

Development Committee



Please contact: Matt Stembrowicz

Please email: matthew.stembrowicz@north-norfolk.gov.uk Direct Dial: 01263 516047

TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Wednesday, 12 January 2022

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 20 January 2022 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

Chief Executive: Steve Blatch

Tel 01263 513811 **Fax** 01263 515042 **Minicom** 01263 516005

Email districtcouncil@north-norfolk.gov.uk **Web site** www.north-norfolk.gov.uk

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 16th December 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.

8. BANNINGHAM - PF/21/2507 - TWO STOREY DETACHED DWELLING (4-BED) WITH DETACHED SINGLE GARAGE AND CAR PORT TO FRONT WITH WIDENING AND IMPROVEMENTS TO VEHICLE ACCESS

(Pages 9 - 16)

9. CROMER - PF/20/2569 - TWO STOREY SIDE EXTENSION WITH BALCONY TO FRONT, SINGLE STOREY REAR EXTENSION AND DETACHED OUTBUILDING IN REAR GARDEN, SOMERVILLE HOUSE, 55 RUNTON ROAD, CROMER FOR MR & MRS DAVIES

(Pages 17 - 22)

10. **BINHAM - PF/21/2926 - TWO STOREY SIDE/REAR EXTENSION TO DWELLING, 87 WARHAM ROAD, BINHAM, FOR MR & MRS WALES** (Pages 23 - 28)
11. **GUNTHORPE- PF/21/2656- SINGLE STOREY DETACHED DOMESTIC OUTBUILDING (RETROSPECTIVE) OLD SCHOOL HOUSE, BALE ROAD, FOR MRS DEBORAH BOON.** (Pages 29 - 34)
12. **STIBBARD - PF/21/1630 ERECTION OF THREE TIMBER BUILDINGS TO PROVIDE WC, SHOWER AND WASHING UP FACILITIES AND INSTALLATION OF SEPTIC TANK FOR USE IN CONJUNCTION WITH THE EXEMPTED CAMPSITE (RETROSPECTIVE).** (Pages 35 - 40)
13. **CROMER - PF/21/2544 - REPLACEMENT WINDOWS TO FIRST FLOOR APARTMENT, FLAT 1 HAGLEY HOUSE, FOR MR & MRS KIRKHAM** (Pages 41 - 44)
14. **TRUNCH - CL/21/0566 CERTIFICATE OF LAWFUL DEVELOPMENT FOR EXISTING USE OF LAND FOR STATIONING OF A CARAVAN - LAND EAST OF LINCOLN COTTAGE (KNOWN AS THE VINEYARD), COMMON ROAD, BRADFIELD COMMON FOR MS BELL** (Pages 45 - 50)

OFFICERS' REPORTS

15. **DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 51 - 56)
16. **APPEALS SECTION** (Pages 57 - 60)
- (a) New Appeals
 - (b) Inquiries and Hearings – Progress
 - (c) Written Representations Appeals – In Hand
 - (d) Appeal Decisions
 - (e) Court Cases – Progress and Results

17. 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

18. **ANY URGENT EXEMPT BUSINESS**
19. **TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA**

This page is intentionally left blank

DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 16 December 2021 in the Council Chamber - Council Offices at 9.30 am

Committee Mrs P Grove-Jones (Chairman) Mr P Heinrich (Vice-Chairman)
Members Present:

Mr A Brown	Mr P Fisher
Mrs A Fitch-Tillett	Dr V Holliday
Mr R Kershaw	Mr N Lloyd
Mr G Mancini-Boyle	Ms L Withington

Members also attending:

Officers in Attendance: Assistant Director for Planning, Principal Lawyer, Democratic Services & Governance Officer, Development Management Team Leader, Senior Planning Officer and Democratic Services and Governance Officer - Scrutiny
Democratic Services & Governance Officer – Regulatory

Also in attendance: Darren Mortimer – Highways Development Management Officer for Norfolk County Council (HDMO)

56 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Committee Member, Cllr A Varley, and from the local Member for Holt Ward, Cllr G Perry-Warnes.

57 SUBSTITUTES

None arranged.

58 MINUTES

Minutes of the meeting held on 18 November 2021 were approved as a correct record and signed by the Chairman.

59 ITEMS OF URGENT BUSINESS

None received.

60 DECLARATIONS OF INTEREST

Cllr A Fitch-Tillett declared an interest with relation to Agenda Item 8, Planning Application PF/21/2263. As the local ward Member for Northrepps, Cllr A Fitch-Tillett had indicated her support for application and advised she would abstain from voting on this matter.

61 NORTHREPPS - PF/21/2263 - SITING OF FOUR GLAMPING PODS FOR HOLIDAY USE AT SHRUBLANDS FARM CAMPING SITE, CRAFT LANE, NORTHREPPS FOR MR J YOUNGMAN

The DMTL introduced the report to Members and reiterated the officer's recommendation for refusal of the application located within AONB for reasons outlined in the report. The DMTL noted the revised response from Norfolk County Council (NCC) Highways Department, from no objection to objection, which had been received retrospective to the publication of the Agenda Pack. NCC Highways cited concerns that access via Craft Lane would be inadequate to serve the proposed development by reason of its poor alignment, restricted width, lack of passing provision, restricted visibility at adjacent road junctions and lack of pedestrian facilities.

