would be offset by the area now to be retained at the site of the previously approved access.

It is considered that the proposed highway visibility improvements will not result in the loss of any significant landscape features compared to the previous approval, nor does it result in additional harm to the character and appearance of the area. Regard is also had to the setting of the Grade II Listed lighthouse and the undeveloped coast constraint area. It is considered that the proposed amendment would not significantly alter the proposal's impact upon either of those constraints.

Subsequently, this application is found to be acceptable in terms of its impact upon design and landscape, in accordance with Core Strategy Policies EN 2, EN 3, EN 4 and EN 8 and Policies ENV 3, ENV 7 and ENV 8 of the Emerging Local Plan, as well as the North Norfolk Design Guide SPD, and Chapters 12 and 16 of the NPPF (2024).

3. Impact upon residential amenity

The proposal seeks a revised access location to the south of the approved location in order to ensure that the headlights of cars leaving the car park would not face directly into the lounge window of a property on the west side of Lighthouse Lane.

Having reviewed the layout it is clear that the proposed layout would achieve this aim and therefore deliver an improvement in terms of residential amenity. The new exit point would also now face the blank side elevation of an existing garage, ensuring that the no further amenity impact is created by the proposals.

With no other concerns or prospective impacts in terms of amenity, it is considered that this application is acceptable in this regard, in accordance with Core Strategy Policy EN 4 and Policy ENV 6 of the Emerging Local Plan, the North Norfolk Design Guide SPD, and Chapter 12 of the NPPF (2025).

4. Impact upon highway safety

Committee will not the single representation received which raises points focusing on the off-site highway works, chiefly the location of passing bays along Lighthouse Lane. Officers have provided this comment to the applicant and their agent to enable informed decisions as detailed layouts are drawn up, and planning conditions discharged.

Officers consider that this proposal does not impact upon the matters raised within that local representation. Should the developers wish to amend the off-site layout after review of the local representation then officers will be available to assist where appropriate.

With the parking layout itself remaining unchanged, the only assessment to be made under this application is one that focuses on the new access location. During the assessment Officers have received two comments from the highway authority stating that the initial plans failed to demonstrate sufficient land was available to deliver an adequate visibility splay.

Following revisions to the plans, the Highway Authority have confirmed they have no objections to the proposals subject to the imposition of conditions.

As discussed in “Procedural Matters” Officers are content to proceed with a suitably drafted Grampian Condition, with the applicant’s agreement, to ensure that the land required for the visibility splay is delivered and retained thereafter.

Subject to that condition, as well as relevant and appropriate amendments to the others affected by this proposal, the application is found to be acceptable in terms of its impact on highway safety, having regard to Core Strategy Policies CT 5 and CT 6 and Policy HC 7 of the Emerging Local Plan, as well as Chapter 9 of the NPPF (2024).

5. Electric vehicle parking provision

Policy CC 8 of the Emerging Local Plan states that *‘proposals for stand-alone car parks should provide active provision for electric vehicle charging points of a minimum of 1 charging point or 20% of all new parking spaces, whichever is the greater, unless there is evidence that the viability of the scheme would be significantly affected.’*

This policy is afforded significant weight and introduces a new requirement for this development which was not applicable to the previous decision. It is noted that the original permission remains capable of implementation as a fallback position and this carries weight in the determination of the application. In other words, were the Committee minded to refuse

planning permission on the basis of a lack of EV charging points then a near identical scheme could be implemented without the need to provide EV charging points as a fallback under application ref: PF/22/2510.

A plan has been submitted showing 7 EV charge points, Whilst this falls short of the 14 that would required under Emerging Policy CC 8, having regard to the fallback scenario, Officers consider these are material considerations that attract sufficient weight to depart from the policy.

The applicants are agreeable to a condition requiring an EV charging scheme to be submitted ensuring their delivery prior to the first use of the facility.

On balance, whilst recognising the fallback position, Officers consider that, with the imposition of a condition to secure an EV charging scheme, the proposal would be in accordance with the broader aims of Policy CC 8 of the Emerging Local Plan in that some EV charging provision is being made.

Planning Balance and Conclusion

The proposal amends plans to revise the access point which, amongst other things, delivers an improvement to residential amenity without negatively altering the scheme in other ways.

The proposal will also secure EV charging points where the fallback scheme provided none.

Subject to a Grampian Condition to secure suitable visibility, and a new condition securing an EV charging scheme; along with imposing all other relevant previous conditions, this application is considered to be acceptable and in accordance with relevant Development Plan and Emerging Local Plan policy.

RECOMMENDATION:

APPROVAL subject to the imposition of conditions as per the previous approval (minus the time limit condition - see headings below) together with two new conditions added to control / deliver the following:

- The use of land within the blue line for visibility splays for traffic leaving the site.
- The submission and approval of electric vehicle charging scheme.

Previous condition headings:

1. Plans
2. Landscaping
3. Landscaping
4. Surface Water Drainage
5. Camping Restriction
6. Ecology
7. CEMP
8. External Lighting
9. Opening Hours
10. Existing Access Closure
11. Total new Spaces Limit
12. Total Overall Spaces Limit
13. Access / Crossing Details

- 14. Gates / Bollards / Chain Details
- 15. Vis Splays
- 16. Access track Delivery
- 17. Parking Spaces Delivery
- 18. CTMP 1
- 19. CTMP 2
- 20. Off-Site Highway Works 1
- 21. Off-Site Highway Works 2

APPENDIX A – COMMITTEE REPORT PF/22/2510 – 11 JAN 2024

HAPPISBURGH – PF/22/2510 - Access track to Lighthouse Lane to serve existing public car park and new car park to allow for rollback of existing car park; ancillary works at Land off Lighthouse Lane Happisburgh for Happisburgh Parish Council

Major Development

Target Date: 7th March 2023

Extension of time: 18th January 2024

Case Officer: Mr Joseph Barrow

Full Planning Permission

BACKGROUND

This application was considered by the Development Committee at its meeting on 20 July 2023. The committee resolved to defer the application so as to enable further discussions to take place between the applicant and the local highway authority in seeking to resolve issues surrounding access to Lighthouse Lane and to secure potential improvements for the scheme.

This report is an update on the access and highways issues. The committee report and minutes to the previous meeting setting out all other matters and considerations is attached at **Appendix B**.

Further comments from Norfolk County Council Highways in respect of the proposed changes made to the proposals are awaited and will be reported verbally at the committee meeting.

OFFICER ASSESSMENT

Following the deferment, the application has been the subject of a thorough assessment by a highway consultant. Some of the options that were discussed by the committee at its meeting in July were considered as part of this, and either ruled out or brought forward depending on their feasibility and impact.

The improvements now proposed which would be secured either via conditions or a legal agreement are as follows:

- At least three passing places along Lighthouse Lane between the new access and the junction with Whimpwell Street;
- carriageway widening to the site frontage on the east side of Lighthouse Lane; and
- signage to encourage right turns out of the new car park access road.

Measures that were discussed at the previous committee meeting that have since been discounted following the consultants' review are:

- Reprioritising the Lighthouse Lane / Beach Road junction,
- Restrictive engineering of the junction from the new access road to Lighthouse Lane to prohibit left turning, and,
- The implementation of a one-way system from Beach Road, along the length of Lighthouse Lane, to Whimpwell Street.

