

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 March 2026

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

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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 - 10)

To approve as a correct record the Minutes of a meeting of the Committee held on Thursday 19 February 2026.

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 11 - 16)

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. CROMER - RM/25/0776 - RESERVED MATTERS APPLICATION (DETAILS RELATING TO APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE PLANNING PERMISSION PO/23/0596 (ERECTION OF UP TO 118 DWELLINGS AND UP TO 60 UNITS OF SPECIALIST ELDERLY CARE ACCOMMODATION WITH PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT (OUTLINE WITH ALL MATTERS RESERVED EXCEPT FOR

(Pages 17 - 30)

ACCESS), LAND OFF OVERSTRAND ROAD, CROMER, NORFOLK.

- 9. 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 31 - 44)
- 10. NORTH WALSHAM EAST - PF/25/2503 - REPLACEMENT OF 8 GARAGES/STORAGE SHEDS WITH 5 SHIPPING STORAGE CONTAINERS (PART RETROSPECTIVE) - LAND REAR OF 1 NELSON ROAD, NORTH WALSHAM, NORFOLK** (Pages 45 - 50)
- 11. CROMER - PF/25/2851 - ERECTION OF WOODEN CABIN IN REAR GARDEN (RETROSPECTIVE) AT 65 RANDALL CRESCENT CROMER, NORFOLK, NR27 0FD** (Pages 51 - 56)
- 12. NNDC TPO (NORTH WALSHAM) 2025 NO.22 - NORTH WALSHAM TPO 25 1085 - LAND AT END OF MUNDESLEY ROAD** (Pages 57 - 60)
- 13. NNDC TPO (GREAT SNORING) 2025 NO.23 - GREAT SNORING TPO 25 1086 - LAND ON THE BOUNDARY OF METHODIST CHAPEL AND SOUTH HOUSE** (Pages 61 - 64)
- 14. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 65 - 68)
- 15. APPEALS SECTION** (Pages 69 - 74)
- 16. 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, 19 February 2026 in the Council Chamber - Council Offices at 9.30 am

Committee Members Present:

Cllr P Heinrich (Chairman)	Cllr R Macdonald (Vice-Chairman)
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 K Toye	Cllr L Vickers

Members attending: also Cllr C Rouse
Cllr P Porter
Cllr S Butikofer

Officers in Attendance:

- Development Manager (DM)
- Principal Lawyer (PL)
- Head of Planning
- Development Management Team Leader – PR (DMTL-PR)
- Development Management Team Leader – CR (DMTL – CR)
- Trainee Planning Officer – HG (TPO – HG)
- Trainee Planning Officer – NW (TPO-NW)
- Democratic Services Officer – Regulatory Committees

89 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr J Toye.

90 SUBSTITUTES

None.

91 MINUTES

The Minutes of the Development Committee meeting held Thursday 11th December 2025 were approved as a correct record.

92 ITEMS OF URGENT BUSINESS

None.

93 DECLARATIONS OF INTEREST

Cllr M Batey declared a non-pecuniary interest in agenda Items 8 and 10. He stated he was pre-determined, so would abstain from voting.

Cllr A Brown declared a non-pecuniary interest in agenda item 10, and stated he was pre-determined, so would abstain from voting.

Cllr V Holliday declared a non-pecuniary interest in agenda item 9, and stated that she was pre-determined, so would abstain from voting.

94 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

Officers Report

The DMTL-PR introduced the Officers report and recommendation for approval subject to revised conditions detailed in the Officers presentation.

He outlined the site's location, proposed site plan including open space to the western boundary, indicative views photos in and around the site, and details of the mix of housing proposed. Officers considered the design to be of a very high standard, and appropriate for the setting. The Strategic Housing Team had been consulted on the application and were content that the proposal would meet affordable housing needs.

The DMTL-PR noted the relationship with the Stables building, adjacent to the site, and provided images of shadowing projections. Officers were satisfied that the proposal was acceptable in this regard.

The DMTL-PR addressed the key issues and confirmed that this was an allocated site within the adopted Local Plan (H17). Whilst there was a shortfall in the number of proposed dwellings proposed when compared to the Local Plan, it was acknowledged that there were significant constraints with respect to Habitat creation and Biodiversity Net Gain (BNG) which must be addressed.

Whilst the site was designated a nature recovery site, this was a recent change, and the Local Plan was well advanced when this status was granted. Officers were content that the Planning Inspector would have given due regard in his considerations. The proposed mitigation was considered by Officers to be substantial and appropriate.

Public Speakers

Maggie Prior – Holt Town Council
John Wells – Objecting
Steve Barrett – Objecting
Iona Chamberlin – Objecting
Val Bowers – Objecting
Jamieson Bird Supporting

Local Members

Cllr M Batey abstained from commenting.

Cllr C Rouse stated his opposition to the proposed development and argued that the application failed to comply with policies CC9 and CC10. He considered that Local Plan site H17 was inappropriate for development, providing an ideal ecological buffer between the town and Spouts Hill, and argued that other sites were more appropriate for development. He shared in objecting speakers concerns that existing

highways issues would be exacerbated, and that the proposal would result in a loss of privacy and overlooking of neighbours. He urged the Committee to listen to residents' views and refuse the officers recommendation.

Committee Debate

- a. The DM addressed comments raised by objectors and stated that as this was a designated site within the Local Plan, as such, this consideration should be afforded significant weight. The key test in approving the application was whether it complied with the development plan. The Nature recovery strategy was designated in November 2025, prior to Local Plan adoption, but after the Inspector had provided his decision letter. The Chairman reflected that the site had been through considerable consultation as part of the Local Plan and was supported by the Planning Inspector. Residential development on this site was therefore acceptable in principle.
- b. Cllr V Holliday proposed deferment to enable a site visit, seconded by Cllr P Neatherway.

THE MOTION FOR A SITE VISIT was lost

- c. With respect to environmental matters, The DMTL-PR advised that the Heads of Terms for the S106 agreement set out onsite and off-site mitigation. This was a significant and detailed consideration. Cllr A Brown asked about details of how surface water run off would be controlled during the construction phase, and what provision there would be for protected species on site including hedgehog highways. The DMT-PR confirmed a flood risk assessment had been submitted by the developer, supported by the LLFA. Hedgehogs would be accommodated through the proposed wildlife corridor.
- d. Cllr M Hankins reflected this was a sensitive development in a rural area and commended the developer and officers for their efforts. He was disappointed with the lack of pedestrian footpath provision and queried the Highways Authority's comments. The DM confirmed a balanced justification had been provided by the developer as to why there was no public access from the site to Spouts Hill. The steep geography of the site would not be DDA compliant therefore alternate accessible provision to Spouts Hill would be provided elsewhere. The DM reiterated the Highways Authority made no objection to the development, and that their conditions were captured in the full list.
- e. Cllr A Fitch-Tillett considered the application to be a very attractive proposal and congratulated the developer. Cllr P Fisher agreed that this was one of the best-looking proposals he had seen since sitting on Committee. He reflected that as this was an allocated site, with no statutory objections, if the application were refused, something much worse would likely come in its place.
- f. Cllr L Paterson proposed acceptance of the officer's recommendation. Cllr A Fitch-Tillett seconded.

RESOLVED

That Planning application PF/24/2530 be APPROVED subject to

1. Securing of S106 Obligations as set out at Section 6 of the report "developer

contributions” (including Affordable housing, financial contributions) and Section 5 of the report for on & off-site Biodiversity Net Gain (inclusive of monitoring contributions) and translocation land.

&

2.Imposition of conditions including any considered necessary by the Assistant Director - Planning including matters relating to:

- Time Limit for implementation
- In accordance with approved plans
- Materials
- Landscaping details, implementation and management
- Mitigation and enhancement as set out in Ecological Assessment
- Construction Management Plan (CEMP)
- Highway access
- Provision of parking and retention
- Implementation and retention of refuse and recycling
- Drainage strategy and mitigations
- Permitted Development Right restrictions
- BNG Delivery (LEMP)

The meeting was adjourned at 10.45am till 11.01am

Cllr L Paterson left the meeting

95 **CLEY-NEXT-THE-SEA - PF/25/1571 - DEMOLITION OF EXISTING NON-TRADITIONAL CONSTRUCTION DWELLING AND CONSTRUCTION OF REPLACEMENT DWELLING WITH ASSOCIATED LANDSCAPING AND WIDENING OF ACCESS (SELF-BUILD) AT THORNHILL FARM, BRIDGEFOOT LANE, CLEY-NEXT-THE-SEA, HOLT, NORFOLK NR25 7BB**

Officers report

The DMTL-PR introduced the Officers report and recommendation for approval.

He outlined the site's location plan, topography, proposed and existing elevations, and provided images in and around the site, noting the existing indigenous planting and mature trees. It was highlighted that the existing dwelling was of a modest timber clad construction with a pitch cable roof. The proposed development would be for a modern, contemporary, design with green roof.

The DMTL-PR outlined the key issues for consideration. It was noted that the site lay within the designated countryside and within the national landscape. Whilst the proposal was for a larger dwelling than existing, officers considered the proposal complied with policy HOU 6 in that it would not have a material increased impact on the surrounding area.

The proposal would introduce energy efficiencies through the installation of air source heat pump, EV charging, solar and special water provisions.

Public Speakers

Richard Allen – Cley Parish Council
Sasha Edmonds – Supporting

Local Member

Cllr V Holiday objected to the proposal which she considered to be an extensive new build on a site with an existing dwelling. The Local Member disagreed with the officer's assessment of policy HOU 6 and argued that the proposal would have a significant material impact on the appearance of the surrounding area with the proposed dwelling being twice as large as the existing dwelling and nought 0.8 metres higher. Further she argued that the proposal failed to comply with policy ENV 2. Whilst the timber cladding was welcomed this was located on the least prominent elevation. Cllr V Holiday considered the natural screening on the north and North West boundary was particularly at issue, and noted this was where there was an extensive amount of glazing introduced. The Local Member considered the application failed to comply with dark skies policies.

Committee Debate

- a. Cllr P Fisher considered the site to be in a remote location, with no immediate neighbours, and that appropriate provisions had been made through the use of reduced transmission VLT glazing.
- b. Cllr A Brown noted the fallback position and welcomed the energy efficiencies proposed. He noted the site was within a sensitive location in the Glaven Valley Rural Conservation Area, and shared in concerns regarding light spill, agreeing that the council should look to introduce a stronger dark skies policy. The DMTL-PR advised that the existing dwelling could introduce new glazing with planning permission, and new external lighting without the need for permission. Whilst the proposal would result in an increase in the total amount of glazing, this would be controlled, as would the use of external lighting, which Officers welcomed.
- c. Cllr R MacDonald proposed acceptance of the officer's recommendation, seconded by Cllr K Toye.

RESOLVED

That Planning Application PF/25/1571 be APPROVED subject to conditions covering the following matters and any others deemed necessary by the Head of Planning:

- **Time limit**
- **Development in accordance with approved plans**
- **Materials (inc flint sample panel)**
- **Accordance with ecological mitigation and enhancement measures**
- **Hard and soft Landscaping details**
- **Implementation of landscape proposals**
- **Accordance with Arboricultural Method Statement**
- **Replacement of tree failures (10 years)**
- **External Lighting**
- **Specification for glass of a VLT value less than .65**
- **Removal of Permitted Development rights**

- Access in accordance with NCC specifications
- Visibility splays
- Levels
- Water efficiency
- EV parking

96 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

Officers report

The TPO-HG introduced the officers report and recommendation for refusal.

He outlined the sites' location plan and photos of the windows before and after alteration.

Public Speakers

Maggie Prior – Holt Town Council
Gina Ward – Supporting

Local Member

Cllr M Batey abstained from commenting.

Committee Debate

- The DM confirmed that he had brought the applications to Committee as Development Officer. The applications would set a precedent and have implications across the district. The matter came to the attention of the enforcement team following the submission of a complaint. The DM stated that it was to the applicant's credit that she did submit a planning application on being made aware that permission was required.
- The Committee expressed its sympathies with the applicant. Cllr L Vickers noted that the applicant was entirely innocent, but that use of UVPC windows on a listed building was inappropriate.
- Cllr A Brown appreciated that this was a difficult situation and thanked Mrs Ward for her attendance. He expressed his concern that she had been misinformed when sold the property and that the appropriate organisations failed to do their due diligence. He wondered whether a compromised situation may be achievable, for example a different approach be taken to the front elevation facing Station Road and encouraged the applicant to recover costs with her solicitors. Cllr L Vickers also queried if a compromise could be reached.
- Cllr K Toye and Cllr P Fisher agreed that the situation was unfortunate and unfair, but that it was difficult for the Committee to approve the application on planning grounds especially in the knowledge it would set a precedent.

