

# Development Committee



**Please contact:** Democratic Services

**Please email:** [democraticservices@north-norfolk.gov.uk](mailto:democraticservices@north-norfolk.gov.uk) Direct Dial: 01263 516108

**TO REGISTER TO SPEAK PLEASE SEE BOX BELOW**

Wednesday, 10 June 2026

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 18 June 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](mailto: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 K Toye, Cllr L Vickers and Cllr C Rouse

**Substitutes:** Cllr J Toye, Cllr A Varley, 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 and Cllr L Withington

All other Members of the Council for information.

Members of the Management Team, appropriate Officers, Press and Public



**If you have any special requirements in order to attend this meeting, please let us know in advance**

If you would like any document in large print, audio, Braille, alternative format or in a different language please contact us

**Chief Executive:** Steve Blatch

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

**Email** [districtcouncil@north-norfolk.gov.uk](mailto:districtcouncil@north-norfolk.gov.uk) **Web site** [www.north-norfolk.gov.uk](http://www.north-norfolk.gov.uk)

## A G E N D A

<b>PLEASE NOTE: THE ORDER OF BUSINESS MAY BE CHANGED AT THE DISCRETION OF THE CHAIRMAN</b>
--

### **PUBLIC BUSINESS**

**1. CHAIRMAN'S INTRODUCTIONS**

**2. TO RECEIVE APOLOGIES FOR ABSENCE**

**3. SUBSTITUTES**

**4. 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.

**5. 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.

**6. DECLARATIONS OF INTEREST**

(Pages 1 - 6)

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**

**7. FAKENHAM - PF/24/2184 - ERECTION OF TWO BUILDINGS FOR USE AS A RESTAURANT AND FARM SHOP, AND ASSOCIATED DEVELOPMENT INCLUDING A SEPARATE WC AND BAR, TWO POLYTUNNELS, CAR-PARKING, PATHS AND ACCESS AT SALMONDS LANE, THORPLAND, FAKENHAM, NORFOLK, NR21 0HB**

(Pages 7 - 44)

**8. POPPYLAND - PF/25/0902 - INSTALLATION OF SECTIONS OF NEW FOOTPATH, ALONG WITH UPGRADE OF SURFACING OF EXISTING AREAS USED AS PERMISSIVE FOOTPATHS TO CREATE A SINGLE NEW CONNECTED WALKWAY WITH REST STOP AREAS AND INTERPRETATION BOARDS (PART RETROSPECTIVE), FOREST PARK, NORTHREPPS ROAD, NORTHREPPS, NORFOLK**

(Pages 45 - 56)

9. **BLAKENEY - PF/26/0708 - ERECTION OF DETACHED GARDEN OUTBUILDING AT 8 WIVETON ROAD BLAKENEY.** (Pages 57 - 64)
10. **NNDC TPO (NORTH WALSHAM) 2026 NO.3 - NORTH WALSHAM TPO 26 1094 - LAND AT KETTS ROAD** (Pages 65 - 66)
11. **DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 67 - 70)
12. **APPEALS SECTION** (Pages 71 - 76)
13. **EXCLUSION OF PRESS AND PUBLIC**

To pass the following resolution, if necessary:-

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

#### **PRIVATE BUSINESS**

This page is intentionally left blank

## 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](#).

<b>Subject</b>	<b>Description</b>
<b>Employment, office, trade, profession or vocation</b>	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
<b>Sponsorship</b>	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.
<b>Contracts</b>	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>
<b>Land and Property</b>	<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>
<b>Licenses</b>	<p>Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer</p>
<b>Corporate tenancies</b>	<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>
<b>Securities</b>	<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>

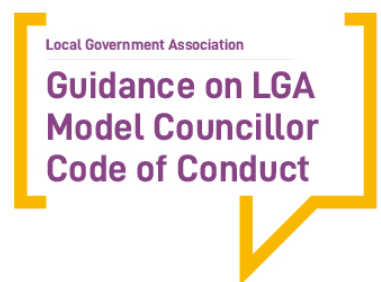
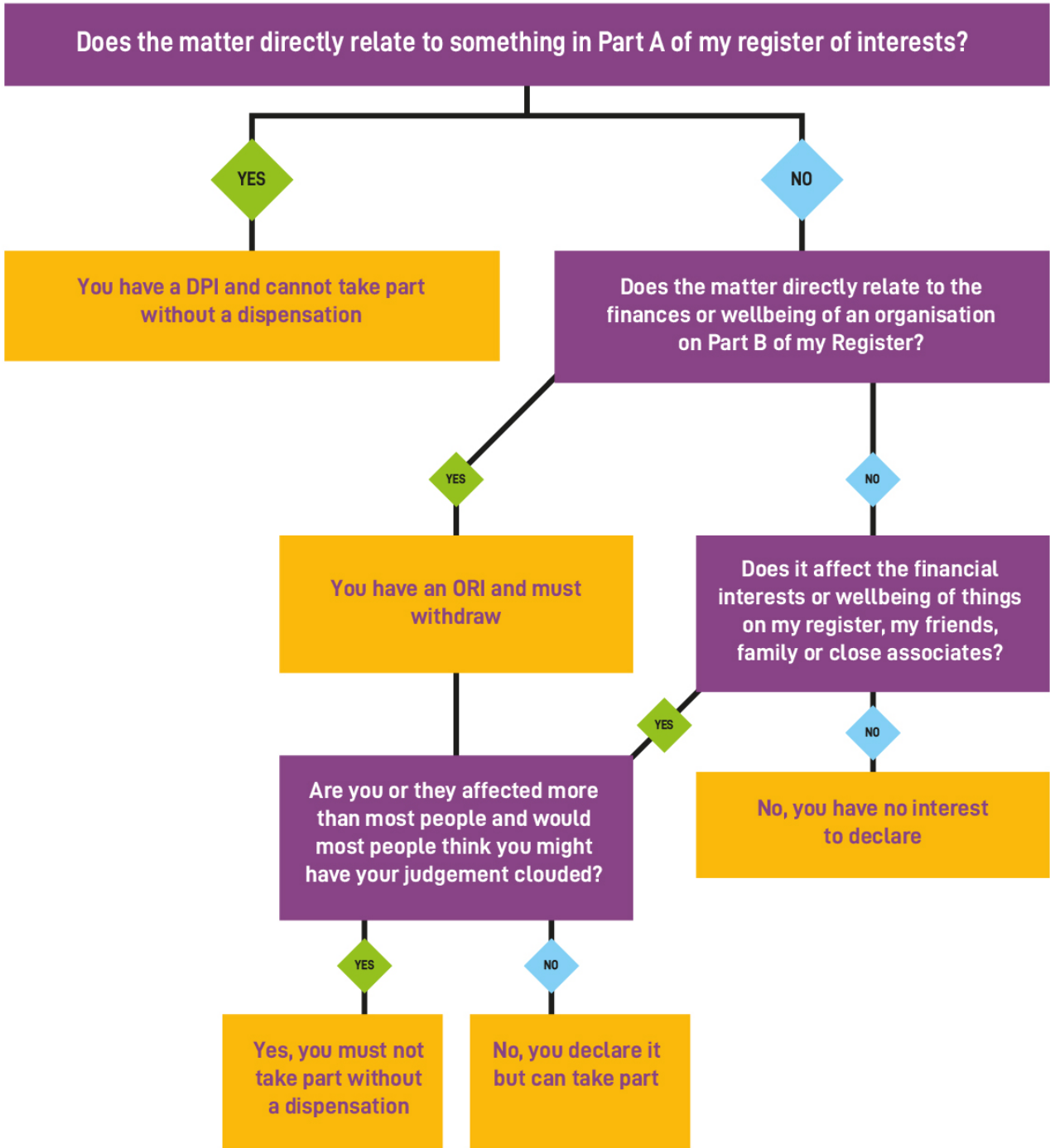
	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
--	---

\* '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"> <li>a) any body of which you are in general control or management and to which you are nominated or appointed by your authority</li> <li>b) any body <ul style="list-style-type: none"> <li>(i) exercising functions of a public nature</li> <li>(ii) any body directed to charitable purposes or</li> <li>(iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)</li> </ul> </li> </ul>
--



**FAKENHAM - PF/24/2184 - Erection of two buildings for use as a restaurant and farm shop, and associated development including a separate wc and bar, two polytunnels, car-parking, paths and access at Salmonds Lane, Thorpland, Fakenham, Norfolk, NR21 0HB**

**Applicant: Mr J Ashworth**

## **ADDENDUM REPORT**

### **BACKGROUND**

This addendum report is to update members in respect of the above application.

This report should be read in conjunction with the Committee Report and the Development Committee Minutes of the meeting of 27 June 2025. These are included at **Appendix 1** and **Appendix 2** of this report.

At the meeting of the Development Committee on 27 June 2025, it was resolved:

**That the Assistant Director for Planning be given authority to approve the application, subject to agreement of appropriate conditions and if necessary, a S.106 agreement, such conditions to include an ongoing link between the ownership of the farm and the business on the development site**

Since the resolution to approve, Officers have been working with the applicant on both a draft set of planning conditions (substantially completed and agreed) and a draft Section 106 obligation to secure “an ongoing link between the ownership of the farm and the business on the development site.”

### **UPDATE**

Whilst a draft legal obligation had been substantially negotiated and was close to agreement, the applicant has advised that they no longer wish to enter into a s106 obligation to include an ongoing link between the ownership of the farm and the business on the development site. The application is therefore being referred back to Development Committee for re-consideration in the absence of a S106 Obligation.

Officers consider that a s106 obligation is still required should members be minded to approve the application, for the reasons set out in the principle of development section below.

Since the resolution to approve the application in June 2025, the North Norfolk Local Plan has been adopted (17 December 2025), replacing the North Norfolk Core Strategy against which the proposed development was previously considered.

Because the formal planning decision has not yet been issued there is not an existing planning permission and therefore no “fall-back” position. This means that, in bringing the matter back before the Development Committee, the application must therefore now be considered against policies in the new Local Plan and the decision made in accordance with those policies unless any material considerations indicate otherwise. There is case law (R (Kides) v South Cambridgeshire DC [2002] EWCA Civ 1370), that confirms this approach.

The new policy considerations in the Local Plan are as follows:

## Principle of development

Under Local Plan Policy SS1, the application site remains within the Countryside Policy Area where development is limited to those types allowed for in Local Plan Policy SS2. This sets out the types of development that will be permitted in the countryside which includes the use and development of land associated with agriculture or forestry as well as recreation and tourism, subject to compliance with all other relevant Local Plan policies.

Previously the key Core Strategy policy was EC 1 (Farm Diversification), but this position has changed because there is no specific farm diversification policy in the Local Plan.

Local Plan Policy E3 (Employment Development Outside of Employment Areas) deals with employment development outside of employment areas. Amongst other things it sets out that new employment development will be permitted where it can be demonstrated that there are specific reasons for the development not being located on a designated or allocated employment area. This includes the expansion of an existing business, businesses that are based on agriculture where there are sustainability advantages to being in close proximity to the market they serve and that the development would not adversely affect highway safety. However, the explanatory text of this policy is clear in that employment development means those types of uses typically located on industrial estates and excludes retail and tourism which are subject to separate policies in the Local Plan.

Officers consider that the nature and proposed retail and tourism use of the development (a farm shop and café), would not typically be located on an industrial estate and therefore Policy E4 (Retail & Town Centre Development) of the Local Plan would be the most relevant policy against which to assess the principle of the proposed development.

Local Plan Policy E4 states that *“in the designated Countryside Area proposals for small scale specialist retail services will be supported in principle only where it can be demonstrated that the proposal is to perform a wholly ancillary role to an existing or planned use and is of a proportionate small scale.”*

There are no existing structures on the application site. The proposed floor space is approximately 387sqm. Based on the submitted floor plans, it is considered that the café (194sq.m), kitchen (70sq.m) and bar (13.7sq.m) would not be ancillary to the farm shop but a significant part of the development proposal (277 sq.m) as the farm shop accounts for only 80 sq.m or 20.7%. Officers therefore consider the proposal is not of a proportionate small scale as required by Local Plan Policy E4.

A recent appeal decision (ref. APP/Y2620/W/25/3370351, dated 29 January 2026), for the proposed change of use of an agricultural barn at Sharrington Strawberries, Holt Road, Sharrington to mixed Class E, considered the Local Plan policies which are also relevant in this case. Although the appeal was dismissed primarily for highway safety reasons, the Inspector took into account the intention of a unilateral undertaking (UU) offered by the applicants to ensure that the appeal site would be linked to the land where “home grown” produce would be grown, to be sold at the proposed development.

The Inspector stated:

*“I have also taken account of the UU which ensures that the proposed farm shop would be operated in accordance with the wider farming enterprise. The Council expressed some reservations that the UU did not prevent the proposed building being sold separately from the main farm holding and it did not include a clause requiring monitoring and enforcement. However, the UU would bind the land and would apply to successors in title and subject to the imposition of an appropriate condition in relation*

*to the source of the goods to be sold in the building and in relation to monitoring and enforcement of that condition, **I am satisfied that the UU would provide an effective link between the proposed development and the wider farm enterprise.***

A copy of the appeal decision is attached at **Appendix 3**.

With regard to the current application the completion of a S106/UU would ultimately ensure that the proposed farm shop would be operated in accordance with the wider farming enterprise. Officers therefore maintain their position that should members be minded to approve the application, this should be subject to the completion of a s106 agreement/UU to ensure that there is an ongoing link between the development site and the farm. Officers have reservations that without a S106 agreement, there would be no mechanism to tie the land to the wider farm enterprise as this matter could not be controlled through a planning condition for example.

Officers give only moderate positive weight to the fact that there could be a condition limiting the produce to be sold. This would require that at least 70% of the goods (by product line) to be sold or offered for sale or consumption from the farm shop to be solely limited to produce grown, reared or produced within the County of Norfolk (i.e. including Thorpland Lodge Farm) and the remainder of goods sold or offered for sale or consumption could be from any other place.

### **Policy CC3 Sustainable Construction, Energy Efficiency & Carbon Reduction.**

Policy CC3 requires all new residential development to achieve a minimum 31% reduction in CO<sub>2</sub> emissions relative to the 2013 Edition of Part L (amended 2016) or any updated national standard. For non-residential schemes over 250sqm, BREEAM "Very Good" (or equivalent) is required.

The proposed floor space of the proposed development is approximately 387sqm and therefore triggers the policy requirement for BREEAM "Very Good" (or equivalent). The policy requires that this is achieved as a minimum unless, it can be clearly demonstrated that this is either not technically feasible or viable. A compliance statement is required as set out within criterion 2 b of Policy CC3. This has not been provided by the applicant. Officers have suggested that this matter could be dealt with by planning condition, but the applicant contests that the requirements of Policy CC3 would require a redesign of the scheme and add additional professional costs which would ultimately make the project unviable.

As an alternative the applicant has suggested that they are committed to delivering a sustainable development, and proposes the following alternative, proportionate approach:

- Use of responsibly sourced, low embodied carbon materials (e.g. timber construction)
- Biodiversity enhancements and landscaping across the site
- Low operational energy demand through passive design and limited servicing
- Water efficiency measures appropriate to the use

Officers consider that, whilst this approach has some merit, it can only be accorded limited weight such that the proposed development would be contrary to Local Plan Policy CC3.

## **Policy CC 4 Water Efficiency.**

Policy CC4 requires that all new development must be designed and constructed in a way that minimises its impact on water resources. Non-housing development should meet the BREEAM “Very Good” water efficiency standard, or equivalent successor

A compliance statement is required for Policy CC4. This has not been provided by the applicant but they have confirmed that they are happy for this matter to be dealt by a planning condition to secure compliance with the policy.

## **Location, Sustainability and Impact on the Highways Network**

Officer’s opinion regarding location, sustainability and impact on highways remains the same as previously set out in Section 2 of the officer report attached at **Appendix 1**.

Local Policy CC9 (Sustainable Transport) replaces Core Strategy Policy CT 5 (The transport impact of new development). The new policy updates the approach to assessing transport impacts, sustainable access and travel planning. This sets out a need for proposals to provide for “safe and convenient access on foot and by cycle, public and private transport addressing the needs of all, including those with a disability.”

Local Plan Policy HC7 (Parking Provision) is a direct replacement for Core Strategy Policy CT 6 and updates parking standards and management, reflecting current national guidance and sustainability objectives. Policy HC7 is relevant for all proposals requiring parking provision or involving loss of parking spaces.

