

# Development Committee



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

24 May 2021

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 3 June 2021 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:** If you wish to speak at this meeting, please email [DemocraticServices@north-norfolk.gov.uk](mailto:DemocraticServices@north-norfolk.gov.uk) by 5pm on the Tuesday before the meeting with a copy of your statement. If you wish to attend the meeting in person, please notify us as soon as possible so we can ensure that you are accommodated safely. Alternatively, the Chairman can read out your statement.

Anyone attending this meeting may take photographs, film or audio-record the proceedings and report on the meeting. Anyone wishing to do so should inform the Chairman. If you are a member of the public and you wish to speak on an item on the agenda, please be aware that you may be filmed or photographed.

**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 T FitzPatrick, Mr V FitzPatrick, Mr N Housden, Mr J Punchard, Mr J Rest, Mrs E Spagnola and Mr J Toye

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**

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

1. **CHAIRMAN'S INTRODUCTIONS**
2. **TO RECEIVE APOLOGIES FOR ABSENCE AND DETAILS OF ANY SUBSTITUTE MEMBER(S)**
3. **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.
4. **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.
5. **DECLARATIONS OF INTEREST**

(Pages 1 - 2)

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**

### **ITEMS FOR DECISION**

#### **PLANNING APPLICATIONS**

6. **HIGH KELLING - PF/20/1904 - DEMOLITION OF EXISTING TB ANNEX AND ERECTION OF REPLACEMENT ONE AND A HALF STOREY DWELLING AND CART SHED AT LAND SOUTH OF BRACKENWOOD (OLD TB ANNEX), CROMER ROAD, HIGH KELLING FOR MR FORSTER.** (Pages 3 - 10)
7. **TRUNCH - PF/20/2005 RESIDENTIAL DEVELOPMENT COMPRISING UP TO THREE DETACHED SINGLE STOREY DWELLINGS INCLUDING DETACHED GARAGE TO PLOT 3 (OUTLINE APPLICATION INCLUDING ACCESS, ALL OTHER MATTERS** (Pages 11 - 20)

RESERVED): ITARSI, CHAPEL ROAD, TRUNCH, NORWICH  
WALSHAM: MR HOWCHIN

8. APPEALS SECTION

(Pages 21 - 24)

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

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

10. 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

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

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

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## Declarations of Interest at Meetings

When declaring an interest at a meeting, Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:

1. Affect yours, or your spouse / partner's financial position?
2. Relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is "yes" to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate to any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

Is the interest not related to any of the above? If so, it is likely to be another interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

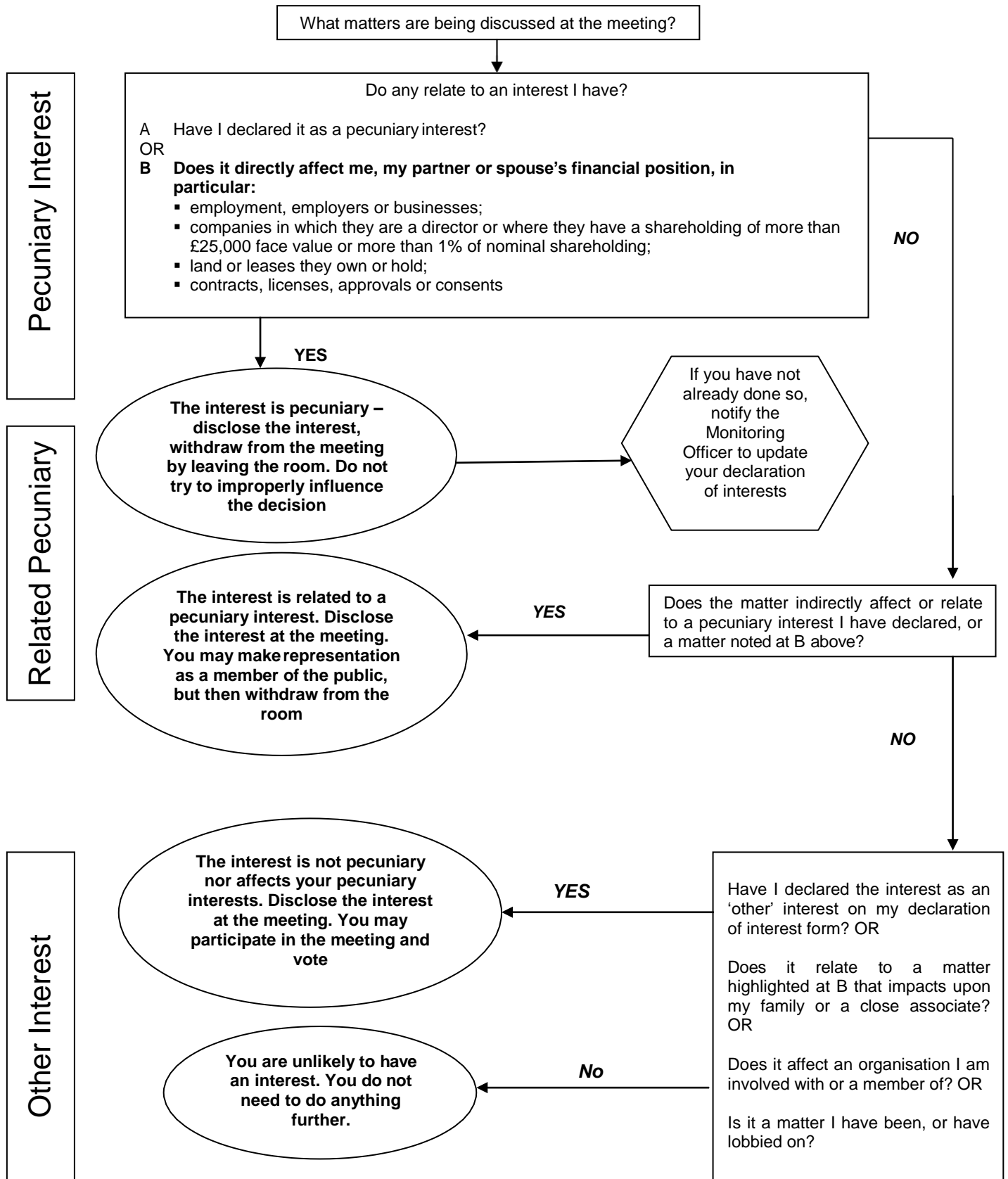
**FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF**

**PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE**

**DEVELOPMENT COMMITTEE MEMBERS SHOULD ALSO REFER TO THE PLANNING PROTOCOL**

# Declarations of Interest at Meetings

## DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



**HIGH KELLING – PF/20/1904** - Demolition of existing TB annex and erection of replacement one and a half storey dwelling and cart shed at Land South of Brackenwood (Old TB Annex), Cromer Road, High Kelling for Mr Forster.

