

Development Committee



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TO REGISTER TO SPEAK PLEASE SEE THE BOX BELOW

Wednesday, 22 April 2020

A meeting of the **Development Committee** will be hosted remotely by North Norfolk District Council on **Thursday, 30 April 2020 at 9.30 am.**

PUBLIC ATTENDANCE AND PUBLIC SPEAKING – COVID-19

Please note that due to the Covid-19 restrictions, this meeting of Development Committee will be held remotely using Zoom video conferencing.

If you wish attend the meeting by video link (but do not wish to speak on an application) please email Democratic.Services@north-norfolk.gov.uk at least 24 hours in advance of the meeting to obtain a link to the meeting.

Public speaking: If you wish to speak on a planning application on the agenda, please email Democratic.Services@north-norfolk.gov.uk **no later than 5.00 pm on the Tuesday before the meeting** and include a copy of your statement. You will have the opportunity to make your statement by video link but in the event that this is not possible your statement will be read out by an officer.

Emma Denny
Democratic Services Manager

To: Mrs P Grove-Jones, Mr P Heinrich, Mr A Brown, Mr C Cushing, Mr P Fisher, Mrs A Fitch-Tillett, Mrs W Fredericks, Mr R Kershaw, Mr N Lloyd, Mr G Mancini-Boyle, Mr N Pearce, Dr C Stockton, Mr A Varley and Mr A Yiasimi

Substitutes: Mr T Adams, Dr P Bütikofer, Mrs S Bütikofer, Mr N Housden, Mr J Punchard, Mr J Rest, Mrs E Spagnola, Mr J Toye and Ms K Ward

All other Members of the Council for information.

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



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

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

Chief Executive: Steve Blatch

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AGENDA

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 AND DETAILS OF ANY SUBSTITUTE MEMBER(S)

3. MINUTES

To approve as a correct record the Minutes of a meeting of the Committee held on 2 April 2020, and to confirm as a correct record the minutes of the meeting held on 5 March 2020 which were considered at the previous meeting.

4. ITEMS OF URGENT BUSINESS

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

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

5. ORDER OF BUSINESS

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

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

6. DECLARATIONS OF INTEREST

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.

OFFICERS' REPORTS

ITEMS FOR DECISION

PLANNING APPLICATIONS

7. HINDOLVESTON - PO/19/1751 - ERECTION OF 2 NO. DWELLINGS WITH ACCESS (OUTLINE APPLICATION WITH ALL MATTERS RESERVED OTHER THAN ACCESS); LAND OFF THE STREET, HINDOLVESTON, NR20 5AW FOR MR MACANN

(Pages 1 - 4)

8. RUNTON - PF/20/0180 - CHANGE OF USE FROM RESTAURANT AND TWO RESIDENTIAL UNITS TO SEVEN HOLIDAY LETS AND CARETAKER ACCOMMODATION; CONSTANTIA COTTAGE RESTAURANT, HIGH STREET, EAST RUNTON, CROMER, NR27 9NX FOR MR P YIASIMI (Pages 5 - 10)

9. APPLICATIONS RECOMMENDED FOR A SITE INSPECTION (Pages 11 - 12)

10. APPEALS SECTION (Pages 13 - 16)

- (a) New Appeals
- (b) Inquiries and Hearings – Progress
- (c) Written Representations Appeals – In Hand
- (d) Appeal Decisions
- (e) Court Cases – Progress and Results

11. ANY OTHER URGENT BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE

12. EXCLUSION OF PRESS AND PUBLIC

To pass the following resolution, if necessary:-

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

PRIVATE BUSINESS

13. ANY OTHER URGENT EXEMPT BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE

14. TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA

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HINDOLVESTON – PO/19/1751 – Erection of 2 no. dwellings with access (Outline application with all matters reserved other than access); Land off The Street, Hindolveston, NR20 5AW for Mr Macann

Minor Development

Target Date: 13 December 2019

Case Officer: Mr J Cosgrove

Outline Planning Permission

RELEVANT SITE CONSTRAINTS

Landscape Character Area

SFRA - Areas Susceptible to Groundwater Flooding

LDF Tourism Asset Zone

LDF – Countryside

RELEVANT PLANNING HISTORY

No relevant planning history.

THE APPLICATION

The application is an Outline Application for two dwellings reserving all matters for future consideration except for access.

REASONS FOR REFERRAL TO COMMITTEE

Cllr Fitzpatrick has asked the application to be determined at Committee due to the planning arguments being finely balanced in this case.

