

Development Committee



Please contact: Democratic Services

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

TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Wednesday, 8 April 2026

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 16 April 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 - 14)

To approve as a correct record the Minutes of a meeting of the Committee held on Thursday 19th March 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 15 - 20)

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 21 - 38)

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

- 9. 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 39 - 44)
- 10. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 45 - 48)
- 11. APPEALS SECTION** (Pages 49 - 54)
- 12. 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 March 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 L Paterson
Cllr J Toye	Cllr K Toye
Cllr L Vickers	

Members attending: also Cllr T Adams
Cllr K Leith

Officers in Attendance:

- Development Manager (DM)
- Solicitor
- Democratic Services Officer – Regulatory Committees
- Senior Planning Officer (SPO – AW)
- Development Management Team Leader (DMTL – CR)
- Senior Planning Officer (SPO – JB)
- Senior Planning Officer – Abrogulture (SPO-IM)

102 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr P Neatherway, Cllr V Holliday and the Assistant Director – Planning

103 SUBSTITUTES

None.

104 MINUTES

The minutes of the Development Committee meeting held Thursday, 19th February 2026 were approved as a correct record subject to an amendment from Min 98, noting that Cllr L Vickers had left the meeting.

105 ITEMS OF URGENT BUSINESS

None.

106 DECLARATIONS OF INTEREST

The Chairman, Cllr P Heinrich, declared a non-pecuniary interest in agenda items 9 and 12. As both Local Ward Member, and a Member for North Walsham Town Council, who had considered and voted on these items, he would abstain from participating or voting on these applications. He confirmed he would relinquish the Chair for these items to the Vice-Chairman, Cllr R Maconald. The Chairman would exercise his right to speak as Local Ward Member only.

107 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.

Officers Report

The SPO – AW introduced the officers report and recommendation for approval, subject to conditions. She offered a verbal update to the officer's report, and confirmed the Agricultural report referenced D, had been superseded with version E in December 2025.

The case officer outlined the sites' location, site context, historical use, and noted that the site had been allocated for development within the Local Plan (adopted in December 2025) under C16. The outline planning permission (PO/23/0596) was approved by Development Committee in December 2023, before being granted in May 2024. The principle of development had been agreed and would be largely controlled by the approved S106, and conditions of the outline. The care home, which formed part of the outline application, would come forward as a separate reserve matters application.

Objections from residents and Cromer Town Council has been received. These primarily related to issues of flooding, and biodiversity.

The SPO-AW noted the proposed site plan was in broad accordance with the outlined development plan. The storey heights plan complied with condition 7 of the outline application, and ENV6 of the North Norfolk Local Plan. The scheme would be divided into three distinct character areas, with varying densities, building styles, and materials. Visuals and details were provided of each character area.

Towards the centre of the site were three proposed three-storey apartment blocks proposed for affordable dwellings. The scheme would provide 53 affordable homes, 45% of the development, above the 35% requirement of the new Local Plan. The proposed housing mix was informed by discussions with a preferred registered provider and was supported by the Housing Strategy team. All dwellings would meet M42 accessibility standards, with four homes meeting M43 standards. The scheme would exceed the requirements for CC3 for sustainable construction and meet CC4 achieving higher water standards.

The SPO-AW confirmed the Landscape Plan and noted that the majority of green spaces were located around the edges of the proposed development to help create and maintain the proposed landscape buffers established in the outline application. A green space was proposed for the centre of the site, also in accordance with the outline planning permission. The Landscape plan had been subject to a series of revisions with following feedback, with the applicant demonstrating a commitment to address landscape concerns. A raingarden and reed planting had been introduced to the landscape proposals as part of the SUD's features, and the overly large attenuation basin was reduced slightly to retain additional trees. The proposed planting scheme included greater street scene planting, with a greater variation of native trees, including fruiting trees. Landscape Officers raised no objection to the

final proposal. Outline conditions 11, 12, and 13 relating to landscape and ecology were considered to be met.

Although not a requirement at the time for the outline application in 2023, BNG was agreed to be provided. The 2023 application included a memorandum of understanding which identified an area of land to the North of Holt Road, Cromer, as a potential location for offsite BNG mitigation. This option was explored, however would not provide a complaint BNG scheme. The required BNG units would instead be provided through Langley Abbey Environment Project, a registered provider who were considered could deliver the required mix of grub and ditch units in accordance with BNG trading rules.

With respect to matters of flooding and drainage, the SPO-AW affirmed that the applicant had worked extensively with the LLFA and Anglian Water in order to address both surface water and drainage concerns at the site. Condition 9 of the outline approval required detailed designs of the surface water drainage scheme to be submitted and agreed as part of the reserve matters application. After several alterations to the drainage strategy, including amendments to the detention basin and infiltration's SUD's features, the LLFA had confirmed the discharge of condition 9, and raised no objection to this reserve matters planning application. Anglian Water had also reviewed the submitted foul main location drawing, and had confirmed that this was acceptable, offering no objections to the scheme. As such, Officers considered there were no substantive evidential grounds to refuse the development on the basis of flood risk or foul water connectivity.

Public Speakers

Colin Robb – Cromer Town Council
John Sansby – Objecting
Margaret Wade – Objecting
Jessica Groome – Supporting

Local Member

Cllr T Adams, member for neighbouring Cromer Town Ward, spoke on behalf of Local Ward Member, Cllr E Tooke, who was unable to attend the meeting.