## **Minor Development**

**- Target Date: 21 May 2021**

Case Officer: Miss J Smith

Full Planning Permission

## **RELEVANT CONSTRAINTS**

- Landscape Character Area
- LDF Tourism Asset Zone
- Countryside
- Principal Routes
- Contaminated Land
- Tree Preservation Order
- Area of Outstanding Natural Beauty

## **RELEVANT PLANNING HISTORY**

28789/60: Erection of a one and a half storey dwelling on land to the rear of Brackenwood, Cromer Road High Kelling. Approved July 1960.

EF/14/0993: Certificate of Lawfulness for proposed erection of one and a half storey dwelling Was Lawful Use 24/10/2014

DE21/16/0093: Proposed new two and a half storey dwelling  
Advice Given (for pre-apps) 17/06/2016

PF/18/1691: Demolition of barn and outbuilding (two-storey outbuilding to be retained), erection of two storey dwelling, detached cart shed & outbuilding.  
Refused 21/12/2018

PF/19/0574: Demolition of shed, outbuilding and footings and erection of two storey dwelling and detached garage (Existing barn on eastern boundary to be retained)  
Refused 21.10.2019

## **THE APPLICATION**

The application seeks permission to erect a four bedroom detached replacement dwelling with detached two bay cart shed. The scheme provides parking and manoeuvring for a minimum of three cars, residential amenity space and bin storage.

Amended plans have been received which reduces the height, scale and massing of the proposed dwelling to that which was originally submitted.

The dwelling would comprise facing brickwork at lower level with timber boarding at upper level under a profile metal sheet roof.

The site is set back from the main Cromer Road and located within a secluded setting surrounded by mature screening and trees.

## REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr Perry Warnes as it is considered the proposed 2.5 storey dwelling is out of keeping with the scale of the three neighbouring 1/1.5 storey properties. Additionally, its design and location would adversely impact on the privacy of neighbouring properties and the demolition of the TB annex would also have an adverse impact on a resident population of bats, in contravention of the Wildlife and Countryside Act (1981) and Conservation of Habitats and Species Regulations (2017).

## PARISH/TOWN COUNCIL

High Kelling Parish Council: Object on the grounds of over development and highway safety. Although the footprint was smaller than the previous application for the site it was still double the size of what was granted by the Certificate of Lawfulness. The large house is top heavy and would overlook neighbouring properties. There was also concerns raised due to access and an increase in traffic at the road junction with the A148. The property also lends itself to being a holiday letting which could contribute further to increased traffic and road safety implications with visitors not familiar with the area and dangerous junction. Councillors also commented that they felt the materials proposed for the roof were not in keeping with the surrounding church area and would have a negative impact on the character and conservation of High Kelling. If officers were minded to approve the application the Parish Council request that conditions are attached to the permission so the roof materials used are more in keeping with the surrounding dwellings, the dwelling could not be used as a holiday letting and permitted development rights are removed.

## REPRESENTATIONS

Two letters of objection received on the following grounds:

- The proposed dwelling is disproportionately larger in height and scale than the approved dwelling in the 1960's (considered lawful in 2014).
- Design, materials and extent of glazing.
- Overlooking.
- Loss of privacy.
- Contamination at the site.
- Road safety hazard.
- Use of driveway for heavy construction traffic.
- Impact on trees.
- Noise and disturbance and sever intensification of use of the site of the driveway.
- Out of date reports.
- Position of septic tank.

## CONSULTATIONS

Landscape Officer: No objection, subject to conditions.

County Council (Highway) No objection subject to conditions.



Environmental Health: No objections subject to conditions.

#### 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 2 - Development in the Countryside

HO 8 - House extensions and replacement dwellings in the Countryside

EN 2 - Protection and enhancement of landscape and settlement character

EN 4 - Design

EN 9 - Biodiversity and geology

EN 10 – Development and Flood risk

EN 13 - Pollution and hazard prevention and minimisation

CT 5 - The transport impact of new development

CT 6 - Parking provision

National Planning Policy Framework (NPPF):

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

#### MAIN ISSUES FOR CONSIDERATION

- Principle of development
- Design
- Amenity
- Trees
- Biodiversity
- Landscape
- Highways and parking
- Flood risk
- Environmental considerations

## APPRAISAL

### Principle

The principle of development was established with the issuing of a Certificate of Lawfulness EF/14/0993. The Certificate of Lawfulness acknowledges that planning permission 2879/60 was implemented. The site therefore has an extant permission for the erection for a one and a half story dwelling house located to the east of the site. As such, the dwelling could be built which is a fall-back position which in this case has to be given weight in the decision making.

The CL application highlighted that the principle of a replacement dwelling only applies to the part of the site, roughly the eastern half of this current application site. The western half of the application site is not included within the certificate of lawful development approved curtilage and as such, falls within the Countryside as set out within the Core Strategy policy SS1.