PARISH COUNCIL

Hindolveston Parish Council: Object on the grounds of being outside the development boundary, highway safety and ribbon development.

REPRESENTATIONS

No representations received.

CONSULTATIONS

Norfolk County Council (Highways) - No objections subject to conditions and a preference for an extension of the pedestrian footpath across the entire access, as opposed to the proposed western end only.

Environmental Health - Support in principle

Landscape Officer - No objections at this stage

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 above matters, refusal of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS1: Spatial Strategy for North Norfolk

SS2: Development in the Countryside

EN2: Protection and Enhancement of Landscape and Settlement Character

EN4: Design

EN13: Pollution and Hazard Prevention and Minimisation

CT5: Transport Impact of New Development

CT6: Parking Provision

National Planning Policy Framework (NPPF):

Section 5 – Delivering a sufficient supply of homes

Section 12 - Achieving well-designed places

Section 15 - Conserving and enhancing the natural environment

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design & Amenity
3. Highways & Access
4. Landscape
5. Environmental Considerations
6. Other Issues

APPRAISAL

1. Principle

Policy SS1 sets out spatial strategy for the district. Hindolveston is within the area identified as Countryside where development is restricted to particular types of development to support the rural economy, meet affordable housing needs and provide renewable energy. Policy SS2 states that development in the Countryside will be limited to that which requires a rural location and lists the types of development that can be acceptable. New market dwellings are however, specifically precluded.

Since the publication of the Core Strategy in September 2008, the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) have been published, both of which are material planning considerations. The NPPF (revised February 2019) sets out the Government's planning policies for England and how these are expected to be applied whilst the NPPG sets out Government guidance in relation to planning related issues. Paragraph 78 of the NPPF states that in order to promote sustainable development in rural locations, housing should be sited where it enhances or maintains the vitality of rural communities. While, Paragraph 79 requires development to avoid isolated homes in the countryside. The proposed development is for new market housing in an area designated as countryside where limited services are available, therefore the proposed development is not considered to represent sustainable development and would be contrary to the provisions of

Policies: SS1 and SS2 of the Local Plan, and Paragraphs, 78 and 79 of the NPPF and is therefore considered unacceptable in principle.

2. Design & Amenity

There is little detail in this regard at Outline stage and as such little to be commented on. While the site is of a sufficient size to accommodate two dwellings. The proposed design and layout would result in a tandem development which would introduce a pattern of development not in keeping with the character and appearance of the area and which would result in harm to the Landscape and Settlement Character. While, the rear boundary of the northern most plot is in line with the rear boundaries of the properties to the east and west and as such regularises the boundary of the settlement in some ways, the development would result in encroachment into the open countryside and would fail to respect the density and character of the surrounding area, contrary to the provisions of Policy: EN4.

3. Highways & Access

The proposal is for outline permission but does include access. It was accompanied by details of access improvements and a transport/traffic survey and was broadly considered acceptable by County Council Highways. Conditions were suggested by the Highways Authority that could be applied ensuring a suitable standard of work and retention of clear visibility splays. It was also suggested that the proposal within the application to improve pedestrian access from the west be extended to cover the entire access. This would appear reasonable and be in the interests of Highway Safety. As such a condition could also be applied to ensure details of a scheme including these improvements be submitted and approved. Therefore, subject to the conditions requested by the Highway Authority, the proposal could be considered to comply with Policies CT5 and CT6 of the Core Strategy.

4. Landscape

At this stage with all matters reserved except for access it is difficult to comment comprehensively on the landscape impacts. The proposal is relatively small scale in terms of numbers and is adjacent to existing residential properties. The site is in the open Countryside and an area of Landscape Value but there is scope for design considerations and landscaping schemes which could mitigate some of the visual harm that would result from the proposed development. It is considered that these matters could be satisfactorily addressed during the consideration of a future reserved matters application. While, the site currently is overgrown grassland it is considered that it makes a positive contribution to the character and appearance of the area by way of its openness.

5. Environmental Considerations

The Council's Environmental Protection Team support the proposal in principle subject to the final design, drainage requirements, waste storage and pollution minimisation design features could be achievable within the site, likewise there are no concerns regarding contamination. Therefore, the proposal is considered to comply with policy EN13 of the Core Strategy.

6. Other Considerations

The Parish Council has objected to the proposal on three grounds. Firstly that the proposal is outside of the development area, secondly that it constitutes ribbon development and thirdly that the access is unsafe.