- e. Cllr A Fitch-Tillett sympathised with the applicant, having found herself in a similar situation, and urged the applicant to pursue the matter with her solicitors. Cllr A Fitch-Tillett affirmed that as a planning authority the Committee must consider the application on planning grounds, noting that weight must be given to the listed building status.
- f. The DM advised that this was a civil matter which should not inform the planning process. The officers report provided a balanced analysis, arguing that the heritage harm outweighed the environmental benefits. Whilst each application is considered on its merits, it is reasonable for neighbours to expect a similar decision, therefore the outcome of this application would have a direct impact.
- g. Cllr A Fitch-Tillet proposed acceptance of the officer's recommendation, seconded by Cllr P Fisher with respect to PF/25/2133.
- h. The Chairman confirmed that a sperate vote would be held for each application.

RESOLVED

That Application PF/25/2133 be REFUSED

- i. Cllr A Fitch-Tillet proposed acceptance of the officer's recommendation, seconded by Cllr P Fisher with respect to LA/25/2134

RESOLVED

That Application LA/25/2134 be REFUSED

- 97 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**

Officers report

The DMTL-CR introduced the officers report and recommendation for refusal.

The key issue for consideration was the objection raised by the Highway Authority. Images were shown in and around the site, including the access road. The unclassified rod was considered to be insufficient for the proposed development due to its narrow width, absence of passing opportunities, subpar construction quality, and limited visibility at nearby road junctions.

If the proposal were approved, it is expected to create conditions that could negatively impact highway safety, in violation of policies ENV 8 and CC 9 outlined in the Local Plan.

Public Speakers

Jeremey Bolton – Thursford Parish Council
Victoria Cushing – Supporting

Local Member

Cllr S Butikofer expressed her support for the application, which was compliant with policies SS1 and SS2. Whilst Gunthorpe Road was a narrow country lane, there was a clear line of site. The introduction of parking for the cemetery would improve vehicular traffic and stop the need for members of the public to park on Gunthorpe Road when attending the cemetery. The Local Member was highly critical of the Highways Authority's comments, in both their reference to a historic incident which was not detailed on their website, and their view that the proposal would result in a negative increase in the number of vehicle movements. It was noted that the proposal was forecast at most to result in one additional vehicle movement per hour during operational hours, if the Highways Authority considered that one extra vehicle per hour was an issue, it was incumbent on them, as the relevant authority, to improve the road.

The Local member stated that hedge at issue was owned by NNDC, however the applicant had kindly agreed they would maintain it should the application be approved. Cllr S Bütikofer encouraged the Committee to approve the application, arguing that greater weight should be afforded to farm diversification and supporting local business.

Committee Debate

- a. The Committee expressed their support for comments made by the Local member and public speakers. Cllr V Holliday welcomed the provision of a dog walking filed which would encourage dog walkers away from the National Landscape.
- b. As the officer's recommendation must first be considered before a contrary proposal is made, Cllr P Fisher proposed acceptance of the officer's recommendation, seconded by the Chairman.

THE MOTION WAS LOST

- c. The DM summarised the debate and representations and noted members comments on the benefits of walking dogs outside of the National Landscape, supported by policy.
- d. Cllr P Fisher proposed the application be approved, seconded by Cllr M Hankins, and added, in addition to prior comments justifying approval, that benefits from the proposal including parking at the cemetery, and visibility splay improvements offered by the applicant, outweighed highways harm.
- e. The DMTL-CR offered a suggested list of conditions. Cllr V Holliday asked that the provision of dog waste bins be added.

RESOLVED

That Planning application PF/25/2102 be APPROVED subject to conditions, final wording the be delegated to the Head of Planning.

- Time limit (3 years)
- Accordance with approved plans
- Materials as submitted
- Parking to be provided prior to first use
- Landscaping to be provided in accordance with approved plans
- Use limited to individuals only no groups
- Restricted to opening times as submitted
- Prior agreement of any external lighting
- Adequate bin provision to be provided
- Submission of a BNG plan

In addition, the permission cannot be released until the applicant has provided, and had agreed, a baseline BNG metric.

98 WALCOTT - PF/25/2618 - DEMOLITION OF EXISTING ATTACHED OUTBUILDING AND ERECTION OF SINGLE STOREY EXTENSION AT CHURCH COTTAGE, COAST ROAD, WALCOTT.

Officers Report

The TPO – NW introduced the officers report and recommendation for refusal. She outlined the sites’ location, proposed and existing elevations as well as images in and around the site.

Public Speakers

None

Local Member

Cllr P Porter expressed her support for the application, noting that the parish council made no objection. The extension would make the building more habitable for the residents and strengthen the wall nearest the road, which was regularly impacted by heavy goods vehicles. There were no nearby neighbours which would be impacted.

Committee Debate

- a. Cllr P Fisher asked what discussions had taken place with the applicant. The TPO – NW advised conversations had been held with the applicant however a compromised approach was unable to be achieved.
- b. Cllr A Brown proposed acceptance of the officer’s recommendation, seconded by Cllr R Macdonald.

RESOLVED

That Planning application PF/25/2618 be REFUSED.

99 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

The Committee noted the Performance Update report.

100 APPEALS SECTION

The Committee noted the appeals reports.

101 EXCLUSION OF PRESS AND PUBLIC

The meeting ended at 12.55 pm.

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>

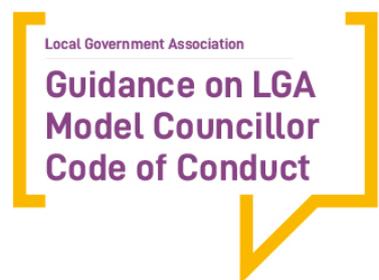
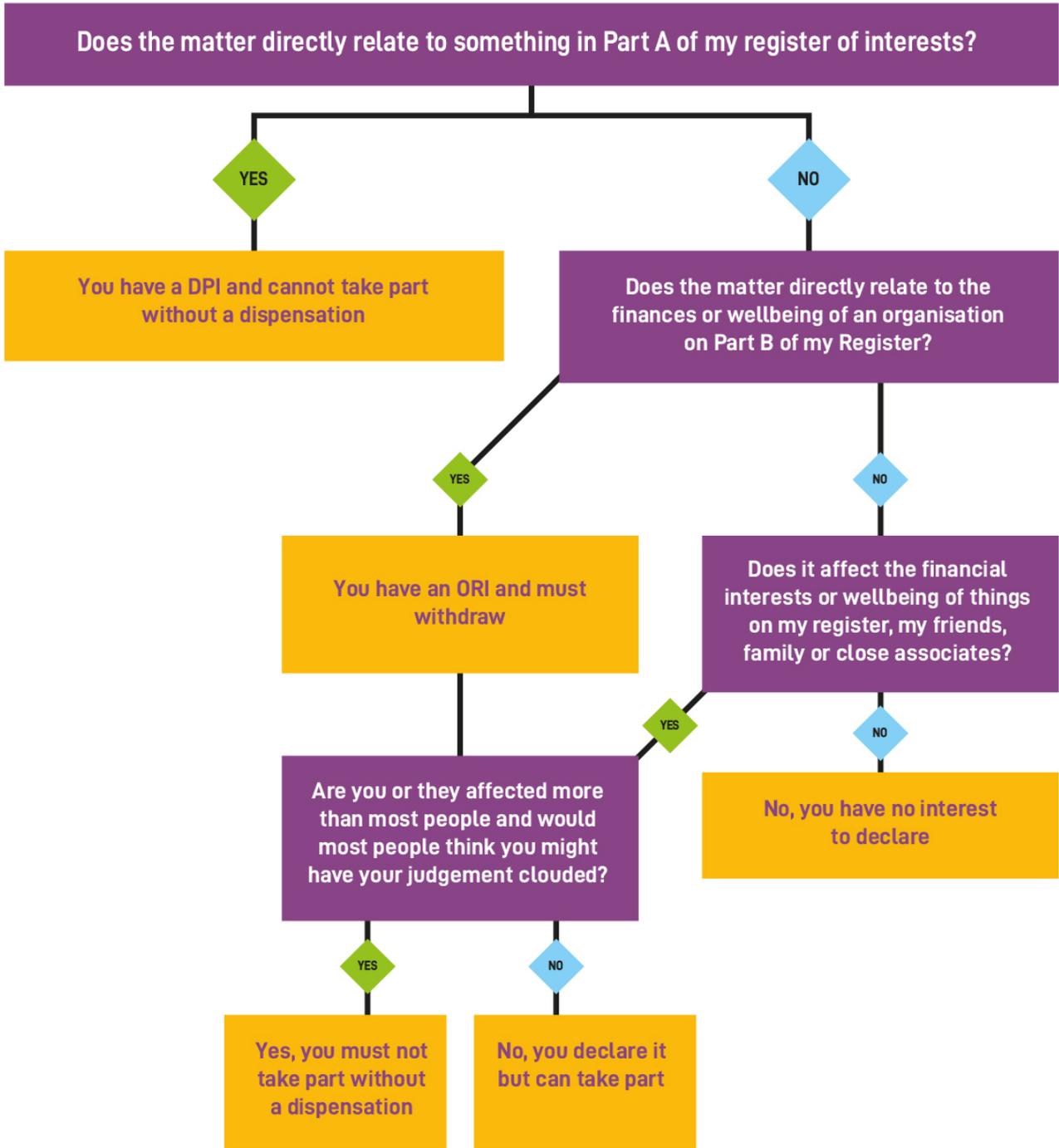
	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
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* 'director' includes a member of the committee of management of an industrial and provident society.

* '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

<p>You have a personal interest in any business of your authority where it relates to or is likely to affect:</p> <ul style="list-style-type: none">a) any body of which you are in general control or management and to which you are nominated or appointed by your authorityb) any body<ul style="list-style-type: none">(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)



CROMER – RM/25/0776 – Reserved Matters application (details relating to appearance, landscaping, layout and scale) pursuant to outline planning permission PO/23/0596 (Erection of up to 118 dwellings and up to 60 units of specialist elderly care accommodation with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (Outline with all matters reserved except for access), Land Off Overstrand Road, Cromer, Norfolk.

Major Development

Target Date: 27.03.26

Extension of Time: 27.03.26

Case Officer: Alice Walker

Reserved Matters Planning Permission

RELEVANT SITE CONSTRAINTS

Allocated Residential Development Site - Former Golf Practice Ground, Overstrand Road, Cromer

Residential Area (Cromer)

Settlement Boundary (Cromer)

Countryside Policy Area

Norfolk Coast National Landscape (formerly AONB)

North Norfolk Designated Rural Area

Undeveloped Coast Area

EA Risk Surface Water Flooding 1 in 30 - 1 in 30

Areas Susceptible to Groundwater

Contaminated Land

Landscape Character Assessment - Coastal Shelf

Landfill Gas Site

GIRAMS Zone of Influence

RELEVANT PLANNING HISTORY

Reference **PO/23/0596**

Description Erection of up to 118 dwellings and up to 60 units of specialist elderly care accommodation with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (Outline with all matters reserved except for access)

Outcome Approved

Reference **NMA/25/0403**

Description Non-material amendment of planning permission PO/23/0596 (Erection of up to 118 dwellings and up to 60 units of specialist elderly care accommodation with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (Outline with all matters reserved except for access) to allow the increase of specialist elderly care accommodation from "up to 60 units" to "up to 66 units")

Outcome Approved

Reference **NMA/26/0007**

Description Non-material amendment of planning permission PO/23/0596 (Erection of up to 118 dwellings and up to 60 units of specialist elderly care accommodation with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (Outline with all matters reserved except for access)) to allow the approved Recreation Routes Plan to divert the pink route away, to ensure that the whole route is deliverable.

Outcome Approved

THE APPLICATION

The site is located to the east of Cromer off the Overstrand road. The site totals approximately 6.35 hectares of vacant grass and shrub land following its former use as a golf practice ground relating to the Royal Cromer Golf Club to the north of the Site, until the early 2000s. The site was put forward for development as part of the new North Norfolk Local Plan (NNLP), Outline Planning Permission was granted in May 2024 and the NNLP formally adopted in December 2025. This application seeks approval of Reserved Matters (details relating to appearance, landscaping, layout and scale) pursuant to outline planning permission PO/23/0596.