However, Policy SS2 sets out the criteria for development that requires a rural location and is considered acceptable in the Countryside. New market dwellings are not included within the list of acceptable development. Bearing in mind the assessment of policy SS 2 set out in a 2016 appeal decision: APP/Y2620/W/16/3152281 for two dwellings in High Kelling, the extant certificate of lawful development for a dwelling and that the planning principles have not altered since the appeal was allowed in November 2016, it is considered that the documented sustainability of the site within High Kelling in terms of its reasonable accessibility to services and facilities is such that the provision of one dwelling would be acceptable in principle. Additionally, it is Officer opinion that centralising of the one dwelling within this site, would not be uncharacteristic other dwellings in the immediate context which are situated within large spacious plots with mature gardens. The site will only permit one dwelling and can be conditioned accordingly if permission was granted.

Policy HO 8 of the adopted Core Strategy permits replacement dwellings in the countryside where they would not result in a disproportionately large increase in the height or scale of the original dwelling and would not materially increase the impact of the dwelling on the appearance of the surrounding countryside. In determining what constitutes a 'disproportionately large increase' account will be taken of the size of the existing dwelling, the extent to which it has previously been extended or could be extended under permitted development rights, and the prevailing character of the area.

On the basis that the approved scheme in the 1960 (subject to the CL) was of no architectural merit and that only the foundations had commenced, it is not considered unreasonable that an application has been received for its replacement with a larger, updated dwelling within this secluded site. The extant one and a half storey dwelling would have had a total floor area of approximately 98 sq. metres (noted as 1052 sq. feet on the approved plans). If permitted development rights were to be considered, an extension of approximately 28 sq. metres (4 x 7metres) could be added to the dwelling totalling a floor area of 126 sq. metres.

Amended plans have been received which reduce the proposed dwelling's overall floor area by 25% from 200 sq. metres to 150 sq. metres. Additionally, whilst it is clear that the proposed dwelling is larger than the extant scheme in terms of floor space, the scheme has been amended to reduce the eaves and overall roof height resulting in a reduction from a full 2 and a half storey design (8.2 metres) to a 1.5 storey design (6.6 metres) in height. Additionally, a break in the ridge reduces its visual mass. The proposed use of brick, timber cladding and metal roofing is not

considered out of context for a rural location – subject to a condition requiring materials to be agreed.

Whilst the proposed dwelling contains a larger floor area than the dwelling approved in 1960, it is not considered that the proposed dwelling, as amended would be significantly or disproportionately larger than what could be built if the extant permission was completed and permitted development rights implemented. Additionally, given the secluded nature of the site which is set back from the road side and surrounded by mature screening and trees, it is not considered that the proposed scheme would materially increase the impact of the dwelling on the appearance of the surrounding countryside. Furthermore, it is considered that the design solution proposed would result in an improvement to the extant permission.

On balance, the proposed scheme as amended is not considered to be in conflict with Policies SS1, SS2 and HO 8 of the adopted Core Strategy.

### Design

High Kelling contains a wide mix of dwellings which vary in size, scale, styles and materials. It is not an area where one character prevails over another, and has no overriding local distinctiveness. In the immediate context, there are both single and one and a half storey dwellings situated amongst generous plots. Therefore, taking into account the diverse mix in the character of the area there is no objection to a more contemporary design in this location, or to a dwelling that is larger in scale than the existing.

In terms of design, the form and massing of the dwelling has been amended to be relatively low-lying with a maximum height of 6.6 metres. The pitched roofscape is a more traditional form where the massing has been broken up by the step down in the ridge height. Furthermore, the mixed pallet of materials, with the use of brick, cladding and metal roofing are considered acceptable for this rural location. On balance, the combination of design, scale, massing and materials would not be out of context within the immediate setting. The proposal is considered to comply with Policy EN4 of the adopted Core Strategy and Section 12 of the NPPF.

### Amenity

Given the proposed dwelling's distance from neighbouring properties and the secluded, heavily screened nature of the site boundaries, it is not considered that the development would result in significant impact on the neighbouring occupier's residential or garden amenity in terms of overlooking, overbearing or overshadowing. The proposal is considered to accord with Policy EN 4 of the adopted Core Strategy and Section 12 of the NPPF.

### Trees

The application has been supported by a revised Arboricultural Report. The report details all of the tree constraints on site and has provided a detailed method statement and tree protection plan to ensure all trees set to be retained will be adequately protected throughout the course of development. Subject to the imposition of appropriate conditions, the proposal is considered to be acceptable in terms of Core Strategy Policies EN2 and EN4 of the adopted Core Strategy and Section 15 of the NPPF

### Biodiversity

The application is supported by a revised Ecological Impact Assessment (EclA). The Council's Landscape Officer states that the evidence submitted with the application indicates that a European Protected Species Mitigation Licence will be required to demolish the TB building due to the presence of bats. However, it is considered that a Natural England EPS Licence is likely to be granted. To ensure that the development results in no net loss of biodiversity (paragraph 174 of the NPPF) and to contribute towards the Council's statutory duty to conserve biodiversity under the Natural Environment and Rural Communities Act 2006 (NERC Act) conditions should be imposed on any permission which aim to secure detailed mitigation measures for bats and nesting birds on the development site. Subject to the imposition of appropriate conditions, the proposal is considered to comply with Policy EN 9 of the adopted Core Strategy and Section 15 of the NPPF.

### Landscape

Neither the Landscape Officer nor the Norfolk Coast Partnership have raised an objection to the proposal. The site is secluded and bounded by mature screening, set back from the roadside with residential properties as nearby neighbours. Given the reduction in size and scale, it is not considered that the replacement dwelling will have a significantly detrimental impact upon the surrounding landscape, and the proposed dwelling should not appear out of context with the surrounding area. As such, the proposal is considered to comply with Policies EN 1 and EN 2 and Section 15 of the NPPF.

### Highways and Parking

Norfolk County Council as the Highway Authority raise no objections to the proposal given that approval has previously been granted for one dwelling on this site. As such, the proposal is considered to comply with Policies CT 5 and CT 6 of the adopted Core Strategy and Section 9 of the NPPF.

