

Development Committee



Please contact: Linda Yarham

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TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Wednesday, 15 September 2021

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 23 September 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 :

Members of the public who wish to speak on applications must register **by 9 am on the Tuesday before the meeting** by telephoning **Customer Services on 01263 516150** or by emailing customer.service@north-norfolk.gov.uk. Please read the information on the procedure for public speaking at Development Committee on our website or request a copy of "Have Your Say" from Customer Services.

Anyone may take photographs, film or audio-record the proceedings and report on the meeting. You must inform the Chairman if you wish to do so and must not disrupt the meeting. If you are a member of the public and you wish to speak, please be aware that you may be filmed or photographed.

Emma Denny
Democratic Services Manager

To: Mrs P Grove-Jones, Mr P Heinrich, Mr A Brown, Mr P Fisher, Mrs A Fitch-Tillett, Dr V Holliday, Mr R Kershaw, Mr N Lloyd, Mr G Mancini-Boyle, Mr N Pearce, Dr C Stockton, Mr A Varley, Ms L Withington and Mr A Yiasimi

Substitutes: Mr T Adams, Dr P Bütikofer, Mrs S Bütikofer, Mr C Cushing, Mr T FitzPatrick, Mr V FitzPatrick, Mr N Housden, Mr J Punchard, Mr J Rest, Mrs E Spagnola, Mr J Toye and Mr E Vardy

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

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 26 August 2021.

4. ITEMS OF URGENT BUSINESS

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

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

5. ORDER OF BUSINESS

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

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

6. DECLARATIONS OF INTEREST

(Pages 1 - 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

7. CROMER - PF/21/1049 - REPLACEMENT WINDOWS AND DOORS, 15A CLIFF ROAD, FOR MRS DEBRA FITCHETT (Pages 3 - 6)

8. HOVETON - PF/20/1811 - CONSTRUCTION OF THREE BAY CAR PORT WITH ROOM WITHIN ROOFSPACE TO FRONT OF (Pages 7 - 12)

DWELLING; HOLMWOOD, TUNSTEAD ROAD FOR MR AND MRS WILLIAMS

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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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.