REASONS FOR REFERRAL TO COMMITTEE

At the request of the Development Manager having regard to the strategic significance of the site and the range of planning issues involved.

CONSULTATIONS

NCC Highways- No objection

NCC Flood & Water Mgmt (LLFA)- No objection, Discharge condition 9.

NCC Historic Environment Service- No comments provided

NCC Minerals and Waste- No objection, Partial discharge of Condition 14.

NCC Planning Obligations- No response received.

Anglian Water- No objection subject to condition

Active Travel England- No comments provided

Natural England- No comments provided

(Police) Architectural Liaison Officer/safety Officer- Advice given

Norfolk Fire & Rescue- No objection, Partial discharge of condition 10.

National Grid (now National Gas)- No National Gas assets affected in this area.

NHS ENGLAND (EAST)- No response received

Norfolk Coast Partnership- No response received.

NNDC Strategic Housing- Advice given

NNDC Economic and Tourism Development Manager- Support

NNDC Conservation and Design- Advice given

NNDC Sports & Countryside- No comment

NNDC Environmental Health- No objection subject to condition

NNDC Landscape- Advice given

NNDC Climate & Environmental Policy – No response received.

Cromer Town Council- submits the following concerns:

- Concerns have been raised over the flow rates for the Sewer and the impact on the Station Road area.
- Connectivity to Overstrand Road and transport links - road network infrastructure – including Bus stops, narrowness of pavements for mobility scooters etc. No public transport statement provided.
- Biodiversity Net Gain mitigation replaced away from Cromer so not like for like
- Biodiversity - the ground is used for migratory birds
- Sewer locations need to be reviewed as these do go across the whole site and will have a knock-on affect for local residents
- Review and impact on public rights of way
- Impact on all local services, NHS, Dentists & other amenities.

Ward Councillor- No response received.

REPRESENTATIONS

17 public representations received in **objection** for the reasons summarised below:

- Ecological concerns, loss of habitat, BNG
- Flooding and drainage concerns
- Highways safety concerns- additional traffic, narrow footpaths
- Pressure on local infrastructure, schools, doctors etc
- Generic design
- Poor quality housing
- Layout is dense and urban in appearance
- Construction of 3 storey dwellings, dominate landscape
- Loss of privacy and overlooking
- Phasing concerns and delivery of the care home
- Smaller central open space
- Lack of community consultation

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 PLANNING POLICIES

North Norfolk Local Plan (December 2025)

Policy CC1: Delivering Climate Resilient Sustainable Growth
Policy CC3: Sustainable Construction, Energy Efficiency & Carbon Reduction
Policy CC4: Water Efficiency
Policy CC7: Flood Risk & Surface Water Drainage
Policy CC8: Electric Vehicle Charging
Policy CC9: Sustainable Transport
Policy CC10: Biodiversity Net Gain
Policy CC11: Green Infrastructure
Policy CC12: Trees, Hedgerows & Woodland
Policy CC13: Protecting Environmental Quality
Policy SS1: Spatial Strategy
Policy SS2: Development in the Countryside
Policy HC2: Provision & Retention of Open Spaces
Policy HC4: Infrastructure Provision, Developer Contributions & Viability
Policy HC5: Fibre to the Premises (FTTP)
Policy HC7: Parking Provision
Policy ENV1: Norfolk Coast National Landscape & The Broads
Policy ENV2: Protection & Enhancement of Landscape & Settlement Character
Policy ENV3: Heritage & Undeveloped Coast
Policy ENV4: Biodiversity & Geodiversity
Policy ENV5: Impacts on International & European sites, Recreational Impact Avoidance Mitigation Strategy
Policy ENV6: Protection of Amenity
Policy ENV8: High Quality Design
Policy HOU1: Delivering Sufficient Homes
Policy HOU2: Delivering the Right Mix of Homes
Policy HOU8: Accessible & Adaptable Homes
Policy HOU9: Minimum Space Standards
Policy C16: Former Golf Practice Ground, Overstrand Road

Material Considerations:

National Planning Policy Framework (NPPF)(December 2024)

Chapter 2: Achieving sustainable development
Chapter 4: Decision-making
Chapter 9: Promoting sustainable transport
Chapter 12: Achieving well-designed places
Chapter 15: Conserving and enhancing the natural environment

Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026 (adopted 2011)

Supplementary Planning Documents and Guidance:

North Norfolk Design Guide Supplementary Planning Document (SPD) (December 2008)
Landscape Character Assessment Supplementary Planning Document (January 2021)

OFFICER ASSESSMENT:

Background

This application follows approval of an outline application PO/23/0596 for the erection of up to 118 dwellings and up to 60 units of specialist elderly care accommodation with public open space, landscaping and sustainable drainage system (SUDS) and vehicular access point (with all matters reserved except for access). The outline permission relates to the same site area and accepted the land use principle for residential development of the quantum stated above and for the specific details of means of access to serve the development. The application was considered by the Development Committee, who were minded granting permission subject to completion of a s106 agreement to secure appropriate policy compliance and mitigation.

The S106 was subsequently completed and has secured the following:

- **Affordable Housing** 45% affordable housing on site
- **NNDC Monitoring Fee** £3,500 Prior to commencement of development.
- **NCC Monitoring Fee** £500 Prior to commencement of development.
- **Cycle Stand Provision** £15,000 Prior to occupation of no more than 50% of development.
- **GIRAMS** £37,500 Prior to first occupation of any dwelling/care unit.
- **Healthcare Provision** £545,042 Prior to first use of any dwelling/care unit.
- **Library Provision** £8,850 Prior to first occupation of any dwellings.
- **Norfolk Constabulary** £9,790 Prior to occupation of no more than 50% of total dwellings/care units.
- **Off-Site Play & Allotments** £140,000 Prior to occupation of no more than 50% of total dwellings.

Outline Planning permission was issued in May 2024. A non-material amendment was made April 2025 to increase the care home provision from 60 to 66 beds following confirmation of provision from a registered provider. A further non-material amendment was made in January 2026 in order to re-route the 2.7km recreational route around the site, away from the narrow landscape margin between the Care home and the site boundary with Northrepps Road.

This Reserved Matters Application has been made pursuant to the Outline Planning Permission and seeks approval for the details relating to appearance, landscaping, layout and scale for the development of 118 dwellings and associated works. The Specialist Elderly Care Accommodation component of the Outline Planning Permission is to be considered under a separate Reserved Matters Application, made by the care provider.

Main issues for consideration:

1. **Layout & Scale**
2. **Details of appearance**
3. **Landscaping**
4. **Other considerations**
5. **Planning Balance and Recommendation**

1. Layout & Scale

The outline application granted permission for the provision of 118 dwellings and a 66-bed care home on this site. This provision is in accordance with the requirements of Site Allocation Condition C16 “Former Golf Practice Ground, Overstrand Road” and HOU1 of the Local Plan.

The purpose of Policy HOU2 is to ensure that the type, size and tenure of homes provided closely matches the existing and predicted future needs of the local population. The scheme would provide 53 affordable homes or 45% of the development, which is above the 35% requirement of the new Local Plan. The tenure split of affordable homes proposed is 60% rented and 40% intermediate. Whilst this is not wholly in line with current policy (which asks for 80% rented) Officers note that the applicant has used the term intermediate to cover a range of options including intermediate rent and Officers welcome this flexibility.

The table below detail the proposed housing mix across the site.

TENURE	TYPE	QUANTITY	% MIX OF TENURE	% MIX OF TOTAL
Open Market	2 Bedrooms	3	4.6%	2.5%
	3 Bedrooms	26 (-2)	40.0%	22.0%
	4 Bedrooms	31 (+2)	47.7%	26.3%
	5 Bedrooms	5	7.7%	4.2%
	Total	65	100.0%	55.0%
Affordable Rent	1 Bedroom	27	84.4%	22.9%
	2 Bedrooms	2	6.2%	1.7%
	4 Bedrooms	3	9.4%	2.6%
	Total	32	100.0%	27.2%
Intermediate (incl. Shared Ownership)	2 Bedrooms	12	57.1%	10.2%
	3 Bedrooms	9	42.9%	7.6%
	Total	21	100.0%	17.8%
Total Market		65	-	55.0%
Total Affordable		53	-	45.0%
Total Dwellings		118	-	100.0%

The proposed split of affordable homes is heavily weighted towards smaller units. Whilst there is a need for smaller 1 and 2 bed affordable homes (almost half of those on the Council’s housing list require a 1-bed home) there would be a high concentration of 1-bed affordable rented homes on the site. The applicant considered that due to site constraints, it was not possible to enlarge the apartment blocks or reconfigure the site layout to allow for more 2-bedroom affordable units. The proposed housing mix has been informed by discussions with a preferred Registered Provider, who has confirmed the mix is acceptable and appropriate to them and Housing Strategy Officers have confirmed they have no objection on this basis. The proposed development will provide a mix of detached, semi-detached and terraced dwellings, and apartments.

The purpose of Policy HOU8 is to ensure that new homes address the district’s needs, are built to accessible and adaptable standards. All new dwellings should meet the Building Regulations M4(2) Standard: Category 2 -Accessible and Adaptable Dwellings. A minimum of 5% of dwellings on sites of 20 units or more being provided as wheelchair user dwellings in accordance with the Building Regulations M4(3) Standard: Category 3. Policy HOU9 requires all new dwellings to comply with or exceed the minimum Nationally Described Space Standards

The applicant confirms all homes will meet Nationally Described Space Standards which is particularly important for affordable homes which seek to maximise occupancy. The applicant also confirms all homes will meet M4(2) accessibility standards and that 9 homes will meet M4(3) standards which complies with Policies HOU 8 and HOU 9.

The applicant submitted an Energy and Sustainability Statement with the original application which demonstrates the scheme is in exceedance of the requirements of Policy CC3 for sustainable construction. Likewise, the submitted Energy and Sustainability Statement demonstrates compliance with Policy CC4 of the North Norfolk Local Plan, achieving the higher water efficiency standard of 110 litres/person/day.

Layout and scale

The proposed site layout has been subject to submission of amended plans following feedback received from the first round of consultation. The outline planning consent (Condition 5) required that the site should be in general accordance with the details set out in the Design and Access Statement and (Condition 6) that the layout should be in general accordance with the Development Framework Plan.

The submitted layout plan has been informed by the Outline Planning Permission, with a single point of access from Overstrand Road. The proposed dwellings are positioned along the primary access road and have been set back from the road, as far as reasonably possible, to facilitate tree-lined streets and the creation of 'green walkways' through the site. The proposed built form is positioned within the site to retain existing landscape buffers around the edges of the site. The layout also has an area of open space in the centre of the site as envisaged by the Outline Planning Permission.

In accordance with the details of the outline permission, the site is proposed to be divided into three distinct 'character areas' with varying densities, building style and materials.

The 'Villas Character Area' is located around the outside of the development closest to Overstrand Road reflecting the site's edge-of-settlement location and the surrounding countryside character to the east with lower densities of development and larger detached dwellings. The "Village Core" to the centre of the site has the highest density of dwellings whilst providing tree lined streets and the central open space area. The "Western Edge", closest to Northrepps Road and the edge of Cromer features higher densities of development through providing taller, semi-detached or terraced dwellings, including the positioning of the 3-storey apartment blocks within this area. The character areas and densities remain broadly in accordance with the Outline Planning Permission.

Amenity

Policy ENV 6 states that development which causes unacceptable impacts on the amenity of neighbouring occupants or does not provide for adequate levels of amenity for future occupants will not be permitted.

Condition 7 of the outline planning permission required that the buildings proposed along the western edge of the site adjacent to Northrepps Road should not be closer to Northrepps Road than shown on the applicant's approved Development Framework Plan and that the building block(s) closest to Northrepps Road should not exceed two storeys in height (plus any accommodation in the roof spaces). This restriction was to ensure a reasonable relationship between the development and the properties of Northrepps Road and to prevent any unacceptable potential for loss of privacy and overlooking.

The landscape buffer is proposed to be retained along the western boundary in compliance with the outline planning consent. The built form closest to Northrepps Road will be predominantly two storeys in height with some single storey garaging, where the western edge meeting the village core towards the centre of the site three apartment blocks are proposed for affordable dwellings which will extend to three storeys in height. The proposed building heights plan, separation distances between the site and the existing dwellings on Northrepps Road are considered acceptable in accordance with Policy ENV6 and Condition 7 of the outline and there is not considered to be any significant overlooking, overshadowing or overbearing as a result of the development.