Public Speakers

Alistair Mackay – Chairman, Northrepps Parish Council
Jeremy Youngman (Supporting)
Amber Slater (Supporting)

Questions and Discussion

- i. The Local Member – Cllr A Fitch-Tillett affirmed her support for the application. Cllr A Fitch-Tillett referenced two letters, the first from NNDC dated 5 April 1982 permitting development for camping at Shrublands Farm. The second, a letter of support from the licensee of the Foundry Arms in Northrepps, commending the investment and diversification of businesses to attract tourists in the backdrop of financial difficulties associated with the Covid-19 pandemic. Cllr A Fitch-Tillett stated that discussion should focus on the application only, and questioned the references made to adjacent land also owned by the applicant. The local Member commented that Craft Lane, whilst narrow, was in use as part of the Bus Route to North Walsham and that the applicant was prepared to install a footpath on land they owned to connect with footpaths owned by County Council in centre of Northrepps village. Cllr A Fitch-Tillett noted her understanding that the application was a change from camping, which had been permitted for 30 years, to site of glamping pods rather than a new development. Cllr A Fitch-Tillett stated that diversification was vital for the farming community, and referred to DEFRA's recommendation for farms to diversify, in part, due to the phased withdrawal of EU Basic Payment Scheme subsidies.
- ii. Cllr G Mancini-Boyle stated his support for the application in that he did not believe that the inclusion for 4 glamping pods to be a substantial change to the site. Additionally, that farmers should be applauded for diversification of business and in helping to grow the economy during difficult financial times.
- iii. Cllr P Heinrich noted concerns that maintaining access for Campsite Licence (CL) albeit with restrictions to campervans and caravans, in addition to possible use of the adjacent site located to the north, created potential for intensification of use. He added that the glamping pods would also serve as permanent structures within the AONB.
- iv. Cllr R Kershaw asserted his support the diversification of farming as recommended by DEFRA, and noted the difficulties within the hospitality sector during Covid-19 pandemic. Cllr R Kershaw spoke in favour of the application and noted that he was familiar with the site which was located within a hollow. He added that the instillation of glamping pods would reduce volume of caravans using Craft Lane, would not contribute to light pollution,

and he could not determine the harm to the AONB.

- v. Cllr A Brown echoed Members support for diversification of farming businesses to aid recovery from the Covid-19 pandemic. He raised issue with the potential over intensification of tourist provision to the north of the site, with reference to existing permissions for this land. Cllr A Brown reiterated that it was Members duty to respond to applications in accordance with planning policy, unless there was material consideration which would outweigh the harm, and asked whether there was anything which could prevent proliferation of the site.
- vi. The ADP stated the importance of applications which depart from policy and relayed that officer's identified harm to the AONB in their report. The ADP responded to Cllr A Brown's question and suggested that it was primarily a matter for the land owner and their representatives, though unilateral undertaking could be made between the applicant and NNDC to support reduced use, or no use of camping on the adjacent land. The ADP advised members to consider the land detailed in this application rather than adjacent land.
- vii. The PL endorsed advise supplied by the ADP, in that the adjoining land was not part of the application, and whilst legal options could be considered, they were not relevant to discussion.
- viii. Cllr N Lloyd noted concerns with relation to the permanent nature of the glamping pods within the AONB.
- ix. Following questions from the Chairman, the HDMO commented that should the proposal be considered as replacement of existing caravans this may not lead to an increase of vehicles. However, the HDMO noted that the route was not ideal and would support objection if the application was an overdevelopment of the site, rather than replacement, which would be treated differently.
- x. Cllr R Kershaw proposed, Cllr P Heinrich seconded the officer's recommendation for refusal.

RESOLVED by 6 votes for, 3 against, and 1 abstention.

That application PF/21/2263 be refused in accordance with the recommendation presented in the Officers Report.

62 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

The SPO introduced the report to members and reiterated recommendation for refusal with respect to NCC Highways objection located on P.22 of the Agenda Pack.

