

Development Committee



Please contact: Democratic Services

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

TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Wednesday, 8 July 2026

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 16 July 2026 at 9.30 am.**

At the discretion of the Chairman, a short break will be taken after the meeting has been running for approximately one and a half hours

Please note that members of the public should not speak to Committee Members prior to or during the meeting.

PUBLIC SPEAKING:

Members of the public who wish to speak on applications must register **by 9 am on the Tuesday before the meeting** by telephoning **Reception on 01263 513811** or by emailing reception@north-norfolk.gov.uk Please read the information on the procedure for public speaking at Development Committee on our website or request a copy of "Have Your Say" from Customer Services.

Anyone may take photographs, film or audio-record the proceedings and report on the meeting. If you are a member of the public and you wish to speak, please be aware that you may be filmed or photographed. Please note that this meeting is livestreamed:

<https://www.youtube.com/channel/UCsShJeAVZMS0kSWcz-WyEzg>

Presentations: If you wish to view the Officers' presentations for the applications being considered by the Committee please follow the following link:

<https://modgov.north-norfolk.gov.uk/ecCatDisplayClassic.aspx?sch=doc&cat=13644&path=0>

Emma Denny
Democratic Services Manager

To: Cllr P Heinrich, Cllr R Macdonald, Cllr M Batey, Cllr A Brown, Cllr P Fisher, Cllr A Fitch-Tillett, Cllr M Hankins, Cllr V Holliday, Cllr P Neatherway, Cllr L Paterson, Cllr 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

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A G E N D A

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

PUBLIC BUSINESS

1. CHAIRMAN'S INTRODUCTIONS

2. TO RECEIVE APOLOGIES FOR ABSENCE

3. SUBSTITUTES

4. MINUTES

(Pages 1 - 24)

To approve as a correct record the Minutes of a meeting of the Committee held on Thursday 30th April, Thursday 14th May and Thursday 18th June 2026.

5. ITEMS OF URGENT BUSINESS

(a) To determine any other items of business which the Chairman decides should be considered as a matter of urgency pursuant to Section 100B(4)(b) of the Local Government Act 1972.

(b) To consider any objections received to applications which the Head of Planning was authorised to determine at a previous meeting.

6. ORDER OF BUSINESS

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

(b) To determine the order of business for the meeting.

7. DECLARATIONS OF INTEREST

(Pages 25 - 30)

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

OFFICERS' REPORTS

8. FAKENHAM - PF/26/0688 - INSTALLATION OF NEW ATM IN PART OF EXISTING GROUND FLOOR WINDOW OPENING, AND ACCESSIBLE RAMP WITH RAILINGS AT 14 MARKET PLACE, FAKENHAM. (Pages 31 - 40)

9. FAKENHAM - LA/26/0696- INSTALLATION OF ATM, ACCESSIBLE RAMP WITH A RAILING, INTERNALLY ILLUMINATED ATM (Pages 41 - 48)

**SIGNAGE, AND ASSOCIATED WORKS AT 14 MARKET PLACE,
FAKENHAM.**

- 10. FAKENHAM - ADV/26/0689 - INTERNALLY ILLUMINATED ATM COLLAR AT 14 MARKET PLACE, FAKENHAM.** (Pages 49 - 54)
- 11. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 55 - 58)
- 12. APPEALS SECTION** (Pages 59 - 64)
- 13. EXCLUSION OF PRESS AND PUBLIC**

To pass the following resolution, if necessary:-

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

PRIVATE BUSINESS

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DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 16 April 2026 in the Council Chamber - Council Offices at 9.30 am

Committee Members Present:	Cllr P Heinrich (Chairman)	Cllr R Macdonald (Vice-Chairman)
	Cllr A Brown	Cllr P Fisher
	Cllr A Fitch-Tillett	Cllr M Hankins
	Cllr V Holliday	Cllr P Neatherway
	Cllr L Paterson	Cllr L Vickers

Substitute Members Cllr W Fredericks

Officers in Attendance: Assistant Director - Planning
Development Manager (DM)
Solicitor
Senior Planning Officer - AW (SPO-AW)
Senior Planning Officer – JB (SPO-JB)
Democratic Services and Governance Officer

Also in attendance: Cllr T Adams

116 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr M Batey, Cllr J Toye, Cllr K Toye and Cllr A Varley.

117 SUBSTITUTES

Cllr W Fredericks was present as a substitute.

118 MINUTES

The minutes of the Development Committee held on Thursday, 19 March 2026 were approved subject to minor grammatical and spelling corrections.

119 ITEMS OF URGENT BUSINESS

None.

120 DECLARATIONS OF INTEREST

The Chairman noted the advice circulated to the Committee by the Monitoring Officer regarding application RM/25/0776. He asked that the Committee give due regard to the guidance provided.

The Chairman advised that he would speak as Local Member for application PF/25/2503. He would therefore vacate the Chair and the Vice-Chairman, Cllr R Macdonald, would chair this item. Cllr P Heinrich confirmed he would not speak on the application beyond his speech as Local Member and would not speak or vote on

the application.

Cllr W Fredericks declared a non-pecuniary interest for application PF/25/2503, she was friends with the family. She advised she would abstain from speaking and voting on the application.

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

Officer Report

The SPO-AW introduced the Officer's report and recommendation for approval subject to conditions. It was noted that the application had been presented at the Development Committee meeting held Thursday, 19th March 2026, during the course of that meeting it was mistakenly highlighted by the Solicitor to the Council that drainage matters should not form part of the Committee's considerations when determining the application. The Case Officer advised the detailed Surface Water Drainage Strategy - Condition 9 (and discharge of Conditions 8 to 14 of the Outline Planning consent) do form part of the report and should be considered in reaching a determination.

To address the procedural irregularity, it was appropriate that application RM/25/0776 be reheard at the earliest opportunity. The Committee was advised that the application should be heard again without prejudice or reference to earlier debate or decision making.

The SPO-AW provided a verbal update to the published report and advised that further public representations had been received, these objections were not considered to raise any new material considerations.

The Case Officer outlined the site's location and noted that the site was allocated for development under policy C16 of the North Norfolk Local Plan. Outline Planning permission was approved in December 2023 for up to 118 dwellings, and 60 units of specialist elderly care accommodation. The principle of development had therefore been agreed and was largely controlled by the S106 legal agreement and conditions of the Outline Permission. The Reserve Matters application sought approval for details relating to appearance, layout and landscaping of the 118 dwellings and discharge of conditions 8, 9, 10, 11, 12, 13 and 14. The care home would come forward as a separate Reserve Matters application.

The SPO-AW confirmed the scheme would provide 53 affordable homes, equating to 45% of the development, above the 35% requirement detailed in the Local Plan. The proposed housing mix had been informed by discussions with a preferred registered provider, who confirmed the mix was acceptable. Housing Strategy Officers confirmed also confirmed they had no objections. The proposed dwellings would meet M4(2) accessibility standards with 9 homes meeting M4(3) Wheelchair User standards, compliant with Policies HOU 8 and HOU 9 of the Local Plan.

With respect to the site plan, and in accordance with the outline permission, the site

was proposed to be divided into three distinct 'character areas' with varying densities, building style and materials. The separation distances between the site and the existing dwellings on Northrepps Road were considered acceptable in accordance with Policy ENV6 and there was not considered to be any significant loss of amenity as a result of the development.

The "Village Core" to the centre of the site had the highest density of dwellings, offering tree lined streets and an open space. The palette of materials had been amended to include more red brick, tile and flint which was considered more in keeping with the local vernacular. The "Western Edge", closest to Northrepps Road featured higher densities of development through providing taller, semi-detached or terraced dwellings, including the proposed apartment blocks. The 'Villas Area' located around edges of the development closest to Overstrand Road reflected the site's edge-of-settlement location and the surrounding countryside character to the east, with lower densities of development and larger detached dwellings.

The built form had been positioned toward the middle of the site with the majority of the green space proposed around the edges, particularly along Overstrand Road and to the south of the site to help create and maintain the proposed landscape buffers, however, there was also an area of green space within the centre of the site, in accordance with the Outline Planning Permission.

The Applicant had submitted a series of Landscape plans and had worked to address landscape concerns raised during the consultation phase. The initial plan had a weak main entrance design, dominated by the hard surface routes to dwellings either side of the main road. In response to these concerns, the parking areas have been removed from the frontage, and several additional trees and hedgerows had been incorporated along the site frontage to maintain the green approach to Cromer. The detention basin was reduced slightly from initial submissions in order to retain additional trees. There were now more trees in the street scene and the central public open space in accordance with the NPPF aspirations for tree lined streets. The variety of species had been improved to provide greater variation of native trees, including fruiting trees for foraging birds. Landscape Officers raised no objections to the final proposals. The application was considered to satisfy conditions 11, 12 and 13 relating to landscape and ecology.

Condition 9 of the Outline Planning Permission required "detailed designs" of the surface water scheme as set out in the approved Flood Risk Assessment and Outline Drainage Strategy to be submitted and discharged as part of the Reserved Matters application. The wording of Condition 9 was included within the Officers report for clarity.

The site was considered undeveloped greenfield land with a mixed geology formed of areas of clay, silt, sand and gravel. Due to the mixed geology, the ground conditions could only store a moderate amount of water through infiltration and so runoff occurred naturally.

The SPO-AW affirmed that the first priority under the drainage hierarchy was to let surface water runoff soak into the ground using appropriate Sustainable Drainage Systems (SuDS). SuDS have been used throughout the site, including a detention basin, rain garden, reed planting, permeable paving, filter strips and swales. All the SuDS features had been designed to effectively mitigate extreme rainfall events, including the 1 in 100-year storm event, plus a 40% increase in rainfall intensity due to climate change. The detention basin would retain around 25% spare capacity, even during the modelled 1 in 500-year extreme storm event. The scheme would

therefore accord with the recommendations of the NPPF with respect to addressing future implications of climate change and reduce risks to people and property.

The SuDS Management and Maintenance Plan, detailed in the appendix, confirmed there would be regular inspections, maintenance and management. The S106 agreement ensures the SuDS system would continue to be maintained long-term in accordance with the approved Management Plan.

The variable permeability across the site limited the use of SuDS infiltration, therefore excess surface water would be captured, stored and discharged at a managed rate into the designated surface water sewer. Anglian Water have confirmed that the existing surface water system has enough spare capacity to serve the development.

A surface water discharge rate of 10L/sec has been agreed with Anglian Water, lower than the 14.6L/sec agreed at Outline stage and improved upon the relevant greenfield run off rates in the extreme weather event.

Details of the preferred connection point located in Northrepps Road were provided to the Committee, and the route the surface water sewer takes, highlighted.

With regards to foul water, the site would connect to the Cromer Water Recycling Centre which Anglian Water confirmed had capacity to treat the additional wastewater flows. The preferred foul water connection point would be located in Northrepps Road not Station Road.

The system had been designed to an adoptable standard by Anglian Water and the development included controls to appropriately capture, store and limit water flow from the site. Both Anglian Water and the LLFA made no objection to the application.

