

Development Committee



Please contact: Linda Yarham

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TO REGISTER TO SPEAK PLEASE SEE THE BOX BELOW

Wednesday, 15 July 2020

A meeting of the **Development Committee** will be held **remotely via Zoom** on **Thursday, 23 July 2020** at **9.30 am**.

Please note that due to the Covid-19 restrictions, meetings of Development Committee will be held remotely via Zoom video conferencing and live streamed on Youtube.

Public speaking: If you wish to speak on this planning application, please email DemocraticServices@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, or if you would prefer, your statement will be read out by an officer.

This meeting will be broadcast live to Youtube and will be capable of repeated viewing. The entirety of the meeting will be filmed except for confidential or exempt items. If you attend the meeting and make a representation you will be deemed to have consented to being filmed and that the images and sound recordings could be used for webcasting/ training purposes.

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, Mr D Baker, Dr P Bütikofer, Mrs S Bütikofer, Mr V FitzPatrick, 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 28 May 2020.

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. NORTH WALSHAM - PF/20/0739 - REMOVAL OF CONDITION 10 (USE OF WOODLAND LODGES FOR HOLIDAY ACCOMMODATION PURPOSES ONLY) AND CONDITION 11 (A REGISTER OF LETTINGS AND OCCUPATION OF WOODLAND LODGES) OF PLANNING PERMISSION REF: PF/09/1161 (USE OF LAND FOR STATIONING SEVENTEEN WOODLAND LODGES AND CONSTRUCTION OF

(Pages 1 - 8)

ACCESS TRACK AND PARKING AREA) TO ENABLE 12 MONTHLY HOLIDAY USE OR RESIDENTIAL USE; ALDER COUNTRY PARK, BACTON ROAD, NORTH WALSHAM

8. NORTH WALSHAM - PF/20/0637 - SUBDIVISION OF EXISTING DWELLING INTO 2NO. DWELLINGS AND ERECTION OF SINGLE-STOREY REAR EXTENSION; 8A NEW ROAD, NORTH WALSHAM, NR28 9DF FOR MR & MRS GODDEN (Pages 9 - 12)

9. 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

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

11. 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

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

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

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NORTH WALSHAM – PF/20/0739 - Removal of Condition 10 (use of woodland lodges for holiday accommodation purposes only) and Condition 11 (a register of lettings and occupation of woodland lodges) of planning permission ref: PF/09/1161 (Use of Land for Stationing Seventeen Woodland Lodges and Construction of Access Track and Parking Area) to enable 12 monthly holiday use or residential use; Alder Country Park, Bacton Road, North Walsham

Major Development

Target Date: 04 August 2020

Case Officer: Phillip Rowson

Full Planning Permission

CONSTRAINTS

EA Risk of Flooding from Surface Water 1 in 1000

LDF - Tourism Asset Zone; Residential Area; Countryside

SFRA - Areas Susceptible to Groundwater Flooding

EA Risk of Flooding from Surface Water 1 in 100 & 1 in 30

SFRA - Risk of Flooding from Surface Water + CC

Landscape Character Area

MOD Safeguarding Height Restriction

Mineral Safeguard Area

Advertising Control

Section 106 Planning Obligations

Tree Preservation Order

Contaminated Land

Mineral Safeguard Area

RELEVANT RECENT PLANNING HISTORY for “Alder Country Park” formerly known as North Walsham Chalet & Caravan Park, Bacton Road, North Walsham

PF/04/1449

North Walsham Caravan & Chalet Park, Bacton Road, North Walsham

VARIATION OF CONDITIONS ON PLANNING PERMISSIONS REFERENCES 19780066,

19781838, 19830190, 19950895, 19961192 AND 20011095 TO ALLOW ALL YEAR

ROUND OCCUPANCY OF CARAVANS FOR HOLIDAY PURPOSES

Approved 24/09/2004

PF/09/1161

Land at Marshgate, North Walsham

Use of Land for Stationing Seventeen Woodland Lodges and Construction of Access Track and Parking Area

Approved 25/01/2010

PF/13/1265 PF

Norfolk Park Homes, Bacton Road, North Walsham

Construction of replacement caravan bases, tarmac access roads, gabion retaining wall and associated earthworks.