Cllr T Adams noted the site had historically been the subject of some controversy, due to the on and offsite flood risks. He considered the site had reluctantly been approved, as part of the Local Plan, with the inclusion of site-specific policies on flooding prevention, but he argued that these policies were not being met through the proposal. Specifically, policy C16 of the adopted Local plan stated, '*Enhancement to sewerage infrastructure should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with Water Framework Directive obligations;*' and that '*greenfield run off rates are not increased;*'

He argued that the Committee in making its determination, must have confidence that the drainage infrastructure provided is sufficient, and reflected that the evidence that Anglian Water would adopt the planned infiltration basin was absent, as were details of how this would be maintained. Cllr T Adams sought assurances that the proposal would not lead to an increase in surcharge, overflow, and further occurrences of flooding. He provided a video of flooding on Station Road, a nearby connecting road, provided by a resident, during a downpour. Cllr T Adams advised that several properties locally had experienced flooding internally, as well as to

gardens, with one household receiving a grant this year for a flood proof door through the National and Norfolk County Council grant system. He argued that the foul water and drainage system had not been improved following the video. Without confirmation from Anglian Water that the development would not increase the risk of flooding to the nearby area, that the existing system had the capacity required to take the additional 10l a second, and details of how the infrastructure was to be maintained, approval of the application should not be granted. In addition, he sought details from the applicant of what would occur when the proposed planned system on site surpassed capacity. Cllr Adams considered appendix G of the submitted Flood Risk and Drainage Strategy provided an inconsistent story. The Developer initially sought plans for drainage to accommodate 14.63l per second in the outline application but were informed by Anglian Water it would achieve 6, with a figure of 10l a second eventually reached, something Cllr T Adam's considered had been arrived at without justification or evidence. The Lead Local Flood authority had raised a series of objections to the proposal, though it was noted their stance had since changed. Local residents remained suspicious that the drainage capacity had been paired back to accommodate the needs of the site.

Cllr T Adams advised he was a member of a local Flood Watch group and so had a firsthand experience attending incidents at any hour of the day and had witnessed overflowing sewage in this location.

He accepted that there would be a loss of biodiversity through the site, though was disappointed this could not be provided locally.

Cllr T Adams shared in the concerns raised by Cromer Town Council that the pavements opposite were narrow, even for a moderate size buggy, which would have a detrimental effect on residents' access to open space.

The Cromer Town Member urged the developer to consider an earlier trigger point for funding contributions to the nearby playground, not withstanding the existing S106 agreement, as 50% occupation was a long way off.

Cllr T Adams urged the Committee to defer consideration of this application pending assurances to those site specific policies detailed in C16.

Committee Debate

- a. The SPO- AW advised that Highways matters were a separate condition discharge from this application. There were section 278 works to improve highways and access around the site, but these were not considerations for this reserve matters application.
- b. The DM stated it was essential that the Committee were clear precisely what was being asked of it. The principal of development had been accepted, with outline planning permission having been granted by Committee. The Committee were asked therefore to consider specific reserve matters and matters that were required to be considered at reserve matters stage. Officers were satisfied that the level of detail provided was sufficient enough for the Committee to reach their determination. The DM recognised that the LLFA do object to applications quite regularly, and it is not unusual for them to raise concerns. In this instance they had considered the application in detail with various iterations of documents and made no objection to the current proposal. As the statutory consultee, their representation carried weight. Officers would not recommend approval if they were not confident

with the information provided.

- c. Cllr A Fitch-Tillett spoke out against the officer's recommendation and advised that she was very familiar with the site, stating that she had always had concerns with respect to flooding. She recalled the historic use of the site as a golfing practice ground, and suggested the golf club may have moved location due to ground conditions, referring to the site as a 'sink.' Cllr A Fitch-Tillett was critical that Anglian Water could cope with existing flooding in the area, as demonstrated in the video provide by Cllr T Adams. She reflected that rainfall was not simply an issue for drainage capacity but negatively contributed to cliff erosion also, something Coastwise were monitoring and working on closely. She concluded the application should be refused due to ground water concerns and their future impact.
- d. The SPO-AW advised it was important to recognise there was existing ground water runoff from the site, going into the drains. The proposal would introduce a very large, lined, detention basin, with 25% spare capacity for a 1 in 500-year storm event. The proposal sought to improve existing issues with respect to flooding.
- e. Cllr L Vickers noted Anglian Water made no objection to the proposal, however concerns had been raised by a member of the public who had experience in water management. She questioned whether the detention basin would be suitable to requirement, and how it would be maintained. With reference to the video provided by Cllr T Adams, she sought official confirmation as the veracity of the video that this represented storm flood, and not a burst water main.
- f. The SPO-AW confirmed that, as part of the flooding and drainage proposals, there would be ongoing maintenance. Management reports were attached and would be adopted by Anglian Water as part of the S104 agreement.
- g. The DM reiterated that a legal agreement had been signed as part of the original outline application, which included a specific chapter on SUD's. Elements and details of the SUD's scheme were required before work commenced on site. The Council would have control over the final scheme both in terms of conditions on the outline permission and the S106 obligations.
- h. Cllr M Hankins commended the case officer for her detailed report and welcomed the significant S106 contributions attributed with the development. He recognised the positive contribution the development would have as a solution to the housing shortage in this area. However, having listened to the public speakers, he recognised there was a dispute regarding flood protection and drainage. Having recently attended a meeting with Anglian Water, he was critical of their responses to future developments. Cllr M Hankins was concerned by the conflicting evidence provided with respect to flooding.
- i. The council's Solicitor noted the difficult situation the Committee was in and stated that the outline application had a number of protections relating to drainage in it. The S106 agreement also had detailed provisions relating to sustainable urban drainage. She commented that the difficulty the Committee were in was that this was a reserve matters application, and reserve matters only deals with 5 aspects including landscaping, and layout. It does not cover

flooding issues. She advised that the Committee needed to be careful about what they are being asked to determine.