Environmental Quality

Policy CC13 seeks to ensure that every opportunity is taken to avoid, minimise and reduce all emissions and pollution, including light, odour and noise pollution, A noise impact assessment was submitted in support of the reserved matters. Environmental Health Officers have been consulted on the application and have offered no objection to the layout and arrangement of dwellings within the scheme subject to conditions to implement remediation, overheating and ventilation.

Open Space

The proposed built form has been positioned within the site to retain existing landscape buffers around the edges of the site. The majority of green space is proposed around the edges of the proposed development to help create and maintain the proposed landscape buffers. However, an area of green space is also proposed within the centre of the site, in accordance with the Outline Planning Permission, with several dwellings, including the affordable apartment blocks, overlooking this central space. Following amended site plans and the reduction in site area of the attenuation basin, there has been an increase of useable public open space from approximately 2.05 hectares to 2.1 hectares, and the overall total provision of on-site green space has slightly increased, from 2.69 hectares to 2.71 hectares. The provision of on-site open space is in accordance with the requirements of Policy HC2 of the Local Plan.

Parking

Local Plan Policy CC 9 states that development will be well located and designed to minimise the need to travel and maximise the use of sustainable forms of transport appropriate to its location. Policy HC 7 requires that adequate, safe and secure vehicle and cycle parking facilities are provided within the plot or site curtilage to serve the needs of the proposed development and to avoid inappropriate on-street parking, highway safety problems, and to protect living and working conditions locally.

Following landscape concerns, vehicle parking has been removed from the proposed shared driveways along the Overstrand Road frontage. This creates a more attractive frontage and enables a larger more verdant landscape buffer. A variety of parking arrangements have been provided throughout the site, designed in accordance with Norfolk County Council's (NCC's) Parking Standards for New Developments in Norfolk. Parking is provided in a mix of garages, parking bays to the front or to the side of dwelling, and parking courts. All parking spaces are designed to a minimum dimension of 2.5m x 5.0m. All garages will have a minimum internal dimension of 3.0m x 6.0m and all units will have individual cycle stores within gardens.

A total of 24 visitor spaces will be provided as part of the development, in accordance with NNC's requirement for 1 visitor space for every 5 dwellings. NCC Highways officers have no

objection to the proposed scheme and the access and parking provision is considered in accordance with Policies CC9 and HC7 of the Local Plan.

Provision for Electric Vehicle charging infrastructure will be made for each dwelling, either on-plot or within communal parking courtyards in accordance with Local Plan Policy CC8.

2. Details of appearance

The purpose of Policy ENV8 is to provide a set of design principles that will result in a high quality of design and ensure the special character and qualities of the district are maintained and enhanced. The policy criteria set the approach to a number of considerations including the public realm, green infrastructure, landscaping and service facilities, having regard to the North Norfolk Design Guide (December 2008).

As established through the outline permission, the proposed development would not have an unacceptably detrimental impact upon any designated heritage assets. The general arrangement of uses and buildings remain generally in line with those previously approved. The scheme is largely housed within a framed landscape surround and would effectively provide a stopped end to the built envelope when approaching the town from the southeast.

The design proposals have been amended following feedback received from the first round of consultation. Officers raised concerns about lack of distinctiveness amongst architecture/house types with only subtle design differences between the three-character areas. It was requested that there be less repetition across plots to improve various elements, proportions and overall visual interest. With regards to materials, Officers requested less reliance on buff bricks and more use of two different red bricks instead.

The applicant has submitted revised plans to address the comments provided by Officers. Substantial revisions have been made to the proposed house types across the site to improve the visual interest to plots, particularly at focal points throughout the site. This includes the removal of buff brick and the inclusion of flint into the materials palette. These revisions have enabled the three-character areas to be more defined throughout the site and better reflect the local character.

Several design alterations have been made at the suggestion of the Designing out Crime Officer including timber knee rails to front garden boundaries, active frontages provided on all elevations of the two apartments blocks, bollards added between the parking courts and several plots amenity spaces have been repositioned entirely.

3. Landscaping

The purpose of Policy CC11 is to conserve and enhance existing green infrastructure such as Public Rights of Way and ensure the provision of new green infrastructure to improve connectivity and access. Policy CC12 requires developments to retain and protect existing trees, hedgerows and woodlands where possible, avoiding loss harm or deterioration. Proposals should incorporate new planting as part of the design and replace trees where loss is unavoidable.

Scheme for Hard and Soft Landscaping

The outline permission conditions 12 and 13 required a Hard and Soft landscape plan for the site and a layout plan for a landscaping buffer along northern (Overstrand Road) boundary of the site as shown on the Development Framework Plan to be submitted as part of the submission of the first reserved matters application.

The initial Public Open Space (POS) Hard & Soft Landscape Plan (Sheet 5), Rev P03 showed a weak main entrance design, with the layout dominated by hard surface routes to dwellings either side of the main road. It was requested that more trees should be incorporated into the first section of road into the site which is the most visible to enhance the green approach into Cromer along a main tourist route. In response to these concerns, parking areas have been removed from the frontage and several additional trees have been incorporated along the site frontage, just south of the proposed hedgerow. Additional tree planting and species have also been provided through the site as further detailed below. Hedgerow planting has also been increased between public and private spaces, a “rain garden” and reed planting have been added to the landscape proposals for SuDS features.

Clarification was sought on allowances for footpath connectivity to the proposed permissive paths (PF/25/0902) to the south-east of the site. The agents have subsequently indicated where a potential mown footpath link can be provided along the southern boundary, to provide a link to the permissive footpaths, should they be consented. The detail of this would need to be secured by condition.

Overall landscape officers considered the amendments to be appropriate and have recommended discharge of Conditions 12 and 13 of the Outline Approval.

Trees

Condition 13 of the Outline approval required the landscape plan submitted to provide for the translocation of the Austrian Pine Trees affected by the approved means of access. Officers consider the translocation plan for the pine trees is acceptable, including two to the east of the site entrance softening this aspect of the proposals. If insufficient pines are in a good enough condition to translocate or die within 5 years of the transplanting work, a condition requiring replacement planting will be required. The replacement pines will be a minimum 1.5m tall, heavy standard root-balled or containerised stock.

Following amended plans there are now several notable improvements to the submitted landscaping scheme. The attenuation basin has been reduced in size allowing additional mature trees to be retained. Notwithstanding this, one sycamore is proposed to be removed which can now be acceptably mitigated for with replacement planting across the site.

There are now more trees in the street scene and the central public open space, and the design now achieves the NPPF recommendation for tree lined streets. Species choice has also been improved to provide more variation of native trees, including provision for foraging birds. On the amended site plan several dwellings have been repositioned at the south of the site which results in an improved relationship with the retained woodland.

Additional arboricultural information has been submitted dated October 2025 which more accurately captures the arboricultural constraints on site. The tree protection measures set out on plan 10800-T-06-D are acceptable, the implementation of these measures must be in place prior to commencement of construction work which will be secured by condition.

Additional visibility is required at the existing site entrance for construction machinery around T123 and G7, a clear indication of the extent of this work or a work specification is required but is likely to be considered acceptable maintenance. An amended Tree Preservation Order (TPO) will be served in due course to reflect and secure the retained trees on site.

Officers advise that a measured buffer zone is secured by condition adjacent to the west boundary of the Care Home site, so that the existing vegetated boundary is retained and not diluted. The Landscape Plan (Sheet 6) shows a 6m margin which is acceptable.

Overall, the proposed plans are in accordance with Policies CC11 and CC12 of the North Norfolk Local Plan.

Ecology

Condition 11 of the outline approval required a Landscape and Ecological Management Plan (LEMP) to be submitted as part of the submission of reserved matters. A LEMP has been submitted in support of the application dated October 2025. Officers consider the provisions of the report are appropriate to enable discharge of condition 11 of the outline planning permission.

Biodiversity Net Gain (BNG)

The 2023 outline application included a Memorandum of Understanding (MoU) identifying land north of Holt Road, Cromer (within the North Norfolk National Landscape) as a potential location for off-site Biodiversity Net Gain (BNG) mitigation. This option was explored before BNG became a statutory requirement.

Following the introduction of statutory BNG trading rules on 12 February 2024, the previously proposed strategy was no longer compliant. The outline stage assessment proposed the creation of “other neutral grassland”, whereas the trading rules require habitats of the same broad type and distinctiveness as those lost on site (i.e. heathland and scrub). The earlier assessment also did not correctly distinguish between these habitat types.

The assessment further assumed that ditch units would be created on site and reach moderate condition. However, technical and design constraints meant that creating and managing artificial ditches on the site would be difficult to achieve and would significantly compromise the site layout.

As a result, the required BNG units will instead be provided through the Langley Abbey Environment Project, which can deliver both mixed scrub and ditch units in accordance with the BNG trading rules. The MoU did not commit to the Cromer land as the final mitigation site but demonstrated that off-site delivery was feasible. Officers accept the BNG baseline and consider that delivery through off-site units is acceptable, to be secured by a BNG plan condition.

4. Other considerations

Condition 8 – Phasing Plan

Condition 8 of the outline approval required that a phasing plan for the development would be included in the reserved matters that shows the timetable and order for the proposed delivery of the entire scheme. The Specialist Elderly Care Accommodation shall be above slab level (and the entire slab completed) prior to the last private dwelling being occupied.

A phasing plan has been submitted as part of the application, which shows three main phases on developments based on financial year, with the construction of roads, the frontage and middle of the site in the first phase, the centre and western edge in the second phase and the villas to the south east of the site the final phase. The development of the care home will be submitted under a separate reserved matters application by the operator, however the outline condition requires the care home to be above slab level prior to the last private dwelling being occupied to ensure delivery of all aspects of the allocated uses in accordance with Local Plan Policy C16.

Whilst the written element of Condition 8 can allow a partial discharge, the condition cannot be fully discharged until the build element has been complied with.

Condition 9 – Detailed Surface Water Drainage Strategy

The purpose of Policy CC7 is to ensure flood risk is evaluated in development proposals and to require the appropriate management of surface and foul water disposal to reduce flood risk. The policy requires development to avoid areas of flood risk where possible, and to incorporate sustainable drainage systems (SuDS). All proposals must also ensure no increase in flood risk elsewhere.

Condition 9 of the outline permission required detailed designs of a surface water drainage scheme to be submitted to and agreed in writing by the Local Planning Authority.

The Lead Local Flood Authority (LLFA) has reviewed the submitted Flood Risk Assessment and Drainage Strategy documents and after several revisions have confirmed that the 1.2m unsaturated Zones are achievable in the proposed areas of infiltration features. The LLFA concluded they can recommend discharge of condition 9 and have no objection to this Reserved Matters planning application. Anglian Water have also reviewed the submitted Foul Main Location Drawing and can confirm that this is acceptable and offer no objections to the scheme.

Officers note the local objections on drainage matters, However, on the basis that the two statutory agencies support the proposed drainage strategy and confirm foul water capacity is available, Officers conclude the basis for objection could not be supported. As such it is considered that there are no substantive evidential grounds to refuse the development on the basis of flood risk or foul water connectivity.

Condition 10 – Fire Hydrant Scheme

As part of the Reserved Matters, a scheme was to be submitted for at least one fire hydrant, connected to the potable water supply, for every 50 dwellings forming part of the development and one fire hydrant capable of delivering a minimum of 20 litres per second of water and hydrant(s) provided for the Specialist Elderly Care Accommodation (conforming to British Standards).

An 'initial Fire Hydrant' Plan has been submitted in support of the application. Norfolk Fire and Rescue Service were consulted by the developer over the positioning of the fire hydrants on the development and the hydrant locations have been agreed but are subject to change when the fire service receive the water main size. Therefore, the first phase of the condition has been satisfied. Until the hydrants are installed and operational it is not possible to fully discharge the planning condition.

Condition 14 – Materials Management Plan – Minerals

As part of the submission of the reserved matters, a Materials Management Plan - Minerals (MMP-M) is required to be submitted and approved.

Based on the updated information in the version 3 of the Stage 1 MMP-M, the Mineral Planning Authority (MPA) considers that a partial discharge of the condition would be appropriate to allow the earthworks and site preparation to take place. This will allow the investigations and assessments to be carried out for the Stage 2 MMP-M to identify the quantum of mineral to be extracted from groundworks and reused in construction, and once the Stage 2 report has been submitted and approved then the construction phases can

commence. Furthermore, it is the view of the MPA that, to fully discharge condition 14 reporting of the amounts of mineral excavated and reused during the project will need to be submitted throughout the construction period.