Public Speakers

Stephen Roberts (Supporting)

Questions and Discussion

- i. The ADP, with the consent of the Chairman, relayed a statement prepared by the Local Member- Cllr G Perry-Warnes who was unable to attend the meeting which detailed her support for the application. The statement noted that the applicants and their agents had adapted a prior proposal with the assistance of the NNDC Planning team to bring their proposal into compliance with planning policy. Cllr G Perry-Warnes had also noted that the recommendation for refusal was based exclusively on the submission from NCC Highways, and reflected that the objection was not proportionate for a single household.
- ii. Cllr N Lloyd stated his support for the application as he did not believe there to be sufficient reason for refusal. Cllr N Lloyd added that it would have been preferable to see environmental considerations made within the application to address the Climate Emergency.
- iii. Cllr L Withington clarified that the prior designation for no further development from NCC was made in relation to the suitability of Peacock Lane to serve an additional 100 properties rather than 1.
- iv. The HDMO affirmed comments submitted by NCC Highways on the unsuitability of the junction with Cromer Road to cater for additional traffic and footfall, given the junction's constraints. The HDMO noted that recent building developments erected on Peacock Lane had been replacements of existing dwellings, and added that development of 19 Peacock Lane had been consented on the condition that a footpath be implemented to mitigate risk to pedestrians. The HDMO referred to the NPPF, Section 9 – Sustainable Transport, paragraph 112 subsections a, b and c and cited these conditions would not be met by the application.
- v. The ADP noted that Members should reflect on the proposed application rather than other historic planning developments, and that Members should consider the balance between the professional advice received and representations made from the applicant.
- vi. Cllr A Brown indicated his support for the application and expressed his belief that the impact of one new development was not so substantial as to put highways safety in jeopardy. Additionally, due to the nature of the junction between Peacock Lane with Cromer Road, road users approached with care, and this had been reflected in the absence of accident statistics.
- vii. Cllr P Heinrich expressed his support for the application noting that the only reason given for refusal was the NCC Highways submission, and whilst Peacock Lane was narrow, he questioned whether the increase of road usage posed a real additional danger.
- viii. Cllr V Holiday spoke in favour of refusal of the application, noting that she was familiar with the road which she believed to be unsafe, particularly at the junction with Cromer Road.
- ix. In response to questions by the Chairman, the HDMO confirmed that there had been no accidents on the road in the last 20 years, but Highways considerations were not based solely on statistics, and there were other

considerations made when determining whether to object to an application.

- x. Cllr V Holiday proposed, the Chairman seconded, refusal of the application for the reasons as detailed in the officers report

VOTE WAS LOST by 4 votes for, 6 votes against.

- xi. The ADP detailed options which Councillors had available to them including to consider a different recommendation from that contained within the Officer's recommendation, or to defer the application.
- xii. Cllr N Lloyd reiterated prior comments that the lack of accident data was an important influencing factor for voting in favour of the application, and that the perception of danger had not been reflected in the statistics. Cllr N Lloyd proposed approval of the application, subject to conditions placed by officers.
- xiii. Cllr A Brown seconded the proposal that the application be approved subject to conditions for disabled access and energy efficiency.
- xiv. Cllr R Kershaw enquired whether signage could be erected to alert road users that this was a shared space.
- xv. The HDMO, in response to Cllr R Kershaw, noted that whilst there was limited space for signage, this was something that NCC Highways could consider.
- xvi. The ADP noted that the matter of signage would be added as an informative at the recommendation of the Development Committee, as this stood beyond the remit of Planning.

RESOLVED by 6 votes to 4

That the application be approved subject to conditions relating to disabled access and energy efficiency.

63 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

- i. The ADP stated that there had been continued improvements across the Development Management and the Major Projects Teams, with the team working above the national standard on both Major and non-major applications. The ADP advised that the quality of decision making remained very good, even with the high case load.
- ii. Cllrs thanked officers for their hard work, and improvements made in spite of challenging circumstances.

64 APPEALS SECTION

- i. New Appeals
- ii. No questions.
- iii. Inquiries and Hearings – In Progress
- iv. The ADP stated that with respect to ENF/18/0164 for Cley, the appellant and

District Council were in negotiation about a revised appeal hearing date, rather than early March as suggested, as this date had been unsuitable for the appellant.

- v. The ADP informed members that the planning inspectorate would be moving to virtual hearings and enquiries in the coming months in response to the rising risk of Covid-19, and that ENF/20/0231 for Ryburgh would be taken virtually.
- vi. Written Representations Appeals – In Hand
- vii. No questions.
- viii. Appeal Decisions – Results and Summaries
- ix. The ADP highlighted to members application PF/19/1576 for Hindringham where the appeal had been allowed on the inspectors consideration. The ADP noted the conversion was allowed under the prior notifications process, and that the conversation had proceeded despite the building going beyond the point in which it was readily convertible. It was noted that the appellant had continued with the development and exceeded the prior notification process. The planning inspector was persuaded that there was limited harm to grant planning permission for the continued development to complete the change of use for the building. The ADP acknowledged that this was extraordinary, and not a position which the Council had anticipated. He advised that this would be reviewed by the Councils legal team and they would report back to the Committee on any precedent created for cases with prior notification to become change of use applications for conversions of buildings to dwellings.

65 EXCLUSION OF PRESS AND PUBLIC

The meeting ended at 11.20 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.