Approved 03/02/2014

PF/19/2003 PF

Alder Country Park, Bacton Road, North Walsham

Proposal to Remove Condition 2 [Requirement to use each caravan and chalet as holiday accommodation only, and not as the sole or main place of residence for its occupiers] of Planning Permission PF/04/1449 (Use of chalet and caravan park with ability to occupy caravans all year round for holiday purposes), to allow caravans to be used as both 12-month holiday accommodation or residential use, including as a main or sole residence
Approved 07/04/2020

PF/20/0739 PF

Alder Country Park, Bacton Road, North Walsham

Removal of Condition 10 (use of woodland lodges for holiday accommodation purposes only) and Condition 11 (a register of lettings and occupation of woodland lodges) of planning permission ref: PF/09/1161 (Use of Land for Stationing Seventeen Woodland Lodges and Construction of Access Track and Parking Area) to enable 12 monthly holiday use or residential use
Current application undetermined

THE APPLICATION

The application site is accessed by Bacton Road and sits on the North Eastern periphery of North Walsham. The site abuts the identified settlement edge being immediately adjacent to Bluebell Road and Marsh Gate, but is otherwise located within an area of open countryside.

The proposals relate to 17 chalets; the application seeks to vary 12-month conditional control for holiday accommodation over the planning application site area. The conditional control requires that any occupiers of the chalets must have their main or sole residence elsewhere, in effect not allowing full time residential use to be exercised on site. The application is supported by a surface water flooding plan and supporting letter.

The applicants have agreed to be bound by similar conditions to those recently in the approval of application PF/19/2003. These controls will ensure no residential occupancy within an identified flood risk area and also to restrict any residential occupancies on site to being for those over 50 years old.

This application completes consideration of variation of conditions over the whole Alder Country park site and offers consistency with the recently approved variation of condition proposals considered by Development Committee at the meeting in March 2020.

REASONS FOR REFERRAL TO COMMITTEE

The proposals for part residential use of the site are located in a countryside area within the adopted local plan. As such residential use within such an area is a departure from adopted plan policies SS1 & SS2. That departure is considered to potentially be of more than local significance and is reported to committee under the recommendation of the Head of Planning.

PARISH/TOWN COUNCIL

North Walsham Town Council – *“North Walsham Town Council have no objection to this planning application but would like a condition included, if possible, that the site is a maximum 50/50 split between permanent homes and holiday lets.”*

REPRESENTATIONS

Two letters of support have been received noting amongst other the comments:

- Alleviating the stress and uncertainty for those outstanding numbers of residents occupying a holiday only site.
- Enhanced security from permanent resident's oversight.
- Greater economic support for services on site and local businesses

CONSULTATIONS

County Council (Highway) – comments on previous application

The site is reasonably well located in regard to the Town of North Walsham and is connected to the Town by footway facilities. In terms of any concerns regarding additional traffic generation arising from the proposal the site access is well located and arranged with no record of personal accidents occurring in the vicinity of the site in the last five years.

Accordingly, I have no reason to resist the granting of permission."

NCC Flood & Water Management (LLFA) – Comments on previous application

"After reviewing all the documents provided there is sufficient information to demonstrate the change to this condition can be met. The information provided shows that all permanent residential caravans are to be located in an area of no flood risk and an evacuation plan has been provided. The removal of Condition "2" (Sic) needs to be applied in line with the provided information:

County Council - Planning Obligations Co-Ordinator – Comments on previous application

Confirmed the proposed amendments do not materially change the above comment and therefore no objections are raised, subject to over 50's occupancy condition.

