

Development Committee



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TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Wednesday, 8 December 2021

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 16 December 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

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A G E N D A

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

PUBLIC BUSINESS

1. CHAIRMAN'S INTRODUCTIONS

2. TO RECEIVE APOLOGIES FOR ABSENCE

3. SUBSTITUTES

4. MINUTES

(Pages 1 - 6)

To approve as a correct record the Minutes of a meeting of the Committee held on 18th November 2021.

5. ITEMS OF URGENT BUSINESS

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

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

6. ORDER OF BUSINESS

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

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

7. DECLARATIONS OF INTEREST

(Pages 7 - 8)

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

OFFICERS' REPORTS

8. **NORTHREPPS - PF/21/2263 - SITING OF FOUR GLAMPING PODS FOR HOLIDAY USE AT SHRUBLANDS FARM CAMPING SITE, CRAFT LANE, NORTHREPPS FOR MR J YOUNGMAN** (Pages 9 - 16)
9. **HOLT - PF/21/2573 - EXTENSION AND ALTERATIONS TO EXISTING BUNGALOW INCLUDING FIRST FLOOR EXTENSION; ERECTION OF DETACHED DWELLING TO REAR AND ASSOCIATED WORKS AT 21 PEACOCK LANE, HOLT FOR A MR AND MRS ROBERTS** (Pages 17 - 22)
10. **DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 23 - 28)
11. **APPEALS SECTION** (Pages 29 - 32)
 - (a) New Appeals
 - (b) Inquiries and Hearings – Progress
 - (c) Written Representations Appeals – In Hand
 - (d) Appeal Decisions
 - (e) Court Cases – Progress and Results

12. EXCLUSION OF PRESS AND PUBLIC

To pass the following resolution, if necessary:-

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

PRIVATE BUSINESS

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

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DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 18 November 2021 in the Council Chamber - Council Offices at 9.30 am

Committee Members Present:	Mr P Heinrich (Vice-Chairman)	Mr A Brown
	Mr P Fisher	Dr V Holliday
	Mr R Kershaw	Mr N Lloyd
	Mr G Mancini-Boyle	Mr N Pearce
	Ms L Withington	Mr J Rest
	Mr J Toye	

Officers in Attendance: Assistant Director for Planning (ADP), Principal Lawyer (PL), Development Management and Major Projects Manager (MPM), Director for Place & Climate Change (DFPCC) and Democratic Services and Governance Officer - Scrutiny (DSGOS)

Also in attendance: Ed Mumford-Smith, Jake Lambert
Anglian Water Planning Manager (AWPM)

47 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr C Stockton, Cllr P Grove Jones, and Cllr A Fitch-Tillett.

48 SUBSTITUTES

Cllr J Toye and Cllr J Rest.

49 MINUTES

Minutes of the meeting held on 21st October 2021 were approved as a correct record and signed by the Chairman.

50 ITEMS OF URGENT BUSINESS

None received.

51 DECLARATIONS OF INTEREST

None declared.

52 HINDRINGHAM PF/20/1345 - CONSTRUCTION OF 11 NO. DWELLINGS WITH ASSOCIATED PARKING, LANDSCAPING AND INFRASTRUCTURE: LAND SOUTH OF WELLS ROAD, HINDRINGHAM.

The MPM introduced the report and informed Members that the application had been considered previously in July, and had been deferred due concerns regarding foul drainage and the site layout. It was reported that a reduction in the number of dwellings had provided additional space for planting areas to alleviate layout concerns, whilst Anglian Water (AW) had undertaken further investigatory work on the drainage network and confirmed that it was in good working order. The MPM

recommended approval of the application, as outlined in the report.

Public Speakers

Ed Mumford-Smith (Supporting)

Questions and Discussion

- i. The Local Member – Cllr R Kershaw stated that he was grateful to Broadland Housing for the amendments made to the application, but noted that he still had substantial concerns regarding the sewage issues. He added that despite AW's assurance that there were no blockages, there still appeared to be significant drainage issues, with foul sewage seen to enter ditches and contaminate the river network. Cllr R Kershaw stated that he felt it was necessary to resolve these issues before the application could be approved, in order to avoid exacerbating the issue, and therefore proposed deferral for a site visit so that Members could review the issue in situ.
- ii. In response to a question from the Chairman, the PL confirmed that an individual planning application should not be used to address an existing issue, and should only be considered on the grounds that it would not make matters worse. He added that it could contribute to resolving the issue, but could not be expected to fully address it. It was noted that if the application was refused for reasons relating to existing drainage issues, then evidence would be required to show why the Committee had acted against the advice of a statutory consultee, which would pose additional risk to the Council.
- iii. The AW Planning Manager (AWPM) informed Members that AW had undertaken CCTV exploration of the drainage network, alongside removal of tree roots, which had shown that the network was working effectively. She added that manhole covers had also been lifted throughout the Parish for inspection, and no issues had been found. It was noted that there were no historical reports of flooding or drainage issues within AW's records, and testing models had shown that there was capacity within the existing foul network to accommodate the additional flow, if the application were to be approved. The AWPM stated that evidence provided by the Parish Council appeared to show that the flooding was caused by surface water, unrelated to the capacity of the foul sewage network. She added that this issue was therefore the responsibility of the Lead Local Flood Authority, and from AW's perspective there was capacity available to accommodate the development.
- iv. Cllr A Brown seconded the proposal for deferral to allow a site visit to take place.
- v. The ADP suggested that prior to debating the proposal, it would be useful to hear what the site visit would seek to determine.
- vi. Cllr R Kershaw stated that he had visited the site on several occasions with no recent heavy rainfall, and had still seen evidence of effluent flowing into the river network. He added that if a site visit were approved, then it would be helpful for Members to discuss the issue with the Parish Council and review the video evidence to consider the impact on the local river network.
- vii. The Chairman sought clarification on how drainage issues could affect the planning application. The MPM replied that whilst he appreciated the

concerns raised, a decision was still required on the application, and the developer could not be asked to resolve an existing problem. He added that there was no evidence to suggest that the scheme would have an adverse impact on the area through excess foul drainage, and evidence of this would be required if the application were refused on these grounds. The MPM suggested that Members consider the application with alongside comments from AW, and that conversations continue separately to resolve the pre-existing issues with drainage.