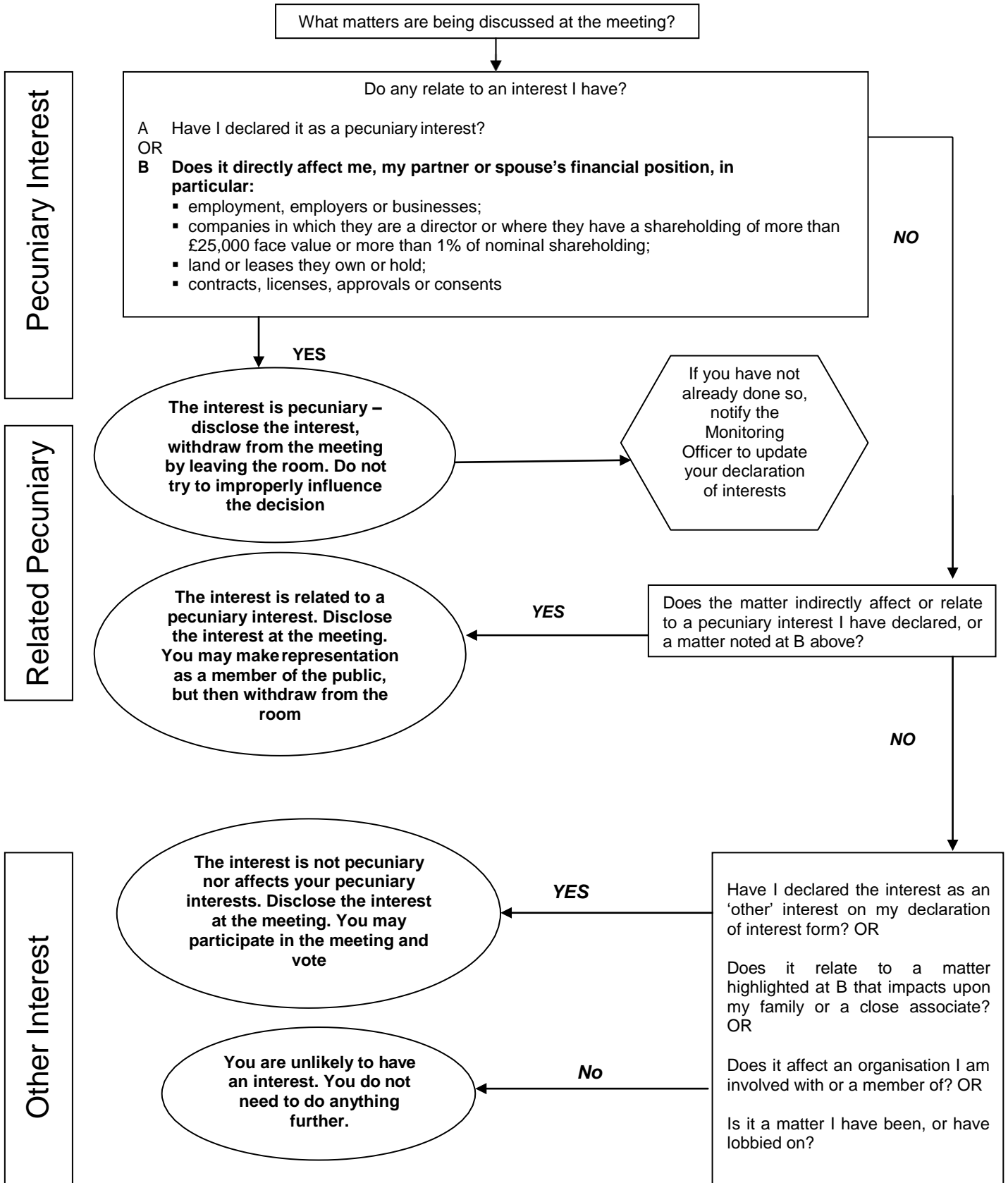
FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF

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



BANNINGHAM - PF/21/2507 – Two storey detached dwelling (4-bed) with detached single garage and car port to front with widening and improvements to vehicle access

Minor Development

- **Target Date: 16th November 2021**

- **Extension of time: 31st January 2022**

Case Officer: Mr C Reuben

Full Planning Permission

CONSTRAINTS

Landscape Character Area

SFRA - Risk of Flooding from Surface Water + CC

SFRA - Areas Susceptible to Groundwater Flooding

LDF Tourism Asset Zone

LDF - Countryside

EA Risk of Flooding from Surface Water 1 in 1000

Unclassified Road

RELEVANT PLANNING HISTORY

PF/20/1771

Two storey detached dwelling (4-bed) with detached garage / carport to front; alterations, including widening, of vehicle access

Outcome – Refused

THE APPLICATION

The application proposes the building of a new detached two-storey dwelling with garage/car port and further on-site parking and widened access, on a plot created through the subdivision of an existing garden to the side of a semi-detached property, which is positioned within a small cluster of residential properties along Mill Road which is approx. 1km to the southeast of Banningham village. Mill Road links to the B1145 North Walsham Road to the west. Part of the plot is currently occupied by an old railway carriage which would be relocated to the proposed rear garden to be renovated and used as a garden pavilion. It is understood to have previously been used for ancillary overspill accommodation for the existing cottage (though this has some heritage value, it is not a formally designated heritage asset). The applicant also intends to renovate the existing vacant semi-detached cottage, though this does not require planning permission.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr J Toye citing paragraphs 79 and 80 of the NPPF in respect of sustainability, good design and Parish Council support (comments below) and further local support.