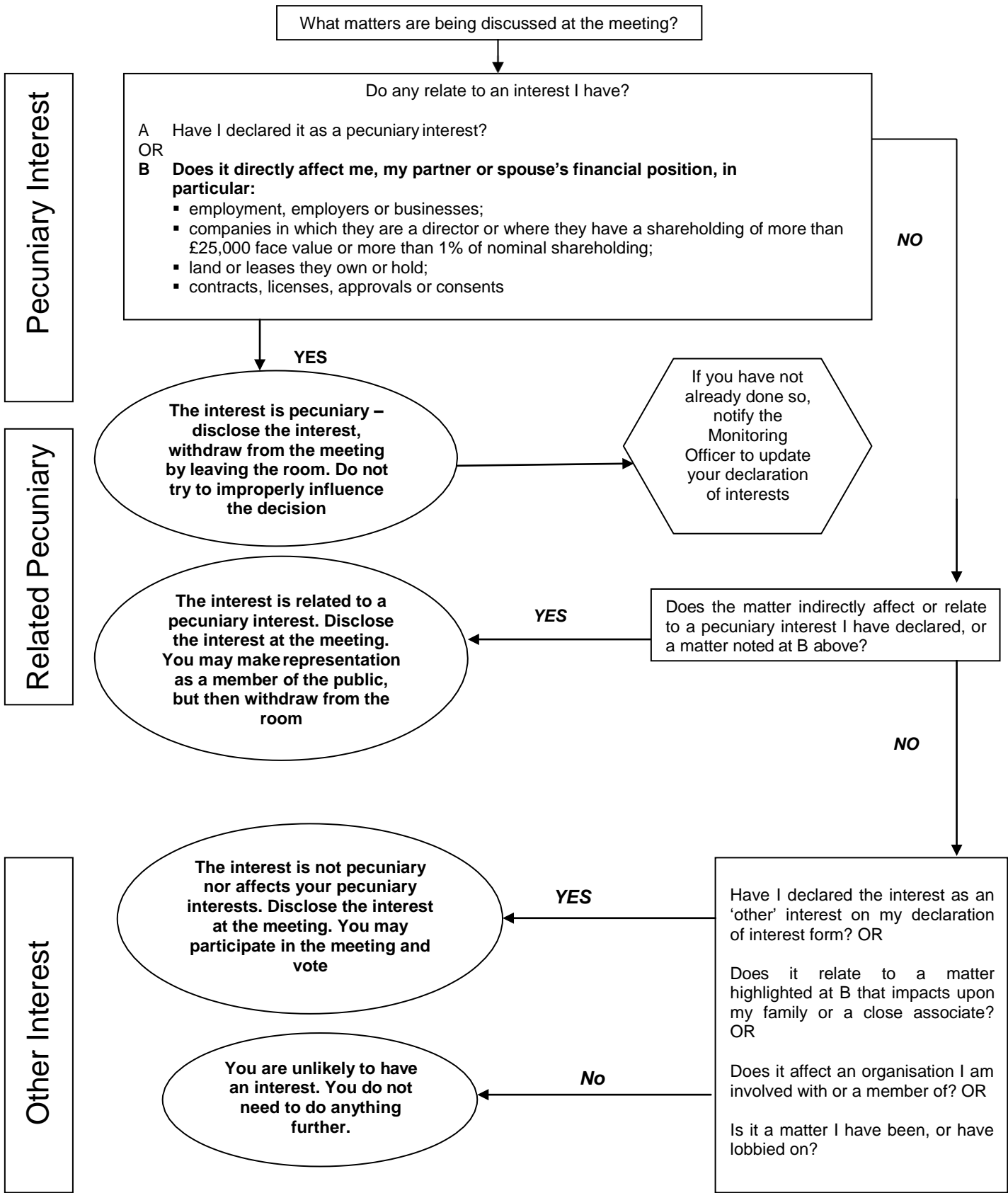
FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF

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



CROMER – PF/21/1049 – Replacement windows and doors, 15A Cliff Road, for Mrs Debra Fitchett

- Target Date: 20th July 2021

Case Officer: Miss J Hodgkin

Householder application

RELEVANT SITE CONSTRAINTS

Agricultural Land Classification: Urban

Areas Susceptible to Groundwater SFRA – Classification: <25%

Conservation Area

Landscape Character Area – Description: Coastal Shelf

Residential Area

Settlement Boundary

RELEVANT PLANNING HISTORY

IS1/21/0407: Replace single glazed wooden casement windows and French doors with double glazed UPVC flush casement windows of similar type to existing.

Advice Given (for pre-apps)

THE APPLICATION

This application seeks permission to replace the existing wooden single glazed and upvc windows with upvc flush casement windows and to replace the existing upvc doors.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Councillor E Spagnola due to concerns regarding the potential that both the approved and unapproved use of upvc windows on buildings within the Cromer Conservation area is having a cumulative, detrimental impact on the significance of the designation.

PARISH/TOWN COUNCIL

Cromer Town Council: Objection - not appropriate replacement materials in conservation area, contrary to Policy EN 8.

CONSULTATIONS

Conservation & Design: are not able to sustain an objection to the application.

REPRESENTATIONS

None received.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS 1 - Spatial Strategy for North Norfolk

SS 3 - Housing

EN 4 - Design

EN 8 - Protecting and enhancing the historic environment

National Planning Policy Framework (NPPF):

Section 4 - Decision-making

Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

Supplementary Planning Documents

Cromer Conservation Area Character Appraisal and Management Proposals (adopted November 2012)

MAIN ISSUES FOR CONSIDERATION

1. Principle of development
2. Design and visual impact on the Heritage Asset
3. Residential amenity

APPRAISAL

1) Principle of Development

The application site lies within a defined residential area of Cromer, a Primary Settlement, where alterations to dwellings are acceptable in principle subject to compliance with all relevant Core Strategy policies. The site is also within the Cromer Conservation Area, where development is expected to preserve and enhance the character and appearance of the area. The building is not listed.