Officers noted local objections which raised drainage concerns, including historic flooding incidents on Station Road and Harbord Road. Maps of historic flooding in 2016/2017 and 2019 were provided to the Committee.

The October 2019 flood event was investigated by the LLFA and attributed property flooding to surface water entering the combined sewer, not to capacity issues within the separate surface water system that the development would discharge into.

With respect to the 2016/2017 flooding, the LLFA report referred to 6 locations, and did not provide a definitive cause of flooding but referred to a number of issues including overload of the drainage system, surcharging, obstruction and excess runoff. The report lacked specific detail regarding Station Road.

Critically, the proposed development would not discharge surface water into the combined sewer that has been confirmed to be responsible for the foul flooding events documented. Surface water from the site enters a separate, designated surface water system. Whilst the development would discharge foul flows into the combined sewer system, these flows are very low compared with storm water volume and would not meaningfully affect system performance. Significant weight should be attached to the consultation responses of Anglian Water and the LLFA as the two statutory agencies who have no objection to the proposed drainage strategy and confirm appropriate foul water capacity was available.

Officers concluded that all reasonable technical considerations had been resolved

and there were no substantive evidential grounds to refuse the development on grounds of flood risk or drainage.

Public Speakers

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

Local Member

The Local Member, Cllr E Tooke was unable to attend the meeting, and asked Cllr T Adams to speak on her behalf as neighbouring Ward Member.

Cllr T Adams was critical of the flooding and drainage assessment and that site specific policies within the Local Plan had not been met. He argued the 10L/sec figure was not sufficient and highlighted historic issues of flooding along Station Road. He called for the application to be deferred pending a review by an independent flooding and drainage consultant. He presented a petition signed by 240 residents supporting an independent consultation. Cllr T Adams provided a PowerPoint presentation detailing issues with the site and local area with respect to flooding. Within the presentation were extracts of Norfolk County Council flood reports confirming issues with insufficient capacity in the existing combined system. Flooding and surcharge incidents were reported in the local area in 2007, 2011, 2014, 2016, 2017, 2019, 2021, and 2023.

Committee Debate

- a. The DM confirmed no objection had been raised by the Statutory Consultees and appropriate experts on matters of surface water drainage, the LLFA and Anglian Water. Notwithstanding local residents' concern, the DM cautioned Members from going against statutory consultee opinion. The DM was satisfied that there was sufficient evidence to support the Committee in reaching a determination for approval.
- b. The Committee sought advice from the applicant's technical expert from Rossi Long, Emma Kerrison (Associate Engineer). Ms Kerrison advised that the geotechnical analysis of the ground conditions were very variable, with a mixture of clay, perch groundwater and high ground water at the Northern end of the site. Infiltration testing had concluded that infiltration was very poor in some areas. As existing greenfield, in an extreme flood event, water would be discharged by overland flow. Calculations of Greenfield runoff rates had been undertaken, compliant with LLFA methodology guidance, and compliant with DEFRA and EA guidance. The attenuation of 10L/sec was supported by both the LLFA and Anglian Water.
- c. The Case Officer confirmed that excess surface water would be captured, stored and discharged at a managed rate into the designated surface water sewer. Surface water would flow down Station Road but takes a different route to the combined sewer system. Outfall would be into an open watercourse adjacent to Cromer Hospital.
- d. Cllr M Hankins expressed his concern regarding the existing drainage issues

in the area. He noted that there was a dichotomy between the professional view of technical experts and the lived experience of residents.

- e. The SPO-AW advised that the scheme would be an improvement on the existing situation. At present, in an extreme flood event, water would be discharged from the site as overland flow. By introducing SuDs, water would be infiltrated where it could, and at the northern end of the site water would be captured in the large attenuation basin. This approach would allow for a managed rate discharge of water from the site, as supported by Anglian Water.
- f. Cllr R Macdonald asked who would be responsible if flooding did occur. The Case Officer confirmed the scheme would be adopted and managed by Anglian Water.
- g. Cllr L Vickers and Cllr L Paterson sought clarification specifically which sewers would accommodate surface water discharge. The SPO-AW, and Ms Kerrison confirmed surface water flows would not be directed into the combined system referenced in the 2016/2017 and 2019 flood reports.
- h. Cllr W Fredericks shared in residents' concerns regarding drainage and asked if the Officer report could be expanded to consider wider flooding implications in the local area. She suggested Anglian Water be asked to prepare a report on local flooding.
- i. The DM noted it was not the legal responsibility of the Applicant to resolve existing issues in an area; it was for Anglian Water or the LLFA to investigate and make improvements. It was not appropriate for the Committee to expect the Applicant to make improvements to the wider drainage infrastructure. Concerns regarding existing flooding should be directed to Anglian Water and the LLFA separate to this application. Both Anglian Water and the LLFA made no objection to the application. Officers were content with the evidence provided and recommended approval accordingly.
- j. Cllr V Holliday asked if the watercourse by the Hospital could support increased flows and whether an independent review (requested by Cllr T Adams) went against Officer advice? She shared in concerns expressed by the Committee regarding the level of data available.
- k. Ms Kerrison advised that 10L/sec was not considered to be a significant flow compared with the existing surface water run off which would have been in the 100'sL/ second in an extreme event. The additional run off only represented a small amount of the water going into the sewer.
- l. Cllr P Fisher acknowledged the existing local Victorian drainage system was under strain. However, having listened to the Officers advice, and advice from the technical expert from Rossi Long, he was content that the proposal would seek to direct water through the infiltration system, and reduce the overland flow which was putting pressure on the sewer on Station Road.
- m. The Chairman summarised that there would be some surface water discharge should the site be developed, which would be directed to a separate sewer, not placing additional pressure on the combined system.

- n. The SPO-AW confirmed water would be directed to the attenuation basin at the north of the site, where water naturally gathers, this water would be captured, stored, and discharged via the separate surface water system.
- o. Cllr A Fitch-Tillett reflected on the Officers report, and technical advice presented at the meeting. Despite her prior concerns, she was content that the scheme was acceptable and that condition 9 had been met. Regardless, Cllr A Fitch-Tillett considered that building would prove challenging because of ground conditions. Altogether, she considered the proposal was of good design, welcomed the affordable housing provision, and recognised as a designated site in the Local Plan it would be difficult to prevent development.
- p. Cllr A Brown asked how management of the attenuation basin would be financed. The SPO-AW advised this would be managed by a management company, as defined in the proposed management and maintenance plan. The DM advised that households would in effect become shareholders for the management company and be subject to a management charge (as was typical for other developments of a similar nature).
- q. Cllr M Hankins expressed his support that the application be deferred to enable Anglian Water to re-consider their opinion. The Case Officer advised that Anglian Water had been consulted numerous times as the scheme developed.
- r. Cllr W Fredericks requested a letter be sent to Anglian Water from the Chairman and Local Member outlining residents' concerns. The Chairman reflected this was best referred to Overview and Scrutiny who were due to have Anglian Water attend.
- s. Cllr A Fitch-Tillett proposed acceptance of the Officer's recommendation, seconded by Cllr L Paterson.

RESOLVED

That Planning Application RM/25/0776 be APPROVED in accordance with the Officers recommendation.

122 NORTH WALSHAM EAST - PF/25/2503 - REPLACEMENT OF 8 GARAGES/STORAGE SHEDS WITH 5 SHIPPING STORAGE CONTAINERS (PART RETROSPECTIVE) - LAND REAR OF 1 NELSON ROAD, NORTH WALSHAM, NORFOLK

The Chairman, Cllr P Heinrich vacated the Chair for item PF/25/2503. The Vice-Chairman, Cllr R Macdonald, Chaired this item.

Cllr M Hankins abstained from speaking or voting on the application following Officer advice received during the break.

Officer Report

The SPO-JB re-introduced the Officer report following deferral of the application at the last Development Committee meeting to enable a site visit. The Case Officer outlined the sites' location in a residential setting and re-affirmed the key issues for consideration. The Officer recommendation was for conditional approval.

Concerns around the improper handling of hazardous materials were noted and should be referred to the Health and Safety Executive (HSE). NNDC Environmental Protection Team had been notified of recent information and supported the outlined course of action. The Case Officer affirmed that conditions may only be attached to any permission that meet the six tests. Members must be mindful in this case of the “relevant to planning” and “relevant to the development” tests. Officers were minded to retain the precautionary informative note as is common practice, as well as recommending a ground contamination condition. Details of the land contamination condition were supplied to the Committee.

Public Speakers

Eric Seward – North Walsham Town Council
Gavin Payne – Supporting

Local Member

Cllr K Leith spoke against the application and thanked Members and Officers for attending the site visit on 2nd April, and for Cllr A Fitch-Tillett for Chairing. In addition to her prior comments at the earlier meeting, she took issue with aspects of the Officer’s report. The Local Member noted there was a restrictive covenant for the site preventing the proposed use, contrary to the Officers assertion that there was no relevant planning history. Issues regarding contamination were well documented through photographic and video evidence, which was supplied to Environmental Health. Further, the buried contamination had also been visible to Members during the site visit. This evidence demonstrated that commercial activity was taking place on the site, contrary to the proposed use. Residents had reported disturbances at night, and break-ins, as a consequence of activity on the site, affecting their right to quiet enjoyment. Cllr K Leith asserted that the proposal was not appropriate for a residential setting, residents disagreed with the Officer assessment that the concentration of units in the bottom left corner of the site would not adversely impact residential amenity. Within the constrained domestic setting, any noise from the site would impact all neighbouring residents. The two 360-degree cameras were a concern given they overlooked neighbouring gardens where children lived. If approved, Cllr K Leith argued there would likely be extensive enforcement action.

With respect to Local Plan Policy, the Local Member considered the application contrary to policy CC13, ENV6 and ENV8 and Chapter 12 of the NPPF.

Cllr P Henrich echoed the comments made by his fellow Ward Member, Cllr K Leith. Cllr P Heinrich considered the nature of the development was at issue by consequence of increasing industrialisation within a tightly constrained residential area, along with issues of contamination. Had the application sought to replace the small, domestic structures on site it would have been acceptable. 20ft shipping containers were unsuitable for the setting.

With respect to matters of design, the Local Member, considered the application contrary to policy ENV8 in scale, mass and use of materials, and Chapter 12, Clause 139 of the NPPF.

Regarding amenity, the prior sheds had no adverse impact on residential amenity, whereas the large shipping containers had a significant negative impact both in respect to privacy and outlook exacerbated with the use of CCTV cameras which viewed into neighbouring properties. The proposal was therefore contrary to policy

ENV6. Further there were no existing businesses operating from or on the site, only domestic storage.

Whilst Cllr P Heinrich welcomed conditions relating to contamination, he stated this remained a significant concern. The land was clearly contaminated, and the application was not compliant with Policy CC13, Clause 4.

Should the application be approved, the Cllr P Heinrich sought the imposition of conditions both relating to contamination, restriction of hours, assurance that no hazardous materials would be stored on the site, that CCTV should not extend beyond the site entrance and entrance of shipping containers. However, it remained both his, and his fellow Ward Members opinion that the application should be refused.