In terms of the access, the proposed access subject to the conditions requested by the Highways Authority can be considered acceptable. The site is in the open Countryside and as such greater consideration is given to the suitability of housing at this location. Ribbon Development, while no longer a term in common use, refers to a line of buildings served by a

single access off a main route. In this case only two dwellings in a tandem layout are proposed and as such the proposed development is not considered to constitute ribbon development. However, the site is located in an area of open countryside wherein, new market dwellings are specifically precluded by Policies: SS1 and SS2 and therefore the proposed development is considered unacceptable in principle.

7. Conclusion

The development is considered not to be in accordance with the requirements of the Development Plan. There are no material considerations that indicate the application should be determined otherwise. Refusal is therefore recommended for the reasons detailed below.

RECOMMENDATION:

Delegate authority to the Head of Planning to REFUSE for the following reason:

1. In the opinion of the Local Planning Authority, the proposal comprises residential development on a site which is located outside of the established settlement hierarchy and on land designated as Countryside under Policy SS1 of the adopted Core Strategy. Policy SS2 prevents new housing development in the countryside apart from certain limited exceptions which do not apply in this case. In the opinion of the Local Planning Authority there are no material considerations which would justify the erection of an additional dwelling in the Countryside contrary to policies SS1 and SS2 of the adopted North Norfolk Core Strategy
2. In the opinion of the Local Planning Authority, the proposal would result in a form of back land development not in keeping with the prevailing pattern of development and which would encroach on the open countryside. The proposed development would fail to respect the density and character of the surrounding area, and would result in harm to the open landscape characteristic of the site. The proposed development would therefore, be contrary to the provisions of Policy EN4 of the adopted North Norfolk Core Strategy.

RUNTON - PF/20/0180 - Change of use from restaurant and two residential units to seven holiday lets and caretaker accommodation; Constantia Cottage Restaurant, High Street, East Runton, Cromer, NR27 9NX for Mr P Yiasimi

Target Date: 08 April 2020

Case Officer: Mrs L Starling

Full Planning Permission

CONSTRAINTS

LDF Tourism Asset Zone

SFRA - Areas Susceptible to Groundwater Flooding

SFRA - Risk of Flooding from Surface Water + CC

EA Risk of Flooding from Surface Water 1 in 30

EA Risk of Flooding from Surface Water 1 in 100

EA Risk of Flooding from Surface Water 1 in 1000

Landscape Character Area

Countryside

Undeveloped Coast

Coastal Erosion Risk Area - 100 years

Conservation Area

Unclassified Road

A Road

RELEVANT PLANNING HISTORY for Constantia Cottage Restaurant, High Street, East Runton, Cromer, NR27 9NX

IS2/19/0816 - Proposed conversion of restaurant into 5 holiday flats - Advice Given (for pre-apps) 23/07/2019

NMA1/09/1177 - Non-material amendment for installation of 2 rooflights and 4 sunpipes and construction of flat roof - Approved 09/06/2010

PF/09/1177 - Erection of first floor side extension - Approved 14/01/2010

PLA/20071462 - Erection of first floor annexe extension - Approved 29/10/2007

PLA/20051853 - Erection of single-storey rear extension and detached garage - Approved 20/01/2006

PLA/20042171 - Removal of conditions 5 and 6 of planning permission 20041570 to enable development to take place without off-site highway improvement works - Approved 04/02/2005

PLA/20041570 - Erection of single-storey extension to provide function room, music room & detached garage - Approved 30/09/2004

PLA/19980991 - Conversion of dry store building to hot food take-away - Approved 04/09/1998

PLA/19880049 - Alterations/extension to restaurant area & facilities & additional living accommodation above - Approved 12/02/1988

PLA/19780568 PF - Constantia Cottage Restaurant, High Street, East Runton, Cromer, NR27 9NX - Change of use to restaurant & living accommodation - Approved 20/06/1978

THE APPLICATION

Seeks planning permission for the change of use of the existing restaurant located on the ground floor and two residential units located on the first floor to 7 no. self-contained holiday units (a mixture of 1, 2 and 3 bedroom) and separate caretaker accommodation.

The application site comprises of an existing two-storey/single-storey building in a prominent position in East Runton fronting onto High Street and Beach Road. The site is currently used as a restaurant, with a separate single-storey detached outbuilding and garage outbuilding and car park area located to the rear (north) of the host building. Access to the site and car park is served off Beach Road to the west.

A bike shelter is proposed to the rear of the site, along with a charging point for electric vehicles.

REASONS FOR REFERRAL TO COMMITTEE

As required by the Council's Constitution given that the applicant is a close family member of a District Councillor.

PARISH/TOWN COUNCIL

East and West Runton Parish Council - No objections.

REPRESENTATIONS

None received.

CONSULTATIONS

County Council (Highway) - No objections subject to the imposition off a condition in respect of onsite parking and turning provision.

Coastal Management - No objections on coastal erosion grounds. Conditions suggested in respect of drainage.

Council's Environmental Health Officer - No objections or conditions requested.

HUMAN RIGHTS IMPLICATIONS

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

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

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

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

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS 1 - Spatial Strategy for North Norfolk

SS 2 - Development in the Countryside

SS 4 - Environment
SS 5 - Economy
EC 2 - The re-use of buildings in the Countryside
EC 7 - The location of new tourism development
EC 9 - Holiday and seasonal occupancy conditions
EN 2 - Protection and enhancement of landscape and settlement character
EN 3 - Undeveloped Coast
EN 4 - Design
EN 8 - Protecting and enhancing the historic environment
EN 9 - Biodiversity and geology
EN 10 – Development and Flood risk
EN 11 - Coastal erosion
EN 12 - Relocation and replacement of development affected by coastal erosion risk
EN 13 - Pollution and hazard prevention and minimisation
CT 3 - Provision and retention of local facilities and services
CT 5 - The transport impact of new development
CT 6 - Parking provision

National Planning Policy Framework:

Section 4 – Decision-making

Section 6 – Building a strong, competitive economy

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design, landscape and heritage impacts
3. Amenity
4. Highways
5. Coastal Erosion, flood risk and environmental considerations

APPRAISAL

1. Principle (Policies SS2, EC2, EC5, EC7, EC9 and CT3)

The site lies within the village of East Runton which is designated as 'countryside' within the Adopted North Norfolk Core Strategy where Policy SS2 of the Core Strategy supports the principle of development proposals relating to recreation and tourism where they meet a range of other policy criteria.

Policy EC2 is also relevant in the assessment of the principle of the development proposed in this case which supports the re-use of buildings in the countryside policy area to economic uses (including holiday accommodation) where they are appropriate in scale, and to the nature of the location, within buildings which are soundly built and need minimal rebuilding/extension works and where they accord with other policies seeking to protect biodiversity, amenity and character of the area.

In this case, the scheme involves the conversion and subdivision of the main building into 7 no. self-contained holiday units, along with the conversion of an existing single-storey building to the rear of the site to provide on-site caretaker accommodation. The buildings would require minimal external alteration and extension and they appear structurally sound. The site lies within a central

location within the village with good access to facilities, would be well served by public transport and it is considered that the reuse for tourism purposes would help support local businesses including shops and restaurants.

Conditions would be attached to any permission granted to ensure that the occupation of the units remains for holiday purposes only and that the caretaker accommodation is ancillary to the principle use. As such, the proposal is considered to comply with the requirements of Policies SS2, EC2, EC5, EC7 and EC9 of the North Norfolk Core Strategy and paragraph 83 (c) of Section 6 of the NPPF by through providing sustainable rural tourism which respects the character of the area.

Whilst it is acknowledged that the proposal would result in the loss of an existing restaurant, it is not considered that the current use would fall under the definition of 'important local facilities and services' in respect of its retention and therefore the scheme would not be required to demonstrate that it met the tests set out in Policy CT3 of the Core Strategy or conflict with paragraph 83 (d) of Section 6 of the NPPF.

2. Design, landscape and heritage impacts (Policies EN2, EN4 and EN8)

The site lies in an area identified in Policy SS2 as Countryside, as well as within the designated East Runton Conservation Area.

Given the nature of the proposals is for the change of use of the buildings (involving conversion and subdivision), with only minor changes proposed to the existing fenestration to facilitate the re-use of the building and with no extensions proposed, it is considered that the proposals are acceptable in terms of their design, scale and materials and would not raise any design or landscape concerns. Furthermore, the proposals would not result in any significant harm to the character and appearance of the heritage asset (in this case the Conservation Area).

The scheme is therefore considered to accord with the requirements of Policies EN2, EN4 and EN8 of the Core Strategy and Section 12 and 16 of the NPPF.

3. Amenity (Policy EN4)

The site lies in a central location in the village with residential development to the east, and a number of caravan parks further east and to the north-west. To the south of the site along High Street are commercial businesses (with some residential above) and on the north side of High Street are restaurants. Taking into consideration the nature of the current use, the proposed use and the alterations proposed, it is not considered that the proposals would significantly impact upon the residential amenities of the occupants of any neighbouring properties in respect of loss of privacy, light or noise and disturbance. Furthermore, no objections have been raised by the Council's Environmental Health Team on amenity grounds.

It is therefore considered that the proposals would protect residential amenity in accordance with the requirements of Policy EN4 of the Core Strategy.

4. Highways (Policies CT5 and CT6)

Access to the site would remain via the existing access off Beach Road, with the existing car park used to provide onsite car parking to serve the holiday properties. No objections have been raised to the proposals by NCC Highways on highway safety grounds and as such it is considered that the scheme would safeguard highway safety in accordance with Policies CT 5 and CT6 of the North Norfolk Core Strategy.

5. Coastal Erosion, flood risk and environmental considerations (Policies EN3, EN10, EN11 and EN13)

Whilst a very small part of the site (the north end of the car park) lies within the 2105 epoch (100 year risk zone) as identified in the Shoreline Management Plan 6 (August 2012) Kelling to Lowestoft Ness, the buildings and access lie outside of this area. The scheme has been assessed by the Coastal Management Team who have raised no objection on Coastal Erosion grounds but they do request that suitable drainage of water is secured, e.g. through mains drainage. The application site already benefits from mains drainage so no conditions are required to address this point.

The Council's Environmental Health Officer has also raised no objections on environmental grounds including drainage, with the site also located within Flood Zone 1 and therefore not raising any flooding concerns.

Whilst the site lies within an area designated as Undeveloped Coast, given that the proposals involve the conversion of existing buildings for tourism purposes, and that the site sits at the heart of the village surrounded by built form, it is not considered that the scheme would be significantly harmful to the open coastal character of the area.

On this basis, it is considered that the scheme would accord with Policies EN3, EN10, EN11 and EN13 of the Core Strategy and Section 14 of the NPPF.

6. Conclusion

It is concluded that the scheme is acceptable in terms of its proposed use, design, scale and appearance and would not cause significant detriment to the character and appearance of the host buildings or the designated heritage asset (in this case the East Runton Conservation Area). The scheme is also not considered to result in significant detriment to the residential amenity of neighbouring occupiers, would safeguard highway safety and raise no landscape or environmental concerns.

The development is considered to accord with the requirements of the development plan and approval of the application is therefore recommended.

RECOMMENDATION: APPROVE subject to conditions relating to the following conditions and any others considered necessary by the Head of Planning.

1. Time limit
2. In accordance with plans/documents
3. Materials in accordance with details submitted
4. Highway condition - provision and retention of onsite parking/turning
5. Holiday occupancy restriction conditions
6. Caretaker accommodation - ancillary to main holiday use

Final wording of conditions to be delegated to the Head of Planning.

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APPLICATIONS RECOMMENDED FOR A SITE INSPECTION

Site inspections are currently suspended.

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APPEALS SECTION

(a) NEW APPEALS

HIGH KELLING - PO/18/2221 - Erection of two detached dwellings following demolition of existing dwelling and outbuildings with new access to Pineheath Road to serve plot 2 (outline - details of access only); Glyntor, 5 Avenue Road, High Kelling, Holt, NR25 6RD for Mr Whitlock

WRITTEN REPRESENTATIONS

HIGH KELLING - PF/19/0861 - Removal of condition 2 (restricting use of garden room to ancillary accommodation in association with the main dwelling) of planning permission PF/13/0312 to allow use of garden room for bed and breakfast accommodation; Blackwater House, Vale Road, High Kelling, Holt, NR25 6RA for Ms Carratu

WRITTEN REPRESENTATIONS

TRIMINGHAM - PF/18/2051 - Installation of 56 static holiday lodge bases, with associated access, services, veranda, car parking spaces and landscaping; Woodland Holiday Park, Cromer Road, Trimingham, Norwich, NR11 8QJ for Woodland Holiday Park

WRITTEN REPRESENTATIONS

WIVETON - PF/19/0856 - Retention of an electronic communications base station without removing the existing 12.5m high monopole mast and attached transmission dish (as required by condition 5 of prior approval ref. no. PA/17/0681); Telephone Exchange, Hall Lane, Wiveton for Arqiva Limited