- viii. Cllr A Brown noted that there were national concerns with rainfall causing overflow, and whilst it was not the responsibility of the Committee to resolve this, it was important that the drainage issues be resolved before the application be approved. He added that the Members owed it to residents to see that it be resolved, and suggested that it would have been helpful for a representative of the Parish Council to attend the meeting. Cllr A Brown referred to an informative note on p46 and raised concerns that this would not be adhered to. The MPM stated that this note had been excluded from the updated report following completion of further exploratory work by AW.
- ix. Cllr N Pearce stated that it would have been helpful to review the video evidence of sewage issues at the meeting, and suggested that in the absence of this evidence, a site visit would help Members understand the concerns. He added that it would also be helpful if AW representatives joined the site visit.
- x. Cllr L Withington stated that it was clear that no Member would be against the delivery of affordable housing, but concerns remained about effluent discharge during normal weather conditions. She added that a site visit would help to alleviate these concerns, as it was difficult to make a decisions without the necessary evidence.
- xi. In response to the Chairman, the AWPM confirmed that there had been no recorded flooding events within the last twelve months. She added that this was not to say that flooding events had not occurred, but none had been reported to AW. It was stated that AW were committed to helping resolve any issues, and would be happy to attend site visits if required. The AWPM noted that AW had no outfalls in the area discussed, so it was possible that it could be a highways or other outfall.
- xii. Cllr J Rest stated that any site visit would be subject to the specific conditions at the time of the visit, and it was possible that this may happen when no evidence of flooding was present, in which case little insight would be gained.
- xiii. The ADP stated that the application was due to determined on or before the 26th November, and it would be necessary to ask whether the applicant could permit a further extension to allow a site visit to take place.
- xiv. Cllr G Mancini-Boyle asked whether video evidence of the drainage issues had been shared with AW, and whether it could be shared Members of the Committee. Cllr R Kershaw replied that the Parish Council did have several videos that could be shared in advance of a site visit.
- xv. Cllr J Toye stated that he appreciated the concerns raised and suggested that the Committee should seek assurances that approval of the application would not exacerbate the issue. He added that the Council had recently

committed to working with AW to monitor sewage events, and asked whether there was a means by which the Council could show a commitment to residents that the issue would be addressed, separately from the application. The MPM suggested that a condition could be included to ensure the foul drainage scheme was approved by AW and would not exacerbate the issues, in order to provide additional assurance.

- xvi. Formal debate was suspended to determine whether a further extension would be acceptable to the applicant, in order to allow a site visit to take place. It was confirmed that this would be possible, should the proposal be approved.
- xvii. The meeting returned to formal debate.
- xviii. Cllr V Holliday asked whether the on-site soak away would be adequate for the level of surface water produced, and whether the removal of permitted development rights on patios or other hard surfaces would help mitigate any further issues. The MPM replied that surface water drainage had been considered and a flood risk impact assessment produced, with no concerns raised. He added that it was unlikely that removing permitted development rights would be required, though the Committee could include this as a condition, if necessary.
- xix. Cllr P Fisher stated that there were two separate concerns, one relating to the existing issues, and then the impact of additional flow if the application were approved. He added that it was important to understand whether the issue would continue to be monitored, separate to consideration of the application.
- xx. A vote was taken on the proposal to defer the application for a site visit, as proposed by Cllr R Kershaw and seconded by Cllr A Brown. The proposal failed with 4 in favour and 7 against.
- xxi. Cllr J Rest referred to CCTV footage taken by AW and asked whether this had been shared with the developer, and whether the developer was comfortable to take responsibility for any issues caused. The AWPM replied that the CCTV footage had not been shared and there had not been any request to review the footage. She added that any defects, such as tree roots in the network, were resolved immediately. She added that subject to AW's approval, they would adopt and maintain any new drainage network going forward.
- xxii. Cllr N Pearce raised concerns regarding the S106 agreement, but suggested he would like to see the application approved, subject to monitoring the drainage issues. He referred to the conditions outlined, and asked how certain officers were that they would be adhered to. The MPM referred to the S106 agreement and stated that this had already been drafted and was awaiting approval, which placed the Council in a good position. He added that a substantial amount of information relating to conditions had already been supplied by the applicant, though there could be circumstances where specific conditions could not be adhered to once development began. In which case, officers would work with the applicant to achieve the best possible outcome.
- xxiii. Cllr N Lloyd spoke in favour of the application and stated that from a planning

perspective, there were very limited grounds to challenge the application or the comments of the statutory consultee. He added that the development would provide several benefits and whilst concerns around drainage remained, there did not appear to be any material planning issue on which to reject the application.

- xxiv. Cllr A Brown asked whether the site would have EVCP or whether this could be included as a condition. It was confirmed that UKPN had stated that providing car charging points would not be possible without an additional substation, which would impact the deliverability of the site. It was noted that Government grants would be available for residents to install charging points at a later date, and the wiring would be put in place to facilitate this.
- xxv. Cllr J Toye stated that he was pleased to see the revised layout and stated that he was happy to support the application.
- xxvi. The MPM sought clarification on whether the Committee were supportive of an additional condition to ensure that the foul sewage scheme would not adversely affect the existing network, and whether permitted development rights should be limited to address concerns of surface water drainage. Members were supportive of including an additional condition to ensure the foul drainage scheme would not adversely impact the existing network.
- xxvii. The recommendation was proposed by Cllr N Lloyd and seconded by Cllr J Toye to include the additional condition in relation to the foul drainage scheme.

RESOLVED by 10 votes to 1

That the application be approved in accordance with and subject to the conditions outlined in parts 1 and 2 of the recommendation of the ADP.

53 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

- i. The ADP stated that there had been continued improvement across the Development Management and Major Projects Teams.
- ii. Cllr J Toye thanked officers for their efforts and the improvements made to bring the Department back up to speed following the pandemic.

54 APPEALS SECTION

- i. The ADP informed Members that the Briston case had been dismissed, though during consideration the Planning Inspector had determined that they were not convinced of the District's five year land supply. He added that this was the decision of a single Inspector, and the Council could choose to accept or challenge this decision. Cllr A Brown stated that this decision came as contrary to the Planning Inspector's decision given at Beresford Road Holt, where the Council was deemed to have a credible five year land supply. He added that on this basis the Council should consider the decision very carefully, and be prepared to challenge it. Cllr N Pearce stated that this decision should be considered urgently, as the Council had previously been informed that it had a five year land supply, and must therefore be ready to challenge the decision.

- ii. Cllr J Rest asked whether the Panning Inspector had considered just one area or the whole District when making their decision. The ADP replied that this would refer to the wider District, but advised Members to continue as though the Council did have a five year land supply until notified otherwise. He added that even without a five year land supply, Council's were still able to make decisions on sustainability using the NPPF.
- iii. New Appeals
- iv. No questions.
- v. Inquiries and Hearings – In Progress
- vi. The Chairman asked whether there had been any progress on the Arcady case, and was informed that officers were awaiting revised plans. The ADP added that a new application had also been received to substitute approved drawings for the appeal decision, with residents able to comment on the application.
- vii. Written Representations Appeals - In Hand
- viii. No questions.
- ix. Appeal Decisions - Results and Summaries
- x. The ADP noted that there was a trend with the District Council being largely supported in its decisions, though it was still being challenged, as with a recent case decided against the Council on the grounds of sustainability. He added that matters of sustainability for dwellings would be reviewed to consider whether the Council remained in-line with the decisions of the Planning Inspectorate.

RESOLVED

To note the appeals.

55 EXCLUSION OF PRESS AND PUBLIC

The meeting ended at 10.59 am.

Chairman

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.