Committee Debate

- a. Cllr L Paterson and Cllr P Fisher expressed their considerable concerns with the application. Cllr P Fisher considered the application would have an adverse impact on immediate neighbours, further, he was surprised that Highways did not object to the application particularly given its proximity to a school and the pressures on the highway network during drop off/pick up times.
- b. Cllr V Holliday asked how the land was classified. The DM advised the land was historically owned by the Council and transferred to Victory Housing. The land was classified as Sui Generis.
- c. Cllr R Macdonald, Acting Chairman, enquired about the significance of the restrictive covenant. The Solicitor to the Council advised that as this was a civil, private action, it should not have bearing on decision-making.
- d. Cllr L Vickers was supportive of the proposed conditions restricting hours of operation and changes to CCTV arrangements. However, was sceptical how the domestic storage condition could be controlled. The Case Officer advised Officers were content this could be enforced.
- e. The Acting Chairman proposed acceptance of the Officers recommendation to trigger a vote.

THE VOTE FOR APPROVAL WAS LOST

- f. Cllr L Paterson proposed refusal of the application, considering it contrary to Local Plan Policies ENV8 and ENV6. He endorsed the comments made by the Local Members and stated the design, scale and mass of the development was unsuitable for a residential setting and would have a negative impact on residential amenity both in respect of visual impact and noise disturbance. Cllr A Fitch-Tillett seconded the recommendation.

RESOLVED

That Application PF/25/2503 be REFUSED

The DM introduced the performance report. It was noted that the workload of the Planning Service had increased subsequent to the adoption of the Local Plan. The largest application ever submitted to NNDC, for Land West of North Walsham (NW62/A of the Local Plan) had now been validated, generating significant work for the team.

124 APPEALS SECTION

The DM introduced the appeals report and welcomed the speed in which some applications were now being processed. It was noted that progress on difficult enforcement cases remained slow.

125 EXCLUSION OF PRESS AND PUBLIC

The meeting ended at 12.02 pm.

Chairman

DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 14 May 2026
in the Council Chamber - Council Offices at 9.30 am

Committee Members Present:	Cllr R Macdonald Chairman)	(Vice- Cllr M Batey
	Cllr P Fisher	Cllr A Fitch-Tillett
	Cllr M Hankins	Cllr V Holliday
	Cllr P Neatherway	Cllr L Paterson
	Cllr K Toye	

Substitute Members Cllr W Fredericks

Officers in Attendance: Assistant Director – Planning
Development Manager (DM)
Solicitor
Senior Planning Officer- JS (SPO-JS)
Senior Landscape Officer – IM (SLO -IM)
Democratic Services and Governance Officer.

136 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr A Brown, Cllr J Toye, Cllr A Varley, Cllr L Vickers, and Cllr P Heinrich (Chairman).

The Vice-Chairman, Cllr R Macdonald served as Chairman for the meeting.

137 SUBSTITUTES

Cllr W Fredericks was present as a substitute.

138 ITEMS OF URGENT BUSINESS

None.

139 DECLARATIONS OF INTEREST

Cllr V Holliday, Local Member for each of the applications being presented, declared a non-pecuniary interest. She advised that she would not speak or vote on the applications in her capacity as Development Committee Member and would instead exercise her right to speak as Local Ward Member only.

140 BLAKENEY - PO/25/2837 - 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) AT LAND WEST OF LANGHAM ROAD, BLAKENEY, NORFOLK.

Officer's Report

The SPO-JS introduced the Officer's report and recommendation for approval. The Case Officer confirmed this was an allocated site within the adopted Local Plan, and that the application broadly complied with the site-specific policies identified within the Local Plan. Accordingly, this should be given significant weight. Officers recognised that there was a limited departure from the Criterion 5 in respect of access to Morston Road, attracting negative weight.

The SPO-JS outlined the site's location, and relationship with the village of Blakeney, and provided images in and around the site. The indicative site plan and images of the access arrangement including a sectional view were provided.

The main issues for consideration were detailed within the Officer report (pages 17-44). The development would secure 35% affordable housing and 10% Biodiversity Net Gain secured by S106 agreement.

The application proposed open public spaces, tree lined landscaping to the south, additional landscaping to the eastern boundary to provide additional screening and a landscape buffer, and intentional placement of single storey dwellings to limit the impact to neighbours in respect to residential amenity.

Objections had been received from the Parish Council and local residents. Several concerns identified issues that the flooding and drainage scheme was insufficient. The Case Officer confirmed the site lay in Flood Zone 1 and was considered at the lowest risk across all sources. The proposed SuDs would ensure a controlled release of outflows from the site through the application of the infiltration basin, crates, swales and permeable paving.

Public Speakers

Rosemary Thew – Blakeney Parish Council
Jane Armstrong – Objecting
William Page – Supporting

Local Member

The Local Member Cllr V Holliday objected to the application. It was noted that this site had previously been removed from Local Plan considerations and was reintroduced at a later stage in order to meet revised housing targets. She maintained her earlier objections to the principle of development on the site on grounds of landscape and heritage harm. Further, she believed development would lead to significant negative impacts on nearby European protected landscapes and have a material impact on the North Norfolk Coast National Landscape, which the Council had a duty to protect. Development may impact the Blakeney Downs, and a rare archaeological schedule monument.

The Local Member shared in the resident concerns regarding matters of highway safety, landscape harm, loss of amenity, surface flooding, light pollution and sewage processing.

Construction of the access road alone would have a detrimental impact on neighbouring residents, due to surface water runoff, increased light pollution, and potential destruction of heritage artefacts.

This was not a sustainable location, as the site was not close to the village centre

and residents would likely make use of cars for short journeys, further, the Local Member was critical of the vehicle number figure provided.

Whilst assurances had been received that there was capacity in the sewage network to deal with increased load, the Local Member enquired whether the Environment Agency had been consulted about the increased nutrient load given where the treated water was dispersed to.

Speaking on the merit of the development, Cllr V Holliday welcomed the principle residence restriction, and the provision of affordable housing, but was concerned that this was not enough.

The Local Member considered the application failed to accord with Local Plan Policies ENV2, ENV7 and ENV13, nor Blakeney Local Plan Policies 6, 10 and 12.

Should the application be approved, the Local Member sought the following conditions be imposed: that the 30mph speed limit be clearly defined, a light pollution plan be produced, an archaeological assessment takes place in advance of construction, that the sewage network and capacity be scrutinised closely prior to development, appropriate S106 contributions are made available to the parish, principal residence occupancy is required, proposed complement of affordable housing is built out, effective mitigation of water drainage is in place, great attention is paid to any sources of light pollution, a habitat management and maintenance plan is put in place and onsite habitat delivery is not watered down at the Reserve Matters stage.

Committee Debate

- a. Cllr M Hankins commended the Officers report, though shared in the concerns raised by local residents. He noted 135 households were on the waiting list for a home in Blakeney, indicating there was a clear demand for affordable housing. Cllr P Fisher recognised that most of the site allocations within the Local Plan were contentious. He considered the housing proposed to be proportionate and reasonable, and that there was a high level of demand to live in Blakeney. Cllr K Toye also expressed her support for the application and argued there was a need for this type of housing in Blakeney as those on the open market in the parish were closer to £1 million and was simply unaffordable for local people.
- b. Cllr A Fitch-Tillett objected to the application, she considered greater weight should be afforded to Norfolk Coast Partnership feedback and considered the scheme would lead to the erosion of the National Landscape.
- c. Cllr L Paterson asked whether matters of dark skies and glazing could be considered at this stage. The Case Officer confirmed these were Reserved Matters issues and would be dealt with as part of the Reserve Matters application.
- d. Cllr L Paterson asked what the fall-back position would be if the Committee were minded to refuse the application. The DM advised the Applicant would likely seek to appeal the decision, and Planning Inspectorate would place significant weight that this was an allocated site within the Local Plan. It was unlikely the Planning Inspectorate would support the Council in its refusal.

- e. Cllr W Fredericks expressed some concern that the developer may or may not themselves build out the scheme, or they may sell the permission on.
- f. Through the Chairman, the Applicant advised that house prices were governed by market forces. The % of affordable housing was dictated by policy.
- g. Cllr M Hankins proposed acceptance of the Officer's recommendation, seconded by Cllr P Fisher.

RESOLVED

That Planning Application PO/25/2837 be APPROVED in accordance with the Officer's recommendation.

141 NNDC TPO (WIVETON) 2025 NO. 27 TPO 25 1090 - LAND AT LONG FURLONG HOUSE AND LONG FURLONG COTTAGE

Officers Report

The SLO-IM introduced the Officer's report and recommendation that the TPO be confirmed. She outlined the sites' location, historical context, aerial maps, and images in and around the site. The proposed Order was made following the removal of a boundary hedgerow in 2025.

Local Member

Cllr V Holliday expressed her support for the order.

Committee Debate

- a. Cllr L Paterson proposed acceptance of the Officer's recommendation, seconded by Cllr A Fitch-Tillett.

RESOLVED

That TPO/25/1090 be confirmed

142 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

The DM introduced the Officer's report and spoke positively of the council's performance with respect to speed and quality of decisions made.

The Committee thanked Officers for their continued hard work and excellent platinum service performance.

143 APPEALS SECTION

The Committee noted the appeals and enforcement reports.

Cllr L Paterson noted that the applicant for the garages in North Walsham had submitted an appeal on a decision made in April. The DM advised that applicants had the right to appeal the Council's decisions, and from an enforcement perspective, the enforcement team wouldn't serve an enforcement notice whilst there was a live planning application.

144 EXCLUSION OF PRESS AND PUBLIC

The meeting ended at 10.24 am.

Chairman

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DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 18 June 2026 in the Council Chamber - Council Offices at 9.30 am

Committee Members Present:	Cllr R Macdonald Chairman) Cllr A Brown Cllr A Fitch-Tillett Cllr V Holliday Cllr L Paterson	(Vice- Cllr M Batey Cllr P Fisher Cllr M Hankins Cllr P Neatherway Cllr L Vickers
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Officers in Attendance:	Assistant Director – Planning Development Manager (DM) Solicitor Planning Team Leader – DW Senior Planning Officer – AW Trainee Planning Officer – NW Senior Planning Officer (Landscaping) – IM Democratic Services & Governance Officer
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1 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr P Heinrich, Cllr K Toye, and Cllr C Rouse.

Cllr R Macdonald served as Chairman for the meeting.

2 SUBSTITUTES

None in attendance.

3 ITEMS OF URGENT BUSINESS

None.

4 DECLARATIONS OF INTEREST

Cllr A Fitch-Tillett declared a pecuniary interest in agenda item 8, PF/25/0902. Her property was impacted by the planning application.

Cllr V Holliday declared a non-pecuniary interest in agenda item 9, PF/26/0708, and advised she would speak only as Local Member. She would not speak or vote as a Committee Member.

5 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

The Presenting Officer introduced the application and recommendation for refusal.