2) Design and Impact on the Heritage Asset

The existing windows comprise a mixture of wooden single-glazed casement windows and low quality upvc double glazed units of differing styles (that appear to have been installed over a period of time). The proposed replacements would be upvc flush casement windows replicating the original design as closely as possible. Additionally, it is proposed to replace the existing upvc doors with upvc doors and a composite entrance door that are more appropriate in design to the age and style of the property.

Sufficient details have been provided to demonstrate that the proposed windows would closely replicate the existing windows as far as practically possible. Furthermore, the building is not listed, the proposed replacement windows and door will not face Cliff Avenue and there is a precedent for the use of uPVC windows in the vicinity. For those reasons, Conservation & Design are unable to sustain an objection to the application.

It is considered that the proposal would not constitute an unacceptable level of harm to either the character and appearance of the building or the Cromer Conservation Area. The proposal would also have some benefits as it would unify the windows from the current mixture of wooden and low quality UPVC windows and would replace the existing low quality UPVC entrance door with one more consistent in style to the original age of the property. Therefore, on balance, the proposal is considered to comply with Core Strategy Policies EN 4 and EN8, and Sections 12 and 16 of the NPPF.

3) Residential Amenity

With regard to privacy, as the proposed windows are purely replacements of the existing windows, with no new openings being created, the proposal would not alter the current

relationship with neighbouring dwellings. As such the proposal would not impact on residential amenity and is compliant with Policy EN4.

RECOMMENDATION:

APPROVAL, subject to conditions to cover the matters listed below, and any others considered necessary by the:

1. Time limit for implementation
2. Development to be carried out in accordance with submitted details and specifications
3. Materials for the proposed development to be in accordance with details submitted as part of the application.

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

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.

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HOVETON - PF/20/1811 - Construction of three bay car port with room within roofspace to front of dwelling for Mr and Mrs Williams.

Minor Development

- Target Date: 29 July 2021

Case Officer: Mr R Arguile

Full Planning Permission

RELEVANT CONSTRAINTS

- Settlement Boundary LDF
- Residential Area LDF
- Landscape Character Area
- Areas Susceptible to Groundwater SFRA

RELEVANT PLANNING HISTORY

PF/15/1887: Erection of single-storey and first floor side extensions and detached double car-port
Approved 16/02/2016

PF/18/2239: Erection of detached one and a half-storey dwelling; detached garage to serve existing dwelling (Holmwood)
Refused 07/02/2019

PF/20/1171: Construction of triple bay cart shed garage with store/home office over in place of approved car port under PF/15/1887
Refused 11/09/2020

This was refused on the grounds of the size and scale of the building and its lack of information regarding tree protection measures. The full reasons for refusal were as follows:

1. *The proposed development would result in an inappropriate form of residential development due to its size, scale and massing within the front garden of 'Holmwood' with the potential for overlooking into the neighbouring property. The proposal would result in an unsympathetic and dominant form of development and would fail to preserve or enhance the form and character of the area, and would have a significant detrimental impact upon the appearance of the street scene as well as leading to overlooking and loss of privacy to the neighbouring property. The proposal, therefore, fails to comply with Policy EN 4 of the adopted North Norfolk Core Strategy (2008)*
2. *Insufficient information has been submitted to demonstrate whether or not the trees and hedges would be impacted by the proposed development. As a result, the proposal fails to comply with Policy EN 4 of the adopted North Norfolk Core Strategy (2008)*

THE APPLICATION

The application seeks permission to erect a three bay cart open fronted shed open to the front of the dwelling. Within the roofspace of the building there would be a home office, accessed by internal stairs.

Amended plans have been received which reduce the height, scale and massing of the proposed building from that which was originally submitted.

The building is to be set on a brick plinth and clad in vertical stained timber cladding or composite cladding. It is to be roofed in pantiles to match the main dwelling.