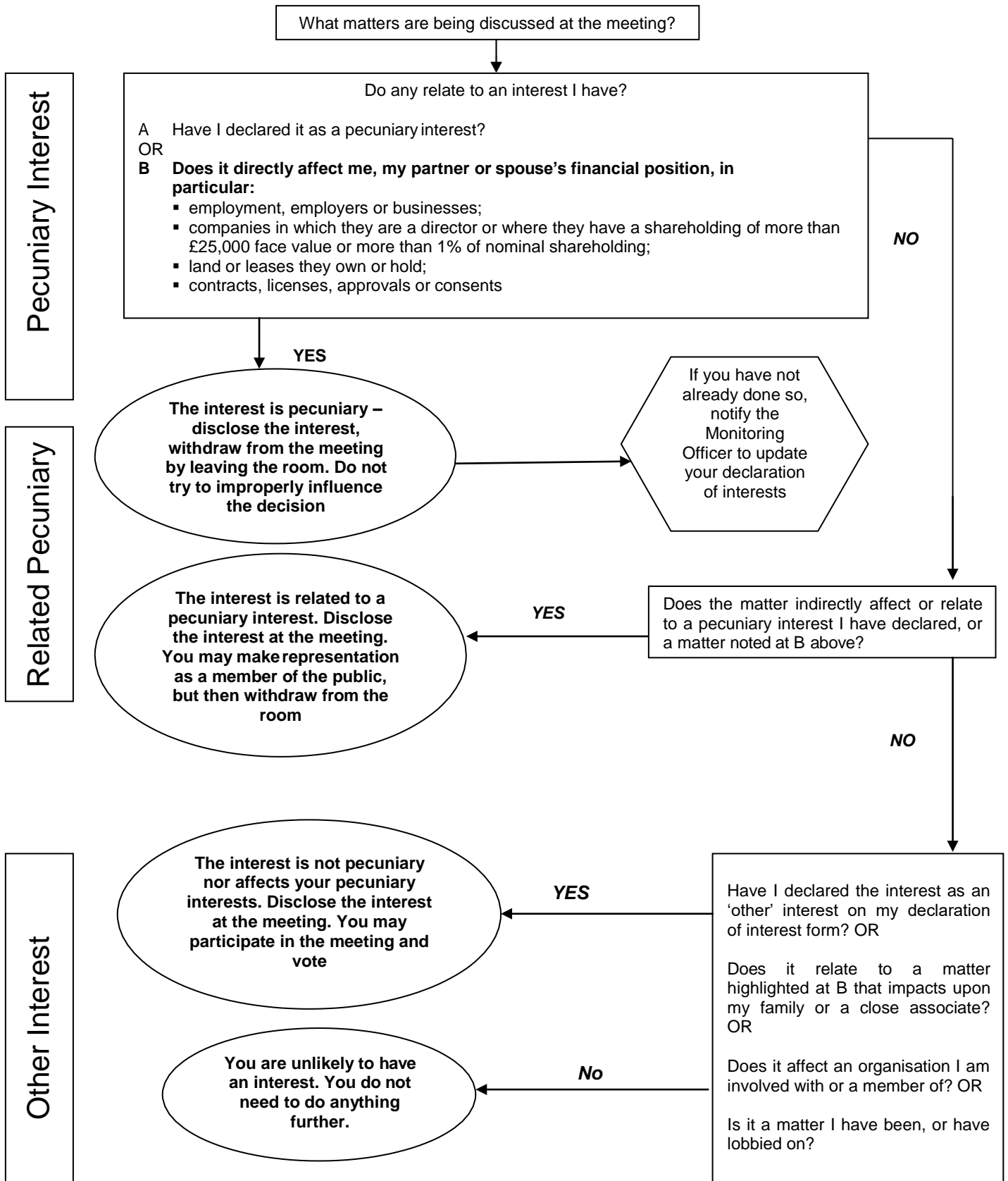
FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF

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



Northrepps – PF/21/2263 - Siting of four glamping pods for holiday use at Shrublands Farm Camping Site, Craft Lane, Northrepps for Mr J Youngman

Minor Development

- Target Date: 14th October 2021

- Extension of time 23rd December 2021

Case Officer: Mrs L Starling

Full Planning Permission

CONSTRAINTS

Area of Outstanding Natural Beauty

Landscape Character Area Type RV6 (River Valley)

EA Risk Surface Water Flooding 1 in 1000 –Risk of Flooding (0.1% annual chance):1 in 1000

County Wildlife Site – Templewood Estate

Advertising Control

Countryside

Agricultural Land Classification – Grade 3

RELEVANT PLANNING HISTORY

PF/92/0781 – Siting of 5 self-contained holiday lodges (Land Part of Shrublands Farm, Church Street Northrepps) – Refused and Appeal Dismissed.

History relating to field to the north-west

PF/09/0346 – Retention of concrete base and portable toilet block – Approved.

THE APPLICATION

Seeks full planning permission for the siting of 4 no. self-contained curved timber glamping pods to be constructed on a rectangular parcel of land at Shrublands Farm to the south of Northrepps village. The glamping pods would be arranged informally with each pod providing self-contained holiday accommodation including bedroom, bathroom and kitchen facilities, and measuring approximately 3.3 metres in width, 7.2m in length, with a maximum height of 2.8 metres. On-site parking would be provided to the front of each pod, along with an area of decking proposed to the north of each pod, with indicative details provided.

The application site is currently used as a 'Certified' Caravanning and Camping Site to the east of Craft Lane. To the north-west of the site lies a parcel of grassed land within the Applicants ownership. During the Officers site visit it was noted that this land appeared to be being used by caravans/tents as part of the certified site, with a row of residential dwellings beyond. Fields lie to the north and east, with Shrublands Farm site to the south and a pair of dwellings beyond.

Access to the glamping pods would be via an existing forked vehicular access off Craft Lane, currently used to serve the Certified site.

A small single-storey toilet block lies to the north of the site (Ref: PF/09/0346) which was approved in 2009 to serve the certified site.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Councillor Fitch-Tillett who confirmed support for the application for the following reasons.

The site is completely screened in the landscape and therefore has no impact on the AONB. This is replacement for touring caravans and tents in a historical site (at least 30 years) therefore there will be no towed caravans along the narrow, one vehicle width lanes into the village.

This will improve the tourism offer in North Norfolk It is a vital diversification of farmland to ensure the financial viability of the Farming Company.

PARISH COUNCIL

Northrepps Parish Council – No objections.

REPRESENTATIONS

None received.

CONSULTATIONS

NNDC Landscape Officer – Objection and refusal of the application recommended for the following reasons;

The Landscape Section have significant reservations regarding the proposal to site four glamping pods for holiday use on the exemption camp site at Shrublands Farm and the resultant impact this would have on the AONB and local landscape character.

The site is located off Craft Lane, a small, narrow rural lane that connects Northrepps to Southrepps, via Frogshall, and is wholly within the Norfolk Coast AONB. The road is typical of the quiet rural lanes that occur in this part of the District and is itself part of a Sustrans Cycle route. The site is located within the River Valleys Landscape Character Type (North Norfolk Landscape Character Assessment, LCA, January 2021), specifically within Mundesley Beck (RV6), and is characteristic of the valued features and qualities of the landscape type. For example, small field sizes that provide an intimacy and a strong sense of place on the valley floor, woodland edge and sense of rurality and historical continuity.