PARISH COUNCIL

Colby Parish Council – Support. Consider that a property on the site and renovation of an existing property as a potential starter home would be a positive contribution to the village.

Feel that NPPF Para. 80 outweighs Policies SS 1 and SS 2. The proposed property is an infill addition to the existing street scene, since Mill Road is built up on both sides. Acknowledged that the junction of Mill Road and the B1145 had its problems, but consider that this is a matter for the County Council to address rather than being grounds for refusal. An extra 6 vehicle movements per day is negligible.

REPRESENTATIONS

Four public representations have been received, three supporting and one objecting. Those supporting have made the following comments:

- Would welcome the arrival of a young couple to Mill Road. The village needs young people to help maintain and support the vitality of the village, including Colby school.
- The derelict site would be tidied up as it is an eyesore along Mill Road.
- Highways comments are unfair towards a single infill dwelling. The junction has been left seriously neglected in recent years. This could be improved by simply cutting the hedging either side. Never heard of an accident in Mill Road.
- Design would greatly enhance the setting along Mill Road
- Design takes the health of the planet into consideration.

Those objecting have raised the following concerns:

- Mill Road is not suitable for heavy construction vehicles associated with construction. The road is single track with very few passing places.
- The exit from Mill Road onto the B1155 simply isn't safe for increase in large vehicles, with recent narrow miss involving children as a result of speeding car overtaking and large vehicles turning at the start of Mill Road near where children wait for school bus.
- Residents only informed of public meeting on day of meeting meaning very few could attend.

CONSULTATIONS

Norfolk County Council (Highway) – Objection. Reiterate comments made on previously refused application. The proposal will intensify the traffic use of the severely sub-standard Mill Road a narrow rural road with no formal vehicular passing and turning facilities, no footway provision and dangerous levels of visibility within a 40 Mph speed limit onto the busy and important B1145 (Main Distributor Route) North Walsham Road. Visibility at the junction of Mill Road with the B1145 is restricted in both directions by immediately adjacent vegetation. The requirement, under Design Manual for Roads and Bridges (DMRB) (DoT) guidance is that, for the 40 Mph speed limit in force, 2.4m x 120m visibility splays are provided to both directions. Previous knowledge of this junction and a desktop study of the situation shows that the levels of visibility are woefully short of these Government requirements.

In addition, the development would be located in an isolated location with little in the way of service facilities and with no alternative safe means of access other than the private car (though on this matter alone, not the basis of a highway objection to a single dwelling).

Further comment that it would be totally wrong to use public money to seek to improve this junction via the use of public money to further the development of a single dwelling for the personal benefit of the applicant. However, should the applicant wish to contact the landowner(s) concerned and be able to gain control of the land required to facilitate improvements to this junction this would then mitigate strongly in the applications favour.

21/12/2021 - Improvements recently made to the junction visibility do not overcome objection as there is no guarantee that the improvements can be provided in perpetuity as the applicant does not own/control the land.

Norfolk County Council (Historic Environment Officer) – No objection. Request a condition requiring a programme of archaeological work (historic building recording) relating to the existing railway carriage.

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

EN 2 - Protection and enhancement of landscape and settlement character

EN 4 - Design

EN 13 - Pollution and hazard prevention and minimisation

CT 5 - The transport impact of new development

CT 6 - Parking provision

National Planning Policy Framework (NPPF):

Section 2 – Achieving sustainable development

Section 5 – Delivering a sufficient supply of homes

Section 12 - Achieving well-designed places

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design and amenity
3. Highway impact
4. Landscape impact

5. Environmental considerations

APPRAISAL

1. Principle (Policies SS 1, SS 2, SS 4 and NPPF Paragraphs 79 and 80)

Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policy SS 1 of the Core Strategy sets out the spatial strategy for the district and directs development to the areas which have been identified as sustainable locations. The application site is not one of those areas, and is located in an area designated as Countryside under Policy SS 2.

Under Policy SS 2 development in the Countryside is limited to that which requires a rural location and falls under one of the categories listed in the policy. The only new build residential development which may be permitted in a countryside location is affordable housing (providing it complies with the rural exception policy), or housing where it can be demonstrated that it is required to meet the needs of full-time workers in agriculture, forestry or other essential workers connected with the land, or if there are material considerations which would be sufficient to justify a departure from Development Plan policies. None of these criteria apply to the proposed development. Policy SS 4 places further emphasis on sustainable development and the need to reduce carbon emissions and adapt to future climate change. Recent appeal decisions have confirmed that these strategic policies remain broadly consistent with the NPPF in respect of setting an overall strategy for the distribution of sufficient housing and focusing significant amounts in locations which are sustainable, thus limiting the need to travel, offering a choice of transport modes and helping to reduce congestion and emissions, so as to improve air quality and public health.