A two bay cart shed with a footprint of 6m x 6m was granted under PF/15/1887. Works for this structure have not been started but the works to the host dwelling have been completed. The proposed building would be a replacement for the approved cart shed.

The building would be set back 21m from Tunstead Road and concealed by two Oak trees from this view.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr Dixon who considers the reduction in volume of the building and the reduction of 1 of 3 roof windows and the enclosing of the staircase (which adds to the volume) falls way short of that necessary to overcome the substantial reasons for the refusal of planning application PF/20/1171. Accordingly, those refusal reasons are still very relevant to this application.

PARISH/TOWN COUNCIL

Hoveton Parish Council: objects with concerns about the overdevelopment of this site. The PC feels that the proposed structure is too large and is unsuitable for this site, and that it is out of character with local residential development in this location.

REPRESENTATIONS

Six letters of objection received on the following grounds. The application was re-publicised following the receipt of amended plans. The comments remained unchanged following this.

- Size, scale and massing of the building
- Precedent for further development along Tunstead Road
- Privacy concerns from the window facing 'Halfacre'
- Not in keeping with the character of the area and street scene

CONSULTATIONS

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

North Norfolk Core Strategy (September 2008):

Policy SS 1 - Spatial Strategy for North Norfolk

Policy SS 3 - Housing

Policy SS 10 - Hoveton

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

Policy EN 4 - Design

Policy CT 5 - The Transport Impact of New Development

Policy CT 6 - Parking Provision

National Planning Policy Framework (NPPF):

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 12 - Achieving well-designed places

MAIN ISSUES FOR CONSIDERATION

- Principle of development
- Design
- Amenity
- Trees
- Landscape
- Highways and Parking

APPRAISAL

Principle

The site lies within the development boundary of Hoveton, designated a 'Secondary Settlement'. It also lies within area designated 'Residential Area' covered by Policy SS 3. This allows for appropriate residential development. The proposal for a detached cart shed structure and home office would be considered appropriate in this location being an ancillary building on an established residential plot. On that basis it is considered that the proposal is acceptable in principle under Policies SS 1, SS 3 and SS 10 of the Core Strategy.

Character and Appearance of the area

The design of the proposal is a three bay cart shed with a home office within the roof. It is approximately 5.6m in height and 10m in length, whereas the car part approved under the 2015 and which could still be built, was 6m long with the same gable width (6m) as the proposed building. An internal staircase will be accessible from the front of the building. The building has been reduced in height so that it is of a similar height to the garage at the neighbouring property ('The Acorns'), to the north. This neighbouring garage has two bays and is brick built garage measuring approximately 4.75m in height.

The proposed building will be situated 2m away from the boundary of 'Halfacre' the property to the south so as to minimise any potential overshadowing. The proposal will also include two rooflights in the northern elevation. A small window on each end of the building will be included with the one facing west, and facing 'Holmwood' and 'Halfacre' obscured glazed. In terms of materials, the roof would have pantiles matching those of the host dwelling, with the walls clad in either composite cladding or stained timber, either of which would be considered appropriate.

The use of the first floor of the building as an ancillary home office is also considered acceptable, noting the increased use of home working since the Covid pandemic. It is recommended that a condition is included restricting the use to purposes incidental to the residential use of the dwelling.

The dwelling is on a large plot with considerable land at both the front and the rear. The proposed building would be set back approximately between 21m from the road at its closest point, being the gable end. The siting of the building is approximately in line with and has a similar relationship to that of the garage to the front of The Acorns to the north

With regard to the changes following the previous refusal the height of the building has been reduced and the stairs have been integrated into the design. A rooflight has also been removed from the previously refused design. The tree protection measures have also been submitted and are considered acceptable.

It is considered that given its siting, size as amended, and appearance, the proposal is on balance, acceptable in terms of Policy EN 4.

Amenity

The proposed building would be sited 2m from the common boundary and approximately 11m from the front elevation of Halfacre. However, with both the existing boundary vegetation and the window on the gable end being obscured glazed, it is considered that the proposal would not result in any significant overlooking or overshadowing impacts'. It is considered that on balance, the proposal is acceptable in terms of policy EN 4 in regards to amenity

Trees

A Tree Protection Plan has been submitted. This ensures all trees set to be retained (the two mature Oaks at the front of the property), 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 EN 2 and EN 4.

Landscape

The Landscape Officer has not raised an objection to the proposal. The site is secluded and bounded by mature screening, set back from the roadside with a neighbouring property having a garage of similar height. Given the reduction in size and scale of the building, it is not considered that it will have a significantly detrimental impact upon the surrounding landscape, and should not appear out of context with the surrounding area. As such, the proposal is considered to comply with Policy EN 2 of the Core Strategy.

Highways and Parking

There would be no change in parking or travel to and from site. The Highway Authority were consulted on the previous application and had no objection. As the parking arrangements are the same for this application, it is considered that the parking and transport impact of the proposal is acceptable under Policies CT 5 and CT 6.

Precedent

There is concern following the representations that the approval of this application would set a precedent for this type of building along Tunstead Road. There is already one existing garage at the front of the neighbouring property, constructed in brick. This application is considered on its own merits. Whilst it is acknowledged this could be considered as setting a precedent, this is not considered to be a material planning consideration with significant weight in the determination of this application. Consideration cannot be given to what might or might not be submitted in the future.

Conclusion

The proposal is considered to be acceptable in terms of its principle, design, effect on the character and appearance of the area, parking, trees, landscape, and is recommended for approval subject to the imposition of appropriate conditions.

RECOMMENDATION - APPROVAL

Approve subject to conditions relating to the following:

- Time limit for implementation
- Approved plans
- Materials to be as submitted on the approved plan
- Development not to commence until the tree protection measures are in place and maintained during construction.
- Restricting the use of the building

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

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APPEALS SECTION

(a) NEW APPEALS

ALBY WITH THWAITE – PF/20/1532 - Erection of detached single-storey outbuilding for use as garden room (part retrospective)

Field View, Alby Hill, Alby, Norwich NR11 7PJ

For Mr Karl Barrett

WRITTEN REPRESENTATION

AYLMERTON – PF/20/1028 - Demolition of existing bungalow and erection of two no.detached two-storey dwellings with attached garaging

Linda, The Street, Aylmerton, Norwich NR11 8AA

For Michael Bacon

WRITTEN REPRESENTATION

BODHAM – PP/21/0155 - Permission in principle for erection of one self-build dwelling

Land North Of Hurricane Farm Bungalow, Church Road, Lower Bodham, Norfolk

For Mr David Gay

WRITTEN REPRESENTATION

BRISTON – PO/20/0718 - Demolition of existing 3 no. detached outbuildings, erection of detached dwelling to rear, replacement detached garage to serve existing dwelling and associated external works (Outline with all matters reserved)

30 Reepham Road, Briston, Melton Constable, NR24 2JL

For Mr Adam Kidd And Miss Katherine Richards

WRITTEN REPRESENTATION

CROMER – PF/20/2073 - Conversion and extension (to provide first floor accommodation) of an existing detached workshop/studio building into a self contained one bedroom dwelling including solar panels, air source heat pump, private garden, vehicle parking, bicycle and refuse storage provision.

61 Runton Road, Cromer, NR27 9AU

For Mr N Kohler

WRITTEN REPRESENTATION

FAKENHAM – PF/21/0192 - External access stairs to upper floor flat and removal of existing

34 Norwich Street, Fakenham, Norfolk NR21 9AE

For Mr D Perposhi

WRITTEN REPRESENTATION

FAKENHAM – LA/21/0193 - Works associated with new access stairs to upper floor flat and removal of existing

34 Norwich Street, Fakenham, Norfolk NR21 9AE

For Mr D Perposhi

WRITTEN REPRESENTATION

HINDRINGHAM – PF/19/1576 - Conversion of agricultural building to dwelling (Part Retrospective)