Overall, Officers consider that the proposal conflicts with the aims of sustainable development, the need to minimise travel, and the ability to encourage walking, cycling, use of public transport and reduce the reliance on the private car as represented in national and local policy. The proposal is therefore considered to be contrary to Local Plan Policy CC9, paragraphs 115, 116 and 117 of the National Planning Policy Framework and Chapter 5 of Norfolk’s Local Transport Plan 4 Strategy 2021-2036.

Local Plan Policy CC8 (Electric Vehicle Charging) is a new policy requiring that all non-residential development should provide “electric vehicle charging points of a minimum of 1 charging point or 20% of all new parking spaces, whichever is the greater, unless there is evidence that the viability of the scheme would be significantly affected.”

The proposed site plan shows 54 parking spaces 3 of which would have EV charging points. The policy requirement would be for 10 (20%) EV charging points. However, given the type of development proposed being likely to be visited for shorter amounts of time, Officers consider that a reduced provision is, on balance, acceptable. A condition is recommended to secure the installation of the EV charging points.

The application proposes adequate on-site parking provision, including cycle parking provision and EV charging points and is therefore considered compliant with Local Plan Policies HC7 and CC8.

## **Biodiversity Net Gain (BNG)**

As set out within Section 6 (Ecology) of the previous officer report (see **Appendix 1**), BNG will be dealt with via a combination of on-site and off-site intervention or purchase of statutory

credits prior to the commencement of development. Because the on-site gains would be considered 'significant', a £2,950 BNG Council Monitoring Fee will be required at the condition discharge stage. This can be secured through a s106 Unilateral Undertaking or s111 of the Local Government Act.

### **Policy E8 New Tourist Attractions & Extensions**

The purpose of Policy E8 is to support proposals for new tourist attractions and extensions to existing attractions that broaden the tourism opportunities in appropriate locations across the district and extend the tourist season. The policy requires any adverse impacts of proposals to be weighed against the economic benefits. Proposals are required to demonstrate that there are no suitable existing buildings that can be re-used in the locality.

Whilst the applicant has not expressly stated that the proposal is a new tourist attraction, were the Development Committee to assess the proposal against this Policy, then the adverse impacts including highway impacts and lack of sustainability would weigh against the grant of permission. Whilst it is a matter for the Development Committee to weigh the application in the balance, Officers consider that the economic benefits do not outweigh the adverse impacts.

### **Conclusion and Planning Balance**

It is acknowledged that that the proposed development would deliver some, albeit modest economic benefits. Paragraph 88 of the NPPF indicates that decisions should enable the diversification of agricultural and other land-based rural businesses to support a prosperous rural economy.

In this case however, it is considered that the proposed development would clearly go beyond the scale of retail development envisaged by Local Plan Policy E4 as the policy is clear in requiring development in the countryside to *'perform a wholly ancillary role to an existing or planned use and is of an appropriate and proportionate small scale.'* The scale of the proposed development is considered significant and the need for the development has not been adequately justified, with the viability evidence submitted suggesting that the farm is currently profitable.

The location of the proposed development is such that it cannot provide for safe and convenient access on foot, cycle, public and private transport to address the needs of all, including those with a disability as sought by Local Plan Policy CC9. It is apparent that it is not feasible to make the location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport) as suggested in paras 115 and 117 the NPPF.

Furthermore, weighing against the proposal is the failure of the proposed development to comply with Local Plan Policy CC3 (Sustainable Construction, Energy Efficiency & Carbon Reduction.).

Overall, Officers consider that the proposal would conflict with Local Plan Policies, E4, CC9, and CC3. Whilst the proposal is acceptable in other respects and complies with Local Plan Policies relevant to those matters, and would also provide economic benefits, it is considered that, overall, these benefits do not outweigh the harm from the main policy conflicts.

**RECOMMENDATION:**

**REFUSAL** for the following reasons:

- 1. The proposal would result in an unsustainable form of development where sustainable modes of transport such as walking and cycling cannot be accessed nor improved, such that the vast majority of trips would be to be made by car. The proposed development would therefore be in conflict with policies SS1, SS2 and CC9 of the North Norfolk Local Plan contrary to its strategic aims of achieving sustainable development and give rise to accessibility concerns as set out within Policies SS 1, SS 2 and CC9 of the North Norfolk Local Plan and paras 115, 116 and 117 of the NPPF.**
- 2. The scale of the proposed development is considered significant, and the proposal is therefore not of a proportionate small scale as required by Policy E4 of the North Norfolk Local Plan.**
- 3. The application fails to demonstrate how it would accord with Policy CC3 of the North Norfolk Local Plan in terms of Sustainable Construction, Energy Efficiency and Carbon Reduction.**

**Final wording of refusal to be delegated to the Assistant Director - Planning.**

**FAKENHAM – PF/24/2184 - Erection of two buildings for use as a restaurant and farm shop, and associated development including a separate wc and bar, two polytunnels, car-parking, paths and access at Salmonds Lane, Thorpland, Fakenham, Norfolk, NR21 0HB**

**Target Date:** 06 June 2025

**Extension of time:** 06 June 2025

**Case Officer:** Miss Isobel McManus

**Full Planning Permission**

**RELEVANT SITE CONSTRAINTS:**

The site lies within an area of countryside for the purposes of the Core Strategy's spatial strategy

The site lies within the Rolling Open Farmland landscape type as defined in the North Norfolk Landscape Character Assessment

**RELEVANT PLANNING HISTORY:**

**IS2/22/2999** - Erection of 190 sq.m building for use as restaurant with kitchen and separate WC block; associated development including car-park, paths and service access - Advice Given on 27 March 2023. In summary the advice was as follows:

*"The proposals have been found to conflict with key strategic policies (SS 1, SS 2, EC 1 and EC 5) of the Core Strategy and such conflicts would weigh against the proposed development.*

*Notwithstanding, if any formal application is to be successful, this would need to clearly demonstrate that there would be sufficient public benefits associated with the development, which would comprise material considerations, which would dictate that a decision other than one in accordance with the development plan should be taken.*

*Whilst weight could be given to the economic benefits, as well as to employment opportunities which might be generated, based on information known at this stage, and on balance, it is likely that the proposals would be considered to result in more harm than benefits and that these limited benefits would not outweigh the harm overall, in particular in relation to the unsustainable and limited accessibility of the location."*

**THE APPLICATION:**

**Site Description**

The site is a parcel of agricultural land with an area of approximately 0.8 hectares. It is within the area defined as Countryside by Policy SS 1 of the Core Strategy and Rolling Open Farmland within the North Norfolk Landscape Character Assessment (LCA). The site is adjoined by agricultural fields and there are a cluster of dwellings situated to the north. The site is bounded by a number of mature Oak trees that run along the eastern, northern and western boundaries, together with other tree groups and mature hedgerow. The southern boundary contains a group of field maple trees.

The site lies to the north of Fakenham, and approximately 200m north of the A148 Fakenham Bypass. Thorpland Road lies to the east of the site and heads to the north from the

A148/A1067 roundabout. The site is approximately 1.2 km from Fakenham's designated Town Centre.

#### Proposal

The application proposes the erection of two buildings for use as a restaurant/café, bar, ice cream parlour and a farm shop. Associated development includes a separate WC, two polytunnels, car-parking, paths and access.

#### **REASONS FOR REFERRAL TO COMMITTEE:**

At the request of Cllr. Cushing for the reasons set out below:

*"I have been informed that Officers intend to refuse this application because "in respect to the information submitted to date, insufficient information has been provided in order to sufficiently demonstrate that the proposal would meet the tests of agricultural diversification as required by Policy EC 1 of the adopted North Norfolk Core Strategy. In particular, it has not been demonstrated that the overall scale of the proposed farm shop, café and associated development as part of the diversification scheme is based on the existing farm operations already in place, as opposed to the creation of a new unrestricted Class E retail development within the area designated as Countryside under Policy SS 1 of the adopted North Norfolk Core Strategy."*

*This refusal is based on the current Core Strategy which was adopted in 2008. I cannot find an equivalent of Policy EC1 in the new proposed Core Strategy (as published on the NNDC website). It seems unfair to me to base a refusal on a soon to be out-dated set of policies.*

*Also this misses the clear support for farm diversification projects that both the Local Plans have - which is also amplified in national planning policy.*

*The application has the support of the Fakenham Town Council and local community.*

*Farming is under considerable pressure from a variety of fronts. As I would expect, the NNDC Economic Development has given the application their strong support in context of the farming challenges stating:*

*"An Economic Growth Officer has reviewed the application, and it is recognised that the proposal is part of a wider business strategy that will not only support the sustainability and economic growth of the applicant business, but it will also contribute to the north Norfolk visitor economy. It is recognised that the applicant is planning to erect two buildings for use as a restaurant and farm shop as part of its farm diversification activities, thus supporting the development of an existing pop-up business and the expansion of business in a rural area.*

*The Economic Growth Team recognises that there are wider economic benefits that would be derived by this application – such as job creation, supporting the local and visitor economies, supporting local supply chain and local businesses etc."*

#### **CONSULTATIONS:**

**Fakenham Town Council:** Support.

**North Norfolk District Council Landscape:** Object Proposed development will not protect, conserve or enhance the local area as set out in the Landscape Guidelines within the LCA and there is conflict with Core Strategy Policy EN 2: (Protection and Enhancement of Landscape and Settlement Character).

**Norfolk County Council Highways: Object** The applicant has failed to demonstrate that the site can be accessed safely for pedestrians and cyclists. Accordingly, it is considered that the site is unsustainably located and lacks the opportunity to improve accessibility.

**North Norfolk District Council Economic and Tourism Development Manager: Support**  
It is recognised that the proposal is part of a wider business strategy that will not only support the sustainability and economic growth of the applicant business, but it will also contribute to the north Norfolk visitor economy.

**North Norfolk District Council Environmental Health: No objection** subject to conditions relating to the details of the kitchen extraction prior to the commencement of the use of the site and the hours of deliveries (including waste collections).

## **REPRESENTATIONS:**

14 received **supporting** on the following summarised grounds:

- Current operations are great, fully support improvements.
- The Fat Cow is a real farm diversification success story, the application is a natural progression to develop the business by extending its season.
- Creation of more permanent jobs.
- Use of high quality local produce
- Not a 'drive' through, will save our countryside from discarded waste
- Important to the local economy – would support fellow local businesses and enhance opportunities for local businesses
- The Fat Cow is enjoyed by the community
- Permanent structure would allow a more enjoyable experience for customers
- Invaluable permanent amenity for local residents
- Offer a much needed boost to Norfolk's hospitality landscape, attract residents and visitors
- Aligns with growing demand for sustainable community orientated businesses
- The Fat Cow uses local produce such as cheese for cheeseburgers
- Design is in keeping with an agricultural site
- Site access is well placed near roundabout on main road
- Provision of polytunnels for horticulture is positive in encouraging healthy diet through fruit, herbs and vegetables
- Ideal for families with children
- Farm shop selling local produce is good support for local businesses

## **HUMAN RIGHTS IMPLICATIONS**

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

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

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

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

## **CRIME AND DISORDER ACT 1998 - SECTION 17**

The application raises no significant crime and disorder issues.

## **EQUALITY AND DIVERSITY ISSUES**

The application raises no significant equality and diversity issues.

## **LOCAL FINANCE CONSIDERATIONS**

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

## **RELEVANT POLICIES:**

### **North Norfolk Core Strategy**

Policy SS 1: Spatial Strategy for North Norfolk  
Policy SS 2: Development in the Countryside  
Policy SS 4: Environment  
Policy SS 6: Access and Infrastructure  
Policy EN 2: Protection and Enhancement of Landscape and Settlement Character  
Policy EN 4: Design  
Policy EN 6: Sustainable construction and energy efficiency  
Policy EN 9: Biodiversity and Geology  
Policy EN 13: Pollution and Hazard Prevention and Minimisation  
Policy EC 1: Farm Diversification  
Policy EC 5: Location of Retail and Commercial Leisure Development  
Policy CT 5: The Transport Impact of New Development  
Policy CT 6: Parking provision

### Material Considerations:

### **National Planning Policy Framework**

Chapter 2: Achieving sustainable development  
Chapter 4: Decision-making  
Chapter 6: Building a strong, competitive economy  
Chapter 7: Ensuring the vitality of town centres  
Chapter 8: Promoting healthy and safe communities  
Chapter 9: Promoting sustainable transport  
Chapter 12: Achieving well designed places  
Chapter 15: Conserving and enhancing the natural environment

### **Supplementary Planning Documents (SPD):**

North Norfolk Landscape Character Assessment (2021)  
North Norfolk Landscape Sensitivity Assessment (2021)

## **OFFICER ASSESSEMENT:**

### **Main issues for consideration:**

- 1. Principle of development**
- 2. Location, sustainability and impact on highway network**

3. Design and landscape character
4. Residential amenities
5. Trees
6. Ecology

## 1. Principle of development

The site lies within the area designated as countryside. The spatial strategy for North Norfolk is set out within Core Strategy (CS) Policy SS 1. This states that the majority of new development within the district will take place in the towns and larger villages dependent on their local housing needs, their role as employment, retail and service centres and particular environmental and infrastructure constraints. The policy lists Principal and Secondary Settlements as well as Service and Coastal Service Villages. The rest of North Norfolk is designated as 'Countryside' where development is restricted to particular types to support the rural economy, meet affordable housing needs and provide renewable energy.

The associated Policy SS 2, sets out what types of development can be acceptable within the Countryside provided it can be demonstrated that a rural location is required. Relevant to the current proposal, forms of development which requires a rural location include agriculture and agricultural diversification.

Supporting a prosperous rural economy is a key aim of the National Planning Policy Framework (NPPF) and support is outlined specifically for sustainable growth and expansion of all types of business within paragraph 88 b), including through:

*'the development and diversification of agricultural and other land-based rural businesses'.*

Paragraph 89 continues to state that:

*"decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist".*

The site comprises a field, a part of which has been used since 2021 during the summer months as a pop-up food venue known as Fat Cow which sells high quality burgers made using local, grass-fed beef, ice cream and locally brewed craft beer. The burger trailer operates 4 days a week with covered seating provided at picnic tables. The existing use has been/is being carried out utilising permitted development rights which allow for use of any land for any purpose (subject to exceptions) for not more than 28 days in total in any calendar year and the provision on the land of any moveable structure for the purposes of the permitted use. Therefore this does not represent a fall-back position which would justify the proposal for permanent development at this site.

A supporting statement at paragraph 1.4 states that the Fat Cow has proved to be hugely popular with both locals from Fakenham and the surrounding villages, as well as with holiday-makers using the Fakenham bypass on their way to the Norfolk Coast and that it has also

significantly boosted the income of Thorpland Lodge Farm which has been essential to the farm's survival at an extremely challenging time for agriculture as profit margins are squeezed and government subsidies phased out.

Ashworths (the applicant) is a family farming partnership farming 214Ha at Thorpland Lodge Farm and a further 100Ha at The Grove and Lodge Farms, Stibbard. It is a mixed farm growing arable crops and grazing cattle on grassland areas. The arable crops include wheat, barley, rape, peas, potatoes and maize. There are also significant areas managed under countryside stewardship schemes.

The statement also refers to the fact that the Fat Cow has also provided seasonal employment for four employees, plus many other part time staff, and helped to maintain the existing farm employment. Further, it has supported the local economy by buying local sourced ingredients such as additional meat coming from the local butcher, beer from a nearby farm based brewery and cheese from a local dairy farm.

The proposals would have a wider offering including a farm shop and a restaurant that would sell produce and products grown and reared on the applicant's farm and local area, and a new kitchen garden within the site will grow the salad and vegetables that will be sold in the restaurant. This would showcase local products and offer a community facility for locals and visitors to enjoy throughout the year, 5 days a week.

CS Policy EC 1 sets out that development in the Countryside for farm diversification (the introduction of non-agricultural enterprises or novel agricultural enterprises into existing farm business / complex to support the agricultural enterprise) will be permitted provided that it can be demonstrated that the proposal would make an ongoing contribution to sustaining the agricultural enterprise as a whole and the proposal would not involve new-build development on undeveloped sites (defined as land upon which no building or the substantial remains of a building currently stands) unless:

- it is directly related to the agricultural business and the reuse or redevelopment of existing buildings on the holding for the intended use, in whole or in part, is not feasible or:
- an opportunity exists to demolish an existing structure and re-build in a more appropriate location and in all cases the proposed floor space is less than 250sqm

To support the application, the applicant has provided viability evidence in the form of four graphs which reflect four different scenarios, being:

- i) no expansion;
- ii) expansion of restaurant and farm shop;
- iii) fat cow discontinued and;
- iv) expansion with restaurant only.

The 'no expansion graph' suggests that from 2025 to 2027 the trajectory of the business will decline to be in a deficit by 2027. The 'expansion' – restaurant and farm shop (as proposed?) graph suggests that the net profit will double from 2025 to 2027. The 'fat cow discontinued' graph suggests that the net profit from 2025 to 2027 will be in deficit. The 'expansion with restaurant only' graph suggests that from 2025 to 2027 there will be a steady decline in net profit.

Officers have reviewed the submitted viability evidence, and the trajectory of the business does not make sense. This is because historically, the livestock have been sold directly to the open market e.g. a slaughterhouse/butcher and have made a profit. The evidence submitted suggests that should permission not be granted the trajectory of the business will decline to

be in a deficit by 2027. For a realistic comparison it would be useful for the applicant to compare what would happen if the Fat Cow as operating on site (a pop up) stopped and the farm reverted back to selling the cattle to the open market.

There are no existing structures on the application site. The proposed floor space is 387sqm. This exceeds the 250sqm set out in policy EC 1. As referred to above, the existing temporary use does not represent a fall-back position which would justify the proposal for permanent development at this site. The proposal therefore constitutes new-build development on an undeveloped site in the countryside.

Whilst the proposal is for a farm shop and cafe, it has not been adequately demonstrated which Class E uses would be directly linked with the farm's produce, and it is not considered that, as submitted this could be controlled by way of a planning condition. There is not a business plan regarding what produce from the farm would be sold in the shop and the café. Additionally, based on the submitted floor plans, it is considered that the café (194sq.m), kitchen (70sq.m) and bar (13.7sq.m) would not be ancillary to the farm shop but a significant part of the development proposal (277 sq.m) as the farm shop accounts for only 80 sq.m. The applicant has argued that a reduction of the scheme to under 250 sq.m in order to comply with the policy, would mean the loss of the farm shop and this would make the scheme unviable and undermine the wider benefits of the scheme, i.e. allowing a large amount of local produce to be directly marketed to users of the development.

Given the level of new retail enterprise proposed, a café, farm shop, ice cream parlour and bar seem to go above and beyond what is produced at the farm, it has not been robustly demonstrated that the focus of the diversification is based on the existing farm operations already in place, as opposed to the creation of a new unconstrained Class E enterprise in the countryside.

Therefore, with proposals such as this in the countryside, regard should be had to the requirements of CS Policy EC 5 which relates to the location of new retail and commercial leisure development. This directs small scale retail development (net sales area less than 500 sq.m) to sites within a development boundary on the best sequentially available site.

For a proposal that does not comply with that requirement it should be demonstrated that:

- a need exists within the catchment area for the scale and type of development proposed
- no sequentially preferable site is available, suitable and viable (starting with town centre, edge of centre sites, then out-of-centre locations)
- the proposed development would not, individually or cumulatively, have a significant adverse impact on the vitality and viability of existing town centres or nearby service villages or coastal service villages
- and the proposed development would be accessible by a choice of means of transport, including public transport, walking, cycling and the car

The policy states that "*proposals for retail development in the countryside will not be permitted unless they comply with other development plan policies. Within the defined development boundaries of service villages and coastal service villages proposals for shops up to 250sqm may be permitted provided the proposed development would not, individually or cumulatively, have a significant adverse impact on the vitality and viability of existing town and Service Village and Coastal Service Village centres*".

The application has not been put forward as new retail development in the countryside. Given the scale of new enterprise created, and lack of information provided within the application to sufficiently demonstrate that the proposal would meet the policy tests of agricultural

diversification, if the application was considered against CS Policy EC 5, it would not comply with the general thrust of this policy given the distance of the application site from Fakenham's designated Town Centre (approx.. 1.2 km) as the level of new 'retail' development proposed would result in the proposed development being considered a town centre use and would require a sequential assessment, and the site is not considered sustainable because it is not accessible by a choice of means of transport..

Paragraph 91 of the NPPF states that Local Planning Authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

Paragraph 93 states that this sequential approach should not be applied to applications for small scale rural offices or other small scale rural development. In this case it is difficult to conclude that the proposed development could be considered as a 'small-scale' rural development, given that it is likely to generate and attract large numbers of people from the wider area.

The agent has referred to other examples of similar proposals within North Norfolk. It is considered that none of these are directly comparable or of a similar scale to the current application.

Overall, whilst Core Strategy policy would, in principle, support evidenced and appropriately scaled farm diversification, the application before Committee involves significant amounts of new build development beyond the scale identified within Core Strategy Policy EC 1. The scale of development proposed and the limited evidence of the amount of produce to be sold from the farmshop that is produced by the farm suggests a development that could and should be located in a more sustainable location. It is considered that the proposed development conflicts with the aims and objectives of Policies SS 1, SS 2, EC 1, EC 5 and CT 5 of the North Norfolk Core Strategy.

## **2. Location, Sustainability and Impact upon Highways Network**

CS Policy CT 5 states that development will be designed to reduce the need to travel and to maximise the use of sustainable forms of transport appropriate to its particular location.

Development proposals will be considered against the following criteria:

- the proposal provides for safe and convenient access on foot, cycle, public and private transport addressing the needs of all, including those with a disability.
- the proposal is capable of being served by safe access to the highway network without detriment to the amenity or character of the locality.
- outside designated settlement boundaries the proposal does not involve direct access on to a Principal Route, unless the type of development requires a Principal Route location.
- the expected nature and volume of traffic generated by the proposal could be accommodated by the existing road network without detriment to the amenity or character of the surrounding area or highway safety; and
- if the proposal would have significant transport implications, it is accompanied by a transport assessment, the coverage and detail of which reflects the scale of development and the extent of the transport implications, and also, for non-residential schemes, a travel plan.

CS Policy CT 6 requires that adequate vehicle parking facilities must be provided by the developer to serve the needs of the proposed development. Development proposals should make provision for vehicle and cycle parking in accordance with the Council's parking standards, including provision for parking for people with disabilities.

Paragraph 109 of the NPPF sets out that transport issues should be considered from the earliest stages of development proposals so that, amongst other matters, the potential impacts of development on transport networks can be addressed, opportunities to promote walking, cycling and public transport use are identified and pursued, and the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.

Paragraph 115 of the NPPF states amongst other matters that development should ensure that sustainable transport modes are prioritised taking account of the vision for the site and the type of development and its location, and that safe and suitable access to the site can be achieved for all users.

Paragraph 116 of the NPPF states *“development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”*.

Paragraph 117 continues by setting out that development should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and facilitate access to high quality public transport. Development should also address the needs of all people with disabilities and reduced mobility in relation to all modes of transport. Additionally, create places that are be safe, secure and attractive minimising the scope for conflict between pedestrian, cyclists and vehicles and allow for efficient delivery/access and be designed to enable charging of ultra-low emission vehicles.

#### *Highways safety, accessibility and sustainability*

The site is close to the A148, accessed via the C319 Salmonds Lane from the A148 roundabout some 200m south of the site, giving acceptable access for vehicles and deliveries. The site, however, fails to provide any suitable provision for pedestrians and other road users, requiring any non-car users from the south to cross the A148 and share the C319 with traffic, which would fall short of the requirements of the NPPF. Thorpland Road and the A148 are subject to the national speed limit (60mph).

The applicant's case within the updated Transport Statement is that a farm shop is expected to be in a rural location. However, officers consider that a café or general shop, would normally be expected to be located in an urban area to serve its catchment.

The NPPF does recognise that some facilities will be needed outside of developed areas, noting at Paragraph 89; that in these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).

There are no public transport facilities which serve the site and no public footpaths available either side of Thorpland Road or beyond for users to access by foot, this is confirmed within the applicant's supporting Transport Statement. The nearest bus stop is on Clipbush Lane approximately 500m to the south of the site, however, users would be required to cross the

A148. The nearest train station to the site is Sheringham or Norwich but some distance away. As such, it is considered that the development would be almost wholly reliant upon the use private vehicles/cars to safely access the site and for trips to/from it by the future customers, staff, deliveries and construction.

Section 3.1 of the Transport Statement highlights this, in relation to the Highway Authority's request to consider options for pedestrian routes;

*"The location of the site does not lend itself to pedestrian access; which would need to cross the A148 for the majority of pedestrians. The options for crossing the A148 would be any of the following:*

- *Footbridge*
- *Tunnel*
- *Controlled crossing with/without refuge*
- *Uncontrolled crossing with/without refuge*

*...and the likely costs for provision of any of the pedestrian crossings outlined would vastly outweigh any benefit to be gained from provision of the crossing and would be out of context with the proposed development."*

Whilst a number of farm shop applications have been highlighted by the applicant and it is put forward that this development is a small-scale farm diversification project in a rural location, it is considered that the development as a whole would create a new destination over and above that of a modest farm shop alone.

Whilst the site is circa 200m from the edge of the settlement of Fakenham, Officers consider that the site does not have good links to this settlements with regards to access sustainability. Clearly in this instance, the applicant has failed to demonstrate that the site can be accessed safely for pedestrians and cyclists.

The proposed development does not adequately provide off-site facilities for pedestrians / cyclists / people with disabilities (those confined to a wheelchair or others with mobility difficulties) to link with existing provision and / or local services, contrary to CS Policy CT 5.

The proposal conflicts with the aims of sustainable development, the need to minimise travel, and the ability to encourage walking, cycling, use of public transport and reduce the reliance on the private car as represented in national and local policy. The proposal is therefore considered to be contrary to paragraphs 115 and 117 of the NPPF and Chapter 5 of Norfolk's Local Transport Plan 4 Strategy 2021-2036.

### **3. Design and Landscape Character**

Policy SS 4 requires that all development proposals will contribute to the delivery of sustainable development, ensuring protection and enhancement of natural and built environmental assets and geodiversity. Open spaces will be protected from harm, and the restoration, enhancement, expansion and linking of these areas to create green networks will be encouraged. New development will incorporate open space and high-quality landscaping to provide attractive, beneficial environments for occupants and wildlife and contribute to a network of green spaces. Where there is no conflict with biodiversity interests, the quiet enjoyment and use of the natural environment will be encouraged, and all proposals should seek to increase public access to the countryside.

Policy EN 2 states that proposals should be informed by, and be sympathetic to, the distinctive character areas identified in the North Norfolk Landscape Character Assessment and features identified in relevant settlement character studies. Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance:

- the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character)
- gaps between settlements, and their landscape setting
- distinctive settlement character
- the pattern of distinctive landscape features, such as watercourses, woodland, trees and field boundaries, and their function as ecological corridors for dispersal of wildlife
- visually sensitive skylines, hillsides, seascapes, valley sides and geological features
- nocturnal character
- the setting of, and views from, Conservation Areas and Historic Parks and Gardens.
- the defined Setting of Sheringham Park, as shown on the Proposals Map.

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

Paragraph 131 of the NPPF advises that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, with good design a key aspect of sustainable development. Paragraph 135 goes on to state that development should establish or maintain a strong sense of place, be sympathetic to local character and history, landscape setting and be visually attractive. Paragraph 139 states that permission should be refused for development of poor design which fails to take opportunities available for improving the character and quality of an area, taking into account local design standards or guidance contained with SPDs.

Paragraph 187 states that development should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.

The site lies within Rolling Open Farmland (ROF) landscape type as defined in the North Norfolk Landscape Character Assessment. This is predominantly an expansive open arable landscape with a rural character and a sense of remoteness and tranquillity with dark night skies being a defining feature. The settlement pattern is sparse and strongly nucleated as a result of historical land ownership. Conservation of rurality and tranquillity and conserving the nucleated character of settlements as a result of any new development are set out in the Landscape Guidelines for this Type.

The proposed location of the development would be set within Countryside would not reinforce the key characteristics and valued features of the ROF landscape type and would therefore conflict with CS Policy EN2.

The restaurant would comprise timber frame, clad with dark stained timber and a corrugated steel roof, with rooflights on the northern elevation. Black solar panels are proposed on the south facing roof of the restaurant. The south side of the restaurant building will be open but can be closed off during poor weather with transparent roll down PVC screens. The north internal wall of the restaurant is to be enclosed with timber cladding (reclaimed pallets or potato boxes) which conceals the separate kitchen facility which has a servery facing into the barn.

To the west of the restaurant building an external seating area with picnic tables, a circular bar and toilet block is proposed. The bar and toilets comprise of galvanised corrugated steel grain silos.

The proposed farm shop, which is a separate smaller barn with a gable end facing north would be to the east of the restaurant. This would comprise natural timber with metal double glaze doors. A lean to on the eastern elevation provides a small covered sitting area. Painted steel shipping containers are proposed for on site storage between the barns, and to the rear.

Considering the undeveloped and rural nature of the site, the large scale buildings will result in significant built form additions to landscape resulting in some adverse visual impacts within the local and wider area. There will also be harm from the intensification of a currently undeveloped site.

However, mitigation by way of hard and soft landscaping can be secured via condition to secure appropriate planting, surfacing and fencing details. The revised Proposed Site Plan shows a new additional hedgerow to the south and west of the polytunnels and it is now confirmed no existing hedgerow will be removed as part of the development.

Conditions requiring implementation of the approved landscaping scheme, management of it thereafter and replacement of plant failures are also recommended. It is considered that together with the retention of the existing hedgerows to the north and east this will, over time, provide some softening of views from Thorpland Road and from within the site.

External lighting could potentially cause adverse impacts on the dark night skies in the open, elevated rural landscape. A condition requiring details of any external lighting to be approved before installation is therefore recommended. This will also ensure any impacts upon nocturnal wildlife (e.g. foraging/commuting bats) are mitigated.

With the additional planting and recommended conditions , the proposal is considered to comply with CS Policies EN 2 and EN 4.

#### **4. Residential Amenities**

CS Policy EN 4 states that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers.

There are no dwellings immediately adjacent to the site and Environmental Health have raised no objections to the proposals subject to conditions including those relating to the provision of a kitchen extractor system.

Subject to appropriate conditions, the proposal is considered to be in accordance with CS Policies EN 4 and EN 13.

#### **5. Trees**

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

The application is supported by an Arboricultural Impact Assessment by A.T Coombes Associated Ltd. Concerns were previously raised by the Landscape Officer about the loss of hedgerow and the closeness of the proposals to important trees. The revised Proposed Site Plan illustrates more clearly that the section of hedgerow at the south site boundary will not be removed and it has been confirmed that it will remain. The radius of the root protection area of specific Veteran trees has been uplifted as suggested, the proposed restaurant/kitchen building and ice cream bar has been moved away from these important trees and habitats and adequate space is now proposed. The amendments are such that the layout of the site is acceptable. Construction of the site access is confirmed as no-dig and will avoid further compaction and damage to tree roots.

Subject to the tree protection measures as set out within the Arboricultural Impact Assessment being secured through conditions, the proposed development is acceptable on arboricultural grounds.

## 6. Ecology

The application is supported by an Ecology Report. A summary of the report findings include:

- No impacts are foreseen upon designated sites.
- The site was predominantly grassland with some arable and bramble scrub. The boundaries supported native species-rich hedgerows and mature trees. No hedgerows or trees are to be lost.
- Many of the boundary trees supported potential roost features for bats. However, no removal or works to those trees are proposed.
- The boundary trees and hedgerows are suitable for nesting birds. Any removal of woody vegetation must take place outside the main nesting period (March to August inclusive) or following a search for active nests.
- There is a low risk of impact to other transient wildlife, such as reptiles, badger and hedgehog, which can be mitigated effectively through general precautionary measures during the construction phase.
- Biodiversity enhancement recommendations include the installation of bat and bird boxes.

The Landscape Officer considers the reports to be fit-for-purpose and concur with the findings. The existing temporary use of the site and retention of the most ecologically valuable habitats will limit potential harm during the operation phase of the development. Construction impacts can be sufficiently avoided or mitigated through implementation of the recommended precautionary measures. These along with the enhancements recommended in Sections 6 and 7 of the report including the provision of bird boxes can be secured through conditions.

On that basis the proposal is acceptable in terms of CS Policy EN 9.

### *Effect on habitats sites – recreation*

The Norfolk-wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS) applies to all net new residential and tourism-related growth. The GIRAM strategy is a strategic approach to ensure no adverse effects are caused to European sites across Norfolk, either alone or in combination from qualifying developments. Given that the

proposal does not include overnight accommodation it is not qualifying development for the purposes the GIRAMS and as such a mitigation contribution is not required..

#### *Biodiversity Net Gain (BNG)*

The application is supported by a Biodiversity Statement and an associated Statutory Metric. The Landscape Officer has reviewed the submitted Biodiversity Net Gain information and is satisfied the baseline calculations are an accurate reflection of the current site habitats and conditions. Medium distinctiveness habitats at the site include other neutral grassland, small areas of bramble scrub and rural trees, including three veteran oaks (irreplaceable habitats).

Part of the grassland will be lost, though the scrub and trees will be retained. New habitats of ecological value to be created include other neutral grassland, modified grassland and tree planting. The on-site net change for habitat units is calculated as being -33.18% and off-site intervention or purchase of statutory credits will be required to achieve the mandatory 10% gain.

Conversely, a gain of 12.62% of hedgerow units can be delivered onsite through the enhancement of 118m of native species-rich hedgerow with trees from 'Moderate' condition to 'Good'.

The statutory BNG implementation condition would ensure the biodiversity gain plan (BGP) is submitted and additional implementation conditions will secure delivery.

Subject to the imposition of conditions the proposal would accord with the aims of CS Policy EN 9.

#### **Planning Balance and Conclusion**

It is acknowledged that that the proposed development would deliver some, albeit modest economic benefits. CS Policy EC 1 is supportive in principle of proposals for development in the Countryside for the purposes of farm diversification, but this is subject to its criteria being met. This includes the requirement that the proposed floor space is less than 250sq.m.

Paragraph 88 of the NPPF indicates that decisions should enable the diversification of agricultural and other land-based rural businesses to support a prosperous rural economy.

In this case however, it is considered that the proposed development would clearly go beyond the scale of development envisaged by Policy EC 1 as the supporting text at paragraph 3.4.4 states "*where new building on undeveloped sites is necessary, the intention is to ensure that the size of any such development is limited*". The scale of the proposed development is considered to be excessive and the need for the development has not been adequately justified, with the viability evidence submitted suggesting that the farm is currently profitable

The proposal would introduce a new 'destination' in a Countryside location that is contrary to the sequential approach to the location of such development required by CS Policy EC 5. Furthermore, the Countryside location is such that the development cannot provide for safe and convenient access on foot, cycle, public and private transport to address the needs of all, including those with a disability as sought by CS Policy CT 5. It is apparent that it is not feasible to make the location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport) as suggested in the NPPF.

It is therefore considered that the proposed development is contrary to CS policies EC 1, EC 5 and CT 5. Whilst the proposal is acceptable in other respects and complies with CS policies relevant to those matters, and would also provide economic benefits, it is considered that these benefits do not outweigh the harm from the main policy conflicts.

Therefore, **REFUSAL** of the application is recommended.

**RECOMMENDATION:**

**REFUSAL**

Insufficient information has been provided by the applicant in order to sufficiently demonstrate that the proposal would meet the tests of agricultural diversification as required by Policy EC 1 of the adopted North Norfolk Core Strategy.

In particular, it has not been demonstrated that the overall scale of the proposed farm shop and café as part of the diversification scheme is based on the existing farm operations already in place, as opposed to the creation of a new unrestricted retail development within an area designated as Countryside under Policy SS 1 of the adopted North Norfolk Core Strategy.

The proposal would result in an unsustainable form of development where sustainable modes of transport such as walking and cycling cannot be accessed nor improved, such that the vast majority of trips would be to be made by car. The proposed development would therefore be in conflict with Policy EC 1 of the adopted North Norfolk Core Strategy and contrary to its strategic aims of achieving sustainable development and give rise to accessibility concerns as set out within Policies SS 1, SS 2 and CT 5 of the adopted North Norfolk Core Strategy and paras 115, 116 and 117 of the NPPF.

**Final wording of refusal to be delegated to the Assistant Director - Planning.**

This page is intentionally left blank

## DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Friday, 27 June 2025 in the Council Chamber - Council Offices at 9.30 am

<b>Committee Members Present:</b>	Cllr P Heinrich (Chairman)	Cllr A Brown
	Cllr P Fisher	Cllr A Fitch-Tillett
	Cllr M Hankins	Cllr V Holliday
	Cllr P Neatherway	Cllr K Toye
	Cllr A Varley	Cllr L Paterson

<b>Officers in Attendance:</b>	Assistant Director for Planning (ADP)
	Development Manager (DM)
	Senior Planning Officer(s) (SPO)
	Planning Officer (PO)
	Trainee Planning Officer (TPO)
	Democratic Services Manager (DSM)
	Democratic Services Officer (DSO)

### 1 CHAIRMAN'S INTRODUCTION

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

### 2 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Batey, Cllr MacDonald, Cllr J Toye and Cllr Vickers.

### 3 SUBSTITUTES

Substitutes for the meeting were Cllr Adams (for Cllr Batey), Cllr Bayes (for Cllr Vickers) and Cllr Ringer (for Cllr J Toye)

### 4 MINUTES

The Minutes of the meeting of the Committee held on 29<sup>th</sup> May 2025 were approved as a correct record.

### 5 ITEMS OF URGENT BUSINESS

None

### 7 DECLARATIONS OF INTEREST

Cllr Ringer declared that in relation to item 9 he was predetermined and would therefore not take part in the debate and would abstain from the vote.

Cllr Adams declared that he would abstain from the vote in relation to both Comer matters (items 8 and 11)

**8 CROMER - PF/24/2341 - ERECTION OF 5 COMMERCIAL UNITS FOR USES WITHIN USE CLASSES E(C)(I) - FINANCIAL SERVICES, E(G)(I) - OFFICES, E(D) - INDOOR SPORT, RECREATION OR FITNESS, B8 - STORAGE OR DISTRIBUTION AT HOME FARM ENTERPRISE ZONE, HALL ROAD, CROMER, NORFOLK**

SPO-RS presented the report and took the Committee through additional information that had been received from the applicant since the Committee last considered the matter, some of which had been received since the publication of the agenda. The SPO identified the changes that had been made to the application and the informal views that had been received from consultees including Highways (relating to proposed access changes), Landscape Officer (relating to the new planting scheme) and the Tree Officer. The updated recommendations were explained to the Committee- the recommendation was for refusal.

Public Speakers

Colin Robb- Cromer Town Council

Local Members

Cllr Boyle spoke in support of the application, noting the existence of commercial units at the premises, the shortage of available units in Cromer and the that potential tenants were already existing local businesses using local roads. Cllr Boyle stated she believed that the use was compliant with policies EC3 and EC5 and was pleased to note the improved access proposed. She noted that that area was well concealed and that the change would not be detrimental when compared to its current use.

Cllr Adams spoke in support of the application, noting the shortage of local premises and the fact that the existing site had not seen any issues with its use. He also referred to the changes to the application and that highways were now content with the access. He referred the Committee to the change to the speed limit in the area. He believed all outstanding matters could be dealt with by conditions and the benefits far outweighed the policy considerations.

Member debate

- a. Cllr Brown, Cllr Holliday, Cllr Toye, Cllr Fisher and Cllr Bayes expressed a need for further information including details of the economic benefits and the impact on businesses in the town through the sequential test. Cllr Brown proposed that the matter be deferred with the applicant being given 28 days to provide further information.
- b. Cllr Paterson and Cllr Hankins expressed the view that the Committee had sufficient information to make a decision.
- c. The ADP and the DM gave advice to the Committee, the ADP agreeing with the suggestion for a time limit for the applicant if the Committee was minded to defer and the DM suggesting to the Committee that to ensure a sound decision they needed to satisfy themselves that they had information on both sides of any matter to which they were giving weight.

Cllr Brown proposed and Cllr Holliday seconded that the application be deferred, with the applicant given 28 days to submit any further information, with the application being considered by the Committee at its August meeting.

**IT WAS RESOLVED** by 9 votes in favour, 2 votes against and 2 abstentions that

**The application be deferred, with the applicant given 28 days to submit any further information, with the application being considered by the Committee at its August meeting.**

**9 LOWER BODHAM - PF/24/2705 - DEMOLITION OF WORKSHOP BUILDING AND ERECTION OF BUILDING FOR USE AS A LIVE/WORK UNIT, RECLADDING OF RETAINED STORAGE BUILDING, DEMOLITION OF OTHER STORAGE BUILDINGS AND ERECTION OF CART SHED AT OLD SCARFE BROTHERS WORKSHOP, CHURCH ROAD, LOWER BODHAM, HOLT, NR25 6PS**

The SPO-JS took the Committee through the presentation, the Committee was provided with information including the site location and plan, elevations and photographs of the site. The main issues for consideration, being the principle of development and the design, appearance and effect on character, were brought to the Committee's attention. The recommendation was for refusal.

Public Speakers

JP Ringer- Bodham Parish Council  
Alice Kemp (Applicant)

Local Member

Cllr Ringer spoke in support of the application, believing that the application complied with the aims of the NPPF and seeks to re-use existing brownfield land, supports a rural business in the countryside and proposes an off grid sustainable development. He noted the existing condition of the site and suggested that the development would improve the site and whilst noting the large size of the proposed building believed the building would sit low in the landscape. He concluded he was of the view that the application was well designed and that the balance was in favour of approval.

Members debate

- a. Members debated the 2 main issues. Members including Cllr Fitch-Tillett, Cllr Holliday and Cllr Brown expressed concern over the size and mass of the building, with Cllr Adams, Cllr Varley and Cllr Bayes expressing general support, citing reasons including the re-use of a brownfield site and the applications sustainability credentials.
- b. Cllr Paterson suggested that the matter be deferred to allow the applicant to provide information as to how the building would sit in the landscape and consideration of reducing the height of the ridgeline.
- c. The ADP summarised to the Committee the views that he had heard them express, namely that the Committee appeared more comfortable with the principle of development but had some concerns over the scale and mass of the

building. The ADP outlined a number of options available to the Committee, including refusal, approval, deferral or a site visit, suggesting that if the Committee was minded to defer, he understood that this would be to allow the applicant to provide information on the impact of the development on the landscape (landscape impact assessment) and consideration of the height and scale of the ridgeline in particular. The Chairman confirmed this to be his understanding of the debate.

- d. Cllr Adams asked for clarification as to what was hoping to be gained by any deferral. The DM expressed his understanding that it would be to obtain information that would allow the Committee to make a decision on what amounted to an appropriate scale of building on the site.

Cllr Paterson proposed and Cllr Fitch-Tillett seconded that the application be deferred to allow the applicant to provide a landscape impact assessment and for consideration to be given to the height and scale of the ridgeline. A deadline to be provided to the applicant to allow this matter to be reconsidered at the August meeting.

**IT WAS RESOLVED** by 8 votes in favour, 4 against with 1 abstention that

**The application be deferred to allow the applicant to provide a landscape impact assessment and for consideration to be given to the height and scale of the ridgeline. A deadline to be provided to the applicant to allow this matter to be reconsidered at the August meeting**

The meeting adjourned at 10.55 and recommenced at 11.10 am

**10 FAKENHAM - PF/24/2184 - ERECTION OF TWO BUILDINGS FOR USE AS A RESTAURANT AND FARM SHOP, AND ASSOCIATED DEVELOPMENT INCLUDING A SEPARATE WC AND BAR, TWO POLYTUNNELS, CAR-PARKING, PATHS AND ACCESS AT SALMONDS LANE, THORPLAND, FAKENHAM, NORFOLK, NR21 0HB**

PO-IM presented the report and brought the viability report circulated after the agenda was published to the attention of the Committee. The Committee was provided with information including the site location and plan, proposals, elevations and site access. Further information was provided about the main issues being the principle of development and location, sustainability and impact on the highways network. The recommendation was for refusal.

Public Speakers

Angela Glynn-Mayor of Fakenham  
Jack Spencer Ashworth (Applicant)

Local Member

Cllr Cushing spoke in support of the application. He gave the Committee a history of the business, starting as a “pop-up” and that he wanted to see North Norfolk flourish and this business would provide additional employment opportunities and important farm diversification. In terms of policies, he believed that the application did or could comply with SS1 and SS2. He noted the huge support for the application in the town of Fakenham from residents, through to local Councillors. He noted the recent approval of fast food outlets in the town and urged the Committee to make a

decision based on the greater good and approve the application.

#### Member Debate

- a. The Chairman, together with Cllr Paterson, Cllr Adams, Cllr Bayes, Cllr Hankins, Cllr Toye, Cllr Varley and Cllr Brown spoke against the recommendation, noting benefits of the development including important farm diversification, support from the local community, the need for rural business in rural areas, a pleasing design and the importance of the business for the farm sustainability.
- b. Cllr Ringer noted the issues and concern with the access for pedestrians and cyclists but did not believe that should prevent approval of the application.
- c. The DM noted the comments from the Committee and suggested that if they were minded to approve they may wish to consider whether they wished to ensure that the site didn't later develop into something they would not wish to see and how generally they may wish to control the development whilst benefitting the local economy.
- d. The ADP advised it would be possible to impose relevant conditions and create a link between the ownership of the farm and the development by way of a legal agreement, this would reflect the benefits that the Committee had raised in the debate and to which they were giving weight.

Cllr Fisher proposed and the Chair seconded the recommendation for **Refusal** of the application.

IT **WAS RESOLVED** by 1 vote in favour and 12 votes against

**That the recommendation for refusal be rejected.**

- e. Cllr Paterson suggested that the application be approved, noting the economic benefits of the scheme and following a request from the DM for clarification, confirmed that that it was noted that the development is outside policy but that the benefits outweigh that conflict.
- f. The ADP confirmed that his understanding was that the recommendation was that he be given authority to approve the application, subject to agreement of appropriate conditions and if necessary, a S.106 agreement, such conditions to include an ongoing link between the ownership of the farm and the business on the development site.

Cllr Paterson proposed, and Cllr Adams seconded that the ADP be given authority to approve the application, subject to agreement of appropriate conditions and if necessary, a S.106 agreement, such conditions to include an ongoing link between the ownership of the farm and the business on the development site

IT **WAS RESOLVED** by 12 votes in favour and 1 abstention

**That the ADP be given authority to approve the application, subject to agreement of appropriate conditions and if necessary, a S.106 agreement, such conditions to include an ongoing link between the ownership of the farm and the business on the development site**

The ADP left the meeting at 11.55

**11 CROMER - PF/25/0724 - INSTALLATION OF 10 SHEDS (1.58M X 1.58M) ON TEMPORARY GARDEN PLOTS, ALLOTMENTS AT, CEMETERY, HOLT ROAD, CROMER**

TPO-NW presented the report including providing the Committee with site location plan, photographs and details of the main issues. The recommendation was for approval.

Cllr Fitch-Tillett proposed and Cllr Brown seconded the recommendation that the application be approved subject to conditions detailed in the report and that the final wording of conditions and any other considered necessary be delegated to the ADP.

**IT WAS RESOLVED** by 12 votes in favour with 1 abstention

**That the application be approved subject to conditions detailed in the report and that the final wording of conditions and any other considered necessary be delegated to the ADP**

The ADP returned to the meeting at 12.05.

**12 MHCLG CONSULTATION RESPONSE**

The ADP provided the Committee details on the proposed response to the Government Consultation paper regarding the national scheme of delegation. He identified to the Committee that under the proposals there would be 2 types of planning applications, Tier A applications which would have to be dealt with by Officers and Tier B applications which would be dealt with by Officers unless the APD and the Chair agreed to send it to Committee. He noted that all applications heard today by the Committee would be considered Tier A.

Cllr Adams and Cllr Brown, noted the proposals with concern and following a question from Cllr Fitch-Tillett the ADP confirmed the government timescale for introducing this new scheme of delegation was this year.

**13 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE**

The DM presented the report to the Committee noting a slight dip in performance relating to non-major applications which was partly a result of the issues previously surrounding nutrient neutrality and associated delays.

**14 APPEALS SECTION**

The DM presented the report to the Committee and noted the delays with the Planning Inspectorate were particularly acute relating to enforcement decisions.

The meeting ended at 12.35 pm.

---

Chairman



---

## Appeal Decision

Hearing held on 12 November 2025

Site visit made on 12 November 2025

by **S Rawle BA (Hons) Dip TP Solicitor**

an Inspector appointed by the Secretary of State

Decision date: 29 January 2026

---

**Appeal Ref: APP/Y2620/W/25/3370351**

**Sharrington Strawberries, Holt Road, Sharrington, Norfolk NR24 2PH**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Mr Simon Turner against the decision of North Norfolk District Council.
  - The application Ref is PF/24/1479.
  - The development proposed is a change of use of agricultural barn to mixed Class E.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. Following the close of the Hearing, the North Norfolk Local Plan 2024-2040, December 2025 (NNLP) was adopted. This is clearly a material planning consideration and although the emerging plan policies were discussed at the Hearing, I gave the main parties the opportunity to provide any further comments following adoption. I have taken account of any comments received in the determination of the appeal.
3. It follows that the development plan policies referenced in the Council's decision notice are no longer relevant and I have determined the appeal on the basis of the recently adopted policies.
4. At the Hearing, the appellant confirmed that they intended to submit a unilateral undertaking (UU) in an attempt to make it clear that the appeal site would be linked to the land where "home grown" produce would be grown which would be sold at the proposed development. As I considered this was material to my assessment of the case, I used my discretion and set a deadline for the appellant to submit the UU and I have taken account of this document in the determination of the appeal.
5. At the Hearing, the highway authority raised the possibility that if I was minded to allow the appeal whether the appellant would be willing to undertake some highway works which they considered would improve highway safety which they said could be secured by condition. As agreed, the highway authority subsequently suggested some proposed works and associated conditions. To my mind such amendments at this late stage on some land outside the control of the appellant may have failed the substantive and the procedural tests I would need to consider before accepting such material changes to the scheme. However, in any event, the appellant responded to say that the proposals were unacceptable as they considered them too onerous even if they could practically be implemented. Given that the appellant

was unwilling to incorporate the highway authority's proposals as part of the scheme, I have not taken account of them in the determination of the appeal.

6. For the avoidance of doubt, I have used the description of development included on the application form rather than on the Council's refusal notice.

### **Main Issues**

7. The main issues are;
  - Whether or not the appeal site would represent an appropriate location for the proposed Class E use within the countryside; and
  - The effect of the proposal on highway safety.

### **Reasons**

#### *Whether or not an appropriate location*

8. The appeal site and the wider area known as the Sharrington Strawberry site has historically been used for agricultural purposes. In early 2022 the Council confirmed under the prior notification process that no further approval details were required for the erection of an agricultural building to support these operations. Strawberries were planted on the site and the building was used for storing agricultural equipment, packing materials and related supplies in support of the existing agricultural use. Due to a surplus of the strawberry crop the farm introduced a pick your own (PYO) initiative which proved successful. The appellant decided to plant raspberries and utilise the appeal site and the wider Sharrington Strawberry site for PYO.
9. As a result of this operational shift, the appellant highlights that the need for on site machinery storage and packing materials decreased rendering the agricultural building underutilised. I have no reason to disagree with that assessment.
10. The proposal would involve a change of use from the existing agricultural building to a mixed Class E use. As explained by the appellant the aim is to provide flexibility throughout the building to help ensure the proposal is economically viable. They go on to highlight that if any units become empty then it is important units are returned to beneficial employment generating units as swiftly as possible. They set out that the proposed use of the building would include a farm shop/florist, butchery, fishmonger, fresh deli counter, café/restaurant and kitchen, a store, and toilets.
11. The appeal site is not located within a selected settlement or located immediately adjacent to a defined settlement boundary. Policy SS1 of the NNLP sets out the District's spatial strategy and clarifies that the appeal site would be designated as a Countryside Policy Area where development will be limited to those types allowed for in Policy SS2 of the NNLP.
12. Policy SS2 of the NNLP sets out the type of development that will be granted, subject to complying with the policies of the NNLP and includes the use and development of land associated with agriculture or forestry and the re-use of buildings.
13. Policy E3 of the NNLP deals with employment development outside of employment areas and among other things sets out that new employment development will be

permitted where it can be demonstrated that there are specific reasons for the development not being located on a designated or allocated employment area including the expansion of an existing business, businesses that are based on agriculture where there are sustainability advantages to being located in close proximity to the market they serve and that the development would not adversely affect highway safety. However, the explanatory text of this policy is clear in that employment development means those types of uses typically located on industrial estates and excludes retail and tourism which are subject to separate policies in the NNLP.

14. Although the explanatory text does not have the same force as the policy itself, to my mind, given the nature of the proposal and the type of uses proposed such development would not typically be located on an industrial estate. My view is supported by the appellant who sets out that the type of facility proposed cannot be located anywhere other than on a farm. Moreover, there is a significant retail element which the explanatory text highlights is specifically excluded from the remit of Policy E3 of the NNLP.
15. Consequently, Policy E4 of the NNLP would appear more relevant. This sets out that in the Countryside Policy Area, proposals for small scale specialist retail services will be supported in principle only where it can be demonstrated that the proposal is to perform a wholly ancillary role to an existing or planned use and is on an appropriate and proportionate small scale.
16. As outlined above, Policy SS2 of the NNLP includes the re-use of existing buildings as a category of development that may be appropriate in the countryside. Policy HOU7 of the NNLP deals with the re-use of rural buildings in the countryside. This sets out that the change of use and conversion of existing buildings in the Countryside Policy Area to residential and commercial uses will be permitted provided certain criteria are met including that the buildings have not been erected or altered in the preceding ten years for another purpose.
17. The appellant considers that Policy HOU7 is not relevant to the proposed development as it is a housing policy and that mention of commercial within this context means commercial residential and not the proposed use. They say that the similarity with the restrictions under Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 supports their view that this restriction relates to residential use and not the type of commercial use proposed here. However, I do not agree with this analysis.
18. The explanatory text sets out that the re-use of buildings for a range of uses offers the potential to support the sustainability of rural communities. That clearly envisages other uses in addition to residential uses. Moreover, and importantly I have read the relevant policy in a straightforward way. To my mind if it had been intended to restrict the application of the policy to residential and commercial residential uses it would have said so particularly as I am not aware of a commercial residential category. Rather, I interpret the policy as applying to residential and commercial uses as specified and that includes the proposed development which includes commercial uses that fall within Class E.
19. So, bringing things together, for this particular proposal to accord with the relevant development plan policies the existing building, which it is intended to re-use would not have been erected in the preceding ten years for another purpose, and the

proposal would need to perform a wholly ancillary role to the existing agricultural use on an appropriate and proportionate small scale. Moreover, it would also need to comply with other development plan policies including Policy CC9 of the NNLP which seeks to ensure that the proposal would be served by safe and suitable access to the highway network and that it would not involve direct access onto a principal route unless the type of development requires a principal route location.

20. I turn first to consider whether the proposed use would be wholly ancillary to the existing use. The National Planning Policy Framework (the Framework) supports the development and diversification of agricultural and other land-based rural businesses.
21. The appellant indicates that approximately 35% of produce sold at the proposed development would be from the farm with around 25% of meat being sourced from the farm, including game and venison. The balance of produce would be sourced within a 35-mile radius.
22. I have also taken account of the UU which ensures that the proposed farm shop would be operated in accordance with the wider farming enterprise. The Council expressed some reservations that the UU did not prevent the proposed building being sold separately from the main farm holding and it did not include a clause requiring monitoring and enforcement. However, the UU would bind the land and would apply to successors in title and subject to the imposition of an appropriate condition in relation to the source of the goods to be sold in the building and in relation to monitoring and enforcement of that condition, I am satisfied that the UU would provide an effective link between the proposed development and the wider farm enterprise.
23. Overall, I consider that the proposed use of the building comprising 35% of produce from the farm itself and the balance from within a 35-mile radius would represent a use that would be associated with agriculture and would be wholly ancillary to the existing agricultural use of the entire farming enterprise. That is to say, the primary use of the farming enterprise would remain in agriculture use and the proposed development would be wholly ancillary to that primary use. That is because I am satisfied a condition could be imposed to ensure that the goods sold at the appeal site would be produced by the agricultural activities carried out on the existing farm or produced by other agricultural businesses within a defined geographical area.
24. In reaching that view I have taken account of the fact that the appellant has indicated that the aim is to provide flexibility throughout the building meaning that individual businesses can adapt or interchange for a range of appropriate uses.
25. While I acknowledge the point the appellant makes about flexibility, on the face of it the appellant could be seeking flexibility to introduce any use that falls within Class E, which inevitably may include uses that would not be wholly ancillary to the existing use. However, I also note that the agreed suggested conditions include a use class condition which would restrict the proposed development to be used only as a café and farm shop and for no other use falling within Use Class E. As the reason given for the suggested condition is to avoid the creation of an unrestricted Class E use and the appellant has agreed to the imposition of such a condition, I am satisfied that the proposal would be restricted to appropriate uses that would be wholly ancillary to the existing agricultural use. Further, given the scale of the proposed development relative to the existing farm I am satisfied that the proposed

development would be of an appropriate and proportionate small scale. Consequently, the proposal accords with Policy E4 of the NNLP.

26. Whether or not the proposal would have an impact on highway safety is discussed further below. However, I recognise that sites to meet local business needs in rural areas have to be found beyond existing settlements that are not well served by public transport where the opportunities to maximise sustainable transport solutions will vary in comparison to an urban area.
27. It follows that as the proposal would enable the development and diversification of a rural agricultural business, notwithstanding that it is not proposed to provide a footpath or off road cycle facilities along the A148 and so the vast majority of trips to and from the appeal site would be by private car, given the particular circumstances that does not weigh against the proposed development.
28. However, that is not the end of the matter. To accord with the relevant development plan policies the change of use and conversion of the existing building should only be permitted provided that it has not been erected or altered in the preceding ten years for another purpose. It is common ground between the main parties that the existing building has been erected in the preceding ten years for another purpose. Consequently, the proposal conflicts with Policy HOU7 of the NNLP. However, given my finding that the existing building has become underutilised due to an operational shift this tempers the weight I afford this conflict with policy.
29. That said, for the reasons set out in more detail below, the proposed development would not be served by a safe and suitable access to the highway network and would involve direct access onto a principal route where the type of development does not require a principal route location. I would also add that even if I had been satisfied that Policy E3 of the NNLP was directly relevant to this case, the proposal would not have accorded with this policy as it would not have met the requirement that development would not adversely affect highway safety. It follows that relevant development plan policies do not support the proposed development on the appeal site.
30. I therefore conclude that although the proposal would accord with Policy E4 of the NNLP overall the appeal site would not represent an appropriate location for the proposed Class E use within the countryside. Consequently, the proposed development would be at odds with Policies SS2 and HOU7 of the NNLP as summarised above. However, given the particular circumstances involved here, particularly as the proposal would accord with Policy E4 and due to the fact that the existing building has become underutilised due to an operational shift in the farming operation, I afford this issue moderate negative weight.

### *Highway Safety*

31. The appeal site is located close to the hamlet of Sharrington. Access to the site is from the rear of an existing lay-by along the A148 which in this location is designated a Category 2B principal primary route within the road hierarchy. The primary purpose of this designation is to carry traffic between major centres and they also form links to the trunk road network. The A148 links the town of King's Lynn and the A47 trunk road to the south-west with the coastal town of Cromer to the north-east. In Norfolk the principal road network routes are designated "corridors of movement".

32. The A148 in this location is subject to the national speed limit. I observed at the site visit that due to the straight alignment of the road adjacent to the appeal site vehicles travel at speed and I saw overtaking manoeuvres being undertaken. My observations were consistent with the evidence I heard at the hearing about the speed of traffic travelling along the A148.
33. As part of the existing enterprise there is a kiosk/shop that sells fruit and vegetables and other produce which was granted planning permission in 2021. The appellant has submitted a highways and transport statement of case (H&TSoC) that indicates that the current use, including the shop and the PYO generates about 75 vehicle trips daily with the majority being generated between late March and September. The H&TSoC estimates that the proposed development would generate about 111 two-way trips on an average weekday and 254 two-way trips on a weekend, with a large proportion being linked trips. The busiest period is estimated to be at the weekend between 1100-1200 where 26 arrivals and 22 departures have been predicted.
34. I accept that the A148 would have the capacity to accommodate the additional traffic generated and that visibility in both directions and the actual width and design of the proposed access on the appeal site would be acceptable. Similarly, the parking arrangement would be suitable. Given the nature and scale of the proposed development and the fact that it is intended to be a diversification of an existing farm enterprise, the fact that the proposal would not provide off site facilities such as footways to link the appeal site with existing provision and/or local services does not weigh against the proposed development.
35. However, the proposed development would have direct access onto a principal route. Policy CC9 of the NNLP sets out that outside of designated settlement boundaries a proposal should not involve direct access onto such a route unless the type of development requires such a location. The explanatory text in support of the policy highlights that a type of development that may require such a location would include a roadside service station. To my mind, the proposal does not require a principal route location and is at odds with the relevant policy.
36. Moreover, the proposed intensification at the appeal site would result in a material intensification of the use of the existing access onto the A148. I note that the existing access form is a priority T-junction which is in line with guidance set out in the Design Manual for Roads and Bridges. I also accept that there is already a degree of conflict and interference to the passage of vehicles travelling along this corridor of movement because of the existing use. However, the proposal would undoubtedly exacerbate that conflict.
37. There would be a material increase in slowing, stopping and turning movements associated with the proposal. This would increase interference to the free flow of traffic on this principal primary route. The appeal site is close to the Norfolk coast where there will be a marked increase in tourist related vehicles using the A148 especially during the summer months which would likely coincide with the busiest period for the existing and proposed use of the appeal site.
38. Drivers using the A148, particularly tourists who do not use it regularly, would not expect to encounter slowing, stopping and turning movements outside of the built-up areas and at recognised highway junctions. The most problematic manoeuvre would be vehicles turning right across on-coming traffic when travelling along the

A148 in a south-west direction. Particularly during busy periods this may result in vehicles having to stop in the carriageway before entering the appeal site.

39. I note that the appellant indicates that the delay to vehicles on the A148 due to vehicles turning right into the site would not be significant as they would be under 5 seconds. I have taken account of the fact that the assessment represents a worst-case scenario, and the delay would be lower than that for much of the day. However, I nevertheless consider that the proposal would result in an unacceptable level of delay which would also involve vehicles behind the vehicle waiting to turn right to enter the site having to slow and stop on the carriageway. Such a situation would have an unacceptable impact on highway safety.
40. Moreover, I note that there have been some personal injury accidents within 300m of the appeal site and based on the information provided by the highway authority and local residents at the hearing, there have also been some damage only collisions on this stretch of road. Although given the available evidence the information about accidents is not conclusive on this issue, they nevertheless do add support to the strong feelings of local residents that there are existing highway safety issues with this stretch of the A148.
41. In relation to the existing situation, as outlined above there is already a degree of conflict caused by the existing situation. There is some erosion of the verge opposite the appeal site. The appellant indicated that this could be caused by farm vehicles. However, I consider it more likely that this indicates that some vehicles pass stopped vehicles waiting to turn into the appeal site by using the existing verge. This signifies that there is already a highway safety issue at this junction, and the proposed development would exacerbate the situation.
42. I therefore conclude that the proposed development would have an unacceptable impact on highway safety and I afford this issue considerable weight. Consequently, the proposal would conflict with Policy CC9 of the NNLP which among other things seeks to ensure that development proposals provide for safe and suitable access to the highway network and that outside designated settlement boundaries a proposal does not involve direct access onto a principal route unless the type of development requires a principal route location.

### **Other Matters**

43. As outlined above, the Framework supports the development and diversification of agricultural and other land-based rural businesses. I am satisfied that the proposal would provide an ongoing contribution to sustaining the existing agricultural enterprise which makes an important contribution to the local economy and would create up to 12 new jobs. I am also satisfied that the appellant has provided a reasonable business case in support of the proposal which demonstrates that it would have a payback period of just over 3 years. I afford these matters combined with other associated benefits including increased community engagement, the introduction of a monthly farmers market, the creation of partnerships with other local producers, facilitating and enhancing tourism, the provision of an integrated facility and assisting with seasonality of production significant weight in the determination of the appeal.
44. I have also taken account of the other developments that have been brought to my attention, including Meadows Farm Shop, Fakenham Road, Groveland Farm Shop, Thorpe Market Road and Creak Abbey Courtyard Shops and Services, Burnham

Road. The appellant points out that these developments have limited sustainable travel options and do not have access to footways. However, for the reasons set out above these matters do not weigh against the proposal.