There are no services/facilities within close proximity to the development site and a lack of any footpaths or regular public transport links to such services, further noting the lack of any street lighting. As such, inevitable reliance will be placed on the use of a private car to meet basic day-to-day needs. With a lack of basic facilities and transportation options, it is considered that a single dwelling in this location would represent an unsustainable form of development. Paragraph 79 of the National Planning Policy Framework (NPPF) states that proposals for new housing in rural areas should be located in sustainable locations where it will enhance or maintain the vitality of rural communities, an approach which current adopted Core Strategy policies follow. Given the lack of a basic level of accessible local services/facilities, it is not considered that a single dwelling in the location proposed would contribute in any meaningful way to maintaining or enhancing the vitality of the local rural community and as such, would not comply with the requirements of Paragraph 79 of the NPPF. No suggestion has been made that there is any essential need, nor any significant mitigating circumstances that should be considered, for a dwelling in this location. It would further not fulfil the requirements as set out in Paragraph 80 of the NPPF.

Finally, it is not considered that renovation of the existing cottage has any material planning weight, as the existing cottage could be renovated without the need for an additional large dwelling on the proposed plot. Other than some general dilapidation to be expected of a property that has been vacant, there is no sufficient evidence presented to suggest that renovation of the existing cottage would be unusually prohibitive in regard to cost. It is further not considered that the proposed sustainability measures, short-term employment benefits of

a new build and possibly improved site appearance, would outweigh the identified policy conflict.

It is therefore concluded that the proposed dwelling would amount to an unsustainable form of development, contrary to Policies SS 1, SS 2 and SS 4 of the adopted North Norfolk Core Strategy, and Paragraphs 79 and 80 of the NPPF.

2. Design and amenity (Policy EN 4)

The current application proposed a two-storey dwelling, with a design that has been substantially altered since the refusal of the last application. In this respect, it is noted that the agent has attempted to address the points of concerns previously raised. The proposed dwelling would achieve a slightly better separation distance from the south-east and north-west site boundaries. Furthermore, the property has been brought further forward within the plot to more align with the neighbouring cottages, thereby lessening the impact of the long-east and west facing elevations. Although there remains some concern regarding the bulk and length of these elevations, given the re-siting and sizeable nature of the plot, it is no longer considered that this is grounds for refusal. The proposed dwelling would be similar in height to adjacent properties - the proposed dwelling would be noticeable within the street scene, further accentuated by the modern design approach, however, it is recognised that such an approach would be difficult to argue against which would arguably brighten up the site and provide visual interest and a statement of modern architecture that wouldn't be overly obtrusive. The twin front gable feature would partly reflect local vernacular, with further examples of modern dwellings further along Mill Road.

It is therefore considered that, on balance, the proposed development complies with the requirements of Policy EN 4.

3. Highway impact and parking (Policies CT 5 and CT 6)

Aside from general on-site parking provision which would be provided to meet the requirements of Policy CT 6, the plot lies on Mill Road which joins the main B1145 North Walsham Road to the west. The road and the junction with B1145 are described by the Highway Authority as being 'severely sub-standard', particularly with regard to visibility in both directions at the junction, and with no possibility of improvement. Upon visiting the site, it is clear that, having used the junction in question, visibility is very poor. This being the case, strong concerns are raised with regard to the number of daily vehicular movements generated by a new dwelling and the resultant increased use of the substandard road and junction.

It is acknowledged that since receipt of the Highway objection, the applicant/agent have gone to great lengths to try and improve the junction visibility through the cutting back of existing hedges. Having liaised with the corresponding landowners to achieve this. However, the Highway Authority have noted this but maintained their objection as these improvements cannot be provided in perpetuity as the applicant does not own the land subject of the improvements, so there is no guarantee these improvements can be retained in future. The agent has indicated that further information may be provided in this respect. Members will be updated at the committee meeting should this be received.

Concerns are also raised by the Highway Authority in regards to the transport sustainability of the location, with a lack of facilities and means of access other than by private car use. However, they do not consider this to be grounds for objection for a single dwelling.

As it currently stands, on the basis of the substandard road and visibility at the nearby junction of Mill Road with the B1145, it is considered that the proposed development fails to meet the requirements of Policy CT 5, an approach further supported by Paragraph 109 of the NPPF given the unacceptable impact on highway safety.

4. Landscape impact (Policy EN 2)

Although the site lies within the designated Countryside area, it is positioned between existing properties and therefore seen within the context of a small built-up area. This being the case, and given that the proposed dwelling would be of a similar height to existing properties, it is not considered that the proposed development would have a significantly detrimental wider landscape impact. As such, the proposed development complies with the requirements of Policy EN 2.

5. Environmental considerations (Policy EN 13)

The site does not present any significant environmental concerns, with the proposed methods of drainage being considered suitable. As such, the proposed development complies with the requirements of Policy EN 13.