He advised that the application was being returned to Committee following conditional approval on the 25th June 2025 to delegate approval to the Assistant Director for Planning. The Applicant had subsequently declined to sign the S106 legal agreement linking ownership of the farm and the business to the site, the application was therefore returned to Committee in the absence of the S106 agreement and must be considered against the Local Plan adopted in December 2025. There was no fall-back position in this instance as planning permission was not granted.

The Presenting Officer detailed the sites' location, proposed and existing site plan and elevations, visualisations, and photos in and around the site.

The Officers report outlined the key issues for consideration. It was important to note that the new Local Plan did not have a specific farm diversification policy as detailed in the previous core strategy. Policy E4 was therefore the most relevant policy in the Local Plan. Officers contended that the application failed to accord with policy E4, and it was not of a proportionate small scale as the policy requires. The presenting officer noted a recent appeal decision for use of an agricultural barn at Sharrington strawberries, referenced in the officer's report, and appended to the agenda. Officers held reservations that without a S106 agreement, there would be no mechanism to tie the land to the wider farming enterprise. This matter could not be controlled through a planning condition.

Further, the application was considered contrary to Local Plan policies CC9 and CC3. Whilst Officers accepted the scheme would provide economic benefits, it was considered that, overall, these benefits do not outweigh the harm arising from the main policy conflicts.

Public Speakers

Angela Glynn – Fakenham Town Council
Jack Spencer – Supporting

Local Member

Cllr C Cushing expressed his support for the application. He expressed his disappointment that the application had been returned to Committee, noting there was a significant level of support for the application. When the application was considered in 2025 at Committee, little debate was held regarding specific conditions, rather these were simply delegated to officers. The Local Member stated he had spoken with the former Assistant Director for Planning before he left the Council and was informed that officers understood the intent given by Development Committee to see this application built out.

The Local Member did not consider the application was submitted by a large estate and recognised the need for farms to diversify in order to survive. The costs associated with farming had been further put under strain in 2026 as a result of the Iranian War, driving up the price of fertiliser and fuel, and it was forecast to be an exceptionally dry summer.

With regards the Officer assessment, he was critical of the assertion that the site was constrained by accessibility issues (as identified on p.12) and noted that many other sites in North Norfolk including the Jarrolds, Letheringsett would not have received permission to open had the current rules been applied retrospectively.

Additionally, he noted the optics of the Council approving 2 fast food chain restaurants in Fakenham in recent years, but opposing this local family run business serving local and high-quality food.

It was recognised that the Applicant had spent well over £1000 in drawing up a scheme, hiring professionals, and submitting a planning application.

Cllr C Cushing recognised that the application had received a significant amount of public support and urged the Committee to support local business.

Committee Debate

- a. The Council's Solicitor advised that S106 negotiations commenced a year ago, with the Council taking a very commercial approach, understanding the applicant's position, and agreed only to bind 2 agricultural fields to the application, representing approximately 5% or less of the total land holding. There were a number of delays, and issues with the applicant securing the mortgage. Ultimately, the applicant's solicitor advised against entering into the S106 agreement. The Council's Solicitor stressed the Council applied as much flexibility as it could, and that they remained cognisant of the economic benefits arising from the scheme.
- b. Through the Chairman, the Committee invited the Applicant to respond to comments made by the Council's Solicitor. He agreed that the Council has been flexible, and stressed it was not the intention to sell off the business, given the deeply personal family history.
- c. The Development Manager recognised this was not an easy application for the Committee to consider. The granting of planning permission would be a departure from the adopted Local Plan. Prior negotiations were irrelevant to the Committee's consideration of this application. Members were asked to make a planning judgement taking into account all relevant policies. He cautioned that granting permission may open the flood gates and stressed if members wished to vote in favour of the application, against Officer advice, they must clearly communicate the material considerations which justify a departure from planning policy. Officers and the Highways authority remained of the opinion that accessibility was an issue and crossing of the A148 on foot was dangerous.
- d. Cllr M Hankins asked for clarity regarding the S106 agreement which remained at issue.
- e. The Solicitor confirmed that the S106 agreement would have tied the application to 2 agricultural fields held by the applicant, and not the wider business as a whole. It would not have impacted leases, or a potential traveller's site. The wording had been agreed between parties, but later the applicant had advised they did not wish to proceed with the linkage at all.
- f. Cllr L Paterson and Cllr L Vickers expressed their support for the application, with Cllr L Paterson noting the dispute between legal teams and acknowledged the family businesses often presented complex challenges. Whilst Cllr L Vickers and Cllr L Paterson recognised policy constraints, and understood Officers' role to uphold planning policy, they placed weight on the

application having been submitted by an existing family and that business was already being transacted on the site through the food truck. Further, Cllr L Vickers noted the 2 fast food facilities in Fakenham were for drive throughs, and so walking to these locations was not possible.

- g. Cllr V Holliday and Cllr P Neatherway shared in members comments and stated they were not comfortable granting permission without a S106 agreement. Cllr V Holliday considered the application would merit a revised viability assessment.
- h. Cllr A Brown agreed that he would like to find a way forward. He enquired if the applicant had exhausted all options regarding mortgage provider and whether a standard planning conditions could be applied in place of a S106 agreement.
- i. The Council's Solicitor advised that a mortgage had been secured in May. This was not an outstanding issue.
- j. The Development Manager reiterated Local Plan Policy and affirmed that it was policy to encourage walking and cycling modes of transport. The site in question relied on car use, though agreed he was not ignorant that other facilities in the Town also encouraged road use.
- k. Cllr A Fitch-Tillett stated that not linking the application to the farm in some way raised alarm bells to her. She affirmed that she was supportive of the scheme in principle but that she would be unable to vote for approval without an appropriate S106 agreement.
- l. The Applicant was invited to respond to comments from the Committee. He advised there had been some delay due to a charge needing to be released. He had been advised by his legal team that the S106 agreement was not a requirement under planning policy. He affirmed that had it been an alternate field of less significance that it wouldn't have been such an issue.
- m. Cllr P Fisher thanked Officers and speakers for their comments but stated that he felt more confused than when the debate started. He shared in the Committee's earlier comments that granting permission without a S106 agreement would be difficult.
- n. Cllr L Paterson acknowledged the other conditions were not disputed, including that 70% of goods sold from the farm shops to have been grown and reared in Norfolk. He argued that the conditions would serve as a natural deterrent to chain outlets buying out the site in the event that permission was granted and the business sold on.
- o. Cllr A Fitch-Tillett proposed acceptance of the Officer's recommendation, second by Cllr A Brown.

RESOLVED

That Planning Application PF/24/2184 be REFUSED in accordance with the Officer's recommendation.

- p. The Committee welcomed the Applicant to come back, and encouraged a resolution be reached.

6 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

The Case Officer introduced the Officer's report and recommendation for approval subject to conditions. She provided an update to the Officers report and advised that Overstrand Parish Council had written to the Council, maintaining their objection, summarised on p.46.

The SPO-AW outlined the site's location plan, noted use of extant footpaths, and provided visualisations of the footpath and photos along the proposed route.

The footpath would make use of surrounding public footpath connections and would bring wider public benefits.

It was recognised that amenity concerns, particularly that of overlooking of neighbours along specific stretches of the footpath was an issue. The Police and Crime Officer considered the footpath to be sufficiently safe, and Officers noted the transient nature of the footpath. Regardless, Officers agreed with objectors that there was a moderate degree of harm caused to residential amenity through overlooking along a 400m stretch of the footpath along Bracken Avenue.

The SPO-AW affirmed that officers considered that on balance, the moderate amenity harm identified through overlooking and loss of privacy was 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.

Public Speakers

Sarah Petch – Objecting

Local Member

The Local Member, Cllr A Fitch-Tillett, stated that she was speaking as Local Member and was relaying residents' views. She considered this a remote and tranquil environment and argued that an alternate route along those areas which Officers accepted there was a moderate degree of harm, should be sought. There was already an alternate route which local people used in Overstrand which, if regularised, would be more appropriate.

Cllr A Fitch-Tillett left the meeting.

Committee Debate

- a. Cllr L Paterson asked that a condition be applied that no charge could be levied on users making use of the path.

- b. Cllr V Holliday enquired if the alternate route would be feasible?
- c. The Case Officer was not aware whether discussions had been held with the applicant and the landowner. The Committee were asked to form a planning judgement on the application as presented.
- d. Cllr A Brown shared in residents' concerns regarding the moderate degree of harm caused by overlooking along the 400m stretch. He agreed that an alternate route should be pursued, which Cllr P Fisher echoed.
- e. The Development Manager advised conversations were held by the Applicant and Landowner, which had not been fruitful. Officers had formed a view that, on balance, the benefits of the scheme outweighed the harm.
- f. Cllr L Paterson proposed acceptance of the Officers recommendation, seconded by Cllr M Hankins.

THE VOTE WAS LOST

- g. The Development Manager invited the Committee to form an alternate motion and noted policy ENV6 was a key consideration in Members comments.
- h. Cllr P Fisher proposed deferment of the application, at present in conflict with policy ENV6 of the Local Plan. to enable exploration of alternative options which would minimise the moderate level of harm, including but not limited to, an alternate route or landscape buffering, seconded by Cllr L Vickers.

RESOLVED

That Planning Application PF/25/0902 be deferred.

7 BLAKENEY - PF/26/0708 - ERECTION OF DETACHED GARDEN OUTBUILDING AT 8 WIVETON ROAD BLAKENEY.

The PO-NW introduced the Officer's report and recommendation for conditional approval. She identified the sites' location plan, proposed block plan, floorplans and elevations, visualisations and images in and around the site. The Case Officer confirmed the key issues for consideration detailed in the Officer's report.

Public Speakers

Ross McIntyre – Supporting

Local Member

The Local Member, Cllr V Holliday objected to the application which she considered to be inconsistent with the Norfolk Coast National Landscape and Heritage Zone. She considered the application would have a detrimental impact on neighbours' residential amenity. The application was contrary to the Blakeney Neighbourhood Plan (Clause 6) and failed to respect or ensure protection of the nearby heritage asset and failed to protect trees in a conservation area. Further, the large expanse of glass remained an issue regardless of VLT glazing. The Local Member felt the application was not sympathetic to the local character and failed to preserve or enhance the historic environment.

Committee Debate

- a. Cllr A Brown spoke in support of the application which would seek to replace 3 low quality sheds with a high-quality design. It was notable that Conservation and Design had not objected to the scheme. He was satisfied that the use of the application would be ancillary to the host dwelling and could not be sold off or used as a holiday home. Cllr A Brown was critical of the application being presented to Committee and remarked this demonstrated why the National Scheme of Delegation was coming forward.
- b. Cllr L Vickers considered the application to be well screened by trees even in winter. She therefore considered the application to have a limited impact on neighbouring dwellings.
- c. Cllr A Brown proposed, seconded by Cllr L Vickers, approval of the Officer's recommendation.

RESOLVED

That Planning Application PF/26/0708 be APPROVED in accordance with the Officer's recommendation.

8 NNDC TPO (NORTH WALSHAM) 2026 NO.3 - NORTH WALSHAM TPO 26 1094 - LAND AT KETTS ROAD

Officers report

The SLO-IM introduced the Officer's report and recommendation. She outlined the site's historical context and provided images in and around the site.