### Flood Risk

Based on SFRA Level 1 & Addendum Briefing Notes May 2018, the site is located within an area subject to groundwater flooding. However, given the generality of the dataset only isolated locations within the overall susceptibility area are likely to suffer the consequences of groundwater flooding. Additionally, the building would remain within the same use class (C3 dwellinghouse), hence the property's level of vulnerability remains unchanged. In terms of Core Strategy Policy EN 10 and NPPF Section 14 the proposal is acceptable.

### Environmental Considerations

Given the site's former use as a TB Hospital and Builders Yard, the Council's Environmental Protection (EP) officers were consulted and raised no objection to the principle of the proposal subject to the imposition of a pre-commencement condition to assess the possible presence of contaminants at the site.

The EP officer also requested the inclusion of an informative note advising the applicant of their responsibilities with regard to the demolition of building(s) with a cubic content greater than 49.55cubic metres and that the proposed sewage package treatment plant will need to be appropriately sized for building control approval, where the applicant is advised to contact the Environment Agency as they will need to obtain discharge consent for the treatment plant. As

such, subject to the imposition of appropriate conditions, the proposal is considered to comply with Policy EN 13 of the adopted Core Strategy.

### The Outbuildings

Concern was raised within the previous applications as to the over-development of the site with given the combination of the erection of a cart shed and retention of barn and TB building. The barn and TB building have been detailed for removal. In the event of planning permission being granted, the proposed cart shed can be conditioned to ensure that it remains for vehicle parking/ domestic storage only and permitted development rights removed for the erection of other buildings and structures within the curtilage, unless permission has been sought by the Local Planning Authority.

### Conclusion

The proposal is considered to be acceptable in terms of its principle for one dwelling, design, effect on the character and appearance of the area, living conditions, highways related matters, trees, landscape, contamination and biodiversity, and is recommended for approval subject to the imposition of appropriate conditions.

With regard to the comments made by the objectors:

- The design and external materials are considered acceptable for rural location in a secluded site.
- The highways officer has raised no objections to the proposal given the lawful certificate granted in 2014 for one dwelling at this site.
- The Landscape Officer and Norfolk Coast Partnership do not raise an objection on the grounds of landscape impact, trees, extent of glazing or protected species.
- Certificate B was served as part of the application in respect to the right of way over the driveway. This is a civil issue and not a material planning consideration.
- The Use Class for a dwelling and/or Holiday let will fall in to the same Use Class – C3 and therefore not subject to imposition of a planning condition restricting holiday use.

### **RECOMMENDATION - APPROVAL**

Approve subject to conditions relating to the following:

- Time limit for implementation
- In accordance with the approved plans
- Materials for the proposed development to be agreed prior to their first use on site
- Permitted Development rights removal for any further extensions, alterations, building and structures within the curtilage.
- The development hereby approved shall be carried out in strict accordance with the mitigation and enhancement measures outlined in section 7 & 8 of the Wild Frontier Ecology Preliminary Ecological Appraisal (Updated January 2021).
- No works including any clearance, demolition, modification or building work to the existing outbuilding to be demolished (also referred to as the TB Annexe) as identified on the SM Architects Planning Drawing 01 (Drwg no. PL01, Job no. 15.3502.046, Rev. L, 22/02/21) shall take place in any circumstance unless the local planning authority has been provided with

either: a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or b) A statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.

- Development including any demolition and site clearance or preparatory work, shall not commence until the scheme for the protection of the retained trees has been implemented in full in accordance with the approved Timetable of Works (Appendix 6), Tree Protection Plan (Appendix 4) and Arboricultural Method Statement (Appendix 5): Revised Arboricultural Impact Assessment prepared by A.T. Coombes Associates (13/04/2021).
- Prior to the first occupation of the development hereby permitted the proposed on-site car parking/turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- Prior to its instillation, any external lighting to be agreed.
- Prior to the commencement of development, an investigation and assessment into the presence of possible contaminants affecting the site shall be carried out in accordance with details which shall have first been agreed in consultation with the Local Planning Authority.
- Foundations of the existing dwelling considered lawful under planning reference (EF/14/0993) to be removed prior to the occupation of the new dwelling.

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

**TRUNCH – PF/20/2005 Residential development comprising up to three detached single storey dwellings including detached garage to plot 3 (outline application including access, all other matters reserved): Itarsi, Chapel Road, Trunch, Norwich Walsham: Mr Howchin**

**Target Date: 3 June 2021**

Case Officer: Jayne Owen

Full application

## CONSTRAINTS

Landscape Character Area

LDF Tourism Asset Zone

Mineral Safeguard Area

Advertising Control

LDF - Countryside

MOD Safeguarding

Unclassified Road

HO 9 - Rural Residential Conversion Area

## RELEVANT PLANNING HISTORY

PO/19/1696 - Construction of four detached dwellings and associated works (outline - all matters reserved) Refused – 10 December 2019

## THE APPLICATION

The application is for outline planning permission including access to establish the principle of whether up to three dwellings would be acceptable on this site.

All other matters, namely, appearance, landscaping, layout and scale are reserved which would fall to be considered as part of a separate reserved matters application should the development proposed be found to be acceptable in principle and outline permission granted.

## REASONS FOR REFERRAL TO COMMITTEE:

At the request of Councillor Greg Hayman on the grounds that the development is outside the settlement limit

## PARISH COUNCIL:

Object on the following grounds:

*Originally submitted scheme*

It accepts that this new proposal attempts to meet the objections made to the previous application for a larger development on the site rejected by NNDC last year, and the reasons then given for refusal. Whereas the previous proposal was for four new buildings of two storeys, the new proposal is for three single storey dwellings. However, the Parish Council notes that when rejecting the previous proposal NNDC mentioned that it may take a different

view of an application that was for two new dwellings, not for three and it feels that if two might be acceptable, three would constitute overdevelopment.

Although the new proposal does go some way to meet the previous objections about access for emergency vehicles and general access onto Chapel Road, it believes that with three new dwellings on this site there would still be significant access problems and taken with other developments, three new dwellings would lead to unacceptable traffic problems in Chapel Road.

In addition, to these practical objections, there is an issue of general principle.