Conclusion

Notwithstanding the design improvements made, for the reasons outlined above, the proposed development remains contrary to policies SS 1, SS2, SS 4 and CT 5 of the adopted North Norfolk Core Strategy and Paragraphs 79 and 80 of the NPPF. The development is not considered to be in accordance with the requirements of the Development Plan, and it has been concluded that there are no material considerations which would outweigh the policy conflict. Therefore, refusal of the application is recommended.

RECOMMENDATION:

REFUSAL for the following reasons:

The District Council adopted the North Norfolk Core Strategy on 24 September 2008, and subsequently adopted Policy HO9 on 23 February 2011, for all planning purposes. The following policy statements are considered relevant to the proposed development:

SS 1 - Spatial Strategy for North Norfolk

SS 2 - Development in the Countryside

SS 4 - Environment

CT 5 - The transport impact of new development

National Planning Policy Framework (NPPF) (2021) Paragraphs 79 and 80

In the opinion of the Local Planning Authority, the proposed dwelling would be within an area designated as Countryside where there is a general presumption against residential development and in a location with poor access to a full range of basic services and facilities

to meet day-to-day needs. The future occupiers would be highly dependent on the use of private car to be able to reach such services and facilities. The proposal would therefore not constitute sustainable development, contrary to policies SS 1, SS 2 and SS 4 of the adopted North Norfolk Core Strategy. In addition, it is not considered that the addition of a single dwelling in this Countryside location would make a significant contribution to supporting any local services and facilities nor those of any nearby rural villages and as such, does not fulfil the requirements of Paragraph 79 of the NPPF. Furthermore, the proposed development does not meet any of the criteria as set out in Paragraph 80 of the NPPF.

Furthermore, Mill Road (U14239) serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width, lack of passing provision, lack of pedestrian facilities and restricted visibility at the nearby road junction with the B1145 North Walsham Road. The proposal, if permitted, would be likely to give rise to conditions that would be detrimental to highway safety and as such, is contrary Policy CT 5 of the adopted North Norfolk Core Strategy.

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

This page is intentionally left blank

Cromer – PF/20/2569 – Two storey side extension with balcony to front, single storey rear extension and detached outbuilding in rear garden, Somerville House, 55 Runton Road, Cromer for Mr & Mrs Davies

- Target Date: 24 December 2021

Case Officer: Joe Barrow

Householder application

RELEVANT SITE CONSTRAINTS

- Civil Parish – Cromer
- District Ward - Cromer Town
- Agricultural Land Classification: Urban
- Areas Susceptible to Groundwater SFRA – Classification: <25%
- Landscape Character Area – Type: CS1 (Coastal Shelf)
- Landscape Character Assessment - Description: Coastal Towns and Villages
- Residential Area LDF
- Settlement Boundary LDF

RELEVANT PLANNING HISTORY

PF/20/1732: Two storey side extension with roof terrace above following demolition of attached garage; single storey rear extension; detached outbuilding in rear garden. Application withdrawn.

THE APPLICATION

Planning permission is sought for the following:

- Demolition of existing single storey attached garage and its replacement with a two storey side extension with balcony to front.
- Single storey rear extension.
- Detached single storey outbuilding in rear garden.

Detailed plans and supporting documents are available to view on <https://idoxpa.north-norfolk.gov.uk/online-applications/>

REASONS FOR REFERRAL TO COMMITTEE

At the request of Councillor Tim Adams. He considers the application should be refused as the scale and massing of the proposed development would result in an overdevelopment of the site, which along with elements of the design, would be out of keeping with the existing form and character of the area, and the host property and building (including the neighbouring attached property).

Cllr Adams also refers to other nearby proposals recently, including that at nearby 61 Runton Road, which was recently refused.

He believes the proposal to be contrary to EN 4.

PARISH/TOWN COUNCIL

Cromer Town Council:

No objections but consider that the site is overcrowded. The rear extension is too long and adversely effects the light to the neighbouring property on the western flank.

CONSULTATIONS

None required.

REPRESENTATIONS

Two objections to the most recent revisions to proposals, summarised as follows:

- Design not in keeping with the character and appearance of the surrounding area, in terms of form and materials palette, particularly focusing on the amount of glazing.
- Lack of balance across the pair of semi-detached dwellings.
- Impact on privacy caused by the balcony.
- Overshadowing and dominance over the adjacent detached neighbour.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS 1 - Spatial Strategy for North Norfolk

SS 3 - Housing

EN 4 - Design

National Planning Policy Framework (NPPF):

Section 4 - Decision-making

Section 12 - Achieving well-designed places

Supplementary Planning Documents

North Norfolk Design Guide SPD (2008)

MAIN ISSUES FOR CONSIDERATION

1. Principle of development
2. Design
3. Residential amenity
4. Highways

APPRAISAL

Somerville House is a 2 storey semi-detached property along the south side of Runton Road.

The attached neighbour is sited to the west, with a detached neighbour in close proximity to the east as well.