The increase in domestic tourism and the demand for new facilities and infrastructure (including camping and glamping sites) is seen as a key force for change for the landscape type, which can increase traffic levels, recreation pressure and light pollution which detract from the prevailing landscape character. Although the site currently operates as an exempted site for the Camping and Caravanning Club, which permits up to 5 caravans and up to 10 motor caravans (motorhomes/campervans) or 10 tents, this use is partially screened by the topography of the site and the woodland to the east (assuming the exempted use is restricted to the field within the red line). The proposal would add to the traffic on the rural lane, introduce more permanent structures into the field and the use would result in impacts on tranquillity and dark skies.

The Planning Statement (section 5.10) states that the “site already has a licence for 15 pitch units on the site, a copy of which is included as an appendix”. However, the Planning Statement is not specific enough as to what ‘site’ it is referring to, i.e. whether this site refers to the field within the red line or the field to the north (outside of the red line but highlighted on the Location and Block Plans as Shrublands Farm Caravan Site), or whether the site encompasses both fields. The Landscape Section consider this is pertinent to the application as it is noted that at the time of the granting of the Camping and Caravanning Club exemption licence (1982) the field to the north of the red line site marked as Shrublands Farm Caravan Site was still in use as an agricultural field and does not appear to have been brought into use as a ‘camping site’ until the late 2000’s, and does not appear to have received permission for a change of use or benefit from the exemption licence. Therefore, if the field subject of this application and that benefiting from the exemption licence to operate as a camp site for up to 15 units, is reduced in size by the placement of four glamping pods, this will result in the remaining units permitted by the exemption licence being forced onto the northern field (which does not appear to benefit from permission) and which would add to the impact of the camp site and proposed glamping pods on the valued features of the AONB. It would appear that the farm has already diversified significantly into the tourism

accommodation market and already provides bed and breakfast, glamping and camping accommodation on multiple locations within its land holding (whether this benefits from planning approval is unknown).

The Landscape Section are concerned that the addition of a further four glamping pods would further add to the pressure and impact on this part of the AONB, eroding key features such as tranquillity and dark skies. The Landscape Section therefore consider that the development proposals would be contrary to Policies EN1 and EN2 of the Core Strategy as it would not protect or conserve the valued features of the AONB or Landscape Character.

Furthermore, the planning application is effectively seeking permission for a new camping site in the AONB which is contrary to Policy EC10.

County Council Highways – No objections.

Comments that the route to and from this site is via narrow single-track roads and as such the location is not ideal for a camp site especially where large vehicle access and egress is involved.

However, given this is an existing camping site and it would appear this proposal replaces existing pitches available for touring caravans/motorhomes with camping accommodation expected to involve car borne traffic only, no grounds for objection are raised.

Conditions in respect of access improvements and visibility are requested in the event of approval, along with an informative note relating to highway works.

Further comments have been sought from NCC Highways following receipt of the revised Planning Statement confirming the Certified nature of the site as this may have implications for the highway response provided. Members will be update verbally on receipt of any further response from NCC Highways.

Norfolk Coast Partnership – Confirmed they neither object or support the application. Comments as follows;

I note there are two existing pods and huts. We have some concern over the growth of the site, the pods will be more of a permanent feature in the landscape although there will be some screening due to the envelope of mature trees around the proposed area. There will be added cars on site as well as potential light pollution if not mitigated and movement creating visual disturbance.

EC 10 states 'Extension of, or intensification of, existing static caravan sites (including replacement with woodland lodges) and touring caravan / camping sites will only be permitted where the proposal: conclusively demonstrates a very high standard of design and landscaping and minimal adverse impact on its surroundings; is appropriate when considered against the other policies of the plan'.

I don't feel I can fully support the proposal as it will not 'conserve and enhance' the AONB in line with NPPF para 176 and there are questions around EC3 and EC7 and being fully compliant. However, it is difficult to object given the precedent of other development on the site. The buildings are relatively modest and screened therefore so long as there is no added infrastructure on site or sub-urbanisation of the area with artificial boundary treatments etc then the impact can be lessened. We would also ask that no external lighting is included to safeguard our dark skies, a special feature of the AONB.

HUMAN RIGHTS IMPLICATIONS

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

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

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

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

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS 1 - Spatial Strategy for North Norfolk

SS 2 - Development in the Countryside

SS 4 – Environment

SS 5 – Economy

SS 6 – Access and infrastructure

EN 1 – Norfolk Coast Area of Outstanding Natural Beauty and The Broads

EN 2 - Protection and enhancement of landscape and settlement character

EN 4 - Design

EN 9 - Biodiversity and geology

EN 13 – Pollution and hazard prevention and minimisation

EC 1 - Farm Diversification

EC 3 – Extensions to existing businesses in the Countryside

EC 7 – Location of New Tourism Development

EC 10 – Static and Touring Caravan and Camping Sites

CT 5 - The transport impact of new development

CT 6 - Parking provision

National Planning Policy Framework (July 2021)

Section 2: Achieving sustainable development

Section 4: Decision-making

Section 12: Achieving well-designed places

Section 15: Conserving and enhancing the natural environment

North Norfolk Landscape Character Assessment (SPD) January 2021

North Norfolk Design Guide (SPD) Adopted 2008

MAIN ISSUES FOR CONSIDERATION

1. Principle and site history
2. Design and landscape impacts including upon the AONB
3. Residential amenity
4. Highway safety

APPRAISAL

1. Principle and site history (Policies SS 1, SS 2, SS 5, EC 1, EC 7 and EC 10)

This application seeks to construct 4 no. glamping pods on a parcel of land belonging to Shrublands Farm in Northrepps.

The application site lies within a rural location on the periphery of the village, on land designated as 'Countryside' under Policy SS 1 and SS 2 of the North Norfolk Core Strategy. Policy SS2 of the North Core Strategy limits the types of development to those requiring a rural location, with the principle of 'recreation and tourism development (such as that being proposed) supported, subject to compliance with other local and national planning policies.

Policies EC 7 and EC 10 deal specifically with controlling the location of new tourism development, with EC 7 requiring a sequential approach to its location, with specific reference made to stating that new build unserviced holiday accommodation in the Countryside should be treated as permanent residential dwellings and should not be

permitted. Policy EC 10 further states that new static caravan sites and woodland holiday accommodation (which would also cover glamping pods) will only be permitted in limited circumstances, and not where they are located within sensitive landscape designations such as the Norfolk Coast AONB, with extensions to existing sites being tightly controlled where they demonstrate a high standard of design and have minimal adverse impacts upon their surroundings.

In this case, the site, while used as a caravan/camping site does not benefit from planning permission, but instead has operated for many years as a Certified Camping site, over which the Council has no control subject to it operating within the parameters of the exemption licence. The site also lies within the Norfolk Coast AONB where Policy EN 1 of the Core Strategy recognises the impact of individual proposals and their cumulative impact on the designated AONB and its setting, stating that proposals which would be significantly detrimental to the special qualities of the AONB and their setting should not be permitted.