As confirmed to Committee previously, this proposal does not involve a proposed increase in the amount of parking available within the car park, which would remain at 74 spaces, inclusive of disability accessible spaces, and powered two-wheeler spaces.

Without a suitable replacement car parking facility being secured, Officers consider it to be highly probable that visitors to the area and others wishing to access the nearby coastal footpath(s) and beach may well choose to park on-street where there are currently no parking restrictions in place. This scenario where the car park is not replaced needs to be weighed against the highway impacts that may arise from the proposed development. Previously, the Highway Authority's stance did not appear to have recognised the potential highway safety impacts resulting from the loss of an existing car park facility without any replacement.

With regard to the standards of the roads that drivers and others would need to use to access the car park, it is understood that current signage within the village, namely that on Whimpwell Street directing beach traffic down Beach Road, would not change (notwithstanding any provision of signage to direct people down Lighthouse Lane). For those that would use this access route, the length of Beach Road between Whimpwell Street and the junction with Lighthouse Lane would remain the same, with traffic now proposed to turn right down Lighthouse Lane rather than continuing along Beach Road as it does currently.

The distance along Beach Road to the current car park access point is approximately 268 metres. This section of road has a generally straight alignment with consistent forward visibility, but minimal passing place provision or road width, creating a situation where passing vehicles often use agricultural accesses or residential driveways to pass.

The proposed route includes approximately 60 metres of Beach Road, before traffic would turn right down Lighthouse Lane for approximately 118 metres before the car park access road on the left-hand (eastern) side. The section of access route using Beach Road is the same as at present, but the overall route on public highways would be shorter. Lighthouse Lane is also capable of allowing carriageway widening across the car park site frontage, which is now included as part of the proposals.

It is acknowledged that the proposal could result in additional vehicle movements along the southern section of Lighthouse Lane, beyond the proposed new car park access point. Lighthouse Lane to the south of the proposed car park access, through to the Whimpwell Street junction, is substandard, with insufficient passing place provision, and at a distance of approximately 478 metres to that junction, increased vehicle use of it would be undesirable.

This section of highway is now proposed to benefit from at least three passing places between the new access point, and the junction with Whimpwell Street. Signage will also be installed to encourage road users to exit the car park towards Beach Road. These additional measures are considered to represent a significant improvement that would mitigate and increase usage of the southern section of Lighthouse Lane.

The other potential measures referred to above, that were discussed by the Development Committee at the July meeting, have been assessed but have been discounted due to their overall negative impact on either highway safety, residential amenity, or on feasibility grounds.

It is considered that the proposed development broadly complies with Core Strategy policy CT 5. Furthermore, paragraph 115 of the NPPF (Dec 2023) states that '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*' Whilst the proposed development was considered to be acceptable previously, Officers consider that the additional improvements now proposed tip the balance further in favour of approval of the application.

Other considerations

The changes made to the scheme would also have some minor impacts upon the character and appearance of the area. The provision of passing places and the carriageway widening proposed would be a small change to the rurality of the surrounding area, but this slight change to character is considered to be offset by the highway benefits. Extensive landscape mitigation would be secured by condition.

Planning Balance and Conclusion

The proposed development would cause less than substantial harm to the grade II listed lighthouse and cottages which Officers consider would be outweighed by the public benefits arising from the development. Whilst the application was considered acceptable by Officers previously, the changes made to the proposed development would lessen the highway impacts further.

The proposal would also bring forward landscape and ecological enhancements, as well as community-wide benefits in terms of resistance and adaptation to coastal erosion constraints as well as tourism through continued beach and footpath access.

The proposed development is therefore considered to be acceptable and in compliance with the relevant Core Strategy policies listed in the appended report.

RECOMMENDATION:

APPROVAL subject to conditions to cover the matters listed below (and any others subsequently considered necessary by the Assistant Director – Planning):

1. Time Limit
2. Approved plans
3. Surface materials
4. Compliance with the drainage strategy
5. Use prohibition for the new parking spaces until such a time as they are necessary
6. Closure of the existing access point as soon as the new access is in use
7. Number of spaces not to exceed 74 as per the plan at any time
8. Car park opening hours with access gate to be closed when car park is not in use
9. Prohibition of overnight camping
10. Implementation of ecological mitigation and enhancement measures
11. Landscaping scheme to include provision of a mixed species native hedgerow with trees every 10m to the southern/western boundaries of the site
12. External lighting restriction

13. Any other highway conditions

Final wording of conditions to be delegated to the Assistant Director – Planning

BRINTON – PF/24/2057 – Demolition of existing dwelling and erection of replacement dwelling with garage at Homestead, Sharrington Road, Brinton, Melton Constable, Norfolk, NR24 2QG.

Minor Development

Target Date: 16.12.2025

Extension of Time: 16.12.2025

Case Officer: Jamie Smith

Full Planning Permission

RELEVANT SITE CONSTRAINTS

The site lies within a Countryside location in policy terms

The site lies within Brinton with Thornage and Glaven Valley Conservation Areas

The site lies within the Tributary Farmland and River Valley landscape type in the North Norfolk Landscape Character Assessment

The site is within a Mineral Safeguarding Area

A small section of the southern part of the site is at risk of ground water flooding

RELEVANT PLANNING HISTORY

PF/14/0436 - Demolition of single-storey dwelling and erection of two-storey replacement dwelling – Approved

THE APPLICATION

Site Description:

The site is situated at the junction of The Street and Old Hall Lane, with the access to the site being proposed from The Street only.

The application proposes the demolition of an existing single storey dwelling and the erection of a replacement two storey dwelling with garage.

The application has been amended through the application process to reduce the height of the dwelling, repositioning of the footprint, scaled-back glazing on the first floor of the south and east elevation and changes to the spiral staircase.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr Brown for the following reasons:

The principle of replacement dwellings is accepted. However, the design, scale and mass of the proposed dwelling represents an unacceptably large increase in the height and scale compared to the original dwelling to be demolished. This would result in a material impact on the appearance of the surrounding countryside and heritage assets managed by the Glaven Valley Rural Conservation Area Plan. This proposal is contrary to Core Strategy Policies HO 8, EN 2,4 & 8 and NPPF para 215.

There is support from Brinton & Sharrington Parish Council for the matter to be referred to Committee following significant objections from the local community.

CONSULTATIONS

Brinton Parish Council: Object.

North Norfolk District Council Landscape: No objections to amended scheme as a result of further information and subject to appropriate conditions.

North Norfolk Conservation and Design Officer: No objection to amended scheme.

Norfolk County Council Highways: No objection, subject to conditions.

REPRESENTATIONS

Nine supporting representations received for the following summarised reasons:

- The proposal features a modern, innovative design that incorporates traditional and vernacular materials. The building is designed to reflect the site's context and sits broadly on the footprint of the original structure. Elements like the curved staircase add visual appeal, contributing to an inspiring piece of architecture. The proposal carefully addresses key issues such as location, massing, materials, and elevation. The site is considered suitable for a two-storey building, in keeping with neighbouring properties.
- The current building is an eyesore; the new scheme would transform and enhance the site
- Plans include sympathetic landscaping and tree retention, ensuring the building won't be overly imposing.
- Old Hall Lane features a mix of dwelling styles and ages; the proposal complements this diversity.
- The scheme supports a local architect and adds positively to the varied housing styles in Brinton and Sharrington.
- While in a conservation area, thoughtful development like this can improve the site and support village growth

Five objecting representations received for the following summarised reasons:

- The building is too large, out of place, and not in keeping with the rural character of the narrow corner plot. Impact upon Cedar House.
- The proposed roof is assertive and intrusive; unlike the 2014 approved "Victorian cottage style" which was more sympathetic to local architecture.
- Uncertainty around the use of a septic tank.
- Northern part of the site lies near Flood Zones 2 and 3a, increasing vulnerability to flooding. The land was historically boggy before tree planting, raising concerns about stability and drainage
- The submitted photo of the original bungalow (from 2009) does not reflect its current deteriorated condition.
- Roof height comparisons are inaccurate due to Brook House being on higher ground.
- The proposal does not enhance the area and is incompatible with its sensitive setting.
- Contrary to Core Strategy Policies HO 8 and EN 8.
- Loss of trees and landscaping.

- Notwithstanding the amendments, the two-storey design and ridge height will be visually intrusive. The Tree screening is unreliable; key trees removed. Height unchanged; moved to lower ground, making it more dominant from The Street

HUMAN RIGHTS IMPLICATIONS

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

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

CRIME AND DISORDER

The application raises no significant crime and disorder issues.

EQUALITY AND DIVERSITY ISSUES

The application raises no significant equality and diversity issues.

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application.

Local finance considerations are not considered to be material to this case.

RELEVANT PLANNING POLICIES

North Norfolk Core Strategy

SS 1: Spatial Strategy for North Norfolk

SS 2: Development in the Countryside

SS 4: Environment

HO 8 - House extension and replacement dwellings in the countryside.

EN 2 - Protection and enhancement of landscape and settlement character.

EN 4 - Design.

EN 8 - Protecting and enhancing the historic environment.

EN 9 - Biodiversity and geology.

EN 10 - Development and Flood risk.

EN 13 - Pollution and hazard prevention and minimisation.

CT 5 - The transport impact of new development.

CT 6 - Parking provision.

Material Considerations:

Supplementary Planning Documents and Guidance:

North Norfolk Design Guide (2008)

North Norfolk Landscape Character Assessment (2021)

North Norfolk Landscape Sensitivity Assessment (2021)

National Planning Policy Framework

Chapter 2: Achieving sustainable development
Chapter 5 – Delivering a sufficient supply of homes.
Chapter 12 - Achieving well-designed places.
Chapter 14 - Meeting the challenge of climate change, flooding and coastal change.
Chapter 15 - Conserving and enhancing the natural environment.
Chapter 16 - Conserving and enhancing the historic environment.

Conservation Area Appraisals

Brinton Conservation Area Appraisal and Management Plan
Glaven Valley Conservation Area Appraisal and Management Plan

Emerging North Norfolk 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 has been received, which has found the plan to be sound subject to a number of Main Modifications being incorporated prior to adoption. Adoption is currently anticipated in 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 **significant 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
- CC 4 - Water Efficiency
- CC 7 - Flood Risk & Surface Water Drainage
- CC 8 - Electric Vehicle Charging
- CC 9 - Sustainable Transport
- CC 10 – Biodiversity Net Gain
- CC 12 – Trees, Hedgerows & Woodland
- SS 2 - Development in the Countryside
- HC 5 - Fibre to the Premises (FTTP)
- HC 7 - Parking Provision
- ENV 2 - Protection & Enhancement of Landscape & Settlement Character
- ENV 4 - Biodiversity & Geodiversity
- ENV 5 - Impacts on international & European sites, Recreational Impact Avoidance Mitigation Strategy

- ENV 6 - Protection of Amenity
 - ENV 7 – Protecting and Enhancing the Historic Environment
 - ENV 8 - High Quality Design
 - HOU 6 - Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation
 - HC 7 -Parking Provision
 - HOU 8 - Accessible & Adaptable Homes
 - HOU 9 - Minimum Space Standards
3. **Consistency with the NPPF** - *The closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given.*
The overall Plan as modified is considered to be consistent with national policy.
This supports giving greater weight to the policies identified above.

Conclusion on Weight

The Plan has been found legally compliant and sound, subject to the incorporation of a number of Main Modifications prior to adoption and is in conformity with the NPPF. Having reached the Main Modifications stage, the Plan, as modified, remains a material consideration.

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.

Main Issues for consideration:

1. **Principle of development**
2. **Design and heritage**
3. **Landscape and visual impact**
4. **Residential amenities**
5. **Arboriculture implications**
6. **Ecology**
7. **Flood Risk**
8. **Highways and parking**
9. **Energy efficiency**
10. **Planning balance**

1 Principle of development

The property is within the designated Countryside policy area of North Norfolk, as defined under Policy SS 2 of the North Norfolk Core Strategy (CS). Within this area, proposals to replace existing dwellings are considered to be acceptable in principle, subject to compliance with other relevant CS policies.

CS Policy HO 8 makes no reference to the need for a replacement dwelling to either be on the same footprint as the existing property or for it to be in close proximity or indeed within the immediate curtilage. Instead, the policy concentrates on whether the replacement dwelling would result in a disproportionately large increase in the height or scale of the original dwelling, **and** whether it would materially increase the impact of the dwelling on the appearance of the surrounding countryside. In addition, the policy makes allowances for the fact that the existing dwelling could be extended under permitted development rights.

The general thrust of the CS Policy HO 8 has followed through to Policy HOU 6 of the emerging Local Plan (ELP), whereby when considering replacement of dwellings in a countryside location, the new building should not result in a 'material increase in impact', i.e. look significantly bigger, taller, or more visually intrusive than the one it is replacing.

The following details a comparative schedule of floor areas.

Schedule of Floor Areas

Existing Dwelling

Main House	138 sq. metres
Total Area	<u>138 sq. metres</u>

2014 approved two storey Dwelling

Main House and garage	186 sq. metres
Total Area	<u>186 sq. metres</u>

Proposed Dwelling

Main House and garage	141 sq. metre
Total Area	<u>141 sq. metres</u>

Net increase in ground floor area compared with existing dwelling +3 sq. metres

Net decrease in ground floor area compared with 2014 dwelling -45 sq. metres

With regards to the height and scale of the proposed dwelling, both it and the 2014 approval are two storeys whereas the existing is single storey. The footprint of the dwelling has been shifted back on site and now corresponds more closely with the existing and previously approved footprints. Its height has been reduced by some 400mm and now would sit just under 1 metre lower than the adjacent Brook House next door (albeit on lower ground). Additionally, the proposed dwelling is approximately 600 mm higher than that of the 2014 approval.

In landscape terms, whilst the proposed dwelling is larger in overall scale than that of the existing dwelling, regard has been given to the 2014 approval which is a material consideration (as the current CS was in force at that time) and the changes made throughout the current application process to overcome concerns raised, i.e. scale, siting, design, existing and proposed landscaping and planting in and surrounding the site.

The scheme is considered to comply with CS policy HO 8 and ELP Policy HOU 6.

2 Design and Heritage

Core Strategy Policy EN 4 requires that all development is of a high-quality design and reinforces local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Proposals will be expected to have regard to the North Norfolk Design Guide, incorporate sustainable construction principles, make efficient use of land, be suitably designed within their context, retain important landscape and natural features and incorporate landscape enhancements, ensure appropriate scales, make clear distinctions between public and private spaces, create safe places, are accessible to all, incorporate footpaths and green links, ensure that parking is discreet and accessible and where possible, contain a mix of uses, buildings and landscaping.

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

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

The application site also lies within the Brinton and Glaven Valley Conservation Area; which are designated heritage assets. Any new development within this area must aim to at least preserve its established character and appearance. In accordance with paragraph 203 of the NPPF, proposals should also consider the desirability of making a positive contribution to local character and distinctiveness.

The existing dwelling (the Homestead) is single storey fronting The Street and is now in a poor state. The 2014 permission for a replacement dwelling has expired, but still attracts weight as a material planning consideration. There have been a number of pre-application enquiries to enhance/improve the site by way of a replacement dwelling, since 2021. The building has been neglected, is overgrown and appears not to have been occupied for some time, however, it is not considered that abandonment has occurred.

In terms of the principle of its demolition, the dwelling appears to be of mid c20th construction. It is therefore considered not to be of any particular architectural or historic interest. As a result, there are no objections to the wholesale removal of this building from site, or its ancillary structures which are similarly of little significance.

Approved application PF/14/0436 established the principle of a two-storey form for the replacement dwelling. This permission provided for an additive building based around two conjoined hipped roof volumes. With a single-storey range then springing from this core. The increase in volume was considered to be appropriately moderated and ultimately considered acceptable, in relation to CS policies EN 4, EN 8 and HO 8 at the time of determination.

The current application proposes a two-storey dwelling with both traditional and contemporary elements. Revisions to the current scheme have come forward through this application process to address concerns which include a reduced height, repositioned footprint, scaled-back glazing on the first floor of the south and east elevation and consideration of the position of the spiral staircase. These changes have collectively lessened the building's visual impact and improved its relationship with both the adjacent Brook House and the wider streetscape. It would also be more deferential in its relationship to the grade II listed building opposite, Cedar House. It is considered that the revised proposal has softened the earlier perception of being "shouty" or overly assertive.

Design is subjective, as reflected in the range of representations received both in support and objecting. Whether through extension, remodelling, or full replacement of the existing bungalow, the site was always likely to undergo change, especially given its current condition. As the surrounding vegetation is thinned/managed and the site becomes more visible, it is

inevitable that the/any new building will have a greater presence within the street scene. A key consideration is whether this presence constitutes undue visual impact or causes demonstrable harm to the overall significance of the conservation areas.

It is considered that the scheme offers a number of design 'credentials'. It responds well to the site and would enable the building to appropriately address its corner location. The brick elevations would offer good levels of visual interest reflecting vernacular patterning seen across the district including a contemporary plinth around the base of the building. It is also considered that the removal of the derelict bungalow from site would be a positive.

Officers note the concerns regarding the increased scale of the proposed replacement dwelling relative to the existing bungalow and the necessary tree removal and thus the impact upon the wider landscape are noted. The more recent revisions to the scheme have however, made significant progress in addressing many initial reservations raised by Officers. Given the existing context of the site, and introduction of a two-storey dwelling, any change would inevitably increase the building's presence on the site. However, given the amendments and delivery of a sensitive landscaping scheme for the site (which the Landscape Officer has advised is acceptable), the scheme is not considered to result in harm to the overall significance of either of the conservation areas.

The scheme is therefore considered to comply with CS policies EN 4 and EN 8, and ELP policies ENV 7 and ENV 8.

3 Residential amenity

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

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

In terms of the relationship with existing nearby dwellings, given the combination of distance from them, the type of and position of openings to the first floor, it is considered that the proposed scheme would not give rise to significant overshadowing, overbearing, loss of light or loss of privacy impacts. The scheme would provide adequate amenity for the future occupants of the proposed dwelling.

The scheme is considered to comply with CS policy EN 4, and ELP policies ENV 6 and HOU 9.

4 Landscape and Visual Impact

CS Policy EN 2 requires development proposals to be informed by, and sympathetic to, the distinctive landscape character type. The site lies on the cusp of two Landscape Types - Tributary Farmland and River Valley (RV5 River Glaven) as defined in the North Norfolk Landscape Character Assessment. Historic villages, such as Brinton, with their strong

vernacular and little modern development are noted as one of the defining characteristics of the RV5 Landscape Type and are key components of the Glaven Valley Conservation Area.

The application site sits on a corner plot between two roads and is characterised by mature trees and hedged boundaries, such that the existing dwelling is not at all visible. As a result, any replacement dwelling (or renovation of the existing) would likely result in any dwelling having increased presence in the wider landscape as the site would be subject to tidying up/management due to its current condition.

The applicant has considered concerns raised by Officers regarding the dwelling's position on site, height, levels of glazing, scale of spiral staircase and landscape visibility. The revised design proposals demonstrate a more considered relationship between the building and its site. Relocating the dwelling northwards has enabled greater retention of boundary vegetation, which is important to maintaining the site's verdant character. The reduction in glazed openings on the north and east elevations, along with the lowered ridgeline, contributes to a dwelling that would be less impactful and would not have such an immediate presence on the corner. Importantly, the application has been supported with additional information detailing clarity regarding removal, retention and management of existing vegetation and the location of new mitigation planting.

In order to ensure an appropriate finish, details of external materials will be secured via condition. Additionally, a condition requiring approval of any external lighting prior to installation is recommended to reduce light spill.

Having regard to the amendments to the dwelling and further details of existing and proposed landscaping, on balance, the proposed dwelling is considered to comply with CS Policy EN 2 and ELP Policy ENV 2.

5 Arboricultural Implications

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

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

Concerns have been raised regarding both the loss of trees and the visibility of the proposed dwelling. The revised scheme, which repositions the dwelling, will now require the removal of 7 trees (6 Category C and 1 Category B), compared with the 9 originally identified. The updated arboricultural assessment also notes that 2 of these 7 trees are already in visible decline and would have limited retention value irrespective of development. It is also relevant that trees were a material consideration in the 2014 approval, where a similarly sited dwelling necessitated the removal of 5 trees.

The application was supported by an Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement, Planting Plan, Site Working Plan and a Landscape Management Plan. No further objection has been received from the Landscape Officer in terms of the impact of the development on trees.

It is therefore considered that with the imposition of appropriate conditions, the proposed development would accord with CS policies EN 2 and EN 4, and ELP policies EN 4 and CC 12.

6 Ecology

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

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

CS Policy EN 9 requires that all development should protect the biodiversity value of land and buildings and minimise the fragmentation of habitats, and maximise opportunities for restoration, enhancement and connection of natural habitats and incorporate beneficial biodiversity conservation features where appropriate.

NPPF paragraph 187 states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity value, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

NPPF paragraph 193 states that when determining planning applications, significant harm to biodiversity should be avoided, adequately mitigated, or, as a last resort, compensated for. Should this not be possible, then permission should be refused.

Protected Species

The application is supported by an Ecology Report. The Council's Ecology Officer has considered the proposed development and raises no objection in respect to on-site ecological impacts. Conditions are required to secure the required licence, mitigation and enhancement measures.

Recreation impacts on European sites

Norfolk local planning authorities (LPAs) have worked collaboratively to adopt and deliver a Green Infrastructure and Recreational Impact Avoidance and Mitigation (GIRAM) Strategy to ensure that the cumulative impacts of additional visitors, arising from new developments of housing and tourism to European sites, will not result in any likely significant effects which cannot be mitigated. The application site is within the Zone of Influence of several such sites with regards to potential recreational impacts.

As the application proposes a replacement dwelling which would not create a net new dwelling there would be no material difference in impact and therefore mitigation via the GIRAMS tariff would not apply. As such the proposal complies with CS Policy EN 9 and ELP Policy ENV 5.

Biodiversity Net Gain (BNG)

The application is supported by a completed copy of the Council's Biodiversity Gain Statement template and Statutory Metric. The baseline calculations are considered to be accurate.

The use of off-site units or statutory credits to deliver the habitat units necessary to achieve a 10% gain can be established when discharging the statutory biodiversity gain condition which requires submission of a Biodiversity Gain Plan and Habitat Monitoring and Management Plan. A condition and informative are recommended to secure the BNG provisions. On that basis the proposal complies with CS Policy EN 9 and ELP Policy CC 10.

7 Flood risk

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

The Council's Strategic Flood Risk Assessment position the site as being within Flood Zone 1 which is at the lowest risk of flooding (less than 1 in 1000 annual probability). The Government's long-term flood risk mapping shows the site falling within an area of predominantly low groundwater presence.

As the proposal falls below the relevant thresholds for requiring a site-specific Flood Risk Assessment and it is not 'major development', there is no requirement for the application to be supported by flooding/drainage information, or for the Lead Local Flood Authority to be consulted.

Surface/ground water

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

A small part of the site is within an area highlighted as susceptible to ground water flooding and surface water drainage issues have been identified by local residents. Given the scale and type of development, in that it is a replacement an existing dwelling, it is considered that details regarding the surface water drainage arrangements can be dealt with by way of planning condition.

Foul drainage

The first priority under the Building Regulations is for foul drainage to connect to the public foul sewer system. Only if a public foul sewer is not available, should alternative means of disposal be considered. A Package Treatment Plant will be installed, which accords with the drainage hierarchy.

The scheme is considered to accord with CS Policy EN 10 and ELP Policy CC 7.

8 Highways and parking provision

Core Strategy Policy CT 5 requires that proposals provide safe and convenient access on foot, cycle, public and private transport inclusive of those with a disability. They must be capable of being served via a safe highway network without detriment to the character or amenity of the locality. The expected nature and volume of traffic generated by the proposal should be accommodated by the existing road network without detriment to the amenity or character of the surrounding area or highway safety.”

Core Strategy Policy CT 6 requires that adequate vehicle parking facilities will be provided by the developer to serve the needs of the proposed development. Development proposals should make provision for vehicle and cycle parking in accordance with the Council's parking standards, including provision for parking for people with disabilities. Annex C of the Core Strategy sets out the current adopted parking standards.

The proposal would utilise the existing access onto Sharrington Road which was also approved within the 2014 application. Access via Old Hall Lane will be blocked up. Given the proposal seeks to replace an existing dwelling utilising an existing access, the principle is considered acceptable. The Highway Authority have requested planning conditions relating to gates, visibility splays and parking and turning provision.

In terms of parking, the North Norfolk Design Guide states at paragraph 3.3.22 that *“in-curtilage’ parking is recommended where possible to take advantage of personal surveillance and defensible space”*. Based on the current adopted parking standards at Appendix C of the CS for a 3-bedroom dwelling, as proposed, a minimum of 2 spaces are required. There is sufficient space to provide this within the site and can be secured by way of condition.

The proposal is considered to comply with CS Policies CT 5 and CT 6, and ELP Policy HC 7.

9 Energy Efficiency

CS Policy EN 6 considers sustainable construction and energy efficiency.

The proposal is specified as a low energy sustainable house. Any new dwelling with associated parking must have an EV charge point installed along with water efficiency measures as part of Building Regulations requirements.

The application is considered to accord with the aims of CS Policy EN 6 and ELP policies CC 3, 4 and 8.

10 Conclusion and planning balance

Section 38(6) of the Town and Country Planning Compulsory Purchase Act 2004 sets out that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposal seeks permission for the demolition of the existing bungalow and the construction of a replacement dwelling. The revised scheme has been designed to respond to the site's context, addressing concerns raised during earlier submissions. The repositioning of the dwelling reduces its overall impact on heritage assets and ensures that the development sits more comfortably within the established landscape setting.

While there are concerns regarding the loss of vegetation/trees on the site, appropriate replacement planting and landscape management will be ensured through conditions. Additionally, the proposal would preserve the character and appearance of the Conservation Area(s).

The development net gains for biodiversity are found to be acceptable, both in terms of on and off-site ecological impacts. Tree protection measures can be secured by condition to ensure that retained trees are suitably incorporated into the development. Suitable surface water drainage arrangements would be as secured by condition.

The development would retain an access onto the site and appropriate vehicular parking provision would be made within the site, to be secured by condition.

It is therefore concluded that, subject to conditions, the proposed development is considered to be acceptable and compliant with the relevant Development Plan policies as outlined above.

Approval of the application is recommended.

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters: :

- Time limit for implementation
- Approved plans
- Materials to be agreed.
- Surface water drainage
- Biodiversity net gain
- Soft landscape implementation and on-going management
- External lighting
- Retention of existing vegetation
- Works to be undertaken in compliance with the approved AIA and Arb Method Statement
- Protected species licence
- Visibility splays
- Parking and turning
- 5m set back gates
- EV charging points
- Removal of Permitted Development rights

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

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HEMPTON – PF/25/0961 - Self-storage facility with 212 containers, perimeter fencing, landscaping, and associated works at Land South of Hempton Poultry Farm, Helhoughton Road, Hempton, Norfolk

Minor Development

Target Date: 18 July 2025

Extension of Time: 15 December 2025

Case Officer: Mark Brands

Full Planning Permission

RELEVANT SITE CONSTRAINTS

Located within the countryside

Landscape Character Assessment - Tributary Farmland

Landfill Gas Site

Nutrient Neutrality catchment

Section 106 Planning Obligations

GIRAMS Zones of Influence (various)

RELEVANT PLANNING HISTORY (land associated with poultry unit)

Ref: PF/24/1295

Description Installation of CO2 Liquefaction Recovery Equipment

Outcome Approved 11.09.2024

Ref: PA/23/1279

Description Installation of an 880kWp AC roof-mounted solar PV array on the Hempton Poultry sheds, to generate electricity for consumption at the AD plant.

Outcome Approved 08.08.2023

Ref: CL/19/1776

Description Certificate of Existing Lawful Development for layout and design changes at Raynham AD plant site

Outcome Was lawful use

Ref: PF/04/1006

Description Erection of two two-storey dwellings and garages in connection with agriculture

Outcome Approved 26.01.2005

Ref: PF/99/0109

Description Erection of poultry unit

Outcome Approved 27.09.2001

THE APPLICATION

Seeks the creation of an outdoor storage facility for 212 self-storage containers (Use Class B8), including 2.4m high perimeter fencing, CCTV, landscaping, external lighting and associated works.

There would be 212 containers, comprising a mix of the below

- 4no. 40ft containers (dimensions 12.19m x 2.44m)
- 144no. 20ft containers (dimensions 6.06mx 2.44m)
- 64no. 10ft containers (dimensions 3.05m x 2.44m)

The external appearance of the containers would be metal clad in a dark green colour. The facility would be accessible from 7am-9pm 365 days a year. The site would be accessed via a secure gate operated by a gate code.

The application site comprises a triangular grassland plot measuring 0.74 ha. There are established mature hedgerows on the roadside to the south and to the west and east of the application site in excess of 2m in height. This largely screens the site from the public highway and public footpath to the west of the site connecting Hempton Road with Shereford Road. There is a parallel bund to the north in excess of 2m separating the site from the rest of the poultry site with the poultry sheds on the other side of this, and the anaerobic digestion plant further to the north of the sheds.

Further details received during the application

19 November Addendum Planning Statement.

18 September Supporting letter received on behalf of the applicants (Vantastic Movers)

6 August email correspondence from the agent on additional details and justification

REASONS FOR REFERRAL TO COMMITTEE

Called in by the Development Manager for the following reason(s): - To enable the Development Committee to have oversight on the correct application of relevant planning policy given a difference of opinion between the applicant/agent and Officers on the interpretation of relevant policy applicable to the proposal including Core Strategy Policy EC 3.

PARISH/TOWN COUNCIL

No comments received

CONSULTATIONS

Landscape (NNDC) (ecology) - No Objection (subject to conditions) – appropriate mitigation and enhancement measures have been set out in the Ecological Impact Assessment, with BNG to be provided offsite.

Norfolk County Council Highways – No objection

Norfolk Fire Rescue Service – Comments – requirement of fire hydrant

REPRESENTATIONS

No third-party representations received, consultation period has expired.

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 4 - Environment

SS 5 - Economy

EN 2 - Protection and Enhancement of Landscape and Settlement Character

EN 4 - Design

EN 9 - Biodiversity & Geology

EC 1 - Farm Diversification

CT 5 - The Transport Impact of New Development

CT 6 - Parking Provision

Material Considerations:

National Planning Policy Framework (NPPF):

Chapter 2 - Achieving sustainable development

Chapter 4 - Decision-making

Chapter 8 - Promoting healthy and safe communities

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
CC8 – Electric Flood Risk
CC 9 - Sustainable transport
CC 10 - BNG
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 2 - Protection & Enhancement of Landscape & Settlement Character
ENV 4 - Biodiversity & Geodiversity
ENV 6 - Protection of Amenity
ENV 8 - High Quality Design
E 1 - Employment Land
E 2 - Employment Areas, Enterprise Zones & Former Airbases
E 3 - Employment Development Outside of Employment Areas

- 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 limited, significant weight in particular to policies E2 and E3 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

2. **Impact on Landscape and Character of the Area**
3. **Design**
4. **Amenity**
5. **Lighting**
6. **Highways**
7. **Biodiversity**

1. Principle of Development

Core Strategy Policy SS 1 sets out the Council's spatial strategy for development within the district. It seeks to focus the majority of new development within towns and larger villages as designated in the settlement hierarchy as these are the most sustainable locations. Fakenham is designated as a principal settlement within this, located around 1.5 miles to the northeast.

Core Strategy Policy SS 2 permits certain types of development within the countryside (including for agriculture, extensions to existing businesses, new build employment generating proposals where there is operational justification etc), however, as the proposed development would not fall under any of those categories listed, the application site is not in a location where the new development proposed would be permitted under Core Strategy policy.

This is consistent with other decisions that included self-storage containers in the district including an appeal (APP/Y2620/W/19/3239241) at Sustead. While of a smaller scale and in a more isolated location than the current application, Officers consider the interpretation planning policy is applicable to this site and sets a precedent for consideration of such cases.

See extract below of paragraphs 9 and 10 of the appeal decision.

9. *Policy SS2 states that in the countryside development will be limited to that which requires a rural location and is for (amongst other things) extensions to existing businesses, new-build employment generating proposals where there is particular environmental or operational justification, and the re-use and adaptation of buildings for appropriate purposes. Proposals that do not accord with the requirements will not be permitted. The development is not for an existing business. There is no environmental or operational justification advanced for the development needing to be in this location. The existing site buildings are not proposed to be adapted or reused, with a number of new containers proposed. Therefore, the development does not accord with Policy SS2.*

10. *For the reasons set out above the proposed development would conflict with and result in significant harm having regard to Policies SS1 and SS2 of the NNCS. These policies seek to protect and restrict new development in the countryside, and direct new development to the most sustainable locations in accordance with the spatial strategy.*

Policy SS 5 supports the rural economy and farm diversification, including extensions to existing businesses of an appropriate scale and re-use of existing buildings, including appropriate re-use of the operational land at redundant defence establishments.

Policy EC 1 permits development for the purposes of farm diversification provided that it can be demonstrated that the proposals would make an ongoing contribution to sustaining the enterprise as a whole and would not involve new build.

Policy EC 3 supports extensions to existing businesses in the countryside “where it is of scale appropriate to the existing development and would not have a detrimental effect on the character of the area”. Officers consider that Policy EC 3 is not applicable to this application as the container storage facility is a new development and not an extension to an existing storage facility / business.

It is also noted that the NPPF promotes the rural economy. Reference has been made by the applicant to paragraphs 88 and 89 that set out planning decisions should enable the growth and expansion of all types of business in rural area, and the development and diversification of land based rural businesses. The NPPF also sets out that sites to meet local business and community needs may have to be found adjacent to or beyond existing settlements, and in locations not well served by public transport. In these circumstances it will be important to ensure that the development is sensitive to its surroundings and does not have an unacceptable impact on local roads. The use of previously developed land, and sites physically well-related to existing settlements should be encouraged where suitable opportunities exist.

Following concerns raised by the officers, additional details and justification for the proposal were provided. The applicant added further reference to policy EC 3 concerning the holdings of the wider Raynham Estate covering some 2,000 hectares. The applicant suggests that any development proposals put forward by the applicant (as Raynham Estate related businesses) would accord with this policy as they would support the wider estate business. Officers fundamentally disagree with this interpretation; the proposals appear to have no functional relationship or association with the wider use of the site. The application site is based around the poultry unit. This is very much a standalone new development which does not form an extension to an existing building or business.

Even in the event that Officers were persuaded by the applicant’s interpretation of Policy EC 3 regarding a wider estate business case, then there is no agreed estate management plan in place to support or corroborate the wider estate aspirations for diversification. Finally, even if the above elements were agreed and in place then officers can see no mechanism which ties the proposals to the wider estate and binds the benefits arising from the proposal into supporting the wider estate strategy.

Reference has been made to another application on the Raynham Estate (ref: PF/23/2219 for conversion of agricultural barns to a distillery, and ancillary commercial uses). Officers consider this application was a materially different scheme for conversion of existing buildings which are heritage assets at East Raynham. The officer’s report on PF/23/2219 should be viewed as a whole. It is clear that there was significant policy compliance which outweighed any policy conflict in the planning balance. The proposals in that instance would reuse buildings associated with the principal heritage asset along with significant economic benefits to employment, and securing the long-term future of the two successful local independent businesses. These factors outweighed any lack of compliance. However, officers agree that specific reference to associations with the wider Raynham Estate is made within the body of the officer report:

“the Estate as a whole is considered as an ‘existing business’, given its significant economic and employment input and support to the area and local economy, through the purposes listed and being the custodian to a number of heritage assets including the Grade I listed Raynham Hall. The proposed development could therefore be considered as an extension to the existing business of Raynham Estate as a whole – and therefore is compatible with Policy EC 3 ...”

However, Officers consider the context of this reference is chiefly in terms of conserving the heritage assets within the wider estate and associated benefits arising from re use of the

vacant heritage asset at East Raynham. In any event this interpretation is not considered determinative, as explained above the East Raynham proposals were otherwise policy compliant and carried a positive planning balance.

Officers consider the current proposals are not policy compliant and are not demonstrably similar to proposals under app ref: PF/23/2219 e.g. they do not present reuse of a heritage asset or demonstrably enable retention of established local businesses. There is no positive planning balance. The applicant appears to be seeking to establish a favourable policy precedent for ad hoc new business uses in unsustainable locations on the Raynham Estate, where none currently exists.

Self-storage is not considered to be an acceptable 'land based rural business'. The Framework does not provide a definition for this term, but it is logical to consider this category as encompassing land uses that require or receive a specific advantage from a rural setting. Examples of such uses may include equine stabling and outdoor recreational activities. However, this category does not extend to include self-storage units, as it can also be accommodated more sustainably on an industrial or urban sites. Even if it is accepted that self-storage is a suitable form of farm diversification, the use is unlikely to generate significant additional employment, and will only benefit the applicants as opposed to benefiting the wider local rural economy. As noted above, the applicant has failed to provide any substantive evidence or supporting information detailing how this would support or diversify the estate as a whole or how the income from the operation would be used to support heritage assets under its ownership.

Additionally, given the nature of the proposal, users are expected to travel to and from the site by private vehicle rather than public transport and therefore, the proposal runs contrary to the Framework's aim to promote sustainable development.

The applicants were requested to demonstrate the strategic need for such a business in this location. An email has been provided from a removals company based at West Raynham setting out they struggle to find storage locally. Although this carries some limited weight, the proposals are considered to be deficient in providing compelling evidence of a strategic need for self-storage and demonstrating why the use is required to be at such a scale of operation. The proposals fail to demonstrate any substantive scale of unmet demand or a persuasive locational imperative for the new business.

Officers consider that there could be sequentially more appropriate sites, which are better related to existing settlements in more sustainable locations. Fakenham has a designated Employment Area, with a similar facility off Wymans Way. As a designed employment area this land is not inherently unsuitable for self-storage businesses (on the proviso that there is vacant land). Following planning approval under PF/21/0065 The Wymans Way facility has expanded, to now be of a similar scale to that proposed at Hempton. Furthermore, the approved site plan for Wymans Way shows land adjacent (in the same ownership). Officers consider that if there was further unmet demand for self-storage that such demand could be met by this underutilised land. As such without substantive information detailing local demand, identification of suitable local sites, use of existing sites and occupancy of the self-storage units then there is limited evidence to support a departure from planning policies. Particularly so when considering the support required for a new business of such a large scale as proposed at Hempton.

Even if such a need was to be evidenced, there is an existing business operating which has the ability to expand and to satisfy local demand in a more sustainable location. Without any substantive information to the contrary, the proposals appear speculative and will undermine the strategic policies in the local plan that direct such uses to more sustainable locations.

Overall, the submission lacks adequate information to demonstrate the sustainability and economic advantages of the proposal to the estate business or the broader economy as required by policy EC1 (should this policy be considered to apply for the avoidance of doubt), therefore, the proposed development is considered to be contrary to policy SS1, SS2 and EC1 of the Core Strategy. As set out policy EC 3 is not considered to apply to this case because the proposal does not relate to an extension to an existing business in the countryside.

Regarding the emerging local plan for which significant weight may be afforded to employment policies E2 and E3. Policy E2 sets out that within Employment Areas, uses including B8 would be permitted, provided the outlined criteria is met. This confirms that Self storage uses are compatible with such designations.

Policy E3 sets out that new employment outside of designated Employment Areas will only be permitted where it can be demonstrated that there is no suitable and available land on designated or allocated employment areas and there are specific reasons for the development not being located in such designations.

As previously set out there is no persuasive sequential assessment of sites or justification to the site selection within the application. The preeminent reason given appears to be that the application site is in the ownership of the Raynham Estate and would be of a limited private economic benefit.

As set out above, there is a self-storage business in operation within the allocated employment area at Fakenham which has land available for expansion. The applicants rule this site out as it is not within their ownership and would not be of direct benefit to them. However, the policy does not consider site ownership, simply that there is land available for the proposed use in a more sequentially appropriate location. There is no substantive evidence of capacity issues of such self-storage in the locality or substantive unmet demand. There is no persuasive policy reason for the development to be sited as proposed. It does not expand an existing self-storage business, the development itself is not based on agriculture or other rural land-based activities or specific spatial justification for the location of the self-storage business in this location.

The proposals are therefore also considered contrary to emerging policy E3.

Overall, in terms of the principle, the proposal amounts to a departure from the Development Plan which weighs very heavily against the grant of planning permission unless there are substantive material considerations to justify a departure from the Development Plan. None have been provided which could attract sufficient weight to outweigh the departure.

2. Highways

Policy CT 5 requires development to provide safe and convenient access for all modes of transport, including access to the highway network. Policy CT 6 requires new development to have sufficient parking facilities. Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The site would utilise the existing access serving the poultry unit, accessible via Hempton Road leading from the A1065. The details have been reviewed by the Highway Authority who raise no objections on the basis that the proposal is conditioned for self-storage purposes only. The proposals are not considered to give rise to unacceptable impacts on highway safety or result in residual cumulative impacts on the road network that would be severe, with sufficient access and visibility arrangements for the proposed development.

The proposal would therefore accord with relevant Development Plan policy and emerging policy.

3. Design

Policy EN 2 seeks, amongst other matters, to ensure that development be informed by, and is sympathetic to, the distinctive character areas identified in the North Norfolk Landscape Character Assessment. Proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area, distinctive settlement character and the setting of, and views from, Conservation Areas

Core Strategy Policy EN 4 states that all development will be of a high-quality design and reinforce local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. In this case the proposal is of a good visual design, demonstrating a good understanding of the context of the building and site and respecting its character.

The site is relatively well contained given the existing hedging around the site largely screening this from the wider public domain. The containers would also be dark green so should be relatively discrete from any intervening views. It is also noted the backdrop is somewhat utilitarian / industrialised with the large poultry sheds to the north and recycling centre and reclamation business further east.

Given this context, the largely screened and contained nature of the site, low scale form of development and utilisation of the existing access, the proposals are considered not to raise design or landscaping concerns nor would they adversely impact the surrounding landscape characteristics. Additionally, given the site is well contained and not in proximity of residential amenity, there are no concerns over amenity impacts from the proposals. The proposals are considered to accord with policies EN 2 and EN 4.

4. Ecology

The application is accompanied by an Ecological Impact Assessment. Priority Habitats were identified on the site including native hedgerow. All native hedgerow is proposed to be retained as part of the development. Compensation will be required for the loss of modified grassland and bramble scrub on site in order to achieve the mandatory minimum of 10% Biodiversity Net Gain (BNG).

Precautionary working methods are proposed for foraging and commuting bats, nesting birds and reptiles which may potentially be impacted during construction and operation of the Site.

A bird survey has not been undertaken to inform the ecological assessment. However the rough grassland on site has the potential to support foraging barn owl, as well as other birds such as kestrel (amber listed). It is proposed that modified grassland will be replaced offsite by the applicant as part of BNG, and therefore it is recommended that this is managed as rough grassland to support these important birds species.

The proposals do not raise significant ecological concerns subject to conditions to secure measures to be in accordance with the mitigation and enhancement measures, a construction environmental management plan and a landscaping and ecological management plan

Compensation for the loss of modified grassland and bramble scrub on site will be required in order to achieve the mandatory minimum BNG of 10%. The Metric calculation tool requires the delivery of at least 4.27 Habitat Units and 0.07 Hedgerow Units to achieve 10% net gain. This is proposed to be delivered off-site on other land within the applicant's ownership, details of this would be required and secured post determination. Subject to conditions and satisfying the BNG statutory requirements, the proposals are considered to accord with policy EN 9.

5. Planning balance and conclusion

The proposed development would result in a substantial Self-Storage use in a countryside location. The use is purported to be related to an existing agricultural enterprise and ongoing viability and economic benefits to the wider Raynham Estate/ wider rural economy.

For the reasons given above the proposed development would result in a use that is not considered acceptable or appropriate for a countryside location. As set out the supporting information fails to provide substantive justification or evidence for the proposals in terms of the scale of business and any effective mechanisms linking the benefits arising to the wider estate. There are no agreed estate management plans or financial details to support the application. The proposals are contrary to the adopted local plan and would also conflict with emerging policies as set out above. The principle is not supported and the limited unsecured benefits from the proposals are considered not to outweigh this policy conflict. It is therefore recommended that this application be refused.

RECOMMENDATION:

REFUSE for the following reason:




The proposal is for the creation of a new self-storage container business (212 units) on land associated with the poultry unit. The proposals are not considered to form an extension to an existing business and are located in an unsustainable countryside location. Such uses are directed towards existing settlements and employment areas, and there is insufficient supporting details or financial details setting out operational justification including how this assists in supporting the estate as a whole to depart from these spatial policies or business case to justify such a large scale of operation as a new business. The proposals are considered contrary to policies SS 1, SS 2, EC 1 of the adopted Core Strategy and emerging policies SS 1, SS 2, E 3 of The North Norfolk Local Plan 2024-2040.


Final wording to be delegated to the Assistant Director for Planning

DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – 11 DEC 2025

1. INTRODUCTION:

- 1.1 This report briefly sets out performance in relation to the determination of planning applications in Development Management the period **October 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 Oct 2025)	Major 2 decisions issued <i>50% within time period (1 case over time)</i>	60% (80% NNDC)	24 month average to 31 Oct 2025 is 97.00%*  *this figure will be upgraded as it includes a now quashed decision.
	Non-Major 67 decisions issued <i>88% within time period (8 cases over time)</i>	70% (90% NNDC)	24 month average to 31 Oct 2025 is 95.00% 
(Quality) % of total number of decisions made that are then subsequently overturned at appeal	Major	10% (5% NNDC)	24 month average to 31 Oct 2025 is 1.56% (one case RV/22/1661) 
	Non-Major	10% (5% NNDC)	24 month average to 31 Oct 2025 is 0.88%

Performance Measure	Actual Performance	Target	Comments
			
Validation (Period Oct 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 four S106 Obligations being progressed, one of which has been completed and can be removed from the list.

3. RECOMMENDATIONS:

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

SCHEDULE OF S106 AGREEMENTS

UPDATE FOR DEVELOPMENT COMMITTEE:

11 December 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	COMPLETED	
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	Applicant has requested a temporary suspension of matters so file being temporarily closed	
PF/21/1990	Land Off Norwich Road Corpusty Norfolk	Construction of 38 residential dwellings with associated infrastructure and landscaping	CP021 - Corpusty and Saxthorpe	Jamie Smith	Committee	27/07/2025	Fiona Croxon	25830	Draft s106 is circulating	
PF/25/1280	Land To The East Of Langham Road Blakeney NR25 7PJ	Full planning application for 8 no. residential dwellings with associated access, parking and landscaping.	CP012 - Blakeney	Olivia Luckhurst	Delegated	TBC	Fiona Croxon	TBC	Draft s106 agreed	

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OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 11-December-2025

*Appeals Information for Committee between
07/10/2025 and 01/12/2025*

APPEALS SECTION

NEW APPEALS

LUDHAM - TW/25/0472 - T1 - Large Sycamore, Remove along with the mound as causing drainage issues and replace with a smaller tree

2 Malthouse Lane, Ludham, Great Yarmouth, Norfolk, NR29 5QL

For Mrs Rebecca Studd

INFORMAL HEARING

Appeal Start Date: 13/10/2025

Appeal Decision:

Appeal Decision Date:

RUNTON - PF/25/0773 - Change of use of land from grazing/storage to dog training exercise facility and erection of associated store and shelter building, formation of vehicular access from Mill Lane

The Field, Mill Lane, East Runtun, Cromer, Norfolk, NR27 9PH

For Mr & Mrs A & C Hyam & Cluley

WRITTEN REPRESENTATION

Appeal Start Date: 11/11/2025

Appeal Decision:

Appeal Decision Date:

WICKMERE - LA/25/0741 - Works to install solar panels to south-facing pitch of the tiled cart barn roof

5 Park Farm Barns, Wolterton Park, Wolterton, Norwich, Norfolk, NR11 7LX

For Mr Christopher Lawrence

WRITTEN REPRESENTATION

Appeal Start Date: 10/10/2025

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:

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:

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:

APPEAL DECISIONS - RESULTS AND SUMMARIES

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 Dismissed

Appeal Decision Date: 06/11/2025

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 Dismissed

Appeal Decision Date: 25/11/2025

Total Number of Appeals listed: 14

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

*Appeals Information for Committee between
07/10/2025 and 01/12/2025*

11-December-2025

APPEALS SECTION

No new Enforcement Appeals Started

WRITTEN REPRESENTATIONS APPEALS - IN HAND

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:

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:

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:

WEYBOURNE - ENF/23/0278 - Change of use of barn to a pilates studio

Weybourne House, The Street, Weybourne, Holt, Norfolk, NR25 7SY

WRITTEN REPRESENTATION

Appeal Start Date: 29/04/2024

Appeal Decision:

Appeal Decision Date:

APPEAL DECISIONS - RESULTS AND SUMMARIES

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 Dismissed

Appeal Decision Date: 17/11/2025

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 Allowed with Conditions

Appeal Decision Date: 31/10/2025

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 Withdrawn

Appeal Decision Date: 29/10/2025

Total Number of Appeals listed: 8