In the planning statement the agent argues the proposals comply with existing policy on the grounds that they represent windfall development. Windfall development is permitted by the Core Strategy. However, what the agent fails to identify is that where 'windfall development' would be acceptable is defined in Policies SS 1 and SS 2. These define that residential development within the defined countryside policy area will not be permitted. Trunch is not one of the selected settlements listed in Policy SS 1 and therefore it is defined as countryside. The development described in the agent's planning and design statement is contrary to the current adopted policies and is not permitted.

Finally, if the North Norfolk District Council did decide to give consent to the application contrary to the adopted planning policies and other prevailing issues, the Parish Council would not wish this to set a precedent for further development of this nature in the village.

#### *Revised scheme*

Although this (third) version of the application goes a little further to address the specific objections regarding access, it fails to address the Parish Council's earlier comments and does not sufficiently address the objections of the neighbours. The Parish Council also endorses the comments of the Landscape Officer.

#### REPRESENTATIONS:

Three letters of representation have been received, which can be viewed in full on the Council's website. The main issues raised are summarised below:

- Highway safety - Narrow access and telegraph pole which restricts visibility, increased traffic on a busy road, with no pedestrian walkway
- Noise and disturbance arising from access and egress in close proximity to bedroom window
- Distance between bungalow and hedge is only 3.6 m which is considered insufficient for three houses and will cause damage to the hedge; it will also make existing bungalow uninhabitable owing to the closeness of the road to the wall.
- Impact on trees, access road shown through existing conifer trees
- Inconvenient to drag a wheelie bin that distance to be emptied, no thought given to where these will be left for collection
- No objection to residential use but should be bungalows;
- No objection to the proposed development but would like to request the installation of a 4 or 5 ft fence on the east side of the access road, despite photographs and comments made by



the architects, we would lose much of the privacy to the rear of the property, this would be aggravated by the coming and going of vehicles and their manoeuvring in and out of the parking areas, a fence would reduce of the disturbance caused, it is also requested that the surface of the access road be tarmac or concrete as gravel would be noisy with possibly 6-9 cars plus delivery vehicles using the road.

One further representation has been received following the revisions to the original submitted plan commenting as follows:

- The revised plan does not address the points laid out in my original objection. If anything it will be made worse owing to the traffic now going faster down the access road, as it will be straighter now. There will still be a dangerous access point onto Chapel Road owing to the telephone pole in the way. Should the pole need moving the only place it could go is in front of my wall making it dangerous to exit my drive, this would also necessitate the loss of yet another tree in the front garden along with all the others that were cut down in the back garden prior to the application.

#### Norfolk County Council Highways

The previous application (2019/1696) for the same site is noted, access is now sited to the east of the roadside frontage and therefore visibility is significantly improved from the situation previously seen. The Highway Authority have considered provision of a footway link to this site but this has been deemed to be impractical. Accordingly, no objections are raised to the proposal subject to conditions that the vehicle access/crossing over the verge is constructed in accordance with the relevant highways specification including arrangements to be made for surface water drainage to be intercepted and disposed of separately to avoid discharge from or onto the highway; provision of visibility splays in accordance with approved details and thereafter maintained free from any obstruction and that the proposed access and on site car parking and turning areas are laid out, demarcated and surfaced in accordance with the approved plan and retained thereafter and an informative in relation to any works within the public highway.

#### Landscape Officer

Prior to the application being submitted the site was cleared of significant trees that provided amenity value, biodiversity and carbon sequestration. The tree loss has resulted in a negative impact on biodiversity and is therefore not acceptable under current planning guidelines. The impact on climate change due to the loss of biomass is not in line with the climate emergency declared by the Council.

Significant tree planting will have to be included in any development to mitigate the loss of biodiversity and biomass. The applicant needs to demonstrate that both the loss to biomass and biodiversity has been addressed in any proposal.

It is considered that three properties on the site would not provide sufficient space and future liveability conditions to facilitate the mitigation planting required to address the loss. The existing trees and hedges on and adjacent are now very important and should be protected during the construction of any development.

In its current form the Landscape section considers the application is unacceptable owing to the loss of biodiversity and biomass. An application with less dwellings supported by an

Arboricultural Implications Assessment and Landscaping Plan demonstrating mitigation planting would be acceptable.

#### 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 6 - Access and Infrastructure

EN 2 - Protection and enhancement of landscape and settlement character

EN 4 - Design

EN 9 - Biodiversity & Geology

EN 13 - Pollution and Hazard Prevention and Minimisation

CT 5 - The Transport Impact of New Development

CT 6 - Parking Provision

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

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 5 - Delivering a sufficient supply of homes

Section 8 - Promoting healthy and safe communities

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

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

#### MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Access
3. Design and appearance
4. Landscaping
5. Layout and scale
6. Amenity

## APPRAISAL

### 1. Principle (SS 1, SS 2):

In relation to the principle of development, Policy SS 1 sets out spatial strategy for the district. Trunch lies 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 SS 2 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. Paragraph 79 requires development to avoid isolated homes in the countryside. The Court of Appeal, upholding the decision of the High Court, has clarified in the Braintree judgement that 'isolated' means "*a dwelling that is physically separate or remote from a settlement*"; it is not related to 'access to services' but proximity to other dwellings. It also confirmed that access to services by sustainable means is to be taken in the context of other policy considerations such as supporting the rural economy.

Firstly, in consideration of the physical isolation of the application site, it is surrounded by residential dwellings on all sides so cannot be considered to be physically isolated. As such, paragraph 79 of the Framework does not apply.

In consideration of whether the application site is remote from services, Trunch has a number of services and facilities including a village hall and church, convenience store and post office, public house and social club. In addition, there are a variety of clubs including an art group and gardening society, and there are also a range of businesses in the Trunch area. The nearest schools are at North Walsham approximately 3.5 miles away and Mundesley approximately 2.3 miles away. Mundesley also has a petrol filling station and a number of other services and facilities. In terms of transport links, Trunch is served by a regular hourly bus service that links to Mundesley and local villages calling at North Walsham and Cromer, from where further services to most market towns between Hunstanton, Fakenham, Norwich and Great Yarmouth can readily be reached. In addition, the village is served by a number of Quiet Lanes which are suitable for cycling and walking.

It is therefore also considered that the site cannot be considered as remote from day to day services. Although not all services are provided within the village, the NPPF and NPPG, as supported by a number of appeal decisions, indicates that short car journeys are acceptable in rural settings in order to access services.

As such, and in accordance with paragraph 78 of the NPPF, which is a material consideration, despite the departure from Policy SS 2 of the North Norfolk Core Strategy, it is considered that the principle of residential development on this site, on its own merits, is acceptable and would support the rural community of Trunch.

The application is a resubmission of an earlier refused scheme for outline planning permission with all matters reserved for four dwellings determined under planning reference PO/19/1696 which was refused on the grounds below, but it is noted that with regard to policies SS 1 and SS 2, these did not relate to the principle of dwellings in this location.

*1) The proposal is for four dwellings in a linear form, accessed/egressed along the length of the western boundary. Whilst the proposal is in outline with all matters reserved, the application has failed to demonstrate that the proposal would be acceptable. It is considered that the proposal of four dwellings would constitute overdevelopment of the site and give rise to poor amenity and living conditions, in particular with the proposed access road contrary to Policies EN 2 and EN 4 of the adopted North Norfolk Core Strategy (2008) and Section 12 of the NPPF.*

*2) The visibility at the proposed vehicular access to serve the development is severely restricted (especially to the critical traffic direction to the west of the access). Visibility splays of 43m x 2.4m x 43m are required. Insufficient information has been submitted to demonstrate that these visibility splays can be achieved via land within the applicant's ownership and control. As a result, the proposal fails to comply with Policy CT 5 of the adopted North Norfolk Core Strategy (2008).*

*3) Chapel Road has no footway in the vicinity of this site with pedestrians having to use the live carriageway to access village facilities that exist to the east of the site. It may be possible to address this by provision of a section of 1.5m wide footway running along the northern side of Chapel Road from the site access to the junction of Chapel Road with Gimingham/North Walsham Road (C295). As a result, it is considered that the proposal would give rise to highway and pedestrian safety issues and the proposal fails to comply with Policy CT 5 of the adopted North Norfolk Core Strategy (2008)*

In addition, the matter of the principle of new development in Trunch, in terms of Core Strategy Policies SS 1 and SS 2 (countryside), has been addressed under recently approved applications for new dwellings in the village. On the basis of the principle established through these recent approvals, a departure from current adopted policy is considered to be acceptable.

- PO/18/2135 Land north of Chapel Road, Trunch. Erection of three dwellings with associated parking (outline – details of access only). Approved
- PO/19/1057 Land opposite Cornish Avenue, North Walsham Road, Trunch. Erection of dwelling (outline application with all matters reserved) Approved
- PO/20/0904 St Olafs, North Walsham Road, Trunch. Demolition of outbuilding and erection of single storey two bedroom detached dwelling (outline details of access only) Approved
- PF/20/0730 Land at White House Farm, Mundesley Road, Trunch. Erection of two storey detached dwelling. Approved
- PF/20/0620 27 North Walsham Road, Trunch. Demolition of outbuildings and subdivision of land to create additional residential plot and construction of a single storey dwelling, access, landscaping and associated works. Approved

## 2. Access

The Highway Authority note the application is related to a previous application reference 2019/1696 on the same site with access now sited to the east of the roadside frontage and therefore visibility significantly improved from the situation previously seen. The Highway Authority have considered the provision of a footway link to this site but have deemed to be impractical. They raise no objections to the proposal on highway safety grounds subject to conditions relating to securing the vehicular access/crossing over the verge as shown on the plan, surface water drainage arrangements to prevent discharge from or onto the highway; provision of visibility splays and to secure the proposed access and on-site car parking and turning areas in accordance with the approved plan and retained thereafter for that use.

## 2. Design and appearance (EN 4)

Policy EN 4 states that all development should be designed to a high quality, reinforcing local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable.

Appearance is a reserved matter as the application is in outline with all matters reserved. However, the application is supported by an indicative plan illustrating the access point, the plot sizes and the proposed footprint of the properties.

At the time the previous application for four dwellings was refused, it was suggested that consideration should be given to two dwellings, subject to concerns concerning the access and amenity impacts being satisfactorily addressed.

From the information provided, it is considered that the indicative layout satisfactorily demonstrates that the site is capable of accommodating up to three dwellings. However, the site description has been amended with the agreement of the applicant to *up to* three dwellings to allow a degree of flexibility at the details stage and further information to be provided at the details stage specifically in relation to the existing and proposed landscaping of the site which is discussed further below.

## 3. Landscape (EN 2)

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.

Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements and their landscape setting, distinctive settlement character and pattern of distinctive landscape features including woodland, trees and field boundaries and their function as ecological corridors for dispersal of wildlife.

There are a number of trees on the site and the Landscape Officer has therefore been consulted regarding the principle of development. They have raised concerns that prior to the application being submitted, it appears the site was cleared of significant trees that provide amenity value, biodiversity and carbon sequestration and that this tree loss has resulted in a

negative impact on biodiversity and carbon sequestration. The Landscape Officer has also commented that the impact on climate change owing to the loss of biomass is also not in line with the climate emergency declared by the Council.

Whilst the loss of trees is regrettable, none of the trees were subject to a Tree Preservation Order nor protected by virtue of being within a Conservation Area and therefore no breach of planning control has occurred in this respect. The Landscape Officer has also verbally confirmed that none of the remaining trees are worthy of the specific protection afforded by a Tree Preservation Order.

The Landscape Officer has also advised that he considers that three properties on the site would not provide sufficient space and future liveability conditions to facilitate the mitigation planting required to address the loss and that the existing trees and hedges on and adjacent the site are now very important and should be protected during the construction of any development. They have indicated that a proposal for less dwellings supported by an Arboricultural Implications Assessment and Landscaping Plan demonstrating mitigation planting would be acceptable in this respect.

However, as this is an outline application landscaping is a reserved matter and therefore the layout is only indicative at this stage. In these circumstances, it is not considered reasonable to recommend refusal on these grounds or require the applicant to submit an Arboricultural Implications Assessment and Landscaping Plan at this stage.

However, in the light of these concerns, a change of description has been agreed with the applicants which would grant outline permission for *'up to three detached single storey dwellings including detached garage to plot 3'*. This would, in effect, allow the applicant to demonstrate at the detailed stage whether or not the site could accommodate three dwellings whilst retaining trees and incorporating meaningful new planting and landscaping as considered appropriate and as such address the Landscape Officer's concerns.

It would also be appropriate to attach conditions to any outline planning permission granted requiring the applicant to submit an Arboricultural Implications Assessment and Landscaping Plan including mitigation planting as part of any reserved matters application and to ensure all remaining trees are retained unless otherwise agreed with the Local Planning Authority.

#### 4. Amenity (EN 4)

Policy EN 4 of the North Norfolk Core Strategy requires that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers and new dwellings should provide an acceptable level of amenity.

It is considered that the size of the plot is capable of accommodating up to three single storey dwellings without giving rise to a detrimental impact on neighbouring properties by way of significant overlooking or overshadowing and that the proposed size of each plot as shown on the indicative site plan would provide an acceptable level of residential amenity.

The proposed access track would be sited immediately adjacent the flank wall of the existing bungalow (Itarsi), however there are no windows within the side facing elevation of this property and subject to careful consideration of the proposed surface treatment of the access track, it is considered that any adverse impact on the living conditions for this property could be

satisfactorily mitigated. This matter would however, would be addressed at the detailed reserved matters stage should outline planning permission be granted

Similarly, the access track would run alongside two properties to the east, namely Cosy Nook and Orchard Cottage. With respect to Cosy Nook, the access would run mostly alongside the access track which serves this property. With respect to Orchard Cottage, there are mature trees which run along the eastern common boundary with this property and provided they are retained and adequately protected and subject to the use of an appropriate surface treatment, it is considered that an appropriate level of amenity for these properties can be satisfactorily achieved.

As a result, it is considered that the current proposal has satisfactorily demonstrated that the site is capable of being developed in a manner which would not give rise to significant adverse impacts on the existing and proposed dwellings, and which would accord with Policy EN 4 of the North Norfolk Core Strategy.

#### 5. Layout and scale

As referred to above, an indicative layout plan has been provided which, from the information provided, satisfactorily demonstrates that up to three dwellings can be accommodated on the site in principle. The applicant has indicated these would be single storey dwellings and single storey dwellings would be in keeping with existing built form in this location.

#### 6. Environmental Considerations

Policy EN 13 seeks to protect the District from pollution and hazards. The site is not on land which is known to be contaminated, although it would be appropriate to impose a condition should contaminated land be found during construction.

Subject to the recommended condition, the proposal would comply with Policy EN 13.

#### 7. Other Issues

Concerns have been raised regarding the re-siting of an existing telegraph pole. The applicants' agents have advised that this has not yet been agreed but following approval this will be agreed and repositioned by BT to the side of the new proposed entrance and would still provide the same service as at present. In any event, it is considered that this matter is not one on which outline planning permission could reasonably be refused but it is a matter which the applicants would need to resolve in order to implement any permission granted.

With regard to the hedge adjacent to the eastern boundary, the agents have confirmed there will be a 0.5 m buffer between the neighbour's hedge and the proposed access road. In addition, an area will be designated for the bins to be brought to on collection day to the west of the proposed driveway.

#### 6. Conclusion

Whilst it is recognised that the site is not within a settlement boundary as defined by Policy SS 1 of the North Norfolk Core Strategy, there are material considerations that weigh in favour of the application. The NPPF, which is a material consideration, indicates that some residential development in rural areas should be permitted to support the rural community and economy.

The site is surrounded by other dwellings and Trunch has a number of services, facilities and community groups which cater for day to days needs so is neither physically or functionally isolated. Although not all services are provided in the village, the NPPF and NPPG, indicate that short car journeys are acceptable in rural settings in order to access services. The site is capable of being developed in a manner which would be in keeping with and without having a visually obtrusive or visually dominant effect on the surrounding area. It is considered that up to three appropriately designed dwellings would be achievable without having a significantly detrimental impact on the amenities of the occupiers of adjacent properties.

**RECOMMENDATION:**

**APPROVE** subject to conditions relating to the following matters and any others considered necessary by the Assistant Director for Planning.

- Time limit for implementation and submission of reserved matters
- Approved plans
- Arboricultural Implications Assessment/Method Statement to be submitted to and approved by the LPA as part of the application for reserved matters
- A scheme of hard and soft landscaping proposals to be submitted to the LPA and approved as part of the application for reserved matters
- Full details of refuse storage areas to be provided
- Prior to first occupation vehicle access/crossing over the verge to be constructed in accordance with highways specification and retained as shown
- Prior to first occupation the proposed access and on-site car parking and turning areas to be laid out, demarcated and surfaced in accordance with the approved plan and retained for that specific use
- Contaminated Land – Any contamination found during the course of construction that was not previously identified shall be reported immediately to the Local Planning Authority.

Final wording of conditions to be delegated to the Assistant Director for Planning.



## **APPEALS SECTION**

### **(a) NEW APPEALS**

No new ones have started

### **(b) INQUIRIES AND HEARINGS – IN PROGRESS**

**AYLMERTON – PF/20/0691 - Discontinuation of use of land for aggregate recycling and erection of a single self-build detached dwelling with garage, and ecological improvements.**

**Highfield Aggregates And Recyling, Church Road, Aylmerton NR11 8PZ**

**For Mr Scott Wells**

INFORMAL HEARING – Date TBA

**BRISTON - PF/19/1567 - Change of use of land for the stationing of 9 no. caravans for residential use**

**Land North Of Mill Road, Briston**

**For Mr David O'Connor**

INFORMAL HEARING – Date TBA

**CLEY-NEXT-THE-SEA - ENF/18/0164 - Alleged further amendments to an unlawful dwelling Arcady, Holt Road, Cley-next-the-Sea, Holt, NR25 7TU**

**for Mr Adam Spiegall**

VIRTUAL INFORMAL HEARING 08 February 2021 – Deferred until after 31 March 2021 – upon determination of newly submitted planning application

**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**

PUBLIC INQUIRY 20 October 2020 – Awaiting Decision

**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 02/0013**

**Bluebird Container Storage, Laundry Loke, North Walsham, NR28 0BD**

**for Mr John Silk, Bluebird Commercial Properties Ltd**

VIRTUAL PUBLIC INQUIRY 25 January 2021 – to be Re-Scheduled – Awaiting Dates

**RYBURGH - ENF/20/0231 – Replacement Roof**

**19 Station Road, Great Ryburgh, Fakenham NR21 0DX**

**For Christopher Buxton and A E Simcock**

INFORMAL HEARING – no date as yet

**(c) WRITTEN REPRESENTATIONS APPEALS - IN HAND**

**BLAKENEY – PF/20/0614 - Subdivision of single dwelling to form two dwellings including replacement white PVC doors and windows throughout and erection of a detached double garage/cartshed for each dwelling, and conversion of existing detached garage to habitable space for proposed 'Dwelling 2'.**

**Galley Hill House, Langham Road, Blakeney, Holt NR25 7PR**

**For J Bunn Homes Ltd**

**WRITTEN REPRESENTATION**

**CORPUSTY & SAXTHORPE - PU/20/0398 - Application to determine if prior approval is required for change of use of agricultural building to a dwellinghouse (Class C3) and for associated building operations**

**Barn At Valley Farm, Wood Dalling Road, Corpusty, Norwich NR11 6QW**

**For Mr George Craig**

**WRITTEN REPRESENTATION**

**CROMER – ADV/20/1701 - Upgrading of advertisement hoardings to digital display of static, internally illuminated advertisements (instead of posters)**

**Land at Station Road Junction, Norwich Road, Cromer**

**For Wildstone Group Limited**

**WRITTEN REPRESENTATION – CAS (Commercial Appeals Service)**

**HAPPISBURGH – PF/20/0778 – Single storey detached dwelling to rear of existing dwelling and alterations to vehicular access**

**Old Police House, North Walsham Road, Happisburgh NR12 0QU**

**For Mr & Mrs Mullins**

**WRITTEN REPRESENTATION**

**HICKLING – CDC/19/0400 – Discharge of Conditions 6 (Visibility Splay) and 7 (On-site Parking and Turning) of Planning Permission PF/19/0400**

**Former Andrews Garage Site, The Green, Hickling, Norwich NR12 0XR**

**For Mr George Hermann**

**WRITTEN REPRESENTATION**

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

**for Mr Jonathan Hancock**

**WRITTEN REPRESENTATION**

**MUNDESLEY – PF/20/1585 – Alterations to roof to form roof terrace with access via external stairs**

**1 Bramble Close, Mundesley, Norwich, NR11 8NF**

**For Mr Richard Wideman**

**WRITTEN REPRESENTATION – Householder Appeals Service (HAS)**

**NORTH WALSHAM – PP/20/0160 – Permission in principle for the demolition of the existing buildings on site and the erection of four dwellings with associated parking and gardens and an extension of 30mph speed limit**

**Land East of Bacton Road, North Walsham NR28**

**For Mr David Taylor – Cincomas Ltd**

**WRITTEN REPRESENTATION**

**NORTH WALSHAM – PO/20/1081 - Detached two storey dwelling - Outline application for access & layout (all other matters reserved)**  
**52 Aylsham Road, North Walsham, NR28 0BL**  
**For Mr John Smith**  
**WRITTEN REPRESENTATION**

**SHERINGHAM – PF/20/1660 - Demolition of redundant A1 use building and replacement with 6 no. studio holiday lets**  
**The Granary, Rear of 51 Station Road, Sheringham NR26 8RG**  
**For Mr Jon Nash**  
**WRITTEN REPRESENTATION**

**SMALLBURGH – PF/19/1834 - Demolition of farm buildings and redevelopment of agricultural land to provide 4 no. two-storey dwellings**  
**Chapel Farm Barn, Norwich Road, Smallburgh NR12 9LU**  
**For Mr George Watson**  
**WRITTEN REPRESENTATION**

**SOUTHREPPS – PF/20/0932 - Change of use from dwelling (Class C3) to mixed use of dwelling house and skin health clinic**  
**Church Farm, 20 Church Street, Southrepps NR11 8NP**  
**For Mrs Olga Brennand**  
**WRITTEN REPRESENTATION**

**STALHAM - PF/20/1073 - Single storey detached dwelling and garage**  
**Land At Lucinda House, Moor Lane, The Green, Stalham, Norwich NR12 9QD**  
**For Mrs Linda Fiske**  
**WRITTEN REPRESENTATION**

**WEST RUNTON – ENF/20/0058 – Erection of a Rear Extension**  
**The Thatched Cottage, The Hurn, West Runton, Cromer NR27 9QS**  
**For Mr M Fisher**  
**WRITTEN REPRESENTATION**

**(d) APPEAL DECISIONS - RESULTS AND SUMMARIES**

**EDGEFIELD – PF/20/0761 - Erection of two storey front and side extension, new dormer to first floor West elevation and internal alterations**  
**Stonehaven, Ramsgate Street, Edgefield, Melton Constable NR24 2AX**  
**For Mr And Mrs Andrew And Lesley Rainsford**  
**WRITTEN REPRESENTATION**  
**Appeal Allowed**

**ITTERINGHAM - ENF/17/0006 & CL/19/0756 - 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 for Mr E Goodman**  
**VIRTUAL PUBLIC INQUIRY 08 March 2021**  
**Appeals Dismissed**

**(e) COURT CASES**

No change from previous report.