45. I have also taken account of the Jarrolds development at Breck Farm (formerly Back to the Garden) which does have direct access onto the A148, and I visited this site as part of my site visit. This development was originally granted planning permission some considerable time ago in 2005 and involved the re-use of a historic agricultural building and the alignment of the A148 along this stretch of the road is not identical to the stretch of road adjacent to the appeal site. As a result, the circumstances are materially different from the appeal before me. I note there have been some more recent approvals on that site which have been brought to my attention, and the appellant points out that the highway authority did not object on highway safety grounds. However, the highway authority confirmed that as the later schemes would not result in a material increase in vehicle movements, they did not object to the latest proposals.
46. As a result, the circumstances and the ingredients of any planning balance undertaken are materially different to the proposal before me, and this limits the weight of this and other developments that have been brought to my attention as material considerations. In any event, the existence of these other developments does not justify this proposal which I have found would have an unacceptable impact on highway safety and would be at odds with other development plan policies.

### **Planning Balance and Conclusion**

47. I have afforded some matters weight as outlined above and overall, I afford the totality of the benefits significant weight in the determination of the appeal. On the other hand, I afford moderate weight to the fact that the appeal site would not represent an appropriate location for the proposed Class E use within the countryside and considerable weight to the fact the proposal would have an unacceptable impact on highway safety. Consequently, any benefits associated with the proposal are outweighed by the harm.
48. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.<sup>1</sup>
49. In this case, the proposal conflicts with the development plan when considered as a whole and the material considerations do not indicate that the appeal should be decided other than in accordance with it. The appeal should therefore be dismissed.

*S Rawle*

INSPECTOR

---

<sup>1</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990

## **APPEARANCES**

### **For the Appellant:**

Angus Bridges BSc (Hons)	Agent for the appellant
Roland Thomas MRICS	Agent for the appellant
James Corbett MCIHT	Highway consultant for the appellant
Simon Turner	Appellant
Aurelija Tarta	Finance adviser for the appellant

### **For the Council**

Phillip Rowson	North Norfolk District Council
Jamie Smith	North Norfolk District Council
David Wilson BSc (Hons) MIHE	Norfolk County Council - Highways

### **Interested Parties**

Andrew Brown	Cllr North Norfolk District Council - Planning & Enforcement Portfolio Holder
Deborah Hyslop	Chair Brinton & Sharrington Parish Council
Stevie Gray	Brinton & Sharrington Parish Council
Robin Hyslop	Local Resident
Keith Parks	Local Resident
Derek Harris	Local Resident
Ann Abrams	Local Resident
David Wiles	Local Resident

### **DOCUMENTS – submitted at the Hearing**

1. Copy of highway authority's comment in relation to development at Breck Farm
2. Confirmation from the appellant in relation to pre-commencement conditions

### **DOCUMENTS – submitted after the Hearing**

1. Executed Unilateral Undertaking
2. Suggested conditions in relation to highway works from the highway authority
3. Response to suggested conditions in relation to highway works from the appellant.

4. Additional response from the highway authority in relation to proposed highway works.

**POPPYLAND – PF/25/0902 – Installation of sections of new footpath, along with upgrade of surfacing of existing areas used as permissive footpaths to create a single new connected walkway with rest stop areas and interpretation boards (part retrospective), Forest Park, Northrepps Road, Northrepps, Norfolk**  
**APPLICANT: Forest Park Trust**

## **Minor Development**

**Target Date:** 18.06.26

**Extension of Time:** 19.06.26

**Case Officer:** Alice Walker

**FULL Planning Permission**

## **RELEVANT SITE CONSTRAINTS**

Norfolk Coast National Landscape (formerly AONB)

Areas Susceptible to Groundwater <25%

Undeveloped Coast

Overstrand Conservation Area

Contaminated Land

Listed Building: Grade II

Overstrand War Memorial, Churchyard of The Church of St Martin, Cromer Road, Overstrand, NR27 0NT

Listed Building: Grade II Star

Church Of St Martin, Cromer Road, Overstrand

Countryside

Public Right of Way - Northrepps FP1

EA Risk of Flooding from Surface Water with climate change

GIRAMS Zone of Influence

## **RELEVANT PLANNING HISTORY**

None.

## **THE APPLICATION**

The application is made by Forest Park Trust for the installation of sections of new footpath, along with upgrade of surfacing of existing areas used as permissive footpaths to create a single new connected walkway with rest stop areas and interpretation boards (part retrospective). Forest Park Trust encompasses over 800 acres of private estate land, one mile east of Cromer and set within the North Norfolk National Landscape. The Forest Park estate has maintained large sections of permissive footpaths through and around Forest Park for a number of years. The proposed new footpath sections and upgrades to existing permissive tracks, and existing Forest Park Holiday Park walkways would create a single connected route running from Tolls Hill in Overstrand to Northrepps Road on the edge of Cromer. The footpath project will create a single joined-up walk with multiple access/egress points to join or leave the footpath along the route. The proposed path would be approximately 2 metres wide and surfaced to a wheelchair accessible standard. Funding for the project has been obtained through the DEFRA Farming in Protected Landscapes (FiPL) Programme.

## REASONS FOR REFERRAL TO COMMITTEE

At the request of the Local Ward Cllr Angie Fitch-Tillett having regard to the amenity impacts of the proposal on residential properties near to the route of the footpath.

## CONSULTATIONS

**Northrepps Parish Council - Supports** proposal but would recommend review of the section that passes close to housing.

**Overstrand Parish Council - Objection** supports the principle of the footpath but objects due to following concerns as summarised:

- Overlooking/ Privacy concerns to dwellings
- Security, increased risk of theft/ antisocial behaviour
- Surface Water Flooding

**Cromer Town Council - No objection**

**Ward Councillor (Cllr Fitch-Tillett) –** Objects to the eastern section of the footpath - from Northrepps Road, Overstrand to Overstrand Station on the reason that there is extreme intervention to personal privacy and the properties adjoining at Bracken Avenue.

**NNDC Conservation and Design - No objection**

**NNDC Environmental Health - No comment**

**NNDC Landscape - Advice given**

**Norfolk Coast Partnership -** No response received

**NCC Highways - No objection.**

**NCC Public Rights of Way & Green Infrastructure -** no response received.

**Police Designing Out Crime Officer - No objection,** advice given.

**Ramblers Association-** Requested confirmation development would not affect Northrepps FP1

**Open Spaces Society-** No response received.

## REPRESENTATIONS

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

- Loss of privacy and overlooking
- Would disturb residents peace and privacy
- Impact upon residents health and wellbeing
- Close to properties

- Noise concerns
- Litter concerns
- Fire risk
- Ecological damage, disturbance to wildlife
- Would encourage vehicle use on path
- Security concerns, risk of theft
- Encourages antisocial behaviour
- surface water runoff concerns
- Alter the rural character, too formal
- Access to path not legally protected

**1** public representation received in **support** for the reasons summarised below:

- Provide an important east-west link between Cromer and Overstrand
- Alternative to coast path
- Traffic free recreational route
- Supports the local visitor economy
- Mental and physical health benefits

**5** public representations providing **comments** as summarised below:

- Unattractive view of mismatched fencing
- Alternative footpath should be provided during construction
- Condition it becomes a public right of way
- Who will collect litter?
- Surfacing improvements welcomed, would negate flood risk
- Overlooking would be worse from higher ground
- Appreciate the offer that the landowner has made regarding access from the rear garden onto the footpath.
- Request consultation from Designing Out Crime Officer

## **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 CC6: Coastal Change Adaptation

Policy CC7: Flood Risk & Surface Water Drainage

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 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 ENV6: Protection of Amenity

Policy ENV7: Protecting & Enhancing the Historic Environment

Policy ENV8: High Quality Design

### 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 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

### **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:**

#### **Main Issues for Consideration:**

- 1. Principle**
- 2. Design and heritage impact**
- 3. Amenity**
- 4. Landscape and visual impacts**
- 5. Flooding**
- 6. Highways**
- 7. Planning balance/ conclusion**

## **1. Principle**

Policy CC1 sets out the overarching principles for development in the district. It aims to ensure that all new development proposals positively contribute to mitigating and adapting to climate change and delivers climate resilient sustainable growth through reducing emissions, being energy and water efficient, minimising risk from flooding and overheating, and enhancing biodiversity and green infrastructure.

Policy SS1 sets 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 proposed development is located outside of a defined settlement boundary within the 'Countryside Policy area'.

Policy SS2 manages development allowed in the designated 'Countryside Policy Area'. The criteria set out the types of development that are considered appropriate in the rural area. As a piece of infrastructure, the proposed provision of a permissive footpath is considered acceptable in this rural location under Policy SS2..

The site is located within the designated Undeveloped Coast Policy Area. The purpose of Policy ENV3 is to protect the special character of the nationally defined North Norfolk Heritage Coast and locally designated Undeveloped Coast, as defined on the Local Plan's Policies Map. The policy limits development types to those set out in the Plan and those requiring a coastal location where there is no significant harm to the open coastal character. Given the above spatial policy considerations above, it is considered that the proposal complies with Policy ENV 3 of the North Norfolk Local Plan (NNLP).

Whilst Policy CC6 (Coastal Change Adaptation) is primarily aimed at facilitating rollback schemes and replacement development affected by coastal change and is not directly applicable to the proposal, the development is considered to deliver benefits consistent with the objectives of that policy. The proposal would provide a viable inland alternative in advance of any future loss to the existing section of permissive coast path which runs from Pauls Lane Car Park along the clifftop that is actively being eroded and access is predicted to be severed in the relative near future (as evidenced by National Coastal Erosion Risk Map (NCERM) Jan, 2025) and will require future realignment further inland. The proposal would therefore be a proactive adaptation measure which in the first instances extends provision for a wider accessibility but would in the future also help maintain public access and connectivity despite coastal change, safeguard recreational green infrastructure, and contribute to the long-term resilience of the local pedestrian network.

Officers consider the principle of development is acceptable and the proposal would align with the broader aims of the Local Plan to support adaptation to climate change and coastal change.

## **2. Design and heritage impact**

The application is not located within a conservation area but is within proximity to Overstrand Conservation Area and Grade II listed heritage assets in Overstrand. The purpose of Policy ENV 7 is to protect and where possible, enhance the significance of heritage assets, whilst recognising the opportunities for sympathetic reuse and regeneration. Officers consider that given the nature of the proposal, the proposed development would not harm the overall significance of the Overstrand Conservation Area (the boundary of which fringes to the east), there are no heritage objections to the application.

The purpose of Policy ENV 8 is to provide a set of design principles that result in a high quality of design and ensure the special character and qualities of the district are maintained and enhanced. Under Policy ENV 8, the policy criteria sets the approach to a number of considerations including the public realm, green infrastructure, landscaping and service facilities, having regard to the North Norfolk Design Guide (December 2008).

The application seeks planning permission (part retrospective) for the installation of sections of a new 2m wide permeable aggregate footpath, along with upgrade of surfacing of existing areas used as permissive footpaths to create a single new wheelchair accessible footpath for the benefit of the community on Forest Park Trust owned land. Six designated rest areas for seating/ benches and a limited number of information boards are proposed to provide educational information relating to history, landscape and wildlife along the route.

#### Proposed Route - Section 1 from Tolls Hill Northrepps to Nut Lane

The first part of this section is a 225m stretch of existing permissive trackway from Tolls Hill Northrepps down to Overstrand allotments. No works are proposed to upgrade this section of the path as the public footpath is not within the applicants ownership.

The second lower section of path would provide access to a route over approximately half a mile of previously private land to connect the paths. This section follows an easterly route along the perimeter of grassland pasture between Overstrand allotments and Nut Lane, running alongside properties in Bracken Avenue. This section of footpath is partially retrospective as the start of the section has been completed and the end section of track has also been started.

#### Proposed Route - Section 2 to the North of the Forest Park Holiday Park.

The access to this section starts in the east from Nut Lane, Northrepps, and terminates at a point to the west at Northrepps Road. The existing surfacing is mainly rough unmade tracks open as permissive paths along the line of the disused railway. The works to this section would be partly retrospective as some areas have been upgraded to the West.

#### Proposed works - surfacing

Much of the existing surfacing is rough, uneven or trodden ground which can vary in width and incline. To make the footpath more accessible to a wider range of users a new permeable surfacing is proposed along its length. The surfacing would be made up of White Terram underlay, a non-woven geotextile permeable separation membrane, a 130mm layer of crushed graded clean hardcore and 80mm of loose crushed asphalt planings.

#### Rest Stops

A total of six rest stops incorporating seating areas, waste bins, and multi-sensory interpretation boards are proposed be installed along the length of the walk. Seating benches would be made of part recycled composite with a cut-away for wheelchair access. Two sizes are proposed (4-person and 8-person benches) to be used along the walk, the positioning would be determined by the open ground available at each pre-determined rest point. The large bench rest areas will have an additional plot of 8m x 4m, whereas small bench rest areas will have an additional plot of 6m x 4m. Waste bins would also be provided at each rest stop which would be managed by the Forest Park Estate management team.

#### Proposed Signage

Each rest stop is proposed to have an information board. The proposed boards would be National Trust Standard size (1.2m high by 1m wide). The boards are intended to provide multi-sensory information to path users highlighting historical, visual and ecological aspects of the project and location. The boards would incorporate text and images by vinyl graphics with anti-graffiti overlaminates, as well as braille and QR codes for added content.

Safety signage is proposed at the two quiet lane crossings at Nutt Lane and Northrepps Road. The signage would be located on the 4x pedestrian gates (2no. at each road crossing), in-line with Highways recommendations and requirements to aid safety and advance awareness of crossings for path users. The proposed gates would be fitted with self-closing pedestrian field gates and fences and gates at junctions would comply with the BS 5709:2018 standards for Gaps, Gates, and Stiles.

The new path directly links to Overstrand FP7 / FP4, and Northrepps FP1, allowing connectivity with the wider existing footpath network around Overstrand. The access points at Nutt Lane and Northrepps Road allow linkage with minor roads and designated quiet lanes giving access to Cromer Town as well as the wider network of existing footpaths, such as Cromer FP 13 / 14. A mown footpath link would also be available to connect into the new housing development on Overstrand Road. Overall, there are not considered to be any significant concerns with regards to design and heritage impact in accordance with Local Plan Policies ENV7 and ENV8.

### 3. Amenity

Policy ENV6 aims to maintain, protect and promote adequate living and working conditions to ensure that all occupants benefit from a good standard of amenity by considering the following criteria, 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.

Policy CC13 seeks to ensure that reasonable endeavours are undertaken to avoid, minimise and reduce, through appropriate mitigations measures, all emissions and other forms of pollution. Proposals for development should also minimise the impact on tranquillity and dark skies in North Norfolk.

With regards to residential amenity a significant number of concerns have been raised by residents in Overstrand, particularly in Bracken Avenue regarding the path and its impact on residents' privacy and security. Representations raise concerns that overlooking into residents' gardens may occur and that there would be increased disturbance to residents with risk of trespass, theft and antisocial behaviour arising from users in close proximity to the rear of the properties.

The Police Designing out Crime officer (DoCO) was consulted. The officer acknowledged that *'the aim of the walkway is to improve connectivity and hence increases movement/ pedestrian traffic along its stretches; therefore, it can also give potential offenders legitimate reason to be in the area and provides good access and escape routes'*. Notwithstanding this, the officer provided best practice guidance for the footpath design. The path should be:

- As wide and as straight as possible
- devoid of potential hiding places
- overlooked by surrounding buildings and activities
- well maintained
- discourage its use at night by not illuminating it during the hours of darkness

*'From a security and safety perspective, an environment that provides a "see and be seen" style would best reduce opportunities for crime and anti-social behaviour. Furthermore, external furniture such as benches/bins and interpretation boards should be of robust vandal and graffiti resistant design. If possible, furniture should be 'fixed' into the ground in order to prevent its theft and reduce the possibility of it being misused.'*

In assessing the proposed footpath against those recommendations, it is considered that in the sensitive section, the path would be sufficiently wide, largely straight and would provide clear sightlines for users. The nearby properties would provide an informal level of surveillance of the path, which itself will deter antisocial behaviour. There would be multiple private access/egress points (for adjacent residents) along the path. This was supported by the DoCO. The use of gates and stiles is also supported to help restrict general vehicle access. A maintenance regime for the extent of the footpath has been set out in the Design and Access Statement and can be secured by condition. No external lighting is proposed which would discourage use at nighttime.