Therefore, given the sites certified status, Officers would conclude that the scheme should be assessed as a new camping site under Policy EC 10, as opposed to a scheme for the extension or intensification of an existing site, with its location within the Norfolk Coast AONB, therefore resulting in the scheme being contrary to the requirements of Policy EC 10. This view is also reflected in the Landscape Officers objection to the principle of such as a development being permitted in this location. The self-contained nature of the holiday accommodation being proposed would also result in the creation of new build unserviced holiday accommodation in the Countryside, which would also be contrary to Policy EC 7. Members attention is drawn to the planning history section which refers to a similar proposal for the siting of 5 no. self-contained holiday lodges to be sited on this land (Ref: PF/92/1086). Whilst some years ago and thus determined under different policies, the application was refused and dismissed at Appeal on the grounds of principle, detrimental impacts upon the AONB/landscape and highway safety.

Reference has been made within the Planning Statement to the development helping to support the existing rural business (which comprises of a mixture of agriculture and tourism) and the economic benefits which would accrue from it. However, no detailed farm diversification case has been presented, with elements of the existing business such as the existing pods on a different site also not appearing to benefit from planning permission. In any case, such economic benefits would need to be balanced against the significant harm which would result from new tourist accommodation being permitted within this sensitive landscape designation.

2. Design and landscape impacts including upon the Norfolk Coast AONB (Policies EC 10, EN 1, EN 2, EN 4 and EN 9 and Sections 12 and 15 of the NPPF)

Whilst a site layout was provided in support of the application, along with visualisations of the external appearance of the proposed glamping pods and clarification of their self-contained nature, no proposed elevation drawings or floor plans have been submitted. Whilst details such as external appearance and materials could be conditioned in the event of approval, from a purely design perspective, it is considered that the proposed glamping pods and decking areas would be likely to be acceptable in design terms in terms of compliance with Policy EN 4 and Section 12 of the NPPF.

Notwithstanding this, due to their location within the designated AONB, members will note the Landscape Officers strong objection to the scheme as proposed, along with the concerns raised by the Norfolk Coast Partnership in respect of compliance with Policy EC 10 and the resulting impacts of the addition of a further four glamping pods would further add to the pressure and impact on this part of the AONB, eroding key features such as tranquillity and dark skies and the resultant impacts this would have on the AONB and local landscape

character.

Whilst the accompanying Planning Statement makes reference to the proposals replacing 4 of the existing pitches and it has been confirmed by the Agent that the site does not benefit from planning permission, with the field to the north not forming part of the Certified site (notwithstanding this the land within the red line and adjacent field to the north appeared to be being used as a part of the certified site at the time of the Officers visit). This is an important factor given that the proposed glamping pods on the application site may in fact merely result in the displacement of pitches onto the adjacent field, resulting in a more intensive development in terms of pitches, particularly as the siting of the pods on the certified site (shown in red) would make it difficult for the remaining pitches to be accommodated on this site in a satisfactory manner.

The Agent has also confirmed that it is not the Applicants intention to move the pods from the site (doing so may prove difficult in any case) and as such they would constitute permanent structures which could be occupied throughout the year. The certified site by contrast is temporary in nature, with the tents and caravans only on site for part of the year.

It is therefore considered that the development proposals as proposed would be contrary to Policies EC 10, EN1 and EN2 of the Core Strategy as they would fail to protect or conserve the valued features of the Norfolk Coast AONB or Landscape Character.

3. Residential amenity (Policies EN 4 and EN 13)

Policy EN 4 supports development proposals where they would not have a significantly detrimental impact upon the residential amenity of nearby occupiers.

It is noted that existing residential properties lie to the north-west and south of the site. Notwithstanding this, given the degree of separation from this proposed site, the presence to the existing established vegetation and the fact that the application site is already largely used for tourism purposes (albeit for a lesser period due to the certification limitations), it is not considered that the proposals would result in any significantly detrimental impacts upon the residential amenities of the occupants of the existing properties in respect of privacy, light or disturbance. Lighting could be controlled through the imposition of conditions.

As such, it is considered that subject to the proposed conditions, the proposed development would comply with the requirements of Policies EN 4 and EN 13 of the adopted North Norfolk Core Strategy in respect of protecting residential amenity.

4. Highway safety (Policies CT5 and CT6)

Access to the site would be via an existing unmade access off Craft Lane which currently serves the Certified Camping site. Whilst it is noted that NCC Highways have raised concerns regarding the suitability of the surrounding road network (due to it being accessed by narrow single-track roads) to cater for the proposed development, they have concluded that given this is an existing camping site and would appear to be replacing existing pitches available for touring caravans/motorhomes with camping accommodation expected to involve car borne traffic only, no formal highway objection has been raised subject to conditions.

Further views have been sought from NCC Highways following the revisions to the Planning Statement recognising the status of the site as Certified as opposed to being granted under a planning permission to ascertain whether their view remains as stated. Members will be updated verbally at the meeting.

Based on confirmation from Highways that their view remains unchanged, it is considered that the scheme would, subject to conditions, safeguard highway safety in accordance with the requirements of Policies CT5 and CT6 of the Core Strategy.

Conclusion

In conclusion, it is considered that the principle of new tourist accommodation in this location,

due to its siting with the sensitive AONB designated resulting in conflict with Policy EC 10, its self-contained nature in the 'Countryside' conflicting with Policy EC 7 and the resulting landscape harm due to the introduction of a more intensive use of the site, would if carried out, result in an unacceptable level of harm to the Norfolk Coast AONB and wider landscape character. As such, the proposals would fail to comply with relevant Development Plan policies and the guidance set out in the National Planning Policy Framework (NPPF).

RECOMMENDATION:

REFUSAL for the following reasons:

In the opinion of the Local Planning Authority:

- The scheme would result in introduction of new build tourist accommodation on land designated as 'Countryside' in Policies SS 1 and SS 2 of the Core Strategy, where Policy EC 10 specifically prohibits the principle of new holiday sites within sensitive landscape designations including the Norfolk Coast AONB.
- A development of 4 no. glamping pods in this location would constitute an unacceptable form development within the Norfolk Coast AONB, contrary to the requirements of Policies EN 1, EN 2 and EN 4 of the North Norfolk Core Strategy, Section 15 of the NPPF and the principles set out in the North Norfolk Landscape Character Assessment, 2018 (NNLCA) and the North Norfolk Design Guide (SPD).

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

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Agenda Item 9

Holt – PF/21/2573 - Extension and alterations to existing bungalow including first floor extension; erection of detached dwelling to rear and associated works at 21 Peacock Lane, Holt for a Mr and Mrs Roberts.

Minor Development

- Target Date: 23 November 2021

Case Officer: Miss J Smith

Full Planning Permission

RELEVANT CONSTRAINTS

Conservation Area

Contaminated Land

Residential Area

Settlement Boundary

Surface Water Flooding

RELEVANT PLANNING HISTORY

Refval	PF/20/2399
Description	Alterations to existing bungalow including first floor extension; new detached 2 storey dwelling to rear and associated works
Outcome	WDN - Application Withdrawn
Status	WDN - Application Withdrawn
Refval	DE21/16/0914
Description	Erection of single-storey dwelling and 2 garages (to mirror development at No.19, next door) with creation of wider joint access with No.19
Outcome	AG - Advice Given (for pre-apps)
Status	AG - Advice Given

THE APPLICATION

The application seeks permission to extend the existing bungalow of No 21 Peacock Lane with a first floor extension including a front and rear single storey extension to create a three-bedroom dwelling. An additional one and a half storey, three-bedroom dwelling is also proposed in the rear garden of the application site.