Public Speakers

None

Local Member

None in attendance

Committee Debate

- a. Cllr A Fitch-Tillett proposed the Officer's recommendation, seconded by Cllr P Fisher.

RESOLVED

That TPO/26/1094 be confirmed.

9 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

The Development Manager introduced the Officer's Report and spoke positively of the Council's strong performance. He confirmed high quality decisions continued to be made in time for both major and non-major applications, though acknowledged there had been a slippage for in time decisions for non-majors.

Cllr A Brown commended the planning service on their performance and asked how the Council compared against its neighbours.

The Development Manager advised performance benchmarks across authorities may possibly differ. It was hoped that more data on performance would be available in future.

10 APPEALS SECTION

The Committee noted the appeals report.

11 EXCLUSION OF PRESS AND PUBLIC

The meeting ended at 11.54 am.

Chairman

Registering interests

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

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

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

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

Non participation in case of disclosable pecuniary interest

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

Disclosure of Other Registerable Interests

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

Disclosure of Non-Registerable Interests

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

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

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

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

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

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

Table 1: Disclosable Pecuniary Interests

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

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the

	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 — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and Property	Any beneficial interest in land which is within the area of the council. '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.
Licenses	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer
Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (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.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (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

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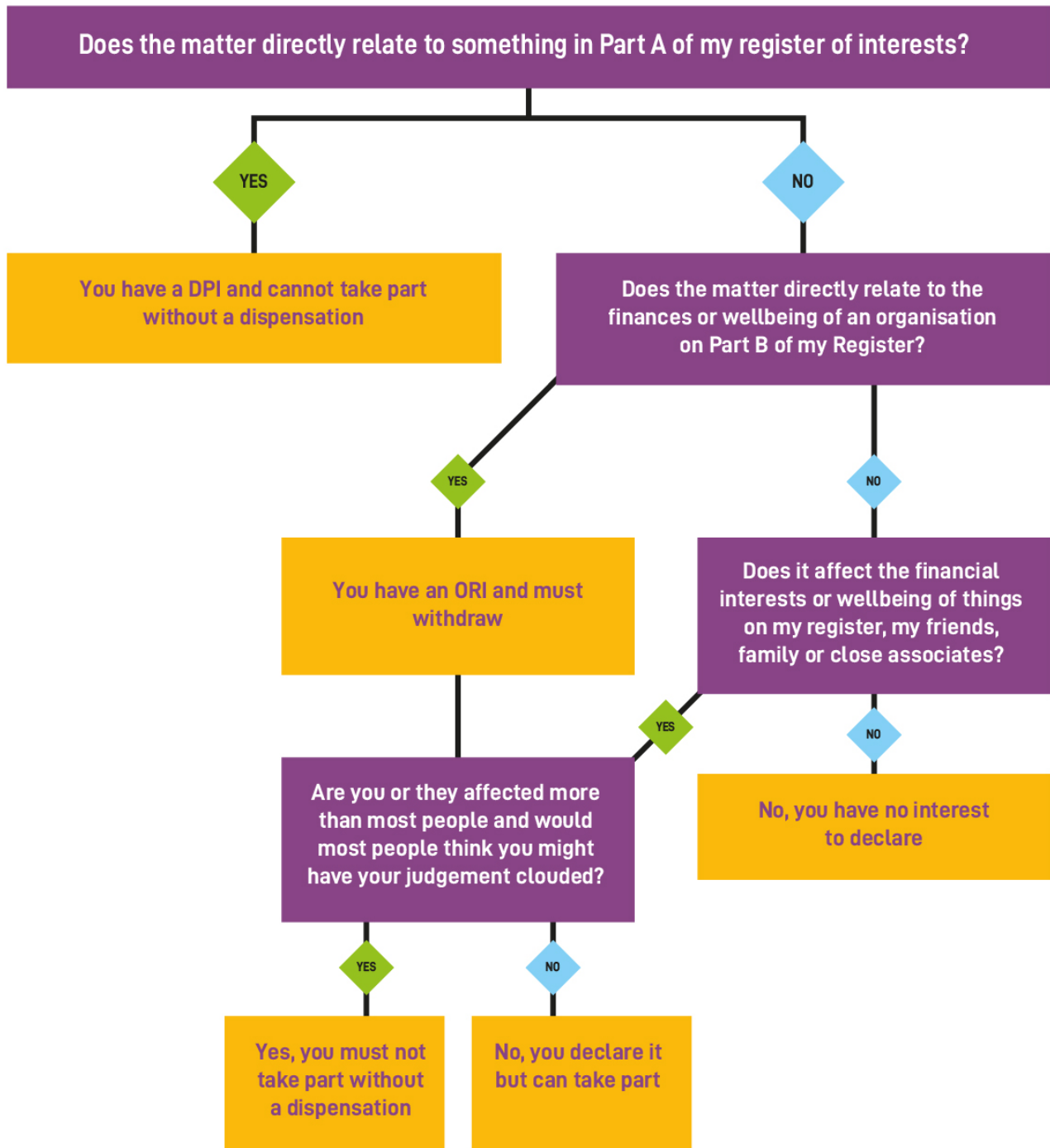
* 'director' includes a member of the committee of management of an industrial and provident society.

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

Table 2: Other Registrable Interests

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

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



FAKENHAM – PF/26/0688 - Installation of new ATM in part of existing ground floor window opening, and accessible ramp with railings at 14 Market Place, Fakenham.
Applicant: Mr P Williams

Full Planning Permission

Target Date: 26.06.2026

Extension of time 23.07.2026

Case Officer: Nicola Wray

RELEVANT SITE CONSTRAINTS:

Within Settlement Boundary of Fakenham
Town Centre Area (Fakenham)
Grade II Listed Building
Conservation Area - Fakenham
Primary Shopping Area
Primary Retail Frontage

RELEVANT PLANNING HISTORY:

PF/00/1548 Refused – Refusal upheld at Appeal
 Insertion of an Automatic Teller Machine

LA/00/1570 Refused - upheld at Appeal
 Insertion of an Automatic Teller Machine

LA/26/0603 Approved 12.05.2026
 Installation of defibrillator and bleed kit cabinets to external wall of building

ADV/26/0689 Pending Consideration
 Internally illuminated ATM Collar

LA/26/0696 Pending Consideration
 Installation of ATM, accessible ramp with a railing, internally illuminated
 ATM signage, and associated works

THE APPLICATION

14 Market Place is a Grade II Listed Building set within Fakenham Conservation Area and the Town Centre. This application seeks planning permission to install an ATM in part of the existing ground floor window opening, and an accessible ramp with railings. The application is accompanied by relevant listed building and advertisement applications, which are reported concurrently to this meeting.

REASONS FOR REFERRAL TO COMMITTEE:

Cllr Vickers and Cllr Punchard were contacted as the application's recommendation is contrary to the view of the Town Council. Cllr Vickers confirmed she would be calling the application to Development Committee on the basis of public benefit and public support for the application.

Cllr Punchard supports this stance.

REPRESENTATIONS:

One representation have been received in **support** of this application. The comment has been summarised below:

- A 24 hours ATM will provide a much needed facility and encourage people back into the town.
- The previous application in 2000 was refused due to its position in a Conservation Area, but until recently there were 3 ATMs all in Conservation Areas

CONSULTATIONS:

Ward Councillors – See above call-in request, Cllr Vickers and Cllr Punchard have voiced support for the proposal

Fakenham Town Council – Support

A further statement was also submitted later by the Town Council requesting that its view as the democratically elected representative body for local residents, be given significant weight and that every effort be made to facilitate the installation of this important facility.

Conservation and Design – Objection

The previous scheme only involved installing an ATM, this revised scheme would be inherently more impactful and result in greater harm to the character and appearance of the listed heritage asset.

Norfolk County Council Highways - Comments

The ATM would be feasible and not considered to affect the public highway. The formation of the ramp would require the removal of highway rights to the affected area, which would need to be applied for with no guarantee of approval.

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 installation of an external facing ATM machine has the potential to increase the likelihood of crime taking place (theft/fraud) at the ATM machine itself or in close proximity, especially in the evening and in the dark. The presence of the ATM also increases the opportunity for physical theft of the ATM machine itself via organised crime, which has the potential to lead to significant damage to the heritage asset.

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

Policy CC1: Delivering Climate Resilient Sustainable Growth
Policy E4: Retail & Town Centre Development
Policy E5: Signage & Shopfronts
Policy ENV6: Protection of Amenity
Policy ENV7: Protecting & Enhancing the Historic Environment
Policy ENV8: High Quality Design
Policy HC3: Provision & Retention of Local Facilities
Policy HC7: Parking Provision
Policy SS1: Spatial Strategy

Material Considerations

National Planning Policy Framework (NPPF):

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
Chapter 16: Conserving and enhancing the historic environment

Supplementary Planning Documents and Guidance:

North Norfolk Design Guide Supplementary Planning Document (SPD) (December 2008)

OFFICER ASSESSMENT:

Main issues for consideration:

- 1. Background**
- 2. Principle**
- 3. Design**
- 4. Impact on Heritage Assets**
- 5. Amenity**
- 6. Highways**
- 7. Town Centre Impacts**

1. Background

In 2000, planning permission and listed building consent were sought to install an Automatic Teller Machine (ATM) within the front elevation of the Grade II Listed Building, also being used as Nationwide Bank at the time.

The proposal included the removal of the furthest left lower sash window and the installation

of the ATM.

The Local Planning Authority, through a Development Committee Decision, decided to refuse planning permission and listed building consent, giving the following reasons:

“The character and appearance of the Grade II Listed Building and the Conservation Area will be severely damaged by the installation of the proposed ATM machine. The balance of the Georgian elevations will be distorted and one sash window will be lost.”.

This decision was upheld by the Planning Inspector on appeal who cited in his conclusion that *“The appeal premises are a prominent feature in a recently enhanced pedestrian open space. The strong symmetry of the building and the fine detailing of the construction would be eroded by the removal of one sash and the insertion of the automatic teller machine. Whilst the works would be reversible, I consider that this is unlikely to occur in the foreseeable future and in the meantime the proposed works would fail to preserve the listed building and its special architectural features and would not preserve the character or appearance of the conservation area.”*

Officers consider that the previous Inspector’s decision is capable of being a material planning consideration, the weight to be afforded to it is a matter for the decision maker, in this case the Development Committee. It is also recognised that some 20 plus years have elapsed since that appeal decision, the proposal related to the lefthand lower window (the current application related to the right hand lower window) and, with the closure of other banks in the Town, the overall context of the scheme has materially changed with different Local Plan Policy considerations together with the NPPF. As such, Officers consider that only limited weight should be afforded to that appeal decision.

2. Principle

Fakenham is classified as a Large Growth Town where the majority of new development is expected to be located.

The purpose of Local Plan Policy E4 is to enhance the vitality and sustainability of town centres and encourage local sustainable shopping patterns.

This application is for the siting of an Automatic Teller Machine (ATM) and an accessible ramp, within the town centre at 14 Market Place, which currently functions as a bank (Nationwide) with internal ATM facilities available during business hours.

At present, the Nationwide branch in question is open 9:30am to 4:30pm Monday, Tuesday, Thursday and Friday, 10am to 4:30pm on Wednesdays and closed all weekend. The proposal would therefore allow for the withdrawal of cash outside of these hours.

Officers note that many banks have closed down in Fakenham over recent years including Lloyds, Barclays and Natwest and the nearest available external ATM to withdraw cash has been identified as being at Tesco, some 0.3 miles further down the road of Oak Street, albeit still within the designated Primary Shopping Area of Fakenham. Cash withdrawals can also be made at the Post Office in close proximity but only during usual business opening hours.

Other cashpoints are available but these are all located well outside of Fakenham Town Centre and not located within easy or convenient walking distance of the town centre.

It is understood that Fakenham previously benefitted from four externally accessible ATM's prior to the closure of many of the banks. Fakenham Town Council have also made it very clear that Nationwide is the sole remaining bank within Fakenham and have indicated that access to cash would also allow for that cash to be used locally, thereby aiding in the local economy.

Officers recognise anecdotally that, as a society, the demand for access to cash has lessened over recent years allied with a wider push towards a cashless society through digital / mobile banking. This has also been accelerated to some degree by banking closures up and down the country and greater online shopping habits of consumers. Nonetheless, some businesses do still depend on cash and some residents prefer to use cash, especially when managing tight budgets. Ultimately, if customers cannot access cash to pay for goods and services then transactions may not occur which has the potential to harm the vitality and viability of the Town Centre through reduced turnover and footfall. This would need to be weighed in the planning balance

The proposal would help support the vitality and viability of Fakenham Town Centre and would accord with Local Plan Policy E4. As such, it would be considered acceptable in principle subject to compliance with other relevant Local Plan policies.

3. Design

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

The building is located within the Fakenham Conservation Area and would affect the front elevation of a Grade II Listed Georgian Building.

The proposal would be highly visible within the town centre due to the open views across the conservation area to the front of the listed building. The perfunctory design of the proposals is generally in keeping with the town centre commercial character. The proposals would enable disabled access, and offer accessible banking services at any time in the town centre.

One of the requirements of Policy ENV8 is that development proposals demonstrate a high quality of design that contributes positively to the public realm and public open spaces. As noted above, in the earlier appeal decision the Inspector considered that the openness of this area of the conservation area and town centre is a particularly important characteristic of the area, and further that the front façade of the building is a prominent feature within that space. As noted above, the Inspector dismissed the appeal because of its significant adverse impact on the symmetry of the building from both long and short range views.

What is important to note is that the Planning Inspector's consideration was given to solely to the ATM, in this case the interruption of the openness would be increased due to the

introduction of the accessibility ramp as well as the ATM, thereby increasing the invasive elements on the front elevation from that appeal decision.

Whilst the specific impacts upon the designated heritage assets are to be addressed below, and the design of the proposals is considered to be broadly in keeping, it is the siting of the ATM and associated ramp that is considered to be harmful to the wider area by virtue of a non-symmetrical addition of mass in an otherwise prominent and open area.

The application is considered to be contrary to the aims of Local Plan Policy ENV8 and this would need to be weighed in the planning balance.

4. Impact on Heritage Assets

The purpose of Local Plan 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 property in question is Grade II listed and within the Fakenham Conservation Area.

With this application, Officers consider that the heritage balance lays between the need to protect heritage assets whilst recognising the increase in local service provision to meet the changing needs of the community together with enhanced disabled access.

Members are reminded of the great weight afforded to protecting heritage assets under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, through Local Plan Policy ENV 7 and through the National Planning Policy Framework.

Heritage England Guidance (Easy Access to Historic Buildings, 2015) confirms that the “need to conserve the special characteristics of historic buildings is recognised within Approved Document M” under the Building Regulations.

Approved Document M itself states:

“The need to conserve the special characteristics of such historic buildings must be recognised. They are a finite resource with cultural importance. In such work the aim should be to improve accessibility where and to the extent that it is practically possible, always provided that the work does not prejudice the character of the historic building, or increase the risk of long-term deterioration to the building fabric or fittings.”

It is important to note that paragraph 212 of the National Planning Policy Framework (NPPF) requires Local Planning Authorities to give great weight to the conservation of heritage assets. Conservation and Design Officers have objected to the proposal citing that the proposal would result in harm to designated heritage assets - both the host property and the wider Fakenham Conservation Area.

Paragraph 215 of the NPPF provides that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”.

Conservation and Design Officers have raised an objection to the scheme, finding the proposals create harm to the heritage assets for the following reasons:

1. *Installing the ATM would result in the removal of the righthand lower sash window and its relocation to storage. Whilst theoretically then reversible, there is always an inherent risk associated with fixtures being set aside indefinitely for reuse.*
2. *As touched on by the inspector, the significance of the host building is derived from its balanced and homogenous Georgian proportions and detailing. Clearly the proposed alterations would undermine this refined symmetry and coherent appearance.*
3. *As shown, the proposed ramp would butt up directly to the base of the building and thus would potentially trap moisture within its historic fabric (assuming it will likely be formed in concrete). With it also seemingly obstructing the basement grill, a potentially valuable ventilation route could be lost along with the associated evidential value.*
4. *The building stands prominently within the core of the Fakenham Conservation Area and makes a significant contribution to framing its Market Place. Therefore, with the utilitarian ramp appearing to project out into the public realm, and thus compromising the building's clean lines and direct connection to the formal space, additional harm would also be caused to the wider designation.*

The Development Committee, as decision maker, will need consider the **public benefits** that would result from the development against the identified heritage harm. The applicant confirms the benefits to be;

- a) Restoration of convenient public access to essential banking services out of hours
- b) Maintain accessible cash facilities, which is important for residents, local businesses and visitors.
- c) Positive contribution to the town's economic vitality
- d) Provide an accessible means of reaching an ATM.

Officers acknowledge that Nationwide is the sole remaining bank within Fakenham Town Centre. The proposed ATM would allow for a second place to access cash for the community within the Town Centre (the other being Tesco on Oak Street) when the Nationwide Bank is not open.

Other ATM's are located outside the town centre at Morrisons and the Shell garage, both of which are over a mile away, the Shell garage is 2 miles and Morrisons is 1.3 miles away.

In defining the planning balance in terms of heritage matters officers have also afforded some weight to the previous appeal decision (noted above), finding that the current proposals add further heritage harm to the dismissed appeal by the addition of the accessibility ramp.

Extensive discussions have been held with the applicant around alternative provisions to install an ATM that may not affect the most sensitive elevation of the building, but no revision has been possible. This included exploring moving the ATM to the left hand side of the building frontage, but this was not possible due to internal layout of the building.

In respect of other material considerations, the Development Committee should also be aware that there has been a recent approval to install a defibrillator and bleed kit to the front façade. Whilst some harm was identified from this alteration, the public benefits from this clearly outweighed the much more limited heritage harm. The defibrillator and bleed kit are significantly smaller and less obtrusive additions than the proposal being considered under this application.

On balance, Officers consider that the proposal will result in “less than substantial” heritage harm. This harm will need to be weighed in the planning balance against the public benefits of the proposal.

5. Amenity

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

The proposal is not considered to result in unacceptable impacts upon the living or working conditions of neighbouring occupants and would comply with Policy ENV6.

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.

Highways Officers have been consulted on the application and have broken their assessment into two separate elements. The ATM, and the accessible ramp.

Highway Officers have confirmed they have no objection to the ATM. With regards to the ramp, they have advised that the presence of the ramp would be considered obstructive under The Highways Act 1980 and the only way that the proposal could go ahead would be for the developer to apply to the Department for Transport (DfT) for a Stopping Up Order under Section 247 of the Town and Country Planning Act and this may well make the proposal unachievable.

Whilst no objection has been formally lodged, Officers have advised that a Grampian style condition would have to be imposed preventing any development until approval has been granted by the Department for Transport (DfT). Whilst the proposal would comply with

Policy, this would only be the case that the DfT grants the Stopping Up Order, so it is understood that the Highways matter remains a large obstacle to the proposal, which may not be overcome. Absent a Stopping Up Order, the highway matters would weigh against the grant of planning permission.

7. Town Centre Impacts

As set out above, Local Plan Policy E4 seeks to enhance the vitality and sustainability of town centres and encourage local sustainable shopping patterns. The provision of a second ATM within the Primary Shopping Area of Fakenham would undeniably help contribute towards the vitality and viability of Fakenham, which is designated as a large Town Centre and a main focus for retail and leisure development.

Policy E4 also provides that development will only be supported where it “*respects the character of the centre, including its special architectural and historic interests and assists in maintaining its existing retail function.*”

The conservation area and heritage assets within Fakenham Town Centre undoubtedly play an important role in the vitality and sustainability of the town and so too does having an economically active and viable town centre in which shops and services can survive, which are vital in helping secure heritage assets.

On balance, in light of the heritage harm identified through the ATM and ramp, and with a standing objection from the Conservation and Design Officers, Officers consider that the proposal would be considered contrary to Policy E4 and this would need to be weighed in the planning balance.

Planning Balance and Conclusion:

This applicant hinges on an assessment of the public benefits of the proposal versus the heritage harm that would result from the proposal on a grade II listed building in a conservation area.

Officers have carefully assessed the benefits arising from the application and where possible have afforded positive weight to these aspects.

The applicant (Nationwide) has publicly committed to keeping every single one of its 605 branches open until at least the start of 2030. This means that the Fakenham branch is expected to remain open for at least a further 42 months (circa 3.5 years) but in theory this could be extended, if the bank chooses to do so. Within that context, any permission for an ATM could be regarded as more temporary in nature and this certainly would temper any weight to be afforded to the public benefits of the proposal. Conversely, the works to the listed building could result in permanent damage and harm to the grade II listed heritage asset through alterations to the fabric.

Officers note that the harm arising to heritage assets is considerable and note consideration of broadly similar proposals under a previous appeal. Officers guide members that significant weight must be given to the protection of heritage assets and weight should be afforded to the previous appeal decision.

The level of harm to the heritage assets carries great weight and is not otherwise outweighed by the wider community benefits that the proposals may otherwise deliver. As such the application is contrary to Policy ENV7 of the adopted North Norfolk Local Plan, as well as paragraph 215 of the NPPF and ss16(2), 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act, 1990.

For the reasons given above the proposed development is not considered to be in accordance with the aims of the key Local Plan Policies as set out above. There are no material considerations that indicate the application should be determined otherwise. Refusal is therefore recommended.

RECOMMENDATION:

REFUSAL for the following reasons:

1. The impact and protrusion of the proposal into the open space in front of it, combined with the identified heritage harm mean that the proposal is considered to be contrary to Local Plan Policy ENV7 and Policy ENV8 through its failure to preserve or enhance the designated heritage assets and historic environment.
2. The resultant impact of the ATM and the accessible ramp would interfere with the symmetry of the front elevation of the affected Grade II Listed Building, a feature that gains its significance from its balanced proportions and detailing, thereby resulting in harm to the designated heritage asset. The proposal is therefore considered to be contrary to Local Plan Policy ENV7 as it would fail to preserve or enhance the designated heritage asset.
3. The proposal would obscure features of architectural or historical interest and is uncharacteristic of a buildings design and so conflicts with the aims of Local Plan Policy E4 and E5.