Agricultural Building, Walsingham Road, Hindringham, NR21 0BT

For Mr Darren Woods

WRITTEN REPRESENTATION

ITTERINGHAM – PF/20/1715 - Change of use from holiday let to single dwellinghouse

The Muster, The Street, Itteringham, Norwich NR11 7AX

For Mr Joff Goodman

WRITTEN REPRESENTATION

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

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

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**

ALDBOROUGH – EF/21/0972 - Lawful Development Certificate that the hybrid garden annexe and associated concrete plinth foundation, concrete lattice (max 7sqm) or lightweight lattice base falls under the definition of a caravan and its subsequent siting on a concrete plinth foundation, concrete lattice (max 7sqm) or lightweight lattice base for use ancillary to the main dwelling known as 1 Harmers Lane, Thurgarton, Norwich, Norfolk, NR11 7PF does not amount to development so that Planning permission is not required
1 Harmers Lane, Thurgarton, Norwich, Norfolk NR11 7PF
For Victoria Connolly
WRITTEN REPRESENTATION

BLAKENEY - PF/20/1109 - Change of use and extension to existing storage barn to form new dwelling; and meadow enabled to rare chalk grassland creation scheme
Agricultural Barn, Morston Road, Blakeney
For Mr D Broch
WRITTEN REPRESENTATION

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)

FAKENHAM – PU/20/1494 - Application to determine if prior approval is required for proposed change of use of agricultural building to 2 dwellinghouses (Class C3)
West Barn, Laurel Farm, Thorpland Road, Fakenham, NR21 8NH
For C.E Davidson Farms Ltd
WRITTEN REPRESENTATION

FAKENHAM – PU/20/1495 - Application to determine if prior approval is required for proposed change of use of agricultural building to 1no. dwellinghouse (Class C3)
East Barn, Laurel Farm, Thorpland Road, Fakenham, NR21 8NH
For C.E Davidson Farms Ltd
WRITTEN REPRESENTATION

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

HIGH KELLING – TW/20/0427 - To remove 2 pine trees as concerns over the safety and close proximity to the dwelling, replacement trees could be planted in the woodland
Coach House At Voewood, Cromer Road, High Kelling, Holt NR25 6QS
For Mrs Sylvia Ackling
Fast Track

KETTLESTONE – ENF/19/0094 - Erection of log cabin
Land South East Of Kettlestone House, Holt Road, Kettlestone, Norfolk
Mr and Mrs P & S Morrison
WRITTEN REPRESENTATION

LITTLE BARNINGHAM – PF/20/0855 - Demolition of existing dwelling and outbuildings; erection of replacement single and part two storey dwelling
Church Cottage, The Street, Little Barningham, Norwich NR11 7AG
For Mr N Wedgwood
WRITTEN REPRESENTATION

SKEYTON – PF/21/0461 - Detached 3 bay car port/garage with annexe accommodation above
Primrose Farm, Cross Road, Skeyton, Norwich, Norfolk NR10 5AN
For Mr M Heraud
FAST TRACK HOUSEHOLDER

STIFFKEY – PF/20/1202 - Conversion of former army training buildings into four holiday lets suitable for disabled persons
Former Army Buildings, Greenway, Stiffkey
For Mr Phil Harrison
WRITTEN REPRESENTATION

THURGARTON – EF/21/0972 - Lawful Development Certificate that the hybrid garden annexe and associated concrete plinth foundation, concrete lattice (max 7sqm) or lightweight lattice base falls under the definition of a caravan and its subsequent siting on a concrete plinth foundation, concrete lattice (max 7sqm) or lightweight lattice base for use ancillary to the main dwelling known as 1 Harmers Lane, Thurgarton, Norwich, Norfolk, NR11 7PF does not amount to development so that Planning permission is not required

1 Harmers Lane, Thurgarton, Norwich, Norfolk NR11 7PF

For Victoria Connolly

WRITTEN REPRESENTATION

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

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

APPEAL DISMISSED

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

APPEAL DISMISSED

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

None.