The scheme provides parking and manoeuvring for a minimum of two cars for each dwelling, residential amenity space and bin storage. The dwellings would comprise a mix of render, fibre cement boarding under a slate roof with grey aluminium or UPVC joinery.

The application is a re-submission of a previous scheme at this site (PF/20/2399) which was withdrawn due to concerns regarding scale of development, impact upon neighbouring amenity and highways objections.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr Perry Warnes due to the social well-being and rights of the applicant would be adversely affected, contrary to NPPF 8, and that the highways objections are not substantial enough to outweigh that detrimental effect.

PARISH/TOWN COUNCIL

No comment to make at this time.

REPRESENTATIONS

Four letters of objection received on the following grounds:

- Insufficient consultation/notification – removal of planning notice.
- Loss of light.
- Overbearing.
- Overshadowing.

- Loss of light/air.
- Design not in keeping with other properties along Peacock Lane.
- Congestion along Peacock lane due to construction traffic.
- Parking for construction workers and construction traffic.
- Noise and inconvenience to existing residents due to construction/building.
- Highways safety concerns due to substandard nature of Peacock Lane and inadequate narrow junction with Cromer Road.
- Paving the front for parking with destroy natural habitation.
- Insufficient parking provision.
- Insufficient width (less than the required 4.5 metres) and turning space on the driveway plus the visibility to the north of the access drive is restricted by vegetation outside the applicant's control.
- No provision with person for disabilities.

CONSULTATIONS

County Council Highways: Object. The site has an existing access from the adopted section of Peacock Lane, which is less than 4.5m in width (a prerequisite requirement for an additional dwelling) and has restricted visibility to the north due to the boundary wall piers and vegetation within third party land. However, the revised plans show a widened access and lowered wall piers, as such, it is considered that these shortcomings could be addressed.

The TRICS database (Trip Rate Information Computer Services Version 2005b) evidences that a residential dwelling will typically generate 6 vehicular trips per day, therefore, it is evident that the proposed development would engender an increase of that magnitude over the narrow Peacock Lane. NCC have previously considered the suitability of Peacock Lane to serve additional greenfield development to which has been consistently resisted and further new build development due to the severely substandard nature of Peacock Lane. Peacock Lane is not suitable for redevelopment whatsoever as it is not possible to make any suitable improvements to the inadequate junction and narrow carriageway, making a NCC resolution to continue with long standing objection to 'greenfield' sites off Peacock Lane due to concerns with increased vehicular traffic on all users, including those more vulnerable.

With consideration of the shortcomings and limitations of Peacock Lane itself, together with its substandard junction with Cromer Road, refusal is recommended on the following grounds;

- The proposed development does not adequately provide for pedestrians /people with disabilities (those confined to a wheelchair or others with mobility difficulties).
- The application is not supported by sufficient highways information to demonstrate that the proposed development will not be prejudicial to highway safety.

Conservation and Design Officer. Comments have yet to be received. However, in design terms the scheme as proposed is similar to that considered through the previously withdrawn application (PF/20/2399). The Conservation and Design Officer raised no substantive objection to the previous scheme based on the following; (i) Although the application site is situated within the Glaven Valley Conservation Area, it has to be acknowledged that this part of the designation is not the most representative or sensitive, and is, therefore, better able to accommodate change; (ii) The existing bungalow offers little in the way of architectural or historic merit, thus, there is no objection to it being significantly altered; (iii) as plot 2 will be fairly set back from the road, and obscured from view by plot 1, it is unlikely the building will be prominent in views within the Glaven Valley Conservation Area, nor from the Holt Conservation Area; (iiii) this part of Holt has seen a number of infill developments and demonstrates a variety of architectural styles and is, therefore, better able to accommodate change.

As a result, it is considered that the application will not result in harm to any heritage assets, preserving the existing character and appearance of the conservation area. Thus, there's no obvious reason for Conservation and Design to sustain an objection to the application.

Landscape Officer: No comments received to date however the Preliminary Roost Assessment submitted with

the application was assessed as having negligible potential to support roosting bats.

Environmental Health: No comment

HUMAN RIGHTS IMPLICATIONS

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

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

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

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

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

POLICIES

National Planning Policy Framework (NPPF):

Section 2: Achieving sustainable development

Section 5: Delivering sufficient supply of homes

Section 9: Promoting sustainable transport

Section 12: Achieving well designed places

Section 15: Conserving and enhancing the natural environment

Relevant Planning Policy

SS 1: North Norfolk Spatial Strategy

SS 3: Housing

SS 9: Holt

EN 4: Design

EN 8: Protecting and Enhancing the Historic Environment

CT 5: The Transport Impact of New Development

CT 6: Parking Provision

MAIN ISSUES FOR CONSIDERATION

1. Principle of Development
2. Design
3. Amenity
4. Biodiversity
5. Highways and parking

APPRAISAL

1. Principle of Development

The proposed site is located in an established residential area within the settlement boundary of Holt Town, where the principle of residential development is considered to be acceptable in relation to Development Plan Policies, SS 1, SS 3 and SS 9 of the adopted Core Strategy and section 2 of the NPPF.

2. Design

Peacock Lane contains a mix of dwellings which vary in size, scale, styles and materials and contains other 'infill' types of development. As a result, this allows for a site that better accommodate change. In the immediate context, there are both single and two storey dwellings along with a set of two storey block of flats located to the north of the application site.

In terms of the design, the form and massing of the dwellings are considered acceptable along with the mixed pallet of materials, with the use of render, cladding and slate roofing. Therefore, given the mixed form of development in the immediate context, the overall design approach is considered acceptable in this regard.

The combination of design, scale, massing and materials would not be out of context within the immediate setting where the principle of extending the existing dwelling (Plot 1) and a proposed new dwelling to the rear (Plot 2) are not considered to result in harm to either the Glaven Valley or Holt Conservation Area. The proposal is considered to comply with Policies EN 4 and EN 8 of the adopted Core Strategy and Section 12 and 16 of the NPPF.

3. Amenity

Relationship between existing dwellings

Given the relationship between the existing bungalow and proposed new dwelling including the flats to the north of the site and the detached two storey dwelling to the south of the site, there is already a high level of indivisibility between these dwellings due to positioning of existing windows.

Plot 1

The existing bungalow contains a hipped roof and conservatory that extends past the existing gable end 'building line' of the (Regal Court flats) to the north of the site. The proposed first extension to the existing bungalow will result in a two storey dwelling where the front and rear walls reflect the Regal Court gable width only. The proposed single storey element extends to the west past the gable of Regal Court by an approximate 4.7 metres and is proposed at 2.6 metres in height (with a flat roof). There is a gap of an approximate 0.7 metres between the proposed extension and the boundary fence to the north. There is a flat at ground floor of No 3, Regal Court containing three windows where there is a request to reduce the height for this single storey element by 0.4 metres due to impacts of over bearing and loss of light. However, given the combination of pulling back of the existing roof of the bungalow whereby the rear wall of the proposed extension would be in line with that of Regal Court Gable, along with the proposed height and distance from the boundary, this relationship is not considered to result in significant loss of light or overbearing impact to warrant a request to change its height or recommendation of refusal.

There is an obscure window proposed to the south elevation at first floor of the proposed dwelling to facilitate a bathroom. The dwelling to the south contains a first floor window within its northern elevation, where there would be an approximate 6 metres distance between both properties. Whilst the NNDC Supplementary Planning Document Design Guide recommends 8.5 metres between blank wall and secondary windows (bedroom), whilst this relationship results in a slight shortfall, in the context of the site this is not considered to result in significant overshadowing or overbearing of this property and considered acceptable in this regard.

Plot 2

The proposed new one and a half storey dwelling to the rear of the plot has been designed to be set in a similar line with the gable with of Regal Court at first four level. There is a single storey element proposed to the east, extending past Regal Court by some 1.6 metres. Given the distance from the boundary to the north by some 1.3 metres and the proposed height of 2.6 metres, this is not considered to result in any greater overshadowing that the existing fence.

Regard has been given to the relationship between the proposed dwelling and the single storey dwelling to the south (Pippins Lodge). Given the dwellings position on the plot which proposes a building line similar to that of Pippins Lodge and that the proposed new dwelling will be located to the north of Pippins Lodge, it is not considered to result in significant overbearing impacts. Objections have been raised with regards to overlooking of this property by way of the proposed first floor windows. Amended plans have been received which reconfigure the internal layout of the first floor resulting in a bathroom window (to the west elevation) closest to this southern boundary with this neighbour boundary which will be obscure glazed and right side hung, along with a central window to be fixed shut. This reconfiguration will also reduce potential to result in loss of privacy and overlooking to Cockaday Court to the west.

As far as the amenity issues are concerned, Plots 1 and 2 would be served by amenity space that would accord with the requirements of NNDC Supplementary Planning Document Design Guide which recommends that the plot given over to private amenity space should be no less than the footprint of the dwelling on the site.

It is considered that the proposed dwellings have been designed in a manner which would adequately protect the residential amenities of the occupants of surrounding properties, as well as provide adequate amenity for any future occupants of the proposed dwelling. It is recognised that given the residential context there is more of a tight knit form of development and for the reason stated above, would make it difficult to justify the refusal of the application on the grounds of overbearing, loss of light or loss of privacy. It is therefore considered that the scheme would comply with Policy EN 4 and EN 13 of the adopted Core Strategy, Section 3.3.10 of the North Norfolk Design Guide and Section 12 of the NPPF.

4. Biodiversity

The application was submitted with a Preliminary Roost Assessment which assessed the house as having negligible potential for bats. Subject to the imposition of appropriate conditions, the proposed scheme is considered to be acceptable with regards to Policy EN 9 of the adopted Core Strategy and Section 15 of the NPPF.

5. Highways and parking

In respect to access and turning arrangements, in the case of a three-bedroom dwelling, this requires a minimum of two spaces per dwelling. Based on the layout for the existing and host dwelling, this would be sufficient to accord to Core Strategy Requirements. As a result, the Highways Authority raise no objection to this element of the proposed scheme.

The Highways Officer observes that whilst the existing access from the adopted section of Peacock Lane, (which is less than 4.5m in width and a prerequisite requirement for an additional dwelling), and has restricted visibility to the north due to the boundary wall piers and vegetation within third party land. The submitted plans show a widened access and lowered wall piers, and therefore considers that these shortcomings can be addressed and raises no objection to this element of the scheme.

However, due to the substandard junction with Cromer Road, the intensification of use of this access would result in a highways objection to the proposal. NCC have previously considered the suitability of Peacock Lane to serve additional greenfield development to which further new build development has been consistently resisted due to the severely substandard nature of Peacock Lane where it is not possible to make any suitable improvements to the inadequate junction and narrow carriageway.

With consideration of the shortcomings and limitations of Peacock Lane itself, together with its substandard junction with Cromer Road, refusal is recommended on the following grounds;

- The proposed development does not adequately provide for pedestrians /people with disabilities (those confined to a wheelchair or others with mobility difficulties) – contrary to Policy CT 6 of the adopted Core Strategy
- The application is not supported by sufficient highways information to demonstrate that the proposed development will not be prejudicial to highway safety - contrary to Policy CT 6 of the adopted Core Strategy.

Other Matters

Three site notices were placed up around the site. Upon being advised that the site notice to the front of the property has been removed, the Case Officer replaced this with a further notice.

Conclusion and Recommendation

It is considered that the size, layout, design and appearance of the development are acceptable and would not have a significantly adverse impact on the amenities of the neighbouring properties (subject to appropriate conditions). However, the proposed scheme raises a highway objection due to the shortcomings and limitations of Peacock Lane itself, together with its substandard junction with Cromer Road. As such, refusal is recommended on highway grounds.

RECOMMENDATION

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

- The proposed development does not adequately provide for pedestrians /people with disabilities (those confined to a wheelchair or others with mobility difficulties) – contrary to Policy CT 6 of the adopted Core Strategy
- The application is not supported by sufficient highways information to demonstrate that the proposed development will not be prejudicial to highway safety - contrary to Policy CT 6 of the adopted Core Strategy.

DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE - DECEMBER 2021

1. Introduction:

1.1 This report sets out performance in relation to the determination of planning applications in both Development Management and Majors teams on the basis of speed and quality of decision against national benchmarks. This report is provided as an analogous report to the reporting of The Planning Portfolio Holder to Full Council. The report is provided on a monthly basis.

2. Background:

2.1 The table below sets out the current national performance targets as set by Central Government as measured over a cumulative 24-month period.

Measure and type of application	Threshold and assessment period
Speed Major Development	60% of applications determined within 13 weeks or an agreed extended deadline over a 24-month cumulative period. NB for EIA development this extends to 16 weeks or an agreed extended deadline.
Quality Major Development	Not more than 10% of appeals overturned over a 24 month cumulative period.
Speed of Non-major ¹ Development	70% of applications determined within 8 weeks or an agreed extended deadline over a 24 month cumulative period.
Quality of Non-major Development	Not more than 10% of appeals overturned over a 24 month cumulative period.

3. Current Performance:

3.1 The current period for assessment runs from 2019 to 2021. Applications performance data in relation to speed of decisions for Majors and Non-majors is shown below for quarters from October 2019 to June 2021, with current position at end of August shown in the July to September 2021 quarter.

3.2 Major developments as measured under Table 151 of MCHLG guidance:

		All Major Decisions	Major Decisions within 13 weeks	PPA, EoT or EIA Decisions	PPA, EoT or EIA Decisions in time	Out of time	Result
Q2	Jan - Mar 2020	5	0	4	3	2	60%
Q3	Apr - Jun 2020	6	0	6	6	0	100%
Q4	Jul - Sep 2020	3	1	2	2	0	100%
Q5	Oct - Dec 2020	7	2	5	5	0	100%
Q6	Jan - Mar 2021	8	0	7	4	4	50%
Q7	Apr - Jun 2021	4	0	4	3	1	75%
Q8	Jul - Sep 2021	1	0	1	1	0	100%
Q1	Oct - Dec 2021	4	0	4	3	1	75%
	total	38	3	33	27	8	79%
Minimum level required							60%

* *EoT – Extension of Time Period for determination.*

3.3 Performance in major developments remains has fallen by 2% since reporting in November to 79% (over the 2-year average). Our aim as officers and managers is focused on performance improvements to ensure the figures move to the 95% mark.