Final wording to be delegated to the Assistant Director – Planning

FAKENHAM – LA/26/0696- Installation of ATM, accessible ramp with a railing, internally illuminated ATM signage, and associated works at 14 Market Place, Fakenham.

Applicant: Mr P Williams

Listed Building Consent

Target Date: 26.06.2026

Extension of time 23.07.2026

Case Officer: Nicola Wray

RELEVANT SITE CONSTRAINTS:

Within Settlement Boundary of Fakenham
Town Centre Area (Fakenham)
Grade II Listed Building
Conservation Area - Fakenham
Primary Shopping Area
Primary Retail Frontage
Within Settlement Boundary of Fakenham
Town Centre Area (Fakenham)

RELEVANT PLANNING HISTORY:

PF/00/1548 Refused – Refusal upheld at Appeal
Insertion of an Automatic Teller Machine

LA/00/1570 Refused - upheld at Appeal
Insertion of an Automatic Teller Machine

LA/26/0603 Approved 12.05.2026
Installation of defibrillator and bleed kit cabinets to external wall of building

PF/26/0688 Pending Consideration
Installation of new ATM in part of existing ground floor window opening, and accessible ramp with railings

ADV/26/0689 Pending Consideration
Internally illuminated ATM Collar

THE APPLICATION

14 Market Place is a Grade II Listed Building set within Fakenham Conservation Area and the Town Centre. This application seeks listed building to install an ATM in part of the existing ground floor window opening, and an accessible ramp with railings. The application is accompanied by relevant planning permission and advertisement applications, which are reported concurrently to this meeting

REASONS FOR REFERRAL TO COMMITTEE:

Cllr Vickers and Cllr Punchard were contacted as the application's recommendation is contrary to the view of the Town Council. Cllr Vicker confirmed she would be calling the application to Development Committee on the basis of public benefit and public support for the application and Cllr Punchard supports this stance.

REPRESENTATIONS:

No representations have been received on this application

CONSULTATIONS:

Ward Councillors – See above call-in request, Cllr Vickers and Cllr Punchard have voiced support for the proposal

Fakenham Town Council – Support

A further statement was also submitted later by the Town Council requesting that its view as the democratically elected representative body for local residents, be given significant weight and that every effort be made to facilitate the installation of this important facility.

Conservation and Design – Objection

The previous scheme only involved installing an ATM, this revised scheme would be inherently more impactful and result in greater harm to the character and appearance of the listed heritage asset.

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 installation of an external facing ATM machine has the potential to increase the likelihood of crime taking place (theft/fraud) at the ATM machine itself or in close proximity, especially in the evening and in the dark. The presence of the ATM also increases the opportunity for physical theft of the ATM machine itself via organised crime, which has the potential to lead to significant damage to the heritage asset.

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

Policy E4: Retail & Town Centre Development
Policy E5: Signage & Shopfronts
Policy ENV6: Protection of Amenity
Policy ENV7: Protecting & Enhancing the Historic Environment
Policy ENV8: High Quality Design

Material Considerations

National Planning Policy Framework (NPPF):

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

Supplementary Planning Documents and Guidance:

North Norfolk Design Guide Supplementary Planning Document (SPD) (December 2008)

Other Material Considerations

The Planning (Listed Buildings & Conservation Areas) Act 1990
Heritage England Guidance (Easy Access to Historic Buildings, 2015)

OFFICER ASSESSMENT:

Main issues for consideration:

- 1. Background**
- 2. Principle**
- 3. Impact on Heritage Asset**

1. Background

In 2000, planning permission and listed building consent were sought to install an Automatic Teller Machine (ATM) within the front elevation of the Grade II Listed Building, also being used as Nationwide Bank at the time.

The proposal included the removal of the furthest left lower sash window and the installation of the ATM.

The Local Planning Authority, through a Development Committee Decision, decided to refuse planning permission and listed building consent, giving the following reasons:

“The character and appearance of the Grade II Listed Building and the Conservation Area will be severely damaged by the installation of the proposed ATM machine. The balance of the Georgian elevations will be distorted and one sash window will be lost.”.

This decision was upheld by the Planning Inspector on appeal who cited in his conclusion that “The appeal premises are a prominent feature in a recently enhanced pedestrian open space. The strong symmetry of the building and the fine detailing of the construction would be eroded by the removal of one sash and the insertion of the automatic teller machine. Whilst the works would be reversible, I consider that this is unlikely to occur in the foreseeable future and in the meantime the proposed works would fail to preserve the listed building and its special architectural features and would not preserve the character or appearance of the conservation area.”

Officers consider that the previous Inspector’s decision is capable of being a material planning consideration, the weight to be afforded to it is a matter for the decision maker, in this case the Development Committee. It is also recognised that some 20 plus years have elapsed since that appeal decision, the proposal related to the lefthand lower window (the current application related to the right hand lower window) and, with the closure of other banks in the Town, the overall context of the scheme has materially changed with different Local Plan Policy considerations together with the NPPF. As such, Officers consider that only limited weight should be afforded to that appeal decision.

2. Principle

Fakenham is classified as a Large Growth Town where the majority of new development is expected to be located. There are a number of heritage assets in the town including listed buildings and a conservation area. This application is for the siting of an ATM and an accessible ramp, within the town centre.

Works to a grade II listed building would be supported in principle so long as the proposed works conserve and, where possible, enhance the heritage assets and do not diminish the asset’s significance. Where heritage harm arises, the public benefits of the works will need to be sufficient to outweigh any identified heritage harm.

3. Impact on Heritage Asset

The purpose of Local Plan 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 property in question is Grade II listed and within the Fakenham Conservation Area.

With this application, Officers consider that the heritage balance lays between the need to protect heritage assets whilst recognising the increase in local service provision to meet the changing needs of the community together with enhanced disabled access.

Members are reminded of the great weight afforded to protecting heritage assets under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, through Local Plan Policy ENV 7 and through the National Planning Policy Framework.

Heritage England Guidance (Easy Access to Historic Buildings, 2015) confirms that the “need to conserve the special characteristics of historic buildings is recognised within Approved Document M” under the Building Regulations.

Approved Document M itself states:

“The need to conserve the special characteristics of such historic buildings must be recognised. They are a finite resource with cultural importance. In such work the aim should be to improve accessibility where and to the extent that it is practically possible, always provided that the work does not prejudice the character of the historic building, or increase the risk of long-term deterioration to the building fabric or fittings.”

It is important to note that paragraph 212 of the National Planning Policy Framework (NPPF) requires Local Planning Authorities to give great weight to the conservation of heritage assets. Conservation and Design Officers have objected to the proposal citing that the proposal would result in harm to designated heritage assets - both the host property and the wider Fakenham Conservation Area.

Paragraph 215 of the NPPF provides that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

Conservation and Design Officers have raised an objection to the scheme, finding the proposals create harm to the heritage assets for the following reasons:

- 1. Installing the ATM would result in the removal of the righthand lower sash window and its relocation to storage. Whilst theoretically then reversible, there is always an inherent risk associated with fixtures being set aside indefinitely for reuse.*
- 2. As touched on by the inspector, the significance of the host building is derived from its balanced and homogenous Georgian proportions and detailing. Clearly the proposed alterations would undermine this refined symmetry and coherent appearance.*
- 3. As shown, the proposed ramp would butt up directly to the base of the building and thus would potentially trap moisture within its historic fabric (assuming it will likely be formed in concrete). With it also seemingly obstructing the basement grill, a potentially valuable ventilation route could be lost along with the associated evidential value.*
- 4. The building stands prominently within the core of the Fakenham Conservation Area and makes a significant contribution to framing its Market Place. Therefore, with the utilitarian ramp appearing to project out into the public realm, and thus compromising the building’s clean lines and direct connection to the formal space, additional harm would also be caused to the wider designation.*

The Development Committee, as decision maker, will need consider the **public benefits** that would result from the development against the identified heritage harm. The applicant confirms the benefits to be;

- a) Restoration of convenient public access to essential banking services out of hours
- b) Maintain accessible cash facilities, which is important for residents, local businesses and visitors.
- c) Positive contribution to the town's economic vitality
- d) Provide an accessible means of reaching an ATM.

Officers acknowledge that Nationwide is the sole remaining bank within Fakenham Town Centre. The proposed ATM would allow for a second place to access cash for the community within the Town Centre (the other being Tesco on Oak Street) when the Nationwide Bank is not open.

Other ATM's are located outside the town centre at Morrisons and the Shell garage, both of which are over a mile away, the Shell garage is 2 miles and Morrisons is 1.3 miles away.

In defining the planning balance in terms of heritage matters officers have also afforded some weight to the previous appeal decision (noted above), finding that the current proposals add further heritage harm to the dismissed appeal by the addition of the accessibility ramp.

Extensive discussions have been held with the applicant around alternative provisions to install an ATM that may not affect the most sensitive elevation of the building, but no revision has been possible. This included exploring moving the ATM to the left hand side of the building frontage, but this was not possible due to internal layout of the building.

In respect of other material considerations, the Development Committee should also be aware that there has been a recent approval to install a defibrillator and bleed kit to the front façade. Whilst some harm was identified from this alteration, the public benefits from this clearly outweighed the much more limited heritage harm. The defibrillator and bleed kit are significantly smaller and less obtrusive additions than the proposal being considered under this application.

On balance, Officers consider that the proposal will result in "less than substantial" heritage harm. This harm will need to be weighed in the planning balance against the public benefits of the proposal.

Planning Balance and Conclusion:

Officers have carefully assessed the benefits arising from the application and where possible have afforded positive weight to these aspects. However, the harm arising to heritage assets is considerable and note consideration of similar proposals under a previous appeal. Officers guide members that significant weight must be given to the protection of heritage assets and afford weight to the appeal decision.

For the reasons given above the proposed development is not considered to be in accordance with the aims of the key Local Plan Policies as set out above. There are no material

considerations that indicate the application should be determined otherwise. Refusal is therefore recommended.

RECOMMENDATION:

REFUSAL for the following reasons:

1. The impact and protrusion of the proposal into the open space in front of it, combined with the identified heritage harm mean that the proposal is considered to be contrary to Local Plan Policy ENV7 and Policy ENV8 through its failure to preserve or enhance the designated heritage assets and historic environment.
2. The resultant impact of the ATM and the accessible ramp would interfere with the symmetry of the front elevation of the affected Grade II Listed Building, a feature that gains its significance from its balanced proportions and detailing, thereby resulting in harm to the designated heritage asset. The proposal is therefore considered to be contrary to Local Plan Policy ENV7 as it would fail to preserve or enhance the designated heritage asset.

Final wording to be delegated to the Assistant Director – Planning

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FAKENHAM – ADV/26/0689 - Internally illuminated ATM Collar at 14 Market Place, Fakenham.

Applicant: Mr P Williams

Advertisement

Target Date: 26.06.2026

Extension of time 23.07.2026

Case Officer: Nicola Wray

RELEVANT SITE CONSTRAINTS:

Within Settlement Boundary of Fakenham
Town Centre Area (Fakenham)
Grade II Listed Building
Conservation Area - Fakenham
Primary Shopping Area
Primary Retail Frontage
Within Settlement Boundary of Fakenham
Town Centre Area (Fakenham)

RELEVANT PLANNING HISTORY:

PF/00/1548	Refused – Refusal upheld at Appeal Insertion of an Automatic Teller Machine
LA/00/1570	Refused - upheld at Appeal Insertion of an Automatic Teller Machine
LA/26/0603	Approved 12.05.2026 Installation of defibrillator and bleed kit cabinets to external wall of building
PF/26/0688	Pending Consideration Installation of new ATM in part of existing ground floor window opening, and accessible ramp with railings
LA/26/0696	Pending Consideration Installation of ATM, accessible ramp with a railing, internally illuminated ATM signage, and associated works

THE APPLICATION

14 Market Place is a Grade II Listed Building set within Fakenham Town Centre. The application seeks consent for an internally illuminated ATM collar

REASONS FOR REFERRAL TO COMMITTEE:

Cllr Vickers and Cllr Punchard were contacted as the application's recommendation is contrary to the view of the Town Council. Cllr Vicker confirmed she would be bringing the application to Development Committee on the basis of public benefit and public support for the application and Cllr Punchard supports this stance.

REPRESENTATIONS:

No representations have been received in regard to this application.

CONSULTATIONS:

Ward Councillors – See above call-in request, Cllr Vickers and Cllr Punchard have voiced support for the proposal

Fakenham Town Council – Support

A further statement was also submitted later by the Town Council requesting that its view as the democratically elected representative body for local residents, be given significant weight and that every effort be made to facilitate the installation of this important facility.

Conservation and Design – Objection

The previous scheme only involved installing an ATM, this revised scheme would be inherently more impactful and result in greater harm to the character and appearance of the listed heritage asset.

County Council Highways - No objection**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 for advertisement consent 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

Policy E5: Signage & Shopfronts

Policy ENV6: Protection of Amenity

Policy ENV7: Protecting & Enhancing the Historic Environment

Policy ENV8: High Quality Design

Policy HC7: Parking Provision

Policy CC9: Sustainable Transport

Material Considerations

National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making

Chapter 7: Ensuring the vitality of town centres

Chapter 9: Promoting sustainable transport

Chapter 12: Achieving well-designed places

Chapter 16: Conserving and enhancing the historic environment

Supplementary Planning Documents and Guidance:

North Norfolk Design Guide Supplementary Planning Document (SPD) (December 2008)

Other Material Considerations

Town and Country Planning (Control of Advertisements) (England) Regulations 2007

OFFICER ASSESSMENT:

Main issues for consideration:

- 1. Background**
- 2. Amenity and Heritage**
- 3. Highways**

1. Background

This application seeks consent to install an internally illuminated ATM “Collar”.

The application is to be determined in accordance with the Development Plan, the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the requirements of the National Planning Policy Framework (NPPF). In this regard, paragraph 141 of the National Planning Policy Framework provides that “Advertisements should be subject to control only in the interests of **amenity** and **public safety**, taking account of cumulative impacts”. The legislation also confirms that relevant factors to amenity “*include the presence of any feature of historical, architectural, cultural or similar interest*”

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 states that “amenity” includes both visual and aural amenity thus giving consideration to the effect of the advertisements upon the immediate neighbourhood. Furthermore, matters of ‘public safety’ concern the safe use and operation of any form of traffic or transport on land (including the safety of pedestrians). This has regard to matters such as the behaviour of

drivers and possible confusion with, or obstruction of any traffic sign or signal. It is of course recognised that all advertisements are intended to attract people's attention, however what matters is whether the advertisement, or its siting would be so confusing or distracting so that it creates a hazard for, or endangers, people who are taking reasonable care for their own and others' safety. Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 requires that Local Planning Authorities control the display of advertisements in the interests of amenity and public safety, taking into account the provisions of the development plan, in so far as they are material, and any other relevant factors.

It should be noted that whilst the associated applications PF/26/0688 and LA/26/0696 are recommended for refusal, this application is to be determined on its own merit and in accordance with the legislation, policies and guidance listed above.

2. Amenity and Heritage

Local Plan Policy E5 provides that *"the size, scale, material, colour scheme and any means of illumination selected should be sensitive and appropriate to the local area and wider amenity. In areas of historic value, such as Conservation Areas, particular regard should be had to any impact of the proposal on the character and appearance of the area. Proposals which obscure features of architectural or historical interest, or are uncharacteristic of a buildings design, will not be permitted."*

Local Plan Policy ENV 7 requires that proposals, including alterations and extensions, will conserve or where opportunities arise, enhance a designated heritage asset including any contribution to that significance by its setting. Harm should be avoided in the first instance. 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.

Paragraph 212 of the National Planning Policy Framework (NPPF) requires that great weight be attributed to the conservation of designated heritage assets,, irrespective of the level of harm.

Conservation and Design Officers have been consulted on the application and objected to the application stating that *"with the illuminated surround adding to the unwanted stark contrast with the other sash windows, we can only conclude that harm would be caused to the appearance and character of the host grade II listed building, and to the wider amenities and overall significance of the Fakenham Conservation Area"*.

When considering the frontage of 14 Market Place, the Grade II listed host building, there is a strong symmetry and balance across the front elevation, the previously approved adverts are non-illuminated, and the introduction of the illuminated ATM collar would clash with the existing signage on the front of the building. This is further true of the wider Conservation Area which predominantly shows non-illuminated signs.

The proposed illumination level is low at 300cd but. given that the proposal would add an illumination in place of an existing sash window and thereby damaging the architectural interest of the frontage of the building, the proposal is considered to be contrary to Policies E5 & ENV7.

3. Highways

Highways Officers have been consulted and raised no objection to the proposal.

Arguably, the proposal would potentially reduce travel by providing an ATM within Market Place, thereby reducing the need for people to visit the nearby Tesco or the Morrisons which, depending on the route taken, is between 1.8 and 2.3 miles away.

With no other highway safety concerns raised, the application is considered to comply with Policy CC9.

Planning Balance and Conclusion:

The proposed internally illuminated advert is not considered to be in accordance with the aims of the key Local Plan Policies as set out above. There are no material considerations that indicate the application should be determined otherwise. Refusal is therefore recommended.

RECOMMENDATION:

REFUSAL for the following reason:

1. The illuminated surround is considered to result in harm to amenity through a notable clash with the other sash windows in the building, which contribute heavily to the building's architectural and historical interest. This harm to amenity is further considered to adversely impact the overall significance of the Fakenham Conservation Area and so is contrary to Policy ENV7 and E5.

Final wording to be delegated to the Assistant Director – Planning

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DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – 16 JULY 2026

1. INTRODUCTION:

- 1.1 This report briefly sets out performance in relation to the determination of planning applications in Development Management the period **April 2026**.
- 1.2 This report sets out the figures for the number of cases decided and percentage within time set against the relevant target and summary of 24-month average performance.
- 1.3 The tables also set out the percentage of the total number of decisions made that are subsequently overturned at appeal as 24-month average performance.
- 1.4 In addition, the tables set out the number of cases registered and validated within the specified months.

Performance Measure	Actual Performance	Target	Comments
(Speed) Decisions Made (Period Apr 2026)	Major 1 decision issued <i>100% within time period</i>	60% (80% NNDC)	24 month average to 30 April 2026 is 97.00% 
	Non-Major 43 decisions issued <i>91% within time period (4 cases over time)</i>	70% (90% NNDC)	24 month average to 30 April 2026 is 94.00% 
(Quality) % of total number of decisions made that are then subsequently overturned at appeal (Period Apr 2026)	Major	10% (5% NNDC)	24 month average to 30 April 2026 is Zero 0% 
	Non-Major	10% (5% NNDC)	24 month average to 30 April 2026 is 0.97% 

Performance Measure	Actual Performance	Target	Comments
Validation (Period Apr 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 three 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:

16 July 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	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	S106 circulating	

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OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 16-July-2026

*Appeals Information for Committee between
10/06/2026 and 08/07/2026*

APPEALS SECTION

INQUIRIES AND HEARINGS - IN PROGRESS

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

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

For Mrs Rebecca Studd

INFORMAL HEARING

Appeal Start Date: 13/10/2025

Appeal Decision:

Appeal Decision Date:

WRITTEN REPRESENTATIONS APPEALS - IN HAND

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:

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:

NORTH WALSHAM - PF/25/2503 - Replacement of 8 garages/storage sheds with 5 shipping storage containers (part retrospective)

Land Rear Of 1 Nelson Road, North Walsham, Norfolk, NR28 9HL

For Mr Gavin Payne

WRITTEN REPRESENTATION

Appeal Start Date: 05/05/2026

Appeal Decision:

Appeal Decision Date:

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:

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, Trimingham, 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

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 Dismissed

Appeal Decision Date: 30/06/2026

Total Number of Appeals listed: 15

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

*Appeals Information for Committee between
10/06/2026 and 08/07/2026*

16-July-2026

APPEALS SECTION

WRITTEN REPRESENTATIONS APPEALS - IN HAND

ALDBOROUGH - ENF/21/0234 - Siting of pig bungalows

Land Adjacent Rectory Farm House, Rectory Farm, Doctors Corner, Aldborough, Norfolk, NR11 7NT

WRITTEN REPRESENTATION

Appeal Start Date: 17/09/2025

Appeal Decision:

Appeal Decision Date:

BLAKENEY - ENF/24/0158 - Change of use of the land for the siting of a static caravan

Villeroche, Langham Road, Blakeney, Holt, Norfolk, NR25 7PW

WRITTEN REPRESENTATION

Appeal Start Date: 26/02/2025

Appeal Decision:

Appeal Decision Date:

CROMER - ENF/24/0079 - Two twelve-light windows have been replaced with uPVC windows in Grade II listed Building

Flat 2, Shipden House, High Street, Cromer, Norfolk

WRITTEN REPRESENTATION

Appeal Start Date: 19/02/2025

Appeal Decision:

Appeal Decision Date:

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:

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:

SHERINGHAM - ENF/25/0062 - Installation of a flue

37 Station Road, Sheringham, Norfolk, NR26 8RG

WRITTEN REPRESENTATION

Appeal Start Date: 18/05/2026 - Appeal 1

Appeal Decision:

Appeal Decision Date:

SHERINGHAM - ENF/25/0062 - Installation of a flue

37 Station Road, Sheringham, Norfolk, NR26 8RG

WRITTEN REPRESENTATION

Appeal Start Date: 28/05/2026 - Appeal 2

Appeal Decision:

Appeal Decision Date:

SHERINGHAM - ENF/25/0062 - Installation of a flue

37 Station Road, Sheringham, Norfolk, NR26 8RG

WRITTEN REPRESENTATION

Appeal Start Date: 28/05/2026 - Appeal 3

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:

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: 10