5. Planning Balance and Recommendation

Officers consider that, subject to the imposition of conditions, the appearance, landscaping, layout and scale of the proposed development accords with the aims of the Development Plan.

On the basis of the amended plans received, the reserved matters submission is considered to be compliant with both existing outline planning permission PO/23/0596 and the adopted Local Plan.

RECOMMENDATION:

Approval subject to the imposition of the following summarised conditions:

- **Approved plans**
- **Materials**
- **Phasing compliance**
- **Flood risk compliance**
- **LEMP compliance**
- **Landscape Plan compliance**
- **Boundary treatments plan compliance**
- **HC5 compliance**
- **CC8 Plan compliance**
- **Fire hydrant compliance (partially discharged)**
- **MMP-M compliance (partially discharged)**

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: 20 March 2026

Case Officer: Mark Brands

Full Planning Permission

BACKGROUND

The application first came before the Development Committee on 11 December 2025. At that time the Officer recommendation was one of refusal on the basis that the proposals were not considered to form an extension to an existing business and because they are located in an unsustainable countryside location. Officers considered there was insufficient supporting information to justify a departure from Development plan policy. The proposals were considered contrary to Policies SS1, SS2 and E3 of The North Norfolk Local Plan 2024-2040.

Having considered the proposal, the Development Committee resolved to **DEFER** the item “due to a lack of information regarding farm diversification, and how the application would support the estate...[and]...to see greater detail on the wider economic benefits to the district, specifically employment...”

Following the Committee resolution, further discussion has taken place and an additional supporting statement dated 06 Feb 2026 has been provided, a copy of which is available at **Appendix 1**.

Since last coming before Development Committee, the Council has adopted its new Local Plan which now forms part of the Development Plan for the District and which supersedes the Core Strategy. This report reflects the material change to the Development Plan.

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 parameter 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 long x 2.44m wide x 2.59 high)
- 144no. 20ft containers (dimensions 6.06m long x 2.44m wide x 2.59 high)
- 64no. 10ft containers (dimensions 3.05m long x 2.44m wide x 2.59 high)

The external appearance of the containers would be metal clad in a dark green colour. The facility would be accessible 365 days a year from 7am to 9pm each day. 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

06 Feb 2026 - Additional supporting statement

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

The application was DEFERRED at the Development Committee on 11 December 2025 “due to a lack of information regarding farm diversification, and how the application would support the estate...[and]...to see greater detail on the wider economic benefits to the district, specifically employment...” Additional information has been provided by the applicant.

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, 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.

RELEVANT POLICIES

North Norfolk Core Strategy (adopted September 2008)

CC1 - Delivering Climate Resilient Sustainable Growth

CC3 - Sustainable Construction, Energy Efficiency & Carbon Reduction

CC8 – Electric Flood Risk

CC9 - Sustainable transport

CC10 - BNG

CC12 - Trees, Hedgerows & woodland
CC13 - Protecting Environmental Quality
SS1 – Spatial Strategy (Except Small Growth Villages which is apportioned no weight
SS2 - Development in the Countryside
HC7 - Parking Provision
ENV2 - Protection & Enhancement of Landscape & Settlement Character
ENV4 - Biodiversity & Geodiversity
ENV6 - Protection of Amenity
ENV8 - High Quality Design
E1 - Employment Land
E2 - Employment Areas, Enterprise Zones & Former Airbases
E3 - Employment Development Outside of Employment Areas

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

OFFICER ASSESSMENT

Main issues for consideration:

1. **Principle of Development**
2. **Employment Development Outside of Employment Areas**
3. **Highways**
4. **Design, Landscape and Amenity**
5. **Ecology**
6. **Material Considerations**

1. Principle of Development

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 Development Plan now includes the Local Plan adopted on 17 Dec 2025.

The key purpose of Local Plan Policy SS1 is to set out the distribution of development (spatial strategy) and provide the framework to deliver sustainable growth to meet the existing and future needs for all types of development. The spatial strategy establishes a settlement hierarchy of identified Large Growth Towns, Small Growth Towns, Large Growth Villages, Small Growth Villages and Countryside Policy Area.

The purpose of Local Plan Policy SS2 is to manage the types of development allowed in the designated Countryside Policy Area. The policy approach sets out the strategic and overriding principle in areas outside settlements with development boundaries. The criteria set out the types of development that are considered appropriate in the rural area, which includes:

“a. use and development of land associated with agriculture or forestry;

...

g. extensions to existing dwellings and businesses;

...

i. new employment generating development ... where there is a demonstrable need for the development and where alternative sites within defined **Settlement Boundaries** are shown not to be available or suitable”

The purpose of Local Plan Policy E3 is to give support for the expansion of existing rural businesses and relevant new businesses based on agricultural, forestry and other uses where there are sustainable advantages of the use being located in close proximity to the market they serve. The policy provides a criteria for employment proposals outside designated employment areas and gives favourable consideration to such proposals as long as they meet the identified criteria.

Also of relevance are paragraphs 88 and 89 of the National Planning Policy Framework Dec 2024 (NPPF) which set out that planning decisions should enable the growth and expansion of all types of business in rural areas, 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.

In principle, subject to the proposal according with the requirements of Local Plan Policies SS1, SS2 and E3 and other relevant Local Plan policy requirements, the principle of development would be considered acceptable.

Where there is a departure from the Development Plan then such departures should be weighed in the planning balance against any relevant material considerations in favour which justify a departure from the Development Plan.

2. Employment Development Outside of Employment Areas

Officers consider that Policy E3 is most relevant to the determination of this application and the relevant requirements are set out below as follows:

“1. New employment development outside of designated Employment Areas, Enterprise Zones, Employment Allocations or Mixed Use Allocations will be permitted where it can be demonstrated that:

- a. there is no suitable and available land on designated or allocated employment areas; or,
- b. there are specific reasons for the development not being located on designated or allocated employment areas, including, but not limited to:
 - i. the expansion of an existing business;
 - ii. businesses that are based on agriculture, forestry or other industry where there are sustainability advantages to being located in close proximity to the market they serve;
 - iii. industries and/or businesses which would be detrimental to local amenity if located in settlements, including on designated or allocated employment areas; and,
- c. the development would not adversely affect highway safety.”

Officers have assessed the proposal against these criteria below.

The applicant’s proposal involves an entirely new business venture in the countryside, in the form of a container storage business, which is not already accommodated on the Raynham

Estate. As such, Officers consider that, for decision making purposes, the proposal can reasonably be regarded as a new employment development located in the designated countryside policy area.

In terms of Policy E3 1.(a) and whether “there is no suitable and available land on designated or allocated employment areas” the applicant’s case does not necessarily seek to dispute that there may be land in Fakenham which could fulfil the business requirements for container storage. 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 applicant suggests that designated employment land in Fakenham could and should be better used where it would deliver greater employment benefit than that derived from container storage activities.

Officers note that Policy E3 does not consider site ownership, simply whether there is land available for the proposed use in a more sequentially appropriate location.

Officers consider that the proposal would be regarded as a departure from this element of Policy E3.

In terms of Policy E3 1.(b) and “specific reasons for the development not being located on designated or allocated employment areas,” Officers note that the proposal does not involve “the expansion of an existing business”. Whilst the applicant makes a case for the development supporting the wider Raynham Estate, container storage proposals are not of themselves “businesses that are based on agriculture, forestry or other industry where there are sustainability advantages to being located in close proximity to the market they serve”.

The proposal would not involve “industries and/or businesses which would be detrimental to local amenity if located in settlements, including on designated or allocated employment areas”. Indeed, there are many cases of container storage businesses operating successfully in urban settings without affecting detrimental amenity, albeit those sites require greater controls to manage impacts where residential occupants are nearby.

The applicants were previously requested to provide specific reasons for a container storage business in this location. An email was provided from a removals company based at West Raynham setting out that they struggle to find storage locally. Although this carries some limited weight, they do not provide 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 applicant’s case is that they do not own land on designated employment sites in Fakenham and they wish to create a container storage business on Raynham Estate land so that profits from the venture can be re-invested back into the estate to support its ongoing and long-term vitality and viability. The applicant views the wider Raynham Estate as a whole as a rural business comprising multiple business components that this proposal would help to sustain. Further information on the applicant’s supporting case is set out at Section 6.

Officers consider that there are 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 designated 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.

Officers consider that the proposal would be regarded as a departure from this element of Policy E3.

In terms of Policy E3 1.(c) and assessment that “the development would not adversely affect highway safety.” Section 3 of the report considers matters of Highway Safety and concludes that the proposal would not result in unacceptable highway impacts.

Officers consider that the proposal would accord with this element of Policy E3.

Whilst the proposal would not likely result in unacceptable highway impacts, in other respects the proposal would be regarded as a departure from the aims of Local Plan Policy E3 1(a) and 1(b). The departure from Policy E3 would weigh against the grant of planning permission and would require material considerations in support of the proposal sufficient to justify a departure from the Development Plan.

3. Highways

The purpose of Local Plan Policy CC9 is to ensure that new development maximises the opportunities for the use of sustainable forms of transport appropriate to its particular location, that the public highway remains safe and convenient to use for all road users and that proposals are served by safe and suitable access without detriment to the amenity and character of the local area.

The purpose of Local Plan Policy HC7 is to ensure the provision of adequate safe and secure vehicle and cycle parking taking account of active travel objectives. Proposals should take account of the latest Norfolk County Council Parking Guidelines as a starting point, to ensure parking is integrated as a key element of design layouts, including the provision of electric vehicle charging infrastructure.

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.

Officers fully recognise that, given the nature of the proposal, users are expected to travel to and from the site by private vehicle rather than public transport.

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 nor 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 Policies CC9 and HC7.

4. Design, Landscape and Amenity

The purpose of Local Plan Policy ENV2 is to require development to respect and enhance local landscape character, settlement patterns and the relationship between settlements and their surroundings. Proposals should be assessed against the Landscape Character Assessment SPD and should be sympathetic to the key characteristics and valued features of

the area. Proposals should set out how the development will protect and conserve the defining qualities and distinctiveness of the Landscape Character Type.

The purpose of Local Plan Policy ENV6 is to maintain, protect and promote adequate living and working conditions to ensure that all occupants benefit from a good standard of amenity by considering a number of matters including, overlooking, overshadowing, loss of privacy and prevention of disturbance from odour, noise and artificial light pollution. The policy applies to all development proposals, where existing and/or future occupiers may have their standard of amenity affected.

The purpose of Local Plan Policy ENV8 is to provide a set of design principles that will result in a high quality of design and ensure the special character and qualities of the district are maintained and enhanced. The policy criteria sets the approach to a number of considerations including the public realm, green infrastructure, landscaping and service facilities, having regard to the North Norfolk Design Guide SPD.

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 and anaerobic digester 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 ENV2, ENV6 and ENV8.

5. Ecology

The purpose of Local Plan Policy ENV4 is to require the protection, enhancement and net gain for biodiversity and geodiversity. Proposals must avoid harm to designated sites and deliver measurable biodiversity net gain (BNG). The policy requires suitable ecological surveys to establish the extent of the potential impacts on ancient woodlands, veteran trees, protected species and priority species or priority habitats.

The purpose of Local Plan Policy CC10 is to ensure biodiversity net gain (BNG) is achieved in order to help protect and enhance the natural environment, which supports the overall long term adaptability and resilience to climate change. The policy requires qualifying development to achieve a minimum of 10% BNG over the pre-development biodiversity value as measured by the relevant biodiversity metric. A BNG strategy should accompany proposals that provides relevant and proportionate information, including biodiversity metric calculations and details of maintenance, and which demonstrate that the Mitigation Hierarchy has been followed and complies with the Biodiversity Gain Hierarchy.

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 Local Plan Policies ENV4 and CC10.

6. Material Considerations

On the 11 December 2025, the Development Committee resolved to **DEFER** the application to seek clarification from the applicant across two areas:

- i. information regarding farm diversification and how the application would support the estate; and
- ii. to see greater detail on the wider economic benefits to the district, specifically employment

Following the Committee resolution, an additional supporting statement dated 06 Feb 2026 has been provided, a copy of which is available at **Appendix 1**.

The applicant refers in their submission to changes in government policy in relation to movement away from traditional subsidy regimes which has created a structural funding gap that cannot realistically be replaced through agricultural production alone. The applicant refers to various factors making agricultural production increasingly challenging including volatile commodity prices, rising input costs (Fuel, fertiliser, labour and machinery), increasing regulatory and environmental compliance costs and reduced predictability of farm income driven by climate variability and more frequent extreme weather events.

The applicant has stated that income generated from the self storage facility “would provide a long-term, stable, reliable, non-agricultural income stream independent of weather, crop yields, or commodity prices”.

The applicant has indicated that, once fully operational, they anticipate that the development would generate revenues of approximately £216,000 per annum, with a net profit of approximately £119,000. The applicant states his income would be re-invested into the Raynham Estate to support its long-term sustainability.

In terms of employment, the applicant originally stated in their application form that one Full Time Equivalent (FTE) post would be created as a result of the proposal.

Officers have verified the information provided by the applicant and have benchmarked the quoted profit figures against publicly available information for the storage facility at Wyman

Way. Assuming similar rental costs, the applicant's figures appear to be based on an approximate 70% occupancy rate for the storage containers (which means about 63 of the 212 containers would be vacant at any one time). The applicants figures appear to be reasonable and justified. A higher occupancy rate would therefore increase the income for the estate. Officers recognise that there are costs associated with setting up the facility with estimates that the containers alone would cost upwards of £500,000 to purchase and if that purchase is financed then this set up and running cost (including employment costs for the 1FTE) explains the net profit expected of approximately £119,000 per annum.

Officers note that the applicant would prefer the self-storage business not to be tied to the estate through S106 Obligation as this would, in their words, "frustrate this growth and limit the benefits which would be returned to the estate". Whilst it is not clear from the applicants statement precisely what this means, absent any controls being put in place should permission be granted, the Committee would have to rely on the applicants word that they would operate the business and re-invest profits into the wider estate.

In summary, whilst the container self-storage facility would only create one FTE employment opportunity, the net profit expected would provide an additional income stream to help with running the wider Raynham Estate and this is capable of attracting "significant" positive weight in the planning balance. However, absent controls to tie the business to the estate, then Officers advise that the weight to be attributed would need to be tempered to "moderate".

Other Matters

At the Development Committee meeting on 11 December 2025, a question was asked about biosecurity and the presence of the adjacent poultry unit. The applicant has since confirmed that "...there is an automatic barrier for entering the poultry site and bio-security measures in place, which include wheel and boot washing. There is clearly segregation between the entrances to the proposed self-storage site and the poultry site such that there is no operational overlap between the two and therefore no bio-security issues between the two."

Officers understand that Biosecurity in the UK is managed through a cross-government approach led by the Department for Environment, Food & Rural Affairs (Defra), with key operational delivery handled by the Animal and Plant Health Agency (APHA) and UK Health Security Agency (UKHSA). This is not a matter which the Local Planning Authority has agency to control and nor should be considered as a reason to refuse development.

7. Planning balance and conclusion

Whilst the proposal would not give rise to unacceptable impacts in relation to matters of highway safety, design, landscape, amenity and ecology (subject to the imposition of conditions), the location of a new employment development located in the designated countryside policy area would be contrary to the aims of Local Plan Policy E3 for the reasons set out in Section 2 of this report. The proposal is therefore considered as a departure from the Development Plan.

The proposal will create one full time equivalent post and the applicant has indicated that the project will deliver a net profit of circa £119,000 per annum to be re-invested back into the Raynham Estate. Officers consider this is capable of attracting moderate weight in the planning balance, absent specific controls tying the business to the estate.

In conclusion, Officers consider the proposal is finely balanced. Notwithstanding the departure from the Development Plan, in all other areas the proposal is considered acceptable and the material considerations identified are capable of attracting sufficient weight to justify the

departure from the Development Plan. The benefits would attract greater weight if they are secured via any planning permission.

RECOMMENDATION:

APPROVE subject to:

1. Securing a S106 Obligation to secure an off-site BNG monitoring fee; and

2. the imposition of the following summarised conditions:

- **Standard 3 Year Time Limit**
- **In accordance with approved plans / specifications**
- **Extent of permission (max number of containers and their use)**
- **Opening Hours**
- **Secure Access Scheme**
- **No outside storage beyond the containers**
- **External finish of the containers**
- **No external lighting unless details approved**
- **Measures in the Ecological Assessment**
- **Construction Environmental Management Plan (CEMP: Biodiversity)**
- **Landscape and Ecological Management Plan (LEMP)**
- **Hard and soft landscaping in accordance with approved details**
- **Biodiversity Net Gain Plan implementation**
- **Minimum one fire hydrant to be provided**
- **Surface Water Drainage details**

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

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Mr Mark Brands
North Norfolk District Council
Holt Road
Cromer
NR27 9EN

06 February 2026

Lanpro Project Number: 5711

By email:

Dear Mark,

Planning Application PF/25/0961 for self-storage facility at Land South of Hempton Poultry Farm, Helhoughton Road, Hempton

I write with reference to the above planning application and following the Development Committee decision on 11th December 2025 to defer determination of the application to seek confirmation that the proposed diversification supports the Raynham Estate.

You will be aware that this proposal fundamentally relates to the Raynham Estate with the application being made by the Estate, on land owned by the Estate. As with all other projects on the Estate, it is confirmed that revenue generated from the proposed self-storage facility will be re-invested back into the Estate to support its ongoing and long-term vitality and viability. As a proposal which is fundamentally related to the Estate there should be no need for any formal planning mechanism (such as a legal agreement or condition) to tie the permission to the Estate. This reflects all other operations undertaken by the Estate.

The transition away from traditional subsidy regimes has created a structural funding gap that cannot realistically be replaced through agricultural production alone, particularly given:

- Volatile commodity prices
- No government direction
- Rising input costs (fuel, fertiliser, labour, machinery)
- Increasing regulatory and environmental compliance costs
- Reduced predictability of farm income, driven by increasing climate variability and more frequent extreme weather events.

The wider economic outlook for UK farming remains challenging. Income generated from the self-storage facility would provide a long-term, stable, reliable, non-agricultural income stream independent of weather, crop yields, or commodity prices. Once fully operational, the Applicant anticipates that the development would generate revenues of approximately £216,000 per annum, with a net profit of approximately £119,000. This income would be re-invested into the Raynham Estate to support its long-term sustainability. The Applicant would be grateful if this could be communicated to Members at the next available Development Committee. The Applicant has identified significant demand for self-storage and may seek to expand the container operations though further investment both on and off the Estate. Any formal mechanism to tie the permission to the Estate would likely frustrate this growth and limit the benefits which would be returned to the Estate.

Moving on to other topics discussed by the Committee, it was noted that there was a discussion about surface water drainage. Based on the officer's response to Members, I understand that officers are agreeable to this being dealt with by condition. The Applicant agrees to the principle of this, subject to the detailed wording of the condition.

There was also a discussion point regarding biosecurity and the presence of the adjacent poultry unit. Please note that there is an automatic barrier for entering the poultry site and bio-security measures in place, which include wheel and boot washing. There is clearly segregation between the entrances to the proposed self-storage site and the poultry site such that there is no operational overlap between the two and therefore no bio-security issues between the two.

I trust that this provides you with sufficient information to refer the application back to Development Committee with a recommendation of approval.

Yours Sincerely

Charles Judson
Associate Director

Cc: David Glason and Geoff Lyon

North Walsham East – PF/25/2503 – Replacement of 8 garages/storage sheds with 5 shipping storage containers (part retrospective) – Land rear of 1 Nelson Road, North Walsham, Norfolk

Minor Development

Target Date: 20th January 2026

Extension of Time: 24 March 2026

Case Officer: Joseph Barrow

Full Planning Permission

RELEVANT CONSTRAINTS

Civil Parish – North Walsham
District Ward – North Walsham East
North Walsham Residential Area
North Walsham Settlement Boundary

THE APPLICATION

Seeks part-retrospective planning consent for the demolition of 8no. garages on the site, and the installation of 5no. shipping containers for domestic storage purposes.

RELEVANT PLANNING HISTORY

None

REASONS FOR REFERRAL TO COMMITTEE

At the request of Local Ward Cllr Kate Leith on the basis that there are currently two (of the proposed five) large, industrial metal units standing on concrete blocks on this tight residential back-land plot, directly behind people's homes, secured behind industrial metal fencing. Their bulk, height and utilitarian appearance are wholly out of keeping with the small-scale domestic garages, gardens and traditional rooflines around them.

CONSULTATIONS

Norfolk County Council Highway Authority – No objection subject to conditions

North Norfolk District Council Environmental Protection Officer – No objection subject to condition

REPRESENTATIONS

5 letters of objection have been received during the course of the application. The main concerns are summarised (full public comments can be viewed on the public website):

Objections:

- Concerns the site could be commercial in nature with increased traffic and amenity disturbance.
- Design and amenity concerns caused by the change in design.
- Reported land contamination.

HUMAN RIGHTS IMPLICATIONS:

Art. 8: The right to respect for private and family life.

Art. 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 ACT 1998 - SECTION 17

The application raises no significant crime and disorder 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:

Adopted North Norfolk Local Plan:

CC1 – Delivering Climate Resilient Sustainable Growth

CC9 – Sustainable Transport

CC13 – Protecting Environmental Quality

SS1 – Spatial Strategy

HC7 – Parking Provision

ENV6 – Protection of Amenity

ENV8 – High Quality Design

Material Considerations:

National Planning Policy Framework (December 2024):

Chapter 2 – Achieving Sustainable Development

Chapter 9 – Promoting Sustainable Transport

Chapter 12 – Achieving Well-Designed Places

Supplementary Planning Documents:

North Norfolk Design Guidance (2011)

OFFICER ASSESSMENT:

MAIN ISSUES FOR CONSIDERATION:

1. Principle of development
2. Design
3. Amenity
4. Highway Impacts
5. Land Contamination
6. Planning Balance and Conclusion

1. Principle of Development

The site is located within the settlement boundary of a North Walsham, a large growth town, as determined by Local Plan Policy SS1.

The purpose of Local Plan Policy SS1 is to set out the distribution of development (spatial strategy) and provide the framework to deliver sustainable growth to meet the existing and future needs for all types of development. The spatial strategy establishes a settlement hierarchy of identified Large Growth Towns, Small Growth Towns, Large Growth Villages, Small Growth Villages and Countryside Policy Area. Development will be permitted within the defined Settlement Boundaries of the Selected Settlements subject to compliance with the policies of the Local Plan.

The application is part retrospective as removal of some of the garages has already taken place. In total the proposal details the loss of 8no. garages / storage sheds (including two which have already been removed) and the siting of 5no. shipping containers.

Officers understand that the existing garages are separate from dwellings on Nelson Road and have been used for general storage purposes through being rented out. There are currently no planning restrictions in respect of the use of the existing garages.

There are concerns within the local community that permitting this application could result in a commercial use, and an intensification of use compared to existing. Whilst the proposal would be regarded as a single commercial operation letting out five containers for storage purposes, the granting of permission with conditions can control the way in which those containers are used.

Subject to conditions and subject to compliance with other relevant Local Plan policies, the principle of development is in accordance with Policy SS1 of the Adopted North Norfolk Core Strategy.

2. Design

The application site sits between Nos. 1-9 Nelson Road to the south, and Bloom Court to the north. It is accessed via a narrow gravel track on the west side of the site, connecting to Nelson Road to the south. The existing structures to be removed are various single storey sheds / garages, mostly with dual-pitch roofs. These are simple structures constructed of timber and/or sheet metal of limited design quality.

The proposal seeks removal of all 8 of the garage structures, to be replaced by five shipping containers in the south-west corner of the site.

Each container would measure approximately 2.44 metres in width, 6.1 metres in length and 2.59 metres in height.

Each container would be painted green.

The containers are individually larger than any of the existing on-site garages, both in terms of footprint and height. The proposed layout also focuses the development into the south-west corner of the site with the containers sited immediately adjacent to one another next to the rear boundaries of Nos. 1 and 3 Nelson Road. This means that the built form would read as

one of more substantial single mass, with built form to the east removed as part of this application.

The applicant has indicated that the combined floor area of the 8 existing garage structures exceeds the proposed floor area of the shipping containers by 23sqm.

The proposal also includes a 2m high security fence and gate along the length of the western site boundary.

Overall, whilst the containers are taller than the existing structures on site it is considered that the number of containers (five), their layout, and the new fence is, on balance, appropriate for a residential area. Drawing from experience of other container storage proposals in the District, Officers recommend a suite of planning conditions including a limitation that the containers are used for householder storage only to ensure the proposal is of a scale and intensity appropriate for this residential area.

Taking account of the above, the proposal is found to be acceptable in terms of its design, having regard to Local Plan Policy ENV8 as well as Chapter 12 of the NPPF (2024).

3. Amenity

The purpose of Policy ENV6 is to maintain, protect and promote adequate living and working conditions to ensure that all occupants benefit from a good standard of amenity by considering a number of matters including, overlooking, overshadowing, loss of privacy and prevention of disturbance from odour, noise and artificial light pollution. The policy applies to all development proposals, where existing and/or future occupiers may have their standard of amenity affected.

The concentration of the containers in the south-west corner of the site focuses any potential disturbance in this particular location. The containers will be sited next to the rear boundaries of Nos. 1 and 3 Nelson Road.

As existing, the application site contains eight garages, spread along the southern boundary of the site. If used in a similar manner, the change from 8 garages to 5 shipping containers alone is unlikely to result in unacceptable impacts on the amenity of neighbouring occupants.

Local concern about the proposal focuses mostly on amenity disturbance, but with a focus on a perceived intensification of the use. The applicant has agreed to the site being used for household storage purposes only, with no commercial or logistics-based operations taking place. Officers are satisfied that, with appropriate conditions, this can be suitably controlled.

Consequently, and subject to conditions, it is considered that this development is acceptable in terms of its impact upon the standards of amenity for local residents, in accordance with Policy ENV6 of the NNLP, as well as Chapter 12 of the NPPF (2024).

4. Highway Impacts

A key purpose of Local Plan Policy CC9 is to ensure that proposals are served by safe and suitable access without detriment to the amenity and character of the local area.

The purpose of Local Plan Policy HC7 is to ensure the provision of adequate safe and secure vehicle and cycle parking taking account of active travel objectives.

As set out within the report, Officers recommend a suite of planning conditions including a limitation that the containers are used for householder storage only to ensure the proposal is of a scale and intensity appropriate for this residential area.

The imposition of such conditions has benefits in terms of helping reduce amenity impacts and also helping to ensure the scale and intensity of the use remains acceptable in terms of highway safety impacts.

In assessing impacts, Officers note the balance of probability being that any commercial user would visit the site more frequently, even perhaps on a daily basis, and will have a greater turnover of goods within the storage unit/s compared with the storage of household effects.

The access arrangement remains the same, with a new gate across the western site boundary.

The comments of the Highway Authority are also noted, with no objection raised subject to the controls that the Local Planning Authority attaches to this recommendation.

With the imposition of conditions, Officers consider that this application is acceptable in terms of impacts upon highway safety and parking provision, having regard to Policies CC9 and HC7 of the NNLP as well as Chapter 9 of the NPPF (2024).

5. Land Contamination

Representations have raised concern about the potential for contamination associated with buried asbestos at the site. The application has been considered by the Council's Environmental Protection Team with no objection raised subject to a precautionary condition relating to potential ground contamination. Officers recommend inclusion of the recommendation condition.

With the imposition of conditions, Officers consider that the proposal is acceptable in terms of land contamination risk, in accordance with Policies CC13 and ENV6 of the NNLP.

6. Planning Balance and Conclusion

The proposal will see eight existing modest garages used for general storage purposes replaced with five storage containers plus security fencing. The principle of development is considered to be acceptable and, subject to a suite of planning conditions, the proposal would be considered acceptable in relation to design, amenity, highways and contamination matters.

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters:

- **Time limit**
- **Plans**
- **Extent of permission (max number of containers and their use)**
- **No outside storage beyond the containers**
- **No external lighting unless details approved**
- **External finish of the containers and fence / gate**

- **Complete removal of the garages in a timely manner**
- **Domestic storage only, not commercial**
- **Precautionary land contamination**

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

CROMER - PF/25/2851 - Erection of wooden cabin in rear garden (retrospective) at 65 Randall Crescent Cromer, Norfolk, NR27 0FD

Householder Planning Application

Target Date: 27th February 2026

Extension of Time: 23rd March 2026

Case Officer: Fran Watson

RELEVANT PLANNING CONSTRAINTS

Within Cromer's Settlement Boundary and a designated Residential Area
Landscape Character Type - The site lies within the Coastal Shelf

RELEVANT PLANNING HISTORY

None.

THE APPLICATION

This is a retrospective application for a garden cabin located in the northwest corner of the property. The garden cabin has a hexagonal footprint with a pitched roof. The height to the pinnacle of the roof will be 3m (without the chimney as it is proposed to remove it) and the height from the ground level to the eaves is 1.3m

The garden is enclosed by close boarded fencing which is 1.77m high and abuts the rear gardens of numbers 67, 69, and 63 Randall Crescent.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr T Adams for reason of the overbearing impact of structure due to height and proximity to neighbours' fence, with resulting impacts on amenity. The application has been opposed by several of the neighbours who have made representations.

PARISH/TOWN COUNCIL

Cromer Town Council – concerns relating to the following matters:

- Visual and amenity impacts and the structure having an overbearing impact.
- Potential for odours and smoke.
- The proximity to the common boundaries and the height above the 6' fence, which means it is unsightly for the neighbours to look at.
- breach of property covenants and that neighbours have not been consulted.

CONSULTATIONS

None.

REPRESENTATIONS

To date, **3 public representations in objection** have been received following publicity via site notice in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), raising the following matters:

- Inappropriately sited, too big, too tall.
- Visually harmful and detrimental to the peace and tranquillity of the area.
- Close proximity to trees, fire risk.

The following matters have also been raised but are not material planning considerations:

- Contrary to Norfolk Homes Covenant – it was erected whilst the covenant placed on the original build was still active.
- No consultation with immediate neighbours by the applicant (*this refers to the siting of the building at the time it was installed and not the planning application itself. The site notice was posted on site, 4 days after it was printed.*)
- Contravenes the manufacturer's instructions in terms of siting
- Question regarding foundations.

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to

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

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

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

CRIME AND DISORDER

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 Local Plan (December 2025)

Policy CC1: Delivering Climate Resilient Sustainable Growth

Policy CC13: Protecting Environmental Quality

Policy SS1: Spatial Strategy
Policy ENV4: Biodiversity & Geology
Policy ENV6: Protection of Amenity
Policy ENV8: High Quality Design
Policy HOU6: Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation
Policy HC7: Parking Provision

Material Considerations

National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development
Chapter 4: Decision-making
Chapter 12: Achieving well-designed places

Supplementary Planning Documents:

North Norfolk Design Guide (2008)
North Norfolk Landscape Character Assessment (2021)

OFFICER ASSESSMENT

Main issues for consideration:

1. **Principle of Development**
2. **Design**
3. **Amenity**
4. **Highways and Parking**
5. **Biodiversity**
6. **Conclusion**

1. Principle of Development

The host dwelling is located within the Settlement Boundary of a Selected Settlement under Local Plan Policy SS1 and within a designated Residential Area. Residential development including alterations to dwellings and outbuildings will be permitted where it complies with the other relevant Local Plan policies, as set out in this report.

2. Design

The purpose of Local Policy ENV8 is to provide a set of design principles that will result in a high quality of design and ensure the special character and qualities of the district are maintained and enhanced.

The purpose of Policy HOU6 is to manage the visual impacts of domestic outbuildings on the character of the district. The policy ensures development is of an appropriate scale and design to its setting, whilst not resulting in unacceptable impacts on neighbouring properties.

The garden building is of wooden construction with a felt tile roof. Structures of this type are not wholly unusual with many residential gardens benefitting from some form of garden outbuilding, with two of the immediately adjoining gardens containing a shed.

In terms of scale it is noted that the roof of the garden building is no higher than nearby detached garage buildings which are also in view of neighbouring properties. Furthermore, views of the garden building are confined to the context of surrounding rear gardens and is therefore not widely visible from public vantage points.

Taking the above considerations into account, Officers consider that the design of the garden building complies with the aims of Local Plan policies HOU6 and ENV8.

3. Amenity

The purpose of Policy ENV6 is to maintain, protect and promote adequate living and working conditions to ensure that all occupants benefit from a good standard of amenity by considering a number of matters including, overlooking, overshadowing, loss of privacy and prevention of disturbance from odour, noise and artificial light pollution. The policy applies to all development proposals, where existing and/or future occupiers may have their standard of amenity affected.

The garden building would be 3 metres high without the attached chimney which means that it could have been erected (in that state) as permitted development if it were sited more than 2 metres from the garden boundary.

However, as it is sited 0.26m from the common boundary with the garden to number 69 and varies between 0.32m and 0.97m on the boundary with number 63, planning permission is required for the garden building. Officers note that the host dwelling's garden is at a higher level than the adjacent gardens of the neighbouring properties

The concerns raised in representations have been duly considered. However, it is the opinion of Officers that the garden building would not result in any unacceptable impact in terms of overlooking nor would it be considered unduly overbearing. Whilst the building is visible from neighbouring properties, Officers consider there is no unacceptable loss of outlook. Some limited overshadowing of the garden to number 69 (which is to the north) and number 63 (which is to the west) may occur, however, it is considered that this would not be significant given the height of the building and shape of the roof, and would only affect the very end parts of neighbouring gardens rather than any areas closer to the rear of the dwellings.

Further concerns have been raised in regard to the potential for smoke arising from the use of the building which could include for occasional barbecues, however, the impact of this would be comparable to any outdoor barbecue that wouldn't require permission.

In summary, Officers consider that the garden building, as sited, does not result in an unacceptable impact on the amenity of neighbouring occupants. The applicant has also agreed to remove the chimney which can be secured by a condition, further lessening any impacts. It is considered that the development complies with Local Plan policy ENV6.

4. Highways and Parking

The proposal does not trigger the requirement for additional parking and as such does not conflict with Local Plan policies HC7 and ENV8.

5. Biodiversity

The building does not have an adverse impact on ecology interests and therefore accords with the aims of Local Plan policy ENV4. The proposal is Biodiversity Net Gain (BNG) exempt.

Planning Balance and Conclusion

It is considered that the proposed garden building is acceptable in all respects in regard to principle, design and amenity. Although the objections from neighbouring properties have been taken into account, it is considered that the garden building would not have any unacceptable impact in terms of loss of light, nor would it be unacceptably overbearing or result in any significant loss of outlook. The proposed development complies with the relevant Development Plan policies as outlined above.

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters:

- 1. Accordance with approved plans**
- 2. Removal of chimney within 2 months of the date of permission, and thereafter not reinstated.**

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

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NNDC TPO (NORTH WALSHAM) 2025 No.22 – North Walsham TPO 25 1085 - Land at End of Mundesley Road

Ref No. **TPO/25/1085**

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

PURPOSE OF REFERRAL TO COMMITTEE - To consider whether to confirm a Tree Preservation Order (TPO) to protect Groups of trees, individual trees and a Woodland at the above site.

BACKGROUND

An outline application for a substantial housing scheme was submitted in 2024 (PO/24/2717), concerns were raised by residents about trees around the site periphery. The site was included at modifications stage in the local plan adoption process, reference NW16. This inclusion has increased the number of dwellings likely to be delivered in North Walsham.

The site is allocated for a mixed-use development including approximately 330 dwellings, specialist elderly persons accommodation, public open space and associated on and off-site supporting infrastructure.

This site is a greenfield site located on the northeast edge of North Walsham. The former railway line, which now forms the Paston Way trail and Knapton Cutting County Wildlife Site, is located to the northwest of the site and extends out and into the countryside.

The Paston Way is an important landscape feature for recreation and wildlife especially foraging/commuting bats. The design of the new bridge will need to consider and mitigate impacts on these protected species. The Shadow HRA concluded that, with mitigation, the scheme will not affect the site integrity of the Paston Great Barn SAC and the Barbastelle bat colony.

The site allocation includes the provision of a primary access onto the B1145 cutting across this woodland with a new bridge being provided over Paston Way to facilitate access to the B1145. There will be a potential for a secondary access onto Mundesley Road/Lyngate Road with provision of a pedestrian/cycle link to Acorn Road.

The trees at the site are a mixture of native species woodland along Paston Way, field boundary oak trees, native species hedgerow trees and ornamental garden trees that are a mix of prominent and valued landscape features that contribute positively to the local appearance, character and biodiversity value of the area.

The trees are visible from numerous public foot paths, highways and private gardens. Protecting them throughout development proposals will go some way to preserving the amenity and biodiversity value of the area.