- j. The DM stated that conditions on the original outline application required details to be submitted as part of the reserve matter submission. Typically, reserve matters applications deals with issues not dealt with at the outline stage. In this instance, there were conditions on the original outline permission which did require some details be provided at the reserve matters stage relating to matters of surface water drainage. The applicant had supplied the information requested. The LLFA not Anglian Water were the statutory consultee with respect to surface water management matters, they, as statutory consultee, advised that there were no grounds for objection on the surface water drainage details. The DM stated if the application were refused because of surface water drainage details, it would be challenging for the Council to defend its position. He affirmed that this was an allocated site within the recently adopted local plan, and development was expected on this site. The Planning service considered there was sufficient information for the Committee to support a decision for approval. Concerns were noted, and the DM reflected that it was unlikely that all parties would ever be happy with the information. He advised that it was important that the Council make a reasonable and rational decision.
- k. The Solicitor recited the 5 aspects dealt with by reserve matters. She understood Members concerns with respect to flooding, but affirmed this was not a consideration with this application.
- l. Cllr L Paterson agreed this was challenging application. On reflection of the comments made by the Solicitor, that the Committee should consider matters of layout, landscape, scale and nature, he stated he was comfortable. Cllr L Paterson proposed acceptance of the officer's recommendation.
- m. Cllr R Macdonald stated he was happy with the 5 areas identified by the Solicitor. He questioned that matters of flooding had been raised subsequent to the outline application, and enquired if the outline permission had addressed this. He expressed his concern granting permission should the development advisedly contribute to flooding issues. He noted the Solicitors advise that drainage matters were not relevant but stated that flooding had to be a relevant issue.
- n. The Chairman recalled all issues were widely discussed at the outline application stage.
- o. Cllr J Toye thanked officers for their guidance. He noted that the Committee were only asked to consider those 5 aspects identified by the Solicitor. Cllr J Toye considered the design of the scheme to be acceptable, and of local vernacular. The provision of dwellings had not increased or decreased compared to the outline application, and landscaping provision had been increased. Cllr J Toye shared in many Members disappointment that BNG would be achieved offsite, but accepted this was allowed. Further, he was concerned with existing issues of drainage in the local community which had not been addressed by Anglian Water, but accepted this was not a matter for the Committee. Irrespective of whether the scheme was built out, those issues existed already and needed to be addressed by the appropriate authority. Moving forward, Cllr J Toye sought assurances over controls to ensure proper maintenance of the identified concerns. Cllr J Toye seconded

the officers recommendation.

- p. The Chairman asked whether conditions could be strengthened to ensure the maintenance scheme was in place.
- q. The SPO-AW confirmed the submitted flooding and drainage report contained details of maintenance. It had been designed to be an adoptable standard. Maintenance would form part of the approved document.
- r. The Chairman permitted Cllr T Adams to speak again. Cllr T Adams asked, if the drainage matters were resolved as part of the outline application, why the applicant had, at a considerable expense, brought a consultant from Rossi Long with them today. The outline application was for access and all other matters reserved. The Committee did not see any significant detail with respect to drainage in the outline application. Some discussion has taken place regarding the 14.63l per second figure, however Cllr T Adams did not believe the Committee had been offered the chance to discuss drainage considerations at any point.
- s. The DM advised, counter to the Solicitors comments regarding reserve matters, that the outline application did have specific conditions which required additional information with relation of flooding, and others, be submitted as part of the reserve matters application. Specifically, the condition required details of all the surface water drainage issues, and management of surface water drainage at the reserve matter stage. The applicant had satisfied this condition and brought their drainage engineer along to the meeting should there be any technical questions raised by the Committee. He affirmed that matters of drainage were a consideration today.
- t. Cllr T Adams reflected that this was not clear and that the Committee did not have the opportunity to debate drainage issues, and how these accord with policy.

IT WAS RESOLVED

That Planning Application RM/25/0776 be APPROVED in accordance with the officer's recommendation.

108 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

Officers report

The DM introduced the officers report and revised recommendation for approval following deferment at the December 2025 Development Committee meeting.

He outlined the sites' location, layout, topographical elevations, indicative plans, and identified the key issues for consideration.

Whilst the scheme was considered by Officers to be a departure from NNDC Policy E3, Officers attributed weight to the broader economic benefits the scheme would be, as detailed latest submission from the applicant in which they anticipated, once fully operational, 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.

However, absent controls to tie the business to the estate, the DM advised that the weight to be attributed would need to be tempered to "moderate".

Concerns of bio-security raised by Committee at the December 2025 meeting had been addressed.

The DM reflected this was a finely balanced application. Notwithstanding the departure from the Development Plan, in all other areas the proposal was considered acceptable and the material considerations identified were capable of attracting sufficient weight to justify the departure from the Development Plan.

Public Speakers

Graham Robinson Hodges – Supporting

Local Member

Not present.

Committee Debate

- a. Cllr L Paterson and Cllr A Brown were supportive of farm diversification, however expressed concern that the application was not proposed to be tied to the estate and whether the site could be sold off. Cllr A Brown was critical of the submission from Lanpro and considered the 2 page letter lacked sufficient evidence to justify Committee support. Irrespective of whether there was a precedent elsewhere, he felt the site must be tied to the Estate, as each application must be considered on their own merits.
- b. The DM recognised there was an element of risk in not tying the estate with the land. If permission were granted and the land sold, that income would be derived and would benefit the estate. It was noted that the Council had not tied the land with other applications made by the Raynham Estate.
- c. Cllr J Toye expressed his support for the application and placed weight on the benefits to the wider local economy, including supporting of other businesses through the storage units.
- d. Cllr P Fisher recognised this was a finely balanced application, but following receipt of the additional information to address prior concerns, he could not find reason to not support the application.
- e. Cllr L Paterson proposed acceptance of the officer's recommendation, seconded by Cllr P Fisher.