WRITTEN REPRESENTATIONS

(b) INQUIRIES AND HEARINGS - PROGRESS

HIGH KELLING - ENF/16/0131 - Alleged Unauthorised Development and Recreational Activity; Holt Woodland Archery, Cromer Road, High Kelling

INFORMAL HEARING

(c) WRITTEN REPRESENTATIONS APPEALS - IN HAND

ALDBOROUGH - PF/19/1130 - Raising height of garage roof to create storage space; 44 Margaret Lilly Way, Aldborough, Norwich, NR11 7PA for Mr Pegg

BLAKENEY - ADV/19/1297 - Erection and display of 1 x illuminated fascia sign and 1 x illuminated hanging sign; 5A The Granary, High Street, Blakeney, Holt, NR25 7AL for The Blakeney Cottage Company

BRISTON - PO/19/1400 - Erection of detached dwelling & garage (Outline with all matters reserved); Land east of, Reepham Road, Briston, NR24 2LJ for Messrs Berwick

DILHAM - PF/19/1565 - Erection of a two storey rear extension; 2 Ivy Farm, Honing Road, Dilham, North Walsham, NR28 9PN for Mr Paterson

GIMINGHAM - PF/19/0870 - Two storey detached dwelling; Land adj to 1 Harvey Estate, Gimingham, Norwich, NR11 8HA for Mr Mayes

HOLT - PM/19/0981 - Erection of 66 bed, 3 storey care home for older people (Use Class C2) with associated parking, access and landscaping (reserved matters for: access, appearance, layout and scale) pursuant to outline permission PO/16/0253; Land off Nightjar Road, Holt, Norfolk for LNT Care Developments

NEATISHEAD - PF/19/1780 - Single storey extension to south-west side of barn currently being converted to dwelling; Barn 1, Allens Farm, School Road, Neatishead for Mr Banks-Dunnell

NEATISHEAD - PF/19/1778 - Single storey extension to south-east side of barn currently being converted to dwelling; Barn 1, Allens Farm, School Road, Neatishead for Mr Banks-Dunnell

NEATISHEAD - LA/19/1779 - Works to facilitate single storey extension to south-east side of barn currently being converted to dwelling; Barn 1, Allens Farm, School Road, Neatishead for Mr Banks-Dunnell

NEATISHEAD - LA/19/1781 - Works to facilitate single storey extension to south-west side of barn currently being converted to dwelling; Barn 1, Allens Farm, School Road, Neatishead for Mr Banks-Dunnell

OVERSTRAND - PF/19/1540 - Dormer window to north elevation (retrospective); 6 Carr Lane, Overstrand, Cromer, NR27 0PS for Mr Walter

SHERINGHAM - PF/19/0426 - Erection of detached single dwelling, creation of new vehicular access and associated works; Land North of East Court 2, Abbey Road, Sheringham for GSM Investments Ltd

WIGHTON - PF/19/0972 - Erection of two-storey front extension, insertion of dormers to front and rear and erection of car port; Forge House, High Street, Wighton, Wells-next-the-Sea, NR23 1AL for Mr & Mrs Hipkin

ITTERINGHAM - ENF/17/0006 - Annex which has permission for holiday let is being used for full residential purposes.; The Muster, Land adjoining Robin Farm, The Street, Itteringham, Norwich, NR11 7AX

NORTH WALSHAM - ENF/18/0339 - Material change of use of the land for stationing of containers and jet washing of coaches, and a breach of condition as coaches are stored and manouvered outside the area details in the planning permission 12/0013; Bluebird Container Storage, Laundry Loke, North Walsham, NR28 0BD

WIVETON - ENF/18/0061 - Works not in accordance of permission- Telecommunications monopole not removed.; Telephone Exchange, Hall Lane, Wiveton

(d) APPEAL DECISIONS - RESULTS AND SUMMARIES

**AYLMERTON - PF/19/0676 - Demolition of existing dwelling and erection replacement two storey dwelling; Breck Lodge, Holt Road, Aylmerton, Norwich, NR11 8QD for Mr Young
APPEAL DECISION:- APPEAL DISMISSED**

**BLAKENEY - PF/19/1037 - Single storey building for use as holiday let;
Villeroche, Langham Road, Blakeney, Holt, NR25 7PW for Mr Scargill
APPEAL DECISION:- APPEAL DISMISSED**

(e) **COURT CASES - PROGRESS AND RESULTS**

No change since previous meeting.

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