Landscape Officer – Comments on previous application

"The impact of the trees with regards to liveability issues such as shade, debris, leaves and pigeon mess and the fear of the trees failing in close proximity of a resident or building will put excessive pressure on the trees. It is considered that any residents would be put in a situation where they would be living in a perceived fear of the trees and would not be able to enjoy their long term amenity in relation to a dwelling. In some cases, there would be restricted shade free garden area to be enjoyed and again this would affect amenity as well as practical dwelling issues such as washing lines."

Economic and Tourism Development Manager – Comments on previous application

"In consideration of planning application PF/19/2003 the Economic Development Team raises - no objection. It is recognised that there are potential economic benefits that would be derived by such a proposal. We would therefore be keen to support this application. These comments reflect the economic impacts of this application and are without prejudice to others or matters of non-economic concern."

NNDC Local Housing Enablers, NNDC – Comments on previous application

Some potential to increase the use of the caravans and chalets on the site and to provide some permanent homes. On this basis Housing Strategy has no objection to the proposal.

Environmental Health – No objections.

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

Local Guidance:

North Norfolk Core Strategy (Adopted September 2008):

Strategic Policy:

Policy SS1 – Spatial Strategy for North Norfolk

Policy SS2 - Development in the Countryside

Policy SS3 – Housing

Policy SS4 – Environment

Policy SS6 - Access and Infrastructure

Development Management Policy:

Policy HO1 - Dwelling Mix and Type

Policy H02 – Provision of Affordable Housing

Policy EN 2 - Protection and Enhancement of Landscape and Settlement Character

Policy EN 4 - Design

Policy EC8 - Retaining an Adequate Supply and Mix of Tourist Accommodation

Policy EN10 – Development & Flood Risk

National Guidance:

National Planning Policy Framework (NPPF) (2019)

CONSTRAINTS

Local Development Framework Tourism Asset Zone

Environment Agency Risk of Flooding from Surface Water 1 in 1000 annual probability.

Area susceptible to groundwater flooding.

Environment Agency Risk of Flooding from Surface Water 1 in 100 annual probability.

Environment Agency Risk of Flooding from Surface Water 1 in 30 annual probability.

SFRA - Risk of Flooding from Surface Water - Annual Exceedance Probability 1% + 40%
Climate Change Modelling

Risk of Flooding from Surface Water 1 in 100-year event (1% Annual Exceedance
Probability) plus 40% increase due to climate change.

Designated area within which additional controls over the display of advertisements apply

MAIN ISSUES FOR CONSIDERATION

- 1 Background
- 2 Principle
- 3 Flood Risk
- 4 Arboriculture
- 5 Infrastructure provision

APPRAISAL

- 1 Background

The Council imposed conditions when approving relaxation of holiday occupancy controls to permit year round holiday occupancy of chalets. The conditions require that:

C10:

“Each woodland lodge on the site shall be used for holiday accommodation purposes only and shall not be used as the sole or main residence of its occupiers.”

C11:

“A register of lettings and occupation of the woodland lodges shall be maintained at all times and shall be made available for inspection by the Local Planning Authority.”

At that time the conditions were required to ensure planning policy compliance as the site was in a designated Countryside area. Officers consider that these conditions have remained lawful and enforceable within the context of the 2009 planning permission.

The intervening time period from 2009 has delivered a number of breaches on this site, and also under the 2004 permission. However, investigations show the balance of probability is that no chalet has been occupied as a main residence for a period in excess of 10 years. As such for those currently in breach, on the application site, then it appears that no resident would be otherwise exempt from planning enforcement control.

Officers, local members and former MP Norman Lamb have recognised the sensitivities of this matter. A series of discussions has been undertaken with residents of Alder Country Park, those in breach have alleged misselling of the chalets by the former park owner and have explained to the Council that significant personal hardship would arise if enforcement actions were undertaken. It is appreciated since the “park” recently changed hands and that the new owners have been endeavouring to find a sustainable solution to this difficult problem.

Discussions with interested parties and the Council has given consideration of three options:

- I. Enforcement action, with extended compliance period to mitigate personal hardship.
- II. Granting planning permission for individual units, subject to a s106 agreement requiring the residential units identified to revert back to holiday use after either an agreed time period or upon cessation of occupancy by the current resident/s.
- III. Submitting an application to amend the conditions relating to this site to enable it to be used for both holiday and residential. The current application site remained out with this consideration as it was subject to a later planning application and different controls.

The applicants have chosen to pursue option 3. Members may recall the recent case 19/2003 was heard by Development Committee, planning permission was granted to vary the tourism restriction to facilitate a mixed tourism and residential use over the majority of Alder Country Park.

2 Principle

The residential occupation of caravans would not result in a material change of use. A Section 73 application is made to remove the restrictive condition.

Strategic considerations:

Policies SS1 & SS2 set out the Council's settlement hierarchy and approach to distribution of development and gives specific reference to controls in identified countryside areas. The application site is in a countryside area where more restrictive controls apply to development. The proposals do not comply with Policies SS1 & 2

Policy SS3 relates specifically to housing provision and requires a varied housing mix to be available within the district. The proposals would provide smaller scale residential units to those who are downsizing, predominantly to over 50 years old.

Policy SS4, 'Environment', states that all development proposals will contribute to the delivery of sustainable development, ensure protection and enhancement of natural and built environmental assets and geodiversity. Residential use of units permitted for year round tourism use has no significant adverse impact on these matters.

Policy SS6, relates to 'Access and Infrastructure', this requires that new development should be supported by, and have good access to, infrastructure, open space, public services and utilities. The transport strategy for North Norfolk is to maximise the use of non-car modes, within the context of a rural area where, for many trips, there are limited alternatives to the car.

In terms of sustainability and accessibility, the site is located immediately adjacent to the settlement boundary; there is sufficient infrastructure nearby to sustainably accommodate residents. Services and amenities within North Walsham including large supermarkets, shops, dental surgeries, opticians, pharmacies, leisure centres, cafes, restaurants and banks, etc...

North Walsham town centre is within a walkable and cycle able distances. Good access to public transport is available, North Walsham railway station is located 1.3 miles away. Bus services can be accessed both at Bacton Road and Bluebell Road being within a five-minute walk. These stops provide access to CH2 Coasthopper bus service which provides access to Swafield, Trunch, the coastal villages of Mundesley and Trimmingham and finally the tourist seaside town of Cromer which provides multiple amenities and services as well as multiple tourist attractions. Limited residential use at the site would not generate significant vehicular movements above that experienced under the base line of the existing 12-month Tourism use.

Development Control Policies:

Policy EC8 of our plan is a key consideration, this requires that an adequate supply and mix of tourist accommodation is provided within the district. The applicant considers that the policy is predicated on out of date evidence from 2005 and so should carry less or nil weight. Officers disagree as the policy criteria are otherwise within the remit of the NPPF requirements relating to tourism provision in national planning policy.

I am persuaded that each case relating to re-use of tourism facilities should be addressed upon the local impact of those proposals. In this case members may note the prior comments from our Economic Development Team. The consultation response posed no objection to the residential elements on the site. The comment recognises that there are potential economic benefits that and concludes that *"We would therefore be keen to support this application."* On this basis then I would consider that the proposals are compliant with Policy EC8.

Policy EN 2 relates to Protection and Enhancement of Landscape and Settlement Character states that 'proposals for development should be informed by, and be sympathetic to, the distinctive character areas identified in the North Norfolk Landscape Character Assessment and features identified in relevant settlement character studies'. Partial residential use of the site in this instance, that utilises existing caravan units, is considered to have greater pressure for the felling or lopping of trees adjacent the proposed residential units. The applicant disagrees with this view suggesting that the impact is limited. I am persuaded that the proposals may on balance have some impact by virtue of their residential use. On this basis then I am persuaded the proposals will not comply with some elements of policy EN2.

Policy EN 4 'Landscape & Design' - Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable". In this instance, the residential use of part of the site does not involve any additional or new operational development that might require planning permission. Concerns relating to potential future issues in relation to trees under preservation order are noted but given limited weight as the trees themselves are subject to protection under alternative statute. Any potential works or pressures will be appropriately evaluated under tree works applications.

On this basis then I consider that the proposals will comply with the highlighted polices and the wider local plan and national guidance but is a departure from the provisions of policies SS1 & SS2, along with some elements of EN2.

3 Flood Risk

A central corridor within the application site lays within a zone susceptible to flooding (surface water flood path), NCC as Lead Local Flood Authority (LLFA) have objected to similar proposals at this site on the basis of *"the changes that have been put forward now increase the vulnerability class of the development to highly vulnerable."*

Upon submission of further technical information and confirmation of agreement to a proposed restrictive condition removing residential occupancy from the flood risk area then objections were lifted. Officers note that more than 50% of the chalets in this area of Alder Country Park will be impacted by the Flood Risk Area. Council tax records show that three properties within the application site area are paying Council tax and therefore may be impacted by any requirement to relocate away from the flood zone.

Officers are content that with suitable planning policies in place that the LLFA can have no sustained objections and that the proposals will comply with policy EN10 of the Local Plan.

4 Infrastructure provision

Comments of consultees in the earlier application raised questions as to infrastructure contributions from the proposed variation of condition to permit residential use on a year round tourism site.

NCC S106 contribution team initially have been satisfied that if conditions are imposed requiring occupancy to be over 50's only that no adverse impact is created on local infrastructure.

On this basis then I conclude the proposals are otherwise compliant with Policy SS6 Access & infrastructure.

Conclusions:

It is appreciated that concerns have been historically raised over potential residential uses at this site. However, the intervening years have delivered changes to planning policy the advent of the NPPF has enabled a more flexible consideration of proposals which are in countryside locations and may be departures from adopted plan policy.

The mixed use proposals are considered to be a sustainable form of development, key in this consideration is the location of this site, and its access to sustainable local transport links, facilities and services being immediately adjacent to the district's largest centre of population. Officers consider that the principle that supports a positive recommendation to this application is a rare precedent which cannot be readily repeated elsewhere. The proposals therefore present an appropriate departure from the approved plan policies which can be supported as an otherwise sustainable development under the NPPF.

RECOMMENDATION:

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

- No residential occupancy within identified flood risk area
- A scheme for the relocation of any caravan that is wholly or partly situated within the flood risk area to be relocated beyond identified flood risk within a period of no more than 24 months
- A scheme for the emergency flood evacuation
- A scheme of provision to be agreed for 24-hour caretaker services at the site
- All residential occupancy (other than as agreed for caretaker provision) to be restricted to Over 50 years old.

NORTH WALSHAM - PF/20/0637 – Subdivision of existing dwelling into 2no. dwellings and erection of single-storey rear extension; 8a New Road, North Walsham, NR28 9DF for Mr & Mrs Godden

Minor Development

- Target Date: 29 June 2020

Case Officer: Mr C Reuben

Full Planning Permission

CONSTRAINTS

SFRA - Areas Susceptible to Groundwater Flooding

SFRA - Risk of Flooding from Surface Water + CC

EA Risk of Flooding from Surface Water 1 in 1000

EA Risk of Flooding from Surface Water 1 in 100

EA Risk of Flooding from Surface Water 1 in 30

LDF Tourism Asset Zone

Landscape Character Area

LDF - Residential Area

LDF - Settlement Boundary

Tree Works

C Road

RELEVANT PLANNING HISTORY

PF/18/2318

8A New Road, North Walsham, NR28 9DF

Subdivision of existing five-bedroom dwelling property into two 3-bedroom houses and a 2-bedroom bungalow

Refused 16/04/2019

PLA/19970747

8A New Road, North Walsham, NR28 9DF

REPLACEMENT GARAGE/STORE AND 2-STOREY EXTENSION

Approved 05/08/1997

THE APPLICATION

The application proposes the subdivision of an existing 5 bedroom detached two-storey property into two semi-detached dwellings (2-bed bungalow and 5-bed house), each with a rear garden and with parking on the front of the site. In addition to external alterations involving the addition of grey cladding and fenestration, the application proposes the erection of a 6 metre-long single-storey rear extension to the proposed bungalow, consisting of grey panelling and standing seam roof. Neighbouring properties sit to the east and west, with a recreation ground to the south. The front of the site is bordered by close-boarded fencing and a hedge. A previous application submitted in 2018 (ref: PF/18/2318) to subdivide the property into three dwellings was refused on the grounds of form and character/overdevelopment.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr V Gay due to public concern regarding application.

TOWN COUNCIL

North Walsham Town Council - Objection. Design of extension will have a detrimental effect on the amenity of neighbouring property. Materials are not consistent with buildings in the area.

REPRESENTATIONS

Three objections received. The issues raised are summarised below:

- Contrary to a number of Development Plan policies.
- Large urban utilitarian and unsightly warehouse-like extension.
- Not appropriate in the landscape.
- House has previously been vastly extended and represent overdevelopment in a tightly constrained plot
- Dwelling would look squashed in width/length with considerable depth as a result of extension.
- Detrimental to the form and character of the area.
- Would result in loss of privacy, overshadowing, loss of light and will be overbearing. Would fail to meet the basic amenity criteria in North Norfolk Design Guide.
- Unattractive with grey cladding and roof material being visually imposing.
- Reduced amenity land associated with property.
- Will impede the growth of the copper beech tree.
- Insufficient parking provision and will cause parking on main road.
- Not required or essential to meet housing targets.
- Will result in possible disruption from builders/developers.

CONSULTATIONS

Norfolk County Council (Highway) - No objection subject to condition. Is much more satisfactory than previous application.

Landscape Officer - No objection subject to condition.

HUMAN RIGHTS IMPLICATIONS

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

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

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

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

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

POLICIES

National Planning Policy Framework (NPPF):

Section 5 – Delivering a sufficient supply of homes
Section 12 - Achieving well-designed places

North Norfolk Core Strategy (Adopted September 2008):

SS 1 - Spatial Strategy for North Norfolk
SS 3 - Housing
SS 10 - North Walsham
EN 4 - Design
CT 5 - The transport impact of new development
CT 6 - Parking provision

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design
3. Amenity
4. Highway impact

APPRAISAL

1. Principle (Policy SS 3)

The property subject of this application lies within the designated Residential policy area of North Walsham as defined under Policy SS 3 of the adopted North Norfolk Core Strategy where alterations and extensions to existing dwellings, as well as the creation of new dwellings, is acceptable in principle.

2. Design (Policy EN 4)

The existing property was the subject of a similar application received in 2018 which proposed to subdivide the property to three dwellings. That application was refused at Development Committee in line with the officer recommendation, due to overdevelopment of the site resulting in a cramped form of development, and not being in conformity with the form and character of the locality.

The current application proposes the subdivision of the property to two dwellings, resulting in a much less cramped form of development and a sensible subdivision of the rear garden, which is now acceptable in terms of the overall form and character of the locality. Both gardens would be acceptable in size to serve the properties.

The external alterations to the front of the property are an attempt to modernise its appearance, along with the addition of a contemporary single-storey 6m long rear extension on the proposed bungalow to create additional floor area. In general, the alterations to the main property are considered to be acceptable. The contemporary extension, although a little unusual in design, is also acceptable with the roof material proposed not being wholly out of keeping with the existing dark tiled roof of the main dwelling. The grey walls would further reflect the grey cladding to be added to the front of the property (final precise details of materials can be conditioned). There are no material planning reasons to resist a more contemporary approach, further noting that the single-storey extension would be relatively

low in height, sensibly positioned, and on the rear of the property, therefore out of sight from the public domain. Furthermore, the property lies outside of the Conservation Area.

As such, the design is considered to be acceptable under Policy EN 4.

3. Amenity (Policy EN 4)

The proposed extension is single-storey only, as well as being slightly lower in height than the proposed new bungalow. It would further maintain a gap to the eastern boundary with the neighbouring property. Rooflights are proposed along the east-facing roofslope of the bungalow but these would be high level. As such, it is not considered that the extension would result in any significant loss of light or privacy, nor would have an overbearing impact upon the neighbouring property. Furthermore, the modern design approach is acceptable and not considered to be overly imposing. As such, in terms of amenity, the proposed development complies with the requirements of Policy EN 4.

4. Highway impact (Policies CT 5 and CT 6)

Adequate levels of on-site parking can be provided to meet the Council's required parking spaces (2 spaces for the two-bedroom bungalow and a minimum of 3 spaces for the five-bedroom house). The Highway Authority have not objected to the proposed plans and have commented that the arrangements are more satisfactory than those proposed under the previously refused application. As such, it is considered that the application is compliant with the requirements of Policies CT 5 and CT 6.

5. Conclusion

Overall, the proposed subdivision is far better than that proposed under the previously refused application. The result is a much less cramped form of development, a better parking arrangement and is acceptable in terms of design and amenity.

RECOMMENDATION:

It is recommended that the application be APPROVED subject to conditions relating to the matters listed below and any others considered necessary by the Head of Planning:

- Time limit for implementation
- Constructed in accordance with the approved plans
- Details of materials to be submitted and approved
- Development to be carried out in accordance with submitted arboricultural report
- Protection of trees on site for five years
- Provision of parking/turning areas (prior to first occupation)

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

APPEALS SECTION

(a) NEW APPEALS

**CLEY – ENF/18/0164 - Alleged further amendments to an unlawful dwelling; Arcady, Holt Road, Cley-next-the-Sea, Holt, NR25 7TU
INFORMAL HEARING**

**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
WRITTEN REPRESENTATIONS**

**SWANTON NOVERS - PF/19/1366 - Demolition of outbuilding and creation of vehicular access and conversion of barn to residential dwelling; Barn at rear of, Dennisby House, The Street, Swanton Novers for Mr & Mrs Barnes
WRITTEN REPRESENTATIONS**

(b) INQUIRIES AND HEARINGS - PROGRESS

**FIELD DALLING - PO/19/1249 - Proposed agricultural dwelling (Outline planning permission with all matters reserved); Strawberry Farm, Langham Road, Field Dalling, Holt, NR25 7LG for Sharrington Strawberries
INFORMAL HEARING**

**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

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

HAPPISBURGH – CL/18/1570 - Certificate of Lawfulness for use of land as garden land for Aspen House; Aspen House, The Common, Happisburgh, Norwich, NR12 0RT for Mr Lennox

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

HOLT - PO/18/1857 - Outline planning application for the erection of up to 110 dwellings with associated infrastructure to service 2 hectares of land potentially for a new Two Form Entry (2FE) primary school, public open space, landscaping and sustainable drainage system (SuDS) with main vehicular access point from Beresford Road and secondary pedestrian, cycle and emergency access from Lodge Close. All matters reserved except for means of access; Land off Beresford Road, Holt for Gladman Developments Ltd

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

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

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

ITTINGHAM - 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 manoeuvred outside the area details in the planning permission 02/0013; 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**

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
APPEAL DECISION:- APPEAL DISMISSED

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
APPEAL DECISION:- APPEAL DISMISSED

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
APPEAL DECISION:- APPEAL DISMISSED

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
APPEAL DECISION:- APPEAL DISMISSED

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
APPEAL DECISION:- APPEAL DISMISSED

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
APPEAL DECISION:- APPEAL DISMISSED

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
APPEAL DECISION:- APPEAL DISMISSED

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

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
APPEAL DECISION:- APPEAL DISMISSED

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

No change from previous meeting.