3.4 The challenge remains adding robustness by increasing the number of timely major decisions as a whole over the coming quarter. This will require timely progress of s106 negotiations and that those active cases where the Council is minded to grant permission in the remainder of this quarter. Regrettably, single decisions running out of time in this category have to ability to skew monthly / quarterly reports.

3.5 Non Major Performance as measured under Table 153 of MCHLG guidance:

	Non-major Decisions	Non-major Decisions within 8 weeks	PPA, EoT or EIA Decisions	PPA, EoT or EIA Decisions in time	Out of time	Result
Q2	259	143	107	96	20	92%
Q3	200	71	122	110	19	91%
Q4	182	44	131	126	12	93%
Q5	235	61	155	118	56	76%
Q6	308	41	178	130	137	56%
Q7	298	83	123	104	111	63%
Q8	196	57	108	99	40	80%
Q1	203	78	112	109	16	92%
	1881	578	1036	892	411	78%

Minimum level required

70%

* *EoT – Extension of Time Period for determination.*

Performance in non-major developments is improving in terms of speed for the current quarter figures showed improvements to 92%.

November was a solid month with 90.9% of decisions in time:

110 decisions / 50 within 8 weeks / 51 EoT / 50 within EoT

The position is one of sustained performance improvement in terms of productivity; 110 decisions as against 106 decisions in October; and better reliance for our customers on timeliness i.e. more cases being determined in 8 weeks, 50 as against 36 in October, and with all but one extension of time period being met.

Despite this positive improvement our revised 2-year average will take time to recover, officers strive for good levels of productivity. Our benchmarks will be

to average around 300 decisions (that are registered for performance analysis) per quarter, and for those decisions to be at 90 to 95% of cases “in time” for each month. We will continue to feel the “weight” of poor performance in January to March 2021 (Q5 & 6) for a little time yet.

3.6 Appeals performance data (the quality criteria) is defined as no more than 10% of all appeals against the Council's decisions being overturned over via the appeal process over the same two-year period.

3.7 For major development appeals the current figure to November remains at 2.17%; this is single case overturned during the 2-year performance period in Spring 2021.

3.8 For Non-Major development the figure is 0.59%; the appeals determined are independently reported on a monthly basis to Development Committee, members will be aware of the strong performance from the Council in this area with a single case being overturned at appeal in August.

4.0 Influencing factors and actions

4.1 Officer caseloads – the number of older cases held in the service's live caseload is reviewed monthly. Current live case load of all matters stands at 522 items (584 October). Lives cases reported per month are falling and numbers of decisions are rising. Average caseloads in the Non-Major's teams stand at 34.8 cases per officer, with 25 cases per officer in the Majors team. High rates of validation are being achieved with average timing remaining around 3 days per case for the PPU team.

4.2 Software updates – No new software updates are expected in the near future.

4.3 Staffing – I am pleased to report an internal promotion, with Russell Stock being appointed to the role of major Projects Team Leader, we are under recruitment campaign to backfill the Senior vacancy role in this team. I can also announce a successful campaign to recruit a planning officer in the non-major's teams. This will bring the group to full capacity.

4.4 Consultations – pressure remains in this area; officers are encouraged to be proactive. Engaging with consultees and keeping customers up to date with any outstanding matters.

4.5 Key performance areas for improvement have been discussed and agreed with the Director of Place and Climate Change, and The Planning Portfolio holder:

- Extension of time period, only requested on a bespoke case by case basis. Only by very rare exception are extended timescales being achieved.

- Monitor need to boost capacity to meet any short term needs.
- Enhanced performance management reports for Case Officers, Team leaders and Managers,
- Improved communication agents / applicants
- Improved business process.

5.0 Recommendations:

5.1 Members are asked to note the content of this report.

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OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 16 DECEMBER 2021

APPEALS SECTION

NEW APPEALS

HOLT – PF/21/0967 - Small single storey front extension
6 Manor Walk, Holt, Norfolk NR25 6DW
For Mr Simon Coe
Fast Track Householder

PUDDING NORTON – PO/20/1736 - Erection of two dwellings (2-bed) - (outline with all matters reserved)
Site At Green Lane, Pudding Norton, Fakenham NR21 7LT
For Mr D Rahman
WRITTEN REPRESENTATION

NORTH WALSHAM – ENF/21/0146 - Unauthorised developement in back garden
1 Millfield Road, North Walsham, Norfolk NR28 0EB
For Mr Robert Scammell
WRITTEN REPRESENTATION

TUNSTEAD – PO/21/0257 - Single storey detached dwelling (outline - details of access only with all other matter reserved)
Land North Of 9 Granary Way, Market Street, Tunstead, Norfolk
For Mr Kelvin Rumsby
WRITTEN REPRESENTATION

INQUIRIES AND HEARINGS – IN PROGRESS

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 Spiegal
INFORMAL HEARING – 1 & 2 March 2022

KELLING – PF/20/1056 - Demolition of former Care Home buildings and erection of 8no. dwellings, car parking, associated access and landscaping
Kelling Park, Holgate Hill, Kelling, Holt NR25 7ER
For Kelling Estate LLP
INFORMAL HEARING – Date 1 & 2 February 2022

RYBURGH - ENF/20/0231 – Replacement Roof
19 Station Road, Great Ryburgh, Fakenham NR21 0DX
For Christopher Buxton and A E Simcock
INFORMAL HEARING – Awaiting confirmation of date

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

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

CORPUSTY – ENF/20/0095 - Operational development without planning permission

Manor Farm Barns, Norwich Road, Corpusty, NR11 6QD

For Mr Michael Walsh

WRITTEN REPRESENTATION

FAKENHAM – PO/20/0887 - Two detached dwellings (outline application with details of access only - all other matters reserved)

Land At Barons Meadow, Barons Hall Lane, Fakenham NR21 8HB

For RPF Norfolk Ltd

WRITTEN REPRESENTATION

HIGH KELLING – PF/21/0428 - Dormer window extension to east side elevation

Penny Farthing, Cromer Road, High Kelling, Holt, Norfolk NR25 6QZ

For Mr Nigel Godden

FAST TRACK HOUSEHOLDER

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

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

SCULTHORPE – PF/21/0779 – Erection of detached dwelling with associated parking

Land at Grid Ref: 591266.85, Goggs Mill Road, Fakenham, Norfolk

For Mr S Mann

WRITTEN REPRESENTATION

SHERINGHAM – PO/20/1327 - Erection of single detached property within the garden and adjacent to the existing property (Outline - detail of access only)

5 Meadow Way, Sheringham, NR26 8NF

For Mr Steve McDermott

INFORMAL HEARING– Date TBA – NOW TO BE 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

APPEAL DECISIONS - RESULTS AND SUMMARIES

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

APPEAL DISMISSED

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

APPEAL DISMISSED

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 14 October 2021
APPEAL DISMISSED

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
APPEAL DISMISSED

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
APPEAL DISMISSED

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
APPEAL ALLOWED

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
APPEAL DISMISSED