RESOLVED

That Planning Application PF/25/0961 be APPROVED in accordance with the officer's recommendation.

109 CROMER - PF/25/2851 - ERECTION OF WOODEN CABIN IN REAR GARDEN (RETROSPECTIVE) AT 65 RANDALL CRESCENT CROMER, NORFOLK, NR27 0FD

Officers report

The DMTL – CR introduced the officers report and recommendation for approval.

He outlined the sites' location and relationship with neighbouring dwellings. Images of the wooden cabin from the garden, and neighbouring properties were provided.

3 public objections has been received in addition to an objection from the Town Council.

With respect to matters of design, whilst it was an unusual building for the setting, it was not untypical. It was noted that there were several garden sheds in the nearby vicinity, and the wooden cabin was not visible from public vantage points. Officers consider that the design of the garden building complies with the Local Plan policies HOU6 and ENV8.

Had the cabin been sited 2m from the garden boundary, and without the attached chimney, it would have complied with permitted development.

Officers noted the host dwelling's garden was slightly higher than adjacent gardens. Whilst the building was visible from neighbouring properties, Officers consider there was no unacceptable loss of outlook, and that there would be very limited overshadowing to the end of neighbouring gardens, which would not justify refusal.

Public Speakers

Colin Robb – Objecting

Local Member

The Local member, Cllr T Adams, spoke against the officer's recommendation. He supported neighbouring residents' concerns that the cabin was too large, resulting in some overshadowing and loss of light. He considered the imposing structure was incongruous with the residential setting.

Committee Debate

- a. Cllr K Toye considered this a finely balanced application and shared in neighbours' concerns having seen the photographs provided. These were small gardens, increasing the visual impact of the cabin on neighbour's amenity.
- b. Cllr L Paterson did not consider the application merited coming to Committee.

- c. Cllr P Fisher noted had the application been re-sited it would have fallen under permitted development.
- d. Cllr L Patterson proposed acceptance of the officer's recommendation, seconded by Cllr P Fisher.

RESOLVED

That Planning Application PF/25/2851 be APPROVED in accordance with the officer's recommendation.

110 NNDC TPO (GREAT SNORING) 2025 NO.23 - GREAT SNORING TPO 25 1086 - LAND ON THE BOUNDARY OF METHODIST CHAPEL AND SOUTH HOUSE

Officer report

The SLO – IM, introduced the officers report and recommendation that the TPO be confirmed.

She outline the sites' location within the conservation area, tree location, aerial views and site photographs showing good canopy coverage and healthy leaf percentages. The tree was considered to contribute positively to the street scene in the centre of Great Snoring.

The tree was reported to show signs of Ash Dieback Disease. Ash Dieback Disease (ADD) was noted in the UK in 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.

Norfolk County Council guidance for ADD, advises that removal work was not considered necessary for trees with 0-50% die back. Felling would usually be considered around 50-75% die back. There was an issue of evidence to justify removal.

Public Speakers

None.

Local Member

Not present.

Committee debate

- a. Cllr A Fitch-Tillett proposed and Cllr J Toye seconded the officers recommendation. Cllr A Fitch-Tillett requested that advise been provided to the owner suggesting removal of the ivy.

RESOLVED

That TPO/25/1086 be confirmed in accordance with the officers recommendation.

111 NNDC TPO (NORTH WALSHAM) 2025 NO.22 - NORTH WALSHAM TPO 25 1085

- LAND AT END OF MUNDESLEY ROAD

The Chairman, Cllr P Heinrich vacated the Chair for this and the next item, as he was both Local Member, and Member for the Town Council who had considered the proposals. He spoke on these items as Local Member only and did not participate in Committee debate or the vote. Cllr R Macdonald served as Chairman.

Officers report

The SPO-IM introduced the officers report and recommendation that the TPO be confirmed.

She outlined the sites' location, located within the allocated site NW16. Images in and around the site were provided, including aerial images and historic maps.

The trees at the site composed of 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.

Officers sought a balanced approach that would support the proposed residential development, whilst maintaining the trees more broadly. It was accepted that the development access would result in tree loss where the route intersects with Paston Way.

Public Speakers

Eric Seward – Supporting

Local Member

Local Members, Cllr K Leith and Cllr P Heinrich spoke in support of the TPO. They accepted, reluctantly, that trees would need to be lost to accommodate development of NW16, but considered it necessary to ensure delivery of the roundabout. Cllr K Leith noted the importance of trees in response to the Climate Crisis.

Committee Debate

- a. The Committee expressed their support for the TPO and the balanced approach taken. Cllr L Vickers asked if an application for NW16 had been received. The DM advised this had been submitted and would be with the Committee in due course.
- b. Cllr A Brown proposed acceptance of the officer's recommendation, seconded by Cllr P Fisher.

RESOLVED

That TPO 25/1085 be CONFIRMED in accordance with the officers recommendation

112 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

Officers report

The SPO-JB introduced the officers report and recommendation for approval.

He outlined the sites' location, within a largely residential area, and advised the site was well enclosed. The application was part retrospective following the removal of some garages. Photos in and around the site were displayed, and details of the proposed containers and indicative fence treatment.

The SLO-JB states, 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 was unlikely to result in unacceptable impacts on the amenity of neighbouring occupants.

With the imposition of conditions, Officers considered that the proposal was acceptable in terms of land contamination risk, in accordance with Policies CC13 and ENV6 of the NNLP. The principle of development was considered to be acceptable and, subject to a suite of planning conditions, the proposal was considered by officers acceptable in relation to design, amenity, highways and contamination matters.

Public Speakers

Leon Wagge – Supporting

Local Member

Local Member, Cllr K Leith, spoke against the application. She considered the application unsuitable for the residential setting, and contrary to ENV4. The site was accessed via a narrow track, from Nelson Road which was already constrained due to the proliferation of cars parking on the road. Residents had reported issues with potential contamination of the land, including the burying of asbestos, and concerns that the site was being used for commercial purposes (as supported by photographs) The Local Member was concerned that CCTV located in the shipping containers could result in overlooking of neighbour properties, and that floodlighting would have a negative impact on residential amenity. Cllr K Leith urged the committee to refuse the application or defer to enable a site visit.

Cllr P Heinrich shared in the concerns raised by Cllr K Leith, particularly indications of commercialisation which would be challenging to control, and insufficient details regarding the reported potential for contaminated materials. He agreed that a site visit was the best way to proceed.

Committee Debate

- a. Cllr L Paterson sought clarification regarding the classification of the land and expressed reservations regarding the application. The DM advised that it was sui generis, and if granted would need to be tightly controlled given the close proximity to neighbours.
- b. Cllrs M Hankins and K Toye shared in concern of local residents that there was buried contamination, and the lack of subsequent inspection.

- c. From the images provided by residents, Cllr K Toye, Cllr P Fisher and Cllr A Brown expressed scepticism that the units were being used for domestic storage purposes. Cllr L Vickers expressed sympathy with local residents and considered conditions relating to domestic use only would be difficult to enforce.
- d. Cllr J Toye considered the location was unacceptable, and questioned the officer's assessment that this was a betterment than the preexisting sheds.
- e. The SPO-JB accepted that this was a difficult use to class. Issues relating to contamination could be addressed by condition, as could use of the shipping containers for commercial purposes. The DM advised that the activity occurring on site as existing was not a reflection on what would occur under the proposed permission. If used for commercial purposes, there would be a greater impact on neighbours.
- f. Cllr L Paterson proposed deferral to enable a site visit, seconded by Cllr A Brown.

RESOLVED

That planning application PF/25/2503 be DEFERRED to enable a site visit.

113 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

The Committee noted the management performance report.

114 APPEALS SECTION

The Committee noted the appeals report.

115 EXCLUSION OF PRESS AND PUBLIC

The Press and Public were excluded on the advice of the Councils Solicitor at 12.03pm to receive urgent legal advice.

The meeting ended at 12.17 pm.

Chairman

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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>

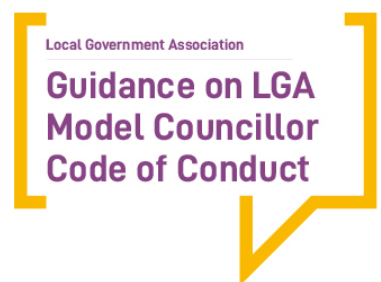
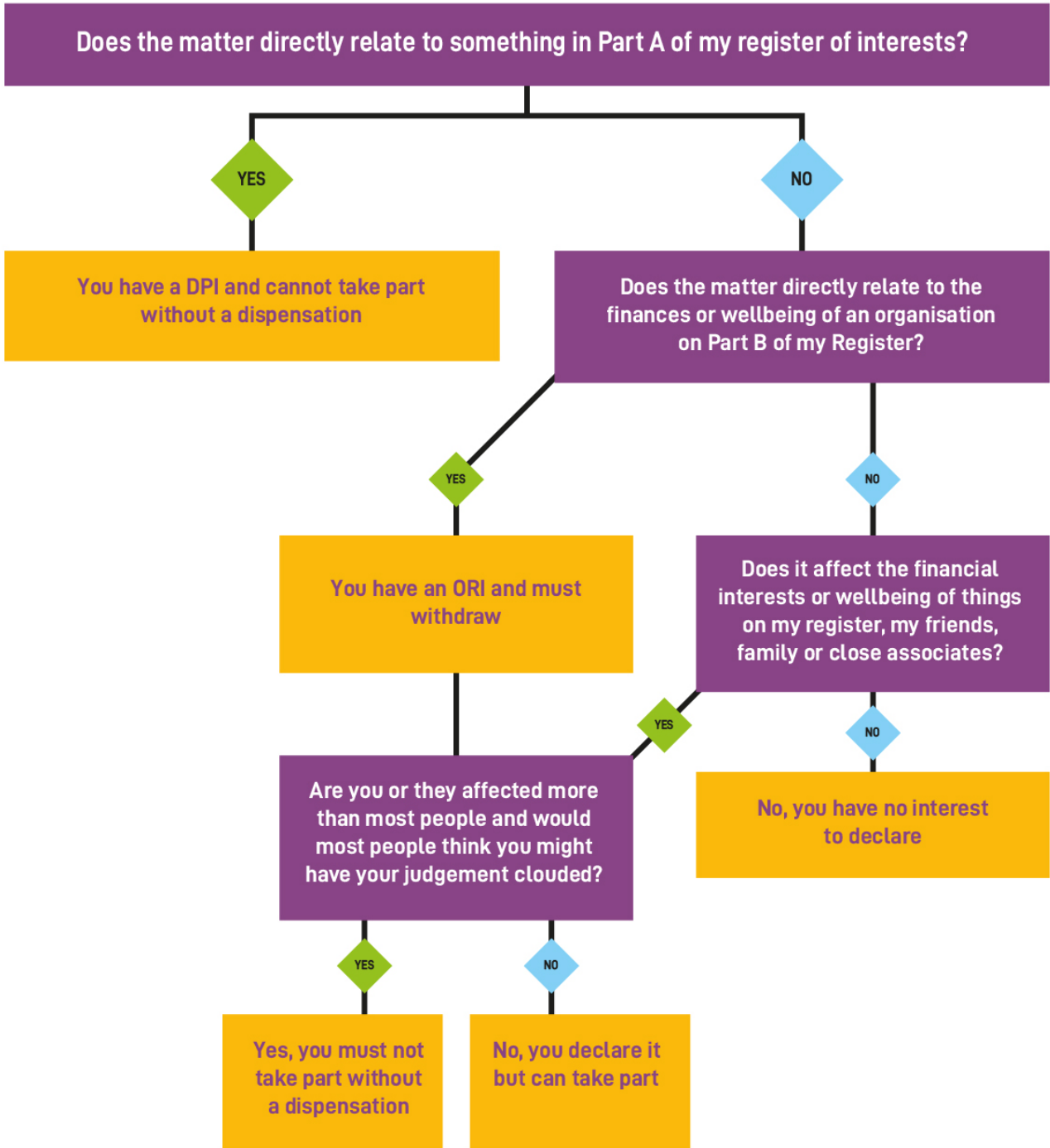
	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
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* 'director' includes a member of the committee of management of an industrial and provident society.

* '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.
Applicant: Barratt David Wilson Homes Anglia Ltd**

Major Development

Target Date: 16.04.26

Extension of Time: 16.04.26

Case Officer: Alice Walker

Reserved Matters Planning Permission

PREFACE:

At the last meeting of Development Committee on Thursday 19 March 2026, this Reserved Matters Application (Ref: RM/25/0776) was reported for land off Overstrand Road in Cromer pursuant to Outline Planning Permission Ref: 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 (Outline with all matters reserved except for access).

During the course of the meeting, the solicitor mistakenly highlighted to Members that drainage matters should not form part of Members considerations when determining the application. The detailed Surface Water Drainage Strategy (and discharge of Condition 9 of the Outline Planning consent) do form part of the report. The solicitor highlighted the error after the meeting, recognising that the advice given to Members during the course of the meeting was incorrect.

Having reviewed the recording of the meeting, the Monitoring Officer and Assistant Director for Planning agree that there was the potential for the incorrect advice to be material in impacting upon the Members' decision. The appropriate way to address what is a procedural irregularity is for a rehearing of the item at the earliest Development Committee, with the revised legal advice and all parties being contacted as soon as possible.

Having discussed this matter with the applicants, it has been agreed that the Reserved Matters Application will be referred back to Development Committee for re-determination.

The application should be heard in an unfettered manner without prejudice or reference to earlier debate or decision making.

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) and discharge of conditions 8, 9, 10, 11, 12, 13 and 14 pursuant to outline planning permission PO/23/0596.

REASONS FOR REFERRAL TO COMMITTEE

Initially 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.

On 01/04/26 Cromer Town Council requested a deferral on this application to allow an independent drainage report to be commissioned.

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 ENV 7: Protecting & Enhancing the Historic Environment
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 8: Promoting healthy and safe communities
Chapter 9: Promoting sustainable transport
Chapter 11: Making effective use of land
Chapter 12: Achieving well-designed places
Chapter 14: Meeting the challenge of climate change, flooding and coastal change
Chapter 15: Conserving and enhancing the natural environment
Chapter 16: Conserving and enhancing the historic environment

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

Policy CS 16 Safeguarding mineral and waste sites and mineral resources

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 not only for the details relating to appearance, landscaping, layout and scale for the development of 118 dwellings and associated works but also the discharge of conditions 8, 9, 10, 11, 12, 13 and 14 of the Outline Permission.

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. Surface Water Drainage Strategy**
- 5. Other Conditions for discharge**
- 6. 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 significantly above the 35% requirement of the new Local Plan. The tenure split of affordable homes proposed

is 60% rented and 40% intermediate which follows the agreed mix set out in the S106 agreement secured at Outline. Officers also note the term intermediate to cover a range of options including intermediate rent and Officers welcome this flexibility.

The table below details 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 approved 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 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 the reduction in area of the detention 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.

Highways and Parking

The Outline application secured a single point of access to Overstrand Road, and a Transport Assessment was submitted and approved as part of the Outline Planning Permission which provided a full assessment of potential impacts on transport. Local concerns have been noted during the consultation period regarding the suitability of existing footways and pedestrian access to and from the site. The outline application agreed the provision of a combined pedestrian and cycle path on Overstrand Road between the boundary of the site and Northrepps Road and a widened footpath between the site access and its eastern boundary. A crossing refuge is also provided for the centre of Overstrand Road. Several highways' conditions requiring detailed plans to be submitted were attached to the Outline Permission. The discharge of these conditions is beyond the scope of the reserved matters considered under the current application; those matters will come forward for separate consideration.

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.

The layout of the roads within the scheme have been informed by the Development Framework of the outline as required by Condition 6. 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 NCC'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).

Policy ENV7 seeks to conserve and where possible, enhance the historic environment. The application site is located outside of the Cromer Conservation area and as such the proposed development would not have an impact upon any designated heritage assets. However, officers have provided detailed comments regarding the design and appearance of the scheme.

The general arrangement of uses and buildings remain broadly in line with those previously approved. The scheme is 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 initially submitted 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 Condition 12 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.

Overall landscape officers considered landscape plan and translocation arrangements to be appropriate and have recommended discharge of Condition 13 of the Outline Approval on this basis.

There are several notable improvements to the revised 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 December 2025 which more accurately captures the arboricultural constraints on site. The tree protection measures set

out on plan 10800-T-06-E 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.

Overall, the proposed plans are in accordance with Policies CC11 and CC12 of the North Norfolk Local Plan and Conditions 12 and 13 can be discharged.

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 have reviewed the submitted information and 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. Surface Water Drainage Strategy

Policy CC7 states that flood risk must be properly assessed when planning new development. It also requires the appropriate management of surface and foul water disposal to reduce flooding. The policy requires development to avoid areas at risk of flooding where possible, and to use sustainable drainage systems (SuDS). All proposals must ensure they do not increase flood risk elsewhere.

Condition 9 of the outline planning permission required detailed plans for surface water drainage to be submitted to and approved by the Local Planning Authority at this stage (the Reserved Matters application). Condition 9 further sets out specific detailed design requirements (points i to xi see **APPENDIX A**) which the applicant has addressed.

Surface Water

The site is currently undeveloped greenfield land. The surface geology is formed of areas of Clay, Silt, Sand and Gravel. The site has some areas where permeability is particularly good (areas of sand and gravel) however, other areas have failed infiltration testing, likely due to underlying clays. Overall, due to the mixed geology, the ground conditions can only store a moderate amount of water through infiltration, so runoff happens naturally.

The first priority under the drainage hierarchy should be to let surface water runoff soak into the ground (infiltration). This can be managed in a sustainable manner using appropriate Sustainable Drainage Systems (SuDS). SuDS have been used throughout the site, including a detention basin, rain garden, reed planting, permeable paving filter strips and swales. All the SuDS features have been designed to effectively mitigate extreme rainfall events, including the 1 in 100-year storm event, plus a 40% increase in rainfall intensity due to climate change. This is in line with the recommendations of the NPPF in terms of addressing future implications for climate change and reduces risks to people and property.

The detention basin is lined, preventing both infiltration into the ground and ground water entering from below. It retains around 25% spare capacity, even during the modelled 1 in 500-year extreme storm event. Overflow routes ("Spillways") are included within the Drainage Strategy to safely manage excess water, and this will be located on the northern point of the basin.

A SuDS Management and Maintenance Plan is provided as a detailed appendix to the submitted 'Flooding and Drainage Strategy'. This will form an important part of any approved strategy. Regular inspections, maintenance and management are required. The details include regular removal of leaves and blockages to ensure the system functions as designed and inspections of the SuDS features. The S106 agreement ensures the SuDS system will continue to be maintained long-term in accordance with the approved Management Plan.

As noted above, the variable permeability across the site limits the use of SUDS infiltration strategies. As detailed above, excess surface water is captured, stored and discharged at a managed rate into the designated surface water sewer. Anglian Water have confirmed that the existing surface water sewer system has enough spare capacity to serve the development and that the preferred connection point is Manhole 9151, located in Northrepps Road. A surface water discharge rate of 10L/sec has been agreed with Anglian Water, members will note that this is lower than the 14.6L/sec agreed at Outline. The development will not increase flood risk and includes controls to appropriately limit water flow from the site to the reasonable expectations detailed above.

The Lead Local Flood Authority (LLFA) has reviewed the submitted 'Flood Risk Assessment and Drainage Strategy' documents and after several revisions and confirm that they are fully satisfied and have no objection to the drainage strategy and recommend that condition 9 can be discharged.

Foul Water

The site will connect to the Cromer Water Recycling Centre which Anglian Water have confirmed has capacity to treat wastewater flows from the development site.

Anglian Water has confirmed that the existing sewer system has available capacity to serve the development, and the preferred foul water connection point would be Manhole 9102 located in Northrepps Road. 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.

The system has been designed to an adoptable standard by Anglian Water; the adoption of the system can only take place post planning decision and is therefore outside the scope of the reserved matters.

Summary

Officers consider the applicant's technical evidence and submission documents have met all requirements of Condition 9 and the drainage plans are acceptable. The LLFA have concluded they can recommend discharge of Condition 9 and have no objection to this Reserved Matters planning application.

Officers note the local objections on drainage matters, including historic flooding incidents on Station Road and Harbord Road to the southeast of the site. These concerns have been noted and carefully considered in detail as part of this application and as matters of principle in the original outline planning permission. After careful consideration Officers find that the two statutory agencies have no objection to the proposed drainage strategy and confirm appropriate foul water capacity is available. Therefore, Officers conclude that all reasonable technical considerations have been resolved and there are no substantive evidential grounds to refuse the development on grounds of flood risk or drainage.

5. Other Conditions for discharge

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 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.

Whilst the written element of Condition 10 has been complied with and can allow a partial discharge, the condition cannot be fully discharged until the hydrants are installed and operational.

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.

This matter is subject to consultation with NCC as the Mineral Planning Authority (MPA) Based on the updated information in the version 3 of the Stage 1 MMP-M, the 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.

Consequently, the District Council as decision maker and Local Planning Authority (LPA) are minded to partially discharge the planning condition, subject to further investigation and assessment at Phase 2.

6. 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. Sufficient information has been provided to satisfy the requirements of outline conditions 8, 9, 10, 11, 12, 13 and 14 (in part) and these can be discharged as part of this Reserved Matters Application.

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 of reserved matters (to include discharge of conditions 8, 9, 10, 11, 12, 13 and 14 regarding approval of details) subject to the imposition of the following summarised conditions:

- **Approved plans**
- **Materials**

- **Implementation of noise remediation scheme**
- **Overheating and Ventilation**
- **Phasing compliance**
- **Flood risk compliance**
- **LEMP compliance**
- **Landscape Plan compliance**
- **Replacement planting**
- **Footpath details**
- **Boundary treatments plan compliance**
- **Refuse plan details**
- **HC5 compliance**
- **CC8 Plan compliance**
- **Fire hydrant compliance**
- **MMP-M compliance**

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

APPENDIX A

Condition 9 (of the outline planning permission)

Prior to or as part of reserved matters and prior to commencement of development, in accordance with the submitted Flood Risk Assessment and Outline Drainage Strategy, reference 680481-R1(01)-FRA (received on 15th March 2023), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

(i) Further detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) onsite. This should be carried out in addition to the testing presented to the Lead Local Flood Authority (LLFA) at outline stage but should be representative of the whole development site;

or

If infiltration is proven to be unfavourable, then the pre-development greenfield runoff rates for the site shall be agreed with the LLFA. Post development runoff rates will be attenuated to a maximum of the equivalent 100% annual exceedance probability (AEP) greenfield rate for all rainfall events up to and including the 1% AEP critical rainfall event plus climate change allowance and including urban creep. The discharge location for surface water runoff will be confirmed to connect with the wider drainage network;

(ii) Onsite groundwater level monitoring to determine the seasonally high maximum groundwater levels across the site should be undertaken and submitted to the LLFA for review in support of the proposed surface water drainage strategy;

(iii) The detailed drainage design for the scheme will be produced in adherence with all four pillars of SuDS, water quality, water quantity, biodiversity and amenity. Being a greenfield site, all four pillars should be fully addressed in the proposals;

(iv) Surface water runoff collected for use should be included as a complimentary system to the wider drainage strategy. The LLFA recommends that the applicant considers how water runoff collection for reuse could be integrated into the proposed drainage strategy;

(v) Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1% AEP critical rainfall event plus climate change allowances and including urban creep;

(vi) Detailed designs, modelling calculations (using the latest FEH rainfall profiles, applying a MADD factor of zero and appropriate Factors of Safety based on contributing area) and plans of the of the drainage conveyance network in the:

- 3.33% AEP critical rainfall event plus climate change allowance and with an additional appropriate uplift to account for urban creep to show no above ground flooding on any part of the site.
- 1% AEP critical rainfall event plus climate change allowance and with an additional appropriate uplift to account for urban creep to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that

flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

(vii) The design of the infiltration / attenuation basins will incorporate an emergency spillway and any drainage structures will include appropriate freeboard allowances;

(viii) Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding and accounting for climate change and urban creep (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary;

(ix) Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% AEP rainfall event with uplifts for climate change and urban creep. This should include depths, velocities, and volumes of flow paths and ponding areas if there is potential for flows to impact any developed areas within the site or off-site third-party property or highways.

This will include surface water which may enter the site from areas adjacent to the site;

(x) Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge; and

(xi) A maintenance and management plan detailing the activities required, specific timeframes for the activities and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 173, 175 and 180 and Policy EN10 of the adopted North Norfolk Core Strategy (2008) by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development

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
Applicant: Mr G Payne

Minor Development

Target Date: 20th January 2026

Extension of Time: 24 March 2026

Case Officer: Joseph Barrow

Full Planning Permission

PREFACE

This application is referred to this meeting of Development Committee following deferral of the item during the meeting of Development Committee on 19th March 2026. The item was deferred to enable a site visit by members of the committee. The site visit was completed on Thursday 2nd April 2026. There are no new material considerations to bring to the attention of members, the same report is therefore found below. The application should be heard in an unfettered manner without prejudice or reference to earlier representations or debate.

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, size, colour, no stacking)**
- **Use of containers limited to storage of household effects only (i.e. not commercial)**
- **Hours of Use**
- **No outside storage beyond the containers**
- **No storage of perishable items or temperature-controlled items inside the containers at any time**
- **No external lighting unless details approved**
- **External finish of the fence / gate**
- **Complete removal of the garages in a timely manner**
- **Precautionary land contamination**

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

DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – 16 APR 2026

1. INTRODUCTION:

- 1.1 This report briefly sets out performance in relation to the determination of planning applications in Development Management the period **January 2026**.
- 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 Jan 2026)</i>	Major 3 decisions issued <i>100% within time period</i>	60% (80% NNDC)	24 month average to 31 Jan 2026 is 97.00%* 
	Non-Major 52 decisions issued <i>87% within time period (7 cases over time)</i>	70% (90% NNDC)	24 month average to 31 Jan 2026 is 94.00% 
(Quality) % of total number of decisions made that are then subsequently overturned at appeal <i>(Period Jan 2026)</i>	Major	10% (5% NNDC)	24 month average to 31 Jan 2026 is 1.52% (one case RV/22/1661) 
	Non-Major	10% (5% NNDC)	24 month average to 31 Jan 2026 is 1.01% 

Performance Measure	Actual Performance	Target	Comments
Validation <i>(Period Jan 2026)</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 four S106 Obligations being progressed.

3. RECOMMENDATIONS:

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

SCHEDULE OF S106 AGREEMENTS

UPDATE FOR DEVELOPMENT COMMITTEE:

16 April 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	The s106 is now all agreed except the Location Plan.	
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	Documents being drafted	
PF/25/0961	Land South Of Hempton Poultry Farm Helhoughton Road Hempton Norfolk	Self-storage facility with 212 containers, perimeter fencing, landscaping, and associated works.	CP024 - Dunton	Mark Brands	Committee	19/03/2026	Fiona Croxon	TBC	S106 Progressing	

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APPEALS SECTION

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:

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:

CATFIELD - CL/24/1249 - Lawful Development Certificate for existing use of land as residential garden

Fenview, 3 Fenside Cottages, Fenside, Catfield, Great Yarmouth, Norfolk, NR29 5DD

For Mr J Amos
WRITTEN REPRESENTATION

Appeal Start Date: 12/12/2024

Appeal Decision:

Appeal Decision Date:

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

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

For Mr Stuart Parry
WRITTEN REPRESENTATION

Appeal Start Date: 12/12/2024

Appeal Decision:

Appeal Decision Date:

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

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

For Mr Stuart Parry
WRITTEN REPRESENTATION

Appeal Start Date: 12/12/2024

Appeal Decision:

Appeal Decision Date:

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:

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

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 Allowed

Appeal Decision Date: 11/03/2026

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 Part Allowed**

Appeal Decision Date: 20/03/2026

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 Dismissed**

Appeal Decision Date: 16/03/2026

Total Number of Appeals listed: 12

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

*Appeals Information for Committee between
11/03/2026 and 07/04/2026*

16-April-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:

Total Number of Appeals listed: 5