REPRESENTATIONS

We have received **3 supporting comments** relating to the Order (summarised below):

- The trees are valuable and are important to the local community.
- They are valued for their contribution to biodiversity and wildlife habitat in the area.
- We agree with your actions, a small step to restoring the quote "England's green and pleasant land".

We have received **2 representations objecting** to the Order (summarised below):

- The Order covers trees that are fundamental to enable access to the site from the B1145.
- The developers are willing to work with the Council to provide suitable and appropriate replacement tree planting by way of mitigation.

We have received **2 comments challenging the TPO** (summarised below):

- The Order unfairly favours the developer. The large stretch of Paston Way omitted from the Order should be included, the developer will financially benefit from this, not the public.
- The Order should include all trees along the Paston Way.

APPRAISAL

In response to the **supporting** commentary, we agree with residents that the trees are valuable and should be retained wherever possible.

In response to the **objections** the following comments are made:

The cost of allocating this site in terms of tree loss was carefully considered by the planning inspector and our own planning officers. The development access will result in tree loss where the route intersects with Paston Way.

The site can accommodate tree planting, and this provision will form a condition of any development. The new planting will over time mitigate this impact.

We disagree that the Order unfairly favours the developer and note the developer objects to the Order on the basis the TPO appears to prevent the access being built. The Woodland area protected by the Order reflects the requirement set out in the local plan Policy NW16 site description:

“Provision of a bridge over the Paston Way trail that facilitates access to the B1145 and the rest of the site. Careful attention should be given to its design, layout and ability to mitigate and enhance the character and wildlife value of the Paston Way trail and Knapton Cutting County Wildlife Site, ensuring the north-western triangle of land is used for access and landscaping only”.

The purpose of the Order is to protect the retained trees as indicated on the outline plans and not to prevent development.

HUMAN RIGHTS IMPLICATIONS

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

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

Main Issues for Consideration

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

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

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

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

RECOMMENDATION:-

That the Order be confirmed.

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NNDC TPO (GREAT SNORING) 2025 No.23 – Great Snoring TPO 25 1086 - Land On The Boundary Of Methodist Chapel and South House

Ref No. **TPO/25/1086**

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

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

BACKGROUND

The Common Ash tree (*Fraxinus excelsior*) is a semi mature specimen in good physiological and structural condition. The tree is situated at a boundary and as a native species is likely to have self-set. It has established to become a part of the verdant street scene in the centre of the village of Great Snoring.

The species supports a diverse range of wildlife by providing food and habitat. Bullfinches eat the ash tree seeds, its leaves are an important food source for moth caterpillars including the coronet, brick, centre-barred sawfly and privet hawk-moth.

A tree work application was received to remove the tree, with reasons given the tree has signs of Ash Die back Disease (ADD).

Norfolk County Council have carried out important work on Ash Dieback Disease (ADD) in Norfolk. ADD formerly called Chalara - is a disease of ash trees caused by a fungus called *Hymenoscyphus fraxineus*. The disease causes leaf loss, crown dieback and bark lesions in affected trees. Young trees can be killed by the fungus relatively quickly. Older trees can be weakened by the disease to the point where they can succumb more readily to attacks by other pests or pathogens such as honey fungus

Ash Dieback Disease (ADD) was confirmed in established woodland in Norfolk in **October 2012**. In the following years most ash trees have been exposed to the fungal spores and large numbers of trees have died, however, many of the trees that have survived the initial wave of infections are showing a tolerance to the disease.

Attached at **Appendix 1** is additional information provided by the applicant dated 08 Sept 2025 in support of tree removal. The tree surgeon, Jon Court of Norfolk Tree Services, offered an opinion of the condition of the tree observing lesions and watershoots emerging from the stem.

There are further comments made on 21 November 2025 observing King Alfred's Cakes (*Daldinia concentrica*), a fungus that grows on dead wood. This is also a possible sign of deterioration.

The tree surgeon also tested the flexibility of the branches, and found them to be brittle and weak, although there was no evidence of which branches were tested or how this was carried out to confirm this.

Tree officer response – no evidence of the fungi ‘King Alfred’s cakes’ has been provided, *Daldinia* is a Saprotrophic fungi growing on dead wood only, it is not known to cause tree failure, the removal of dead wood is exempt and may be carried out at any time.

The images submitted by the applicant and captured by Google Streetview cameras show good canopy coverage with healthy leaf percentages.

No evidence has been given to confirm the extent of the disease in this tree, it is important to assess and inspect trees for ADB when ash tree is in leaf, this limits the inspection window to the months of June, July and August.

Referring to the ADD percentage guide from Norfolk County, removal work is not considered necessary in trees with 0 – 50% dieback. The closest record of the tree in leaf is captured by Google Street View camera in May 2025; the tree is showing a full canopy with an estimated 0-25% canopy cover loss.

An inspection of the tree was carried out on 23 October 2025, the autumnal leaf fall had started at the time of inspection, however, the canopy of the tree was found to be in good condition with very low levels of establishing deadwood and good tip coverage. No other issues with the tree were observed.

Forest Research on ADD [Ash dieback \(*Hymenoscyphus fraxineus*\) - Forest Research](#)
With the exceptions of felling for public safety or timber production, we advise a general presumption against felling living ash trees, whether infected or not. This is because there is good evidence that a small proportion will be able to tolerate *H. fraxineus* infection. There is also the possibility that a proportion of ash trees can become diseased, but then recover to good health.

An amended specification was agreed with the owner to prune the tree, this remains in place as an alternative course of action.

REPRESENTATIONS

We have received **1 representation objecting** to the Order

The main objections are:

- The tree has Ash Dieback Disease which will deteriorate the tree’s health causing a potential risk to people or property nearby.
- Safety concerns around this tree becoming hazardous along with the trees’ current condition mean the tree should be considered for removal.
- Impact on Biodiversity and ecology, an infected tree does not provide the same benefits as a new live tree would.

- Mitigation, owners are happy to replace the tree.

APPRAISAL

In response to the objections the following comments are made:

The tree is an important part of the streetscene and this area of the Great Snoring Conservation Area. It has withstood the initial waves of ADD infection and therefore can have a long safe useful life ahead. The tree contributes positively to amenity of the area and meets the criteria for an Order to be confirmed.

An Order does not prevent appropriate management work taking place, if the ADD establishes within the canopy further assessments can be made.

The evidence submitted in support of the application is insufficient to confirm removal is appropriate in this instance,

PF/22/2850 Erection of garden building (garden room/ store) condition 4 sets out tree protection measures that need to be implemented as part of the permission. The removal of the tree obviates the requirement for tree protection measures to be implemented; the removal of the tree would mean these measures are not required.

HUMAN RIGHTS IMPLICATIONS

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

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

Main Issues for Consideration

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

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

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

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

RECOMMENDATION:-

That the Order be confirmed.

DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – 19 MAR 2026

1. INTRODUCTION:

- 1.1 This report briefly sets out performance in relation to the determination of planning applications in Development Management the period **December 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 <i>(Period Dec 2025)</i>	Major 1 decision issued <i>100% within time period</i>	60% (80% NNDC)	24 month average to 31 Dec 2025 is 97.00%* 
	Non-Major 44 decisions issued <i>89% within time period (5 cases over time)</i>	70% (90% NNDC)	24 month average to 31 Dec 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 Dec 2025 is 1.59% (one case RV/22/1661) 
	Non-Major	10% (5% NNDC)	24 month average to 31 Dec 2025 is 0.98% 

Performance Measure	Actual Performance	Target	Comments
Validation <i>(Period Nov 2025)</i>	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 three S106 Obligations being progressed, all of which have issues affecting progression.

3. RECOMMENDATIONS:

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

SCHEDULE OF S106 AGREEMENTS

UPDATE FOR DEVELOPMENT COMMITTEE:

19 March 2026

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
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/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	S106 signed but land ownership matter affecting progression	
PF/24/2530	Land North Of Valley Lane Holt	Erection of 23no. dwellings (including 7no. affordable dwellings with off site committed sum to value of one unit) with associated parking, landscaping and creation of public open space	CP049 - Holt	Mark Brands	Committee	19/02/2026	Fiona Croxon	TBC	Awaiting applicant to confirm legal representation.	

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OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 19-March-2026

APPEALS SECTION

NEW APPEALS

BRISTON - PF/25/1096 - Erection of detached single-storey dwelling (self-build)
Craymere Manor, Craymere Road, Briston, Melton Constable, Norfolk, NR24 2LS

For Kim Burgess

WRITTEN REPRESENTATION

Appeal Start Date: 17/02/2026

Appeal Decision:

Appeal Decision Date:

FAKENHAM - PF/25/2194 - Replacement of first and second floor windows in front elevation

Flat At, 12 - 14 Norwich Street, Fakenham, Norfolk, NR21 9AE

For Mrs Tonia Hudson

WRITTEN REPRESENTATION

Appeal Start Date: 09/03/2026

Appeal Decision:

Appeal Decision Date:

LESSINGHAM - PF/25/2595 - Erection of boundary fence (1.65 metres high) - retrospective

The Shack, Church Lane, Bush Estate, Eccles-on-sea, Norwich, Norfolk, NR12 0SY

For Mr Adam Ramsbottom

FAST TRACK - HOUSEHOLDER

Appeal Start Date: 26/02/2026

Appeal Decision:

Appeal Decision Date:

INQUIRIES AND HEARINGS - IN PROGRESS

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:

WRITTEN REPRESENTATIONS APPEALS - IN HAND

ALBY WITH THWAITE - PF/25/0473 - Construction of dwelling and garage (self-build) with associated landscaping and installation of solar array

Field View, Alby Hill, Alby, Norwich, Norfolk, NR11 7PJ

For Mr. Karl Barrett

WRITTEN REPRESENTATION

Appeal Start Date: 30/01/2026

Appeal Decision:

Appeal Decision Date:

BLAKENEY - PF/25/0522 - Demolition of two-storey dwelling and erection of replacement two-storey dwelling (part-retrospective)

8 Langham Road, Blakeney, Holt, Norfolk, NR25 7PG

For Mr Ingham

WRITTEN REPRESENTATION

Appeal Start Date: 05/01/2026

Appeal Decision:

Appeal Decision Date:

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:

CATFIELD - CD/25/1379 - Discharge of conditions 5 (French drain details) & 14 (Secure Access Scheme) of planning permission PF/23/2004 (Part change of use of existing agricultural machinery workshop/store and haulage depot to incorporate a containerised self-storage facility (B8 storage) (retrospective))

Store Galore , Ludham Road, Catfield, Great Yarmouth, Norfolk, NR29 5PY

For Mr S Hill

WRITTEN REPRESENTATION

Appeal Start Date: 22/01/2026

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:

HOLT - PO/25/0642 - Outline application for demolition of existing building and construction of 14no. new residential dwellings with associated external works. (Outline application-with Landscaping to be dealt with under reserved matters)

Former Police Station, Norwich Road, Holt, Norfolk, NR25 6SH

For Mr J. Pointer

WRITTEN REPRESENTATION

Appeal Start Date: 19/01/2026

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

MUNDESLEY - PF/25/1808 - Removal of existing conservatory and construction of rear and side single storey extension

29 High Street, Mundesley, Norwich, Norfolk, NR11 8LH

For Mrs Lynne Cottrell

FAST TRACK - HOUSEHOLDER

Appeal Start Date: 18/12/2025

Appeal Decision: Appeal Dismissed

Appeal Decision Date: 03/03/2026

SUTTON - PF/24/2338 - Change of use from dwellinghouse (Class C3) to holiday let (no specified use class) including upgrade of an existing access surface and installation of a tennis court (retrospective)

Sutton Hall, Hall Road, Sutton, Norwich, Norfolk, NR12 9RX

For Mr Haizel

WRITTEN REPRESENTATION

Appeal Start Date: 18/12/2025

Appeal Decision: Appeal Dismissed

Appeal Decision Date: 09/03/2026

THORPE MARKET - PF/25/1375 - Proposed dwelling with detached garage (self-build) on site of demolished farm house

The Farm House, Hall Farm Barns, Station Road, Thorpe Market, Norwich, Norfolk, NR11 8UD

For Mayes Properties Ltd

WRITTEN REPRESENTATION

Appeal Start Date: 02/12/2025

Appeal Decision: Appeal Dismissed

Appeal Decision Date: 03/03/2026

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 Dismissed

Appeal Decision Date: 04/03/2026

Total Number of Appeals listed: 16

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

*Appeals Information for Committee between
11/02/2026 and 10/03/2026*

19-March-2026

APPEALS SECTION

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:

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