To the rear there is a reasonable size garden, with a residential area beyond that, and to the north is Runton Road itself, with seaside attractions, Cromer beach, and the North Sea beyond that.

1. Principle of Development

The application proposes an extension to this dwelling within the residential area and settlement boundary of Cromer.

In line with Policies SS1, SS3 and SS7 proposals to extend residential properties in locations such as this are considered acceptable in principle.

2. Design

This proposal is comprised of three main parts; a two storey side extension containing a balcony to the front, a single story flat roof rear extension, and a single storey dual-pitch roof outbuilding in the rear garden.

The applicant property (and its attached neighbour to the west) are not aligned parallel to the road, with the western side of the pair further forwards than the eastern side. The detached neighbour to the east is more parallel to the road, with the boundary between these dwellings perpendicular to the highway, and therefore parallel with this neighbour.

The two storey side extension proposed is designed to be parallel with the eastern boundary. The eaves height of this element matches the existing, with a reduced ridge height, creating a subservient relationship between the applicant property and this proposed structure.

The roof design is hipped to the east, with a balcony a first floor level facing north. The materials palette is to match the existing property for this element.

The additional width provided by this extension is not considered to be excessive, and the dropped ridgeline and hipped roof design retain a subservient relationship to the host dwelling.

Further to the above, the stepped down design is a relatively simple overall form for the dwelling from the streetscene perspective, and is not considered to unbalance or dominate the pair of dwellings, or the streetscene.

The single storey extension to the rear would be largely secluded from public view, and sits between the two two-storey elements of the dwelling. Its form and style are considered acceptable in terms of impact on the dwelling and the surrounding area.

Lastly, the single storey outbuilding in the rear garden, much like the above extension, is also secluded largely from public view. Its scale, siting and design are all factors which results in an overall acceptable impact on the area in terms of character and appearance.

Overall, the cumulative impact of the three elements of this proposal are, whilst large in scale, acceptable in terms of their impact on the character and appearance of the dwelling and the surrounding area. It is considered that this application is therefore acceptable in terms of design, in accordance with Policy EN4 of the Adopted North Norfolk Core Strategy, Section 12 of the NPPF (2021), and the North Norfolk Design Guide.

3. Residential amenity

The key relationship to consider in terms of amenity impact of this proposal is the impact of the scheme on the eastern neighbour (No. 53). As mentioned before, this property is oriented parallel to Runtun Road to the north, and the side elevation of the dwelling is parallel to the boundary with the applicant property (and the proposed side elevation of the scheme).

No. 53's side wall contains a first floor bathroom window as well as two ground floor side windows, the larger of which serving a room to the rear, with a significant alternative source of light to the south.

The proposed side elevation would include a first floor obscure glazed bathroom window, a ground floor obscure glazed bathroom window, a ground floor bedroom window (with an alternative window the front), and finally, a ground floor side door serving a boot room.

The boundary between these properties is currently treated with a close board timber fence, with the proposal detailing a 6'6" brick wall to be constructed along this boundary, providing a significant level of privacy screening at ground floor level. The proposal would leave each of the dwellings with a pedestrian side access between their side elevations and this boundary.

The two storey element of this proposal is designed to project no further rear than the rear elevation of No. 53, with no overbearing or enclosure therefore experience to the rear of these dwellings. The single storey element is also considered to be of an acceptable height and position to avoid any overbearing effects.

Officers acknowledge the close proximity of this new elevation to the existing side elevation of No. 53. In considering this, due regard must be had to the hipped roof design, dropped ridge height, and the orientation of the properties. The applicant property is to the west of No. 53 and would already cause a reasonable level of overshadowing.

The extension's design avoids loss of light to the south, likely cause overshadowing only more towards the end of the day, and not at a level significantly more detrimental than the existing layout already creates.

In terms of general sense of overbearing, it is considered that each of the property's retaining their pedestrian side accesses, along with the stepped design elements help to keep any sense of overbearing to an acceptable level.

The proposal is not considered to create harm in terms of impact on amenity with respect to the single storey outbuilding and the single storey extension, when considering additional other neighbours and the surrounding area.

Consideration is also given to the balcony, which projects from the first floor of the front elevation of the property, serving a first floor living room.

The balcony would not provide overlooking to the west, as it extends no further north than the existing bay window feature at first floor level, and the side of the balcony is pulled away from the eastern elevation of the applicant property to significantly reduce any potential for overlooking relative to No. 53.

It is considered that the design of the balcony goes far enough to ensure that a view is only offered to public spaces to the north, and the North Sea beyond that. As a result, the balcony is considered to be acceptable in terms of privacy impact.

Officers recommend that permitted development rights be removed for alterations/extensions to the dwelling and its roof, to allow control over the future amenity impact of any further elements that could create additional overdominance or privacy concerns.

It is also recommended that the use of the outbuilding be restricted to ancillary use so that uses of the building which may be more intense and create further concerns are prohibited.

On balance, subