

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, 11 February 2026

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 19 February 2026 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 Bütkofer, 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

PUBLIC BUSINESS

- 1. CHAIRMAN'S INTRODUCTIONS**
- 2. TO RECEIVE APOLOGIES FOR ABSENCE**
- 3. SUBSTITUTES**
- 4. MINUTES**

(Pages 1 - 6)

To approve as a correct record the Minutes of a meeting of the Committee held on Thursday, 11th December 2025.

- 5. ITEMS OF URGENT BUSINESS**

- (a) To determine any other items of business which the Chairman decides should be considered as a matter of urgency pursuant to Section 100B(4)(b) of the Local Government Act 1972.
- (b) To consider any objections received to applications which the Head of Planning was authorised to determine at a previous meeting.

- 6. ORDER OF BUSINESS**

- (a) To consider any requests to defer determination of an application included in this agenda, so as to save any unnecessary waiting by members of the public attending for such applications.
- (b) To determine the order of business for the meeting.

- 7. DECLARATIONS OF INTEREST**

(Pages 7 - 12)

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

OFFICERS' REPORTS

- 8. HOLT - PF/24/2530 - ERECTION OF 23 DWELLINGS (INCLUDING 7 NO. AFFORDABLE DWELLINGS) WITH ASSOCIATED PARKING, LANDSCAPING AND CREATION OF PUBLIC OPEN SPACE AT LAND NORTH OF VALLEY LANE, HOLT, NORFOLK** (Pages 13 - 40)
- 9. CLEY-NEXT-THE-SEA - PF/25/1571 - DEMOLITION OF EXISTING NON-TRADITIONAL CONSTRUCTION DWELLING AND CONSTRUCTION OF REPLACEMENT DWELLING WITH** (Pages 41 - 52)

ASSOCIATED LANDSCAPING AND WIDENING OF ACCESS (SELF-BUILD) AT THORNHILL FARM, BRIDGEFOOT LANE, CLEY-NEXT-THE-SEA, HOLT, NORFOLK NR25 7BB

10. **HOLT - PF/25/2133 (APPLICATION 1) - REPLACEMENT WINDOWS (RETROSPECTIVE) AT 2 THE BEECHES, STATION ROAD, HOLT, NORFOLK, NR25 6AU & HOLT - LA/25/2134 (APPLICATION 2) - REPLACEMENT WINDOWS (RETROSPECTIVE) AT 2 THE BEECHES, STATION ROAD, HOLT, NORFOLK, NR25 6AU** (Pages 53 - 64)
11. **THURSFORD - PF/25/2102 - CHANGE OF USE FROM AGRICULTURAL LAND TO A DOG WALKING FIELD WITH ASSOCIATED SECURE CAR PARKING, SHED FOR USE BY DOG WALKERS, ASSOCIATED VEHICULAR ACCESS IMPROVEMENTS TO SERVE DOG WALKING FIELD AND A CAR PARK FOR THURSFORD CEMETERY AS USERS CURRENTLY HAVE TO PARK ON THE HIGHWAY AT LAND TO THE NORTH OF THURSFORD CEMETERY, GUNTHORPE ROAD, THURSFORD, NR21 0BP** (Pages 65 - 72)
12. **WALCOTT - PF/25/2618 - DEMOLITION OF EXISTING ATTACHED OUTBUILDING AND ERECTION OF SINGLE STOREY EXTENSION AT CHURCH COTTAGE, COAST ROAD, WALCOTT.** (Pages 73 - 78)
13. **DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 79 - 82)
14. **APPEALS SECTION** (Pages 83 - 88)
15. **EXCLUSION OF PRESS AND PUBLIC**

To pass the following resolution, if necessary:-

“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A (as amended) to the Act.”

PRIVATE BUSINESS