With regards to amenity concerns, the path is set just over a metre from the property boundaries along Bracken Avenue. As a result of property layout, distance to the proposed footpath varies from 21m from the rear elevations of dwellings to a minimum of 3m. These dwellings currently utilise a variety of boundary treatments to enclose their garden boundaries, many of which are low in height such as picket fencing, trellis or low hedging to allow views from resident's gardens over the open pasture beyond. Officers note that whilst the path would likely not be in continuous use with footfall being variable and transient in nature, Officers would advise that the intensity of use cannot be controlled by a planning condition. Therefore, whilst there would be some level of separation and screening, Officers consider that there would be a noticeable loss of privacy at the rear of these properties resulting in moderate harm from the use of the footpath contrary to the aims of Local Plan Policy ENV 6.

The designing out crime officer suggested a "prickly hedge" could be used between the path and the rear boundary of the properties to provide privacy and deter potential criminal activity. However, the landowner has made an open offer to all occupiers to link their properties directly to the footpath via means of gates or access from their gardens (an offer which has been supported by some residents). A proposed hedgerow would preclude all occupiers from having this opportunity and so has not been included in the proposals.

Overall whilst the path is not considered to significantly increase the risk of antisocial behaviour it would be considered to cause overlooking and loss of privacy harming residential amenity and conflicting with those specific aims of Policy ENV 6. These issues will need to be weighed in the planning balance.

#### **4. Landscape and visual impacts**

The application site is located within the Norfolk Coast National Landscape (NCNL). The purpose of Local Plan Policy ENV1 is to protect the NCNL from inappropriate development to ensure the conservation and enhancement of their natural beauty, defined special quality, and character. The policy requires proposals within or affecting the settings of the NCNL to be assessed for impacts on scenic beauty, biodiversity, cultural heritage and tranquillity.

Similarly, Local Plan Policy ENV2 requires that proposals for development should be informed by and be sympathetic to the key characteristics and valued features of distinctive Landscape Types and Character Areas, their strategic objectives and guidelines as identified in the North Norfolk Landscape Character Assessment SPD (2021) and Landscape Sensitivity Assessment SPD (2021) and relevant Conservation Area Appraisals.

The site is located across two landscape character areas, Coastal Shelf and Tributary Farmland. Many of the valued features and qualities of these landscapes are considered to contribute positively to key qualities of the Norfolk Coast National Landscape such as a strong coastal character and geomorphology, varied and distinctive biodiversity and a sense

of remoteness, tranquillity and wildness.

With regards to landscape impact from the proposed development, Officers note that some works have already been completed. Although not supportive of retrospective works, Officers can see that the completed work gives an indication of impacts from the proposed finish and width of the proposed path. Generally, the construction of the path, laid onto levelled ground with geo-textile, hardcore and asphalt road planings finish is acceptable. Overall, the footpath is not considered to have a significant adverse landscape impact.

This area has links with the renowned landscape designer Humphrey Repton. His “Red Book” includes landscapes around Northrepps Hall and Cottage. Those landscape works were implemented by others following the style of his design. As such a tailored and minimal interpretation along the route (signage), accompanying the rest stops with seating is considered appropriate.

The proposal would also offer benefits including linking Cromer to Overstrand through this previously inaccessible green space, give views of a Repton designed landscape, provide a pleasant alternative route, encouraging less car use and would generally enable an active and safer walking and cycling between the two settlements.

Local Plan Policy ENV4 requires the protection, enhancement and net gain for biodiversity and geodiversity. Proposals must avoid harm to designated sites and deliver measurable biodiversity net gain (BNG). The policy requires suitable ecological surveys to establish the extent of the potential impacts on ancient woodlands, veteran trees, protected species and priority species or priority habitats. Given the reasonably low impact nature of the works primarily on a well-trodden public right of way, the majority of which are retrospective and are confined to areas of low value habitat (unvegetated ground and agricultural land), the ecological impact was therefore assessed as being low and not requiring further survey work.

Local Plan 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. No trees are proposed to be removed as part of the application. Overall there is very little excavation work required as part of the upgrading as in the majority of places the path is being laid onto a membrane covering the informal track and has already taken place. Officers do not consider that this would cause harm to the tree roots or that it would constitute engineering works, as such no further arboricultural surveys were required.

Officers consider the path would not have a significant adverse landscape impact on either landscape or ecological interests. It would provide benefits in opening up the previously inaccessible green space and a Repton designed landscape to members of the public, encouraging a safer route for walking and cycling between the two settlements.

### BNG

Local Plan Policy CC 10 requires qualifying development to achieve a minimum of 10% Biodiversity Net Gain, or higher as stipulated in national legislation, over the pre-development biodiversity value as measured by the statutory Biodiversity Metric, small sites metric, or agreed equivalent.

The proposal is almost entirely retrospective with most new sections of footpaths complete and existing footpaths having been upgraded. Therefore, the proposal is exempt from the requirements of BNG, because the baseline habitat has already been altered before the application is submitted, it is difficult to calculate the original biodiversity value, making BNG impractical to enforce for these specific works. Ecological enhancements and mitigation can

be secured via condition.

## **5. Flooding**

The purpose of Local Plan Policy CC7 is to ensure flood risk is evaluated in development proposals and to require the appropriate management of surface and foul water disposal to reduce flood risk. The policy requires development to avoid areas of flood risk where possible, and all proposals must also ensure no increase in flood risk elsewhere.

Concerns have been raised in the public representations regarding flooding and run off from the hill above the proposed path in Overstrand, this is said by objectors to have caused flooding in extreme weather previously.

The application site is located in Flood Zone 1, where the risk of flooding is lowest. In all sections of the walk, the upgraded surfacing remains permeable with no hot sealing treatment, tar or binding material used and therefore no additional surface drainage or land drainage is proposed.

A natural gradient and camber following the lay of the land have been used in construction to ensure any excess surface water in the event of extreme weather conditions would fall naturally to the outer verges of the pathway which would remain unchanged natural surfaces. Officers consider that any potential run-off would infiltrate to a greenfield rate and will otherwise soakaway without increased risk to surface water flooding.

Overall, given the low risk of flooding and the permeability of the path, the development is considered to be in accordance with the aims of Local Plan Policy CC7.

## **6. Highways**

The purpose of Local Plan Policy CC9 is to ensure that new development maximises the opportunities for the use of sustainable forms of transport appropriate to its particular location, that the public highway remains safe and convenient to use for all road users and that proposals are served by safe and suitable access without detriment to the amenity and character of the local area. The proposals will also reduce reliance on the private car and help promote active lifestyles, which are mutually beneficial aims that can be achieved by supporting sustainable travel options such as footpath and cycleway provision.

Local Plan Policy CC11 (Green Infrastructure) seeks to conserve and enhance existing green infrastructure and ensure the provision of new green infrastructure to improve connectivity and access. Development will be supported where Public Rights of Way and access will be protected, enhanced and promoted. New development should create convenient and attractive links within development and to the surrounding area, assist with creation of a network of accessible greenspace and provide links to public transport and walking and cycling networks.

The route would create new recreational opportunities for residents and visitors to the area, encouraging walking, cycling and outdoor recreation whilst strengthening links between existing settlements and the wider countryside. By providing an alternative to short car journeys the proposal would support sustainable transport objectives and contribute towards healthier lifestyles and less reliance on private vehicles. The footpath would improve accessibility for a wide range of users including those with mobility impairments.

Overall, the development is considered to comply with the aims of Local Plan Policies CC9 and CC11.

## **7. Planning balance/ conclusion**

The development as proposed would open up a previously private area of land for public benefit and provide an enhanced piece of green infrastructure for the area, providing a new pedestrian link and encouraging outdoor recreation. The development would also deliver wider strategic benefits associated with long term resilience of the coastal path network, where coastal erosion represents an ongoing challenge to sections of the existing route, by offering an alternative route and maintaining public access.

Weighed against these benefits, there would be a level of overlooking and loss of privacy to nearby residential properties on Bracken Avenue from a 400m section of the footpath. This would cause a degree of harm to residential amenity. However, the extent of the impact would be limited by boundary treatments, distances to dwellings, frequency of use and the transient nature of the pedestrian activity (i.e. no prolonged overlooking).

Officers consider that on balance, the moderate amenity harm identified through overlooking and loss of privacy is outweighed by the substantial public benefits arising from the scheme. These include enhanced public access to the countryside, improved safety, enhanced recreational opportunities, greater connectivity and an alternative route from the coast path. Approval is recommended subject to the following conditions:

### **RECOMMENDATION:**

**Approval subject to the imposition of the following summarised conditions:**

- **Approved plans**
- **Materials**
- **No External lighting**
- **Management and maintenance plan**

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

This page is intentionally left blank

**BLAKENEY – PF/26/0708 - Erection of detached garden outbuilding at 8 Wiveton Road Blakeney.**

**Applicant: Mr R McIntyre**

**Householder Application**

**Target Date: 12.06.2026**

**Extension of time:25.06.2026**

**Case Officer: Nicola Wray**

**RELEVANT SITE CONSTRAINTS:**

Countryside Policy Area

Undeveloped Coast

The site is within the Norfolk Coast National Landscape (formerly AONB)

Conservation Area – The site lies within the designated Glaven Valley Conservation Area.

Conservation Area - The site lies next to the designated Blakeney Conservation Area.

Mineral Safeguard Area - The site lies within a Mineral Safeguard Area as defined by Norfolk County Council (NCC).

**RELEVANT PLANNING HISTORY:**

**PF/18/1263**

Decided – Approved 04.12.2018

Demolition of existing dwelling and erection of single storey detached dwelling

**PF/16/1417**

Decided – Approved 20.01.2017

Erection of replacement dwelling following demolition of existing dwelling

**THE APPLICATION**

Seeks permission to erect a detached garden outbuilding within the curtilage.

**REASONS FOR REFERRAL TO COMMITTEE:**

The application was called into Development Committee at the request of the Local Member (Cllr Holliday) due to concerns that the proposal did not comply with Local Plan Policies ENV1, ENV2, ENV 6 and ENV7. Also raised concerns about the impact of the proposal on the neighbours, nearby heritage assets and also the landscape, especially during the winter months.

**REPRESENTATIONS:**

1 representation has been made objecting to this application. The key points raised in **OBJECTION** are as follows (summarised):

- The remedial work to address failures in the design of the bespoke house is badly flawed
- Approximately half of the footprint shows as sitting area, it is unusual for storage to incorporate large seated area, *including floor to ceiling south facing windows, which would normally be detrimental to most storage purposes.*
- *If the structure is to be a solution to poor design in relation to the functional living space of their home then the applicants should be forthright about this.*
- *The property is directly adjacent to the Blakeney Conservation Area, this is the first property visible when approaching Blakeney from Wiveton and Holt, and therefore sets the tone for what visitors can expect from this beautiful and distinctive segment of the North Norfolk Coast.*
- *The application makes no reference to the Blakeney Neighbourhood Plan.*
- *The application is contrary to Blakeney Neighbourhood Plan Policy 6 parts 2 and 3, as well as Blakeney Neighbourhood Plan Policy 8 parts 3 and 4*
- *The proposed materials are not a traditional building material nor are they notably associated with North Norfolk, or even match the main house.*
- *It is not traditional for storage buildings in North Norfolk to include floor to ceiling windows*
- *The proposed new building would impact the setting of several listed buildings including St Nicholas' Church (Grade I), the adjacent Old Rectory (Grade II\*), and village school (Grade II).*
- *The proposed new building will, like 8 Wiveton Road itself, clash aggressively with the mellow, traditional, structures nearest to it.*
- *The new building would, contrary to the applicants' assertion, be visible from the Wiveton Road, just as the sheds have been visible ever since they were erected.*
- *For large parts of the year, the main house at 8 Wiveton Road is highly prominent due to its position on higher ground as well as alterations to and removal of established shrubbery that provided screening, the proposal would, like the main house, stand out through its failure to adhere to the traditional design norms*
- The proposed outbuilding is very large
- Consideration should be given to the future use of the building – for example as a granny annexe

## CONSULTATIONS:

**Blakeney Parish Council** – **No objection**, subject to a condition being added, stating that the outbuilding is NOT to be used as ancillary accommodation.

**Conservation and Design** – **Support**.

**Landscape** – **No objection**, subject to condition

## HUMAN RIGHTS IMPLICATIONS

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

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

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

Having considered the likely impact on an individual's Human Rights, and the general interest

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

### **CRIME AND DISORDER 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:**

#### **North Norfolk Local Plan (Dec 2025)**

Policy CC1: Delivering Climate Resilient Sustainable Growth  
Policy CC2: Renewable and Low Carbon Energy  
Policy CC12: Trees, Hedgerows & Woodland  
Policy ENV1: Norfolk Coast National Landscape & The Broads  
Policy ENV3: Heritage & Undeveloped Coast  
Policy ENV6: Protection of Amenity  
Policy ENV7: Protecting & Enhancing the Historic Environment  
Policy ENV8: High Quality Design  
Policy HC7: Parking Provision  
Policy HOU6: Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation  
Policy SS1: Spatial Strategy  
Policy SS2: Development in the Countryside

#### **Blakeney Neighbourhood Plan (Nov 2023)**

Policy 6 – Design of Development  
Policy 8 – Infill Development  
Policy 12 – Dark Night Skies

#### Material Considerations

#### **National Planning Policy Framework (NPPF):**

Chapter 2: Achieving sustainable development  
Chapter 4: Decision-making  
Chapter 12: Achieving well-designed places  
Chapter 15: Conserving and enhancing the natural environment  
Chapter 16: Conserving and enhancing the historic environment

#### **Supplementary Planning Documents and Guidance:**

North Norfolk Design Guide Supplementary Planning Document (SPD) (December 2008)  
North Norfolk Landscape Character Assessment Supplementary Planning Document (SPD) (January 2021)  
North Norfolk Landscape Sensitivity Assessment (January 2021)  
Blakeney Conservation Area Appraisal and Management Plan (July 2019)  
Glaven Valley Conservation Area Appraisal and Management Plan (January 2024)

## **OFFICER ASSESSMENT:**

### **Main issues for consideration:**

- 1. Principle**
- 2. Scale and Impact on the Surrounding Countryside**
- 3. Design**
- 4. Impact on Heritage Asset**
- 5. Amenity**
- 6. Parking**
- 7. Trees**
- 8. Impact on Norfolk Coast National Landscape**
- 9. Renewable Energy**

#### **1. Principle**

The dwelling is located outside the defined settlement boundaries identified under Policy SS1 and is therefore located within the designated countryside where Policy SS2 allows the extension of existing dwellings subject to compliance with other relevant Local Plan policies.

#### **2. Scale and Impact on the surrounding Countryside**

The purpose of Policy HOU6 is to manage the visual impacts of proposed house extensions, domestic outbuildings and annexed accommodation on the character of the district. The policy ensures development is of an appropriate scale and design to its setting, whilst not resulting in unacceptable impacts on the character of the countryside or neighbouring properties and maintains the residential use by avoiding the creation of separate, independent dwellings unless justified.

Policy ENV8 seeks to ensure that proposals achieve an integrated design approach, reflecting the characteristics of the site in respect of their scale, massing, finish and architectural details.

The applicant proposes a detached outbuilding that measures approximately 11 metres long by 7 metres wide with a maximum height of 3.5metres.

The submitted plans indicate that the building would be used for a variety of purposes including as a sitting area, bike store / potting shed, lawnmower store, toll store and covered log store.

The garden room is sited well into the site, away from the road, and the dark timber would recess the structure further, reducing its impact on the appearance of the surrounding area.

The design of the outbuilding reflects the contemporary architectural style of the host dwelling.

Whilst public representations have been received objecting to the scale of the outbuilding proposed, Officers consider that the proposal is proportionate for the size of plot in which it sits and would accord with the aims of Local Plan Policies HOU6 and Policy ENV8.

### **3. Design / Effect on the character and appearance of the existing dwelling and surrounding area**

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

The purpose of Local Plan Policy ENV2 is to require development to respect and enhance local landscape character, settlement patterns and the relationship between settlements and their surroundings. Proposals should be assessed against the Landscape Character Assessment SPD and should be sympathetic to the key characteristics and valued features of the area. Proposals should set out how the development will protect and conserve the defining qualities and distinctiveness of the Landscape Character Type.

Blakeney Neighbourhood Plan (BNP) Policy 6 (Design of Development) sets out that proposals are expected to respect and be sensitive to the local character of Blakeney and the surrounding area using design and materials to reinforce a strong sense of place, individuality and local distinctiveness as defined in the North Norfolk Landscape Character Assessment.

In respect of wider landscape the area is defined, within the Landscape Character Assessment, to be Rolling Heath and Arable Land, typically characterised by elevated, open rolling landscape, with little settlement inland from coastal villages.

Representations received have raised concern about matters of design and materials to be used for the outbuilding. The applicant's Planning Statement confirms that the materials were chosen to allow the proposal to blend into the backdrop of trees that it would be sited in front of. This is supported by the North Norfolk Design Guide which advises that the use of dark stained boarding can help in overcoming the suburban appearance inherent in individual domestic outbuildings.

Officers note the existence of existing landscaping within the curtilage of the site that would aid in screening the proposal from the neighbour to the North. Accepting that some of the foliage is deciduous and would fall away in the winter, there are also evergreen elements to aid in screening year-round which would further allow the garden room to be as subservient as possible.

Taking a view from outside the plot, whilst it is accepted that boundary screening has some seasonality and is less effective in autumn and winter, Officers consider that the boundary hedge offers a good level of screening with views of the building visible as no more than glimpsed views on approach from Blakeney. As such, Officers consider that the introduction of the detached outbuilding would be unlikely to result in design or landscape harm

Officers therefore consider that the design of the proposed garden room fits within its surrounding context and would accord with the aims of Local Plan Policies ENV2, ENV8 and Policy 6 of Blakeney Neighbourhood Plan.

### **4. Impact on Heritage Assets**

The purpose of Policy ENV7 is to protect and where possible, enhance the significance of heritage assets, whilst recognising the opportunities for sympathetic reuse and regeneration.

The policy provides specific criteria for designated and non-designated heritage assets, conservation areas, archaeology and heritage at risk.

The application site is located within the Glaven Valley Conservation Area and directly adjacent to the Blakeney Conservation Area.

Conservation and Design Officers advise that whilst there are several listed buildings in the wider setting of the dwelling these are all largely separated from the application site by way of a large belt of tree planting, therefore, the interrelationship and sightlines between these assets and the development site is limited and harm is very low to nil.

Whilst the new outbuilding may be visible from public vantage points, for the reason given above it is not considered prominent and consequently will have no meaningful impact on the character and appearance of either conservation area.

In terms of its design, scale and massing, the outbuilding follows the contemporary style of the main dwelling, and whilst the finishes are different there is a clear relationship between the two. The scale remains proportionate and relatively modest in comparison to the main house, the outbuilding remains subordinate.

The proposal is considered to comply with Policies ENV7 and ENV8 of the adopted North Norfolk Local Plan, Policy 6 of the adopted Blakeney Neighbourhood Plan and paragraphs 212, 213 and 215 of the National Planning Policy Framework.

## **5. Residential Amenity (Effect on living conditions)**

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 proposed garden room would be set back from the main road, at 36 metres when measured on the plans to the building opposite. The next nearest dwelling has been measured to be 65 metres away, as the crow flies. That dwelling is also on the other side of mature tree planting. The comments in objection are noted, however, the existing established screening from the trees combined with the distance and the materials mean that the proposal is not considered to result in unacceptable impacts upon the neighbouring occupants.

In terms of usage, a condition may be applied to ensure that the use of the building remains for purposes incidental to the main dwellinghouse.

The application is considered to comply with the aims of Local Plan Policy ENV6 and Policy ENV8 as well as Policy 6 of the Blakeney Neighbourhood Plan.

## **6. Parking**

The proposal would accord with the requirements of Local Plan Policy HC7 and Policy ENV8.

## **7. Trees**

The proposal has potential for adverse impacts on trees. An Arboricultural Impact Assessment has been submitted and is considered suitable to mitigate the risk.

The application would accord with the aims of Local Plan Policy CC12 and Policy 11 of the Blakeney Neighbourhood Plan.

## **8. Norfolk Coast National Landscape and Undeveloped Coast**

Concerns were raised about external lighting, none has been proposed and a condition is recommended to be secured to prevent external lighting in relation to the garden room only.

While there are large amounts of glazing, reduced visible light transmission glazing is recommended to be secured via condition. With these secured, the proposal would not have an adverse impact on the landscape or the Norfolk Coast National Landscape and would accord with the aims of Local Plan Policies ENV1, ENV2 and Policy ENV3 as well as Policy 12 of the Blakeney Neighbourhood Plan.

## **9. Renewable Energy**

The proposal includes the provision of additional solar panels which is supported by Policy CC2 which promotes a proactive strategy to mitigate and adapt to climate change as well as Policy CC1 of the adopted North Norfolk Local Plan.

The Blakeney Neighbourhood Plan does raise concerns about solar panels within the Norfolk Coast National Landscape (formerly the AONB) however, the solar panels would face towards the house and would be sited on a subservient structure to the main house. Whilst the outbuilding is a good size, in the wider views of the rolling landscape, the structure, and the solar panels would result in little impact to the open landscape of the area.

The proposal would accord with Local Plan Policies CC1 and CC2.

### **Planning Balance and Conclusion:**

The proposed development is in accordance with the aims of the key Local Plan Policies as set out above. There are no overriding material considerations that indicate the application should be determined otherwise. Approval is therefore recommended subject to the conditions and informative listed below.

### **RECOMMENDATION:**

#### **APPROVAL subject to conditions relating to the following matters:**

- Time limit
- Development in accordance with approved plans
- Materials as submitted
- No external lighting in relation to the proposal
- VLT glazing
- Incidental Use only

- Work in accordance with the Arboricultural Method Statement

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

## **NNDC TPO (NORTH WALSHAM) 2026 No.3 – North Walsham TPO 26 1094 - Land at Ketts Road**

Ref No. **TPO/26/1094**

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

<b>PURPOSE OF REFERRAL TO COMMITTEE</b> - To consider whether to confirm a Tree Preservation Order (TPO) to protect one individual tree at the above site.
--

### **BACKGROUND**

Concerns were raised with the authority that inappropriate works could occur to reduce the oak tree situated in Ketts Road open space, the canopy extends across gardens at Burton Avenue and Ketts Road and prior to the Order, no formal protections were in place to prevent potentially damaging works.

The oak tree was specifically retained as part of the Orbit Housing development at Ketts Road and is a prominent part of the retained green space. The tree is visible from Recreation Road, Burton Ave as well as Ketts Road.

The oak tree contributes positively to the amenity and biodiversity value of this part of North Walsham and the Order allows us to control the level of pruning and to ensure a good standard of work is carried out through the tree work application process.

### **REPRESENTATIONS**

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

- We find that this is a high-quality tree of obvious value offering a substantial long-term benefit to its immediate locality and surrounding area.
- The additional protection offered provides confidence that future works can be controlled and limited to prevent any detrimental action in perpetuity and this is welcomed.
- I think this tree would benefit from protection and is worthy of TPO status

We have received **1 representation objecting** to the Order (summarised below)

- The tree needs cutting back to the fence, it extends to a third over my garden, the tree is majorly overgrown and expanded quite out of control
- The tree drops a lot of debris, across, branches, twigs and leaves
- It's causing me stress, anxiety and is detrimental to my mental and physical health

## **APPRAISAL**

In response to the **supporting** commentary, Officers agree that the oak tree is a valuable and integral part of the open space and should be retained and managed appropriately.

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

Officers recognise the oak tree does extend over gardens at Ketts Road and Burton Avenue, and there is an associated burden of maintenance clearing the debris. Officers would not object to appropriate levels of pruning to help mitigate this.

The purpose of the Order is to protect the retained tree and not to prevent maintenance works. Officers have been in contact with housing associations that abound the site, they have confirmed the tree is being inspected and managed in accordance with their adopted tree management policies. The Order, however, does not prevent a resident from arranging their own works in line with the tree work application process.

## **HUMAN RIGHTS IMPLICATIONS**

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

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

### **Main Issues for Consideration**

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

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

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

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





### **RECOMMENDATION:-**

**That the Order be confirmed.**

## DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – 18 JUNE 2026

### 1. INTRODUCTION:

- 1.1 This report briefly sets out performance in relation to the determination of planning applications in Development Management the period **March 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
<b>(Speed)</b> <b>Decisions Made</b> <i>(Period Mar 2026)</i>	<b>Major</b> 5 decisions issued  <i>100% within time period</i>	60%  (80% NNDC)	24 month average to 31 March 2026 is  <b>97.00%</b> 
	<b>Non-Major</b> 66 decisions issued  <i>88% within time period (8 cases over time)</i>	70%  (90% NNDC)	24 month average to 31 March 2026 is  <b>94.00%</b> 
<b>(Quality)</b> <b>% of total number of decisions made that are then subsequently overturned at appeal</b> <i>(Period Mar 2026)</i>	<b>Major</b>	10%  (5% NNDC)	24 month average to 31 March 2026 is  <b>Zero 0%</b> 
	<b>Non-Major</b>	10%  (5% NNDC)	24 month average to 31 March 2026 is  <b>0.95%</b> 

Performance Measure	Actual Performance	Target	Comments
<b>Validation</b> (Period Mar 2026)	Information not currently available for this period	3 days for Non- Major from date of receipt  5 days for Majors from date of receipt	Datasets do not currently breakdown validated apps by Major / Minor or those on PS2 returns, but performance data retrieval being reviewed.

## 2. S106 OBLIGATIONS

- 2.1 A copy of the list of latest S106 Obligations is attached. There are currently four S106 Obligations being progressed, one of which has been completed and can be removed from the list.

## 3. RECOMMENDATIONS:

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

**SCHEDULE OF S106 AGREEMENTS**

**UPDATE FOR DEVELOPMENT COMMITTEE:**

**18 June 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/24/2530	Land North Of Valley Lane Holt	Erection of 23no. dwellings (including 7no. affordable dwellings with off site commuted 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	Draft s106s circulating	
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	Draft s106s circulating	
PF/24/2458	The Hunny Bell The Green Hunworth Melton Constable Norfolk	Alterations to public house to reduce bar area and add 4 guest bedrooms, demolition of agricultural building and erection of 6 dwellings (2 affordable), landscaping and alterations to existing access	CP094 - Stody	Russell Stock	Committee	30/04/2026	Fiona Croxon	TBC	Completed	
PO/25/2837	Land West Of Langham Road Blakeney Norfolk	Residential development of up to 30 dwellings (including affordable housing), amenity space, landscaping and all associated infrastructure and works (outline with details of access only, all other matters reserved)	CP012 - Blakeney	Jamie Smith	Committee	14/05/2026	Fiona Croxon	TBC	Waiting to hear from applicant's solicitor	

This page is intentionally left blank

**APPEALS SECTION**

**NEW APPEALS**

**RAYNHAM - TW/26/0113 - To remove a Cherry tree to rear boundary and re-plant**

Cherry Corner, 31 Stephenson Close, West Raynham, Fakenham, Norfolk, NR21 7DH

**For Mr Tim Hickmott**

WRITTEN REPRESENTATION

**Appeal Start Date:** 03/06/2026

**Appeal Decision:**

**Appeal Decision Date:**

**SALTHOUSE - PF/25/0941 - Demolition of farm buildings and erection of 3 dwellings and associated access arrangements and landscaping**

Land To The East Of , Cross Street , Salthouse, Holt, Norfolk

**For Mr James Bunn**

WRITTEN REPRESENTATION

**Appeal Start Date:** 26/05/2026

**Appeal Decision:**

**Appeal Decision Date:**

**SEA PALLING AND WAXHAM - CL/25/0080 - Certificate of Lawfulness for an existing use of land by fishermen / women who fish from Sea Palling Beach and casual boats for fishing and recreation, including but not limited to the storage of vessels and tractors (to facilitate the launching and recovery of the fishing vessels and others), sheds to enable shelter in adverse weather conditions and any other equipment not mentioned**

Beach Cottage, Boat Yard, The Marrams, Sea Palling, Norwich, Norfolk, NR12 0UN

**For Mr F Page**

WRITTEN REPRESENTATION

**Appeal Start Date:** 08/06/2026

**Appeal Decision:**

**Appeal Decision Date:**

**SHERINGHAM - TW/25/2596 - T1 - Macrocarpa, remove.**

23 Cremers Drift, Sheringham, Norfolk, NR26 8HY

**For Mrs Gail Cranshaw**

FAST TRACK - HOUSEHOLDER

**Appeal Start Date:** 07/05/2026

**Appeal Decision:**

**Appeal Decision Date:**

**INQUIRIES AND HEARINGS - IN PROGRESS**

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

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

**For Mrs Rebecca Studd**

INFORMAL HEARING

**Appeal Start Date:** 13/10/2025

**Appeal Decision:**

**Appeal Decision Date:**

## **WRITTEN REPRESENTATIONS APPEALS - IN HAND**

**ALDBOROUGH - PF/20/0578 - Demolition / removal of 4no. existing livestock units; erection of 2no. replacement livestock units for rearing 1900 pigs, relocation of 1no. existing building to serve as a general purpose storage area, installation of hardstanding, 2no. feed bin hoppers, underground foul water tanks, landscaping, and revised access**

Rectory Farm, Doctors Corner, Aldborough Road, Aldborough, Norwich, NR11 7NT

**For Mr Filby**

WRITTEN REPRESENTATION

**Appeal Start Date:** 14/04/2026

**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:**

**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:**

**THORPE MARKET - PF/25/1471 - Change of use from bed-and-breakfast / small hotel to holiday let (sui generis) (retrospective)**

Green House, Cromer Road, Thorpe Market, Norwich, Norfolk, NR11 8TH

**For Optimum Patient Care Ltd**

WRITTEN REPRESENTATION

**Appeal Start Date:** 14/04/2026

**Appeal Decision:**

**Appeal Decision Date:**

**TRIMINGHAM - PF/25/2776 - Change of use of detached garage to use for the sale of food and drink to visiting members of the public for consumption on the premises (ClassE(b)) (retrospective).**

Cliffhanger Tiki Bar At, The Old Post House, Mundesley Road, Trimmingham, Norwich, Norfolk, NR11 8DZ

**For Mr Philip Reeves**

WRITTEN REPRESENTATION

**Appeal Start Date:** 06/05/2026

**Appeal Decision:**

**Appeal Decision Date:**

**WELLS-NEXT-THE-SEA - PF/25/2763 - Conversion and extension to detached outbuilding to form an annexe**

38 Theatre Road, Wells-next-the-sea, Norfolk, NR23 1DJ

**For Mr & Mrs P Baker**

FAST TRACK - HOUSEHOLDER

**Appeal Start Date:** 15/04/2026

**Appeal Decision:**

**Appeal Decision Date:**

**APPEAL DECISIONS - RESULTS AND SUMMARIES**

**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 Dismissed

**Appeal Decision Date:** 14/05/2026

**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 Dismissed

**Appeal Decision Date:** 02/06/2026

**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 Allowed

**Appeal Decision Date:** 01/06/2026

**Total Number of Appeals listed: 18**

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

*Appeals Information for Committee between  
07/05/2026 and 09/06/2026*

**18-June-2026**

**APPEALS SECTION**

**NEW APPEALS**

**FAKENHAM - ENF/25/0168 - Installation of uPVC windows in a conservation area.**

First and Second Floor 12 - 14 Norwich Street, Fakenham, Norfolk, NR21 9AE

WRITTEN REPRESENTATION

**Appeal Start Date:** 21/05/2026

**Appeal Decision:**

**Appeal Decision Date:**

**SHERINGHAM - ENF/25/0062 - Installation of a flue – Appeal 1**

37 Station Road, Sheringham, Norfolk, NR26 8RG

WRITTEN REPRESENTATION

**Appeal Start Date:** 18/05/2026

**Appeal Decision:**

**Appeal Decision Date:**

**SHERINGHAM - ENF/25/0062 - Installation of a flue – Appeal 2**

37 Station Road, Sheringham, Norfolk, NR26 8RG

WRITTEN REPRESENTATION

**Appeal Start Date:** 28/05/2026

**Appeal Decision:**

**Appeal Decision Date:**

**THORPE MARKET - ENF/24/0144 - Unauthorised material change of use of property to holiday let for large parties**

Green House, Cromer Road, Thorpe Market, Norwich, Norfolk, NR11 8TH

WRITTEN REPRESENTATION

**Appeal Start Date:** 18/05/2026

**Appeal Decision:**

**Appeal Decision Date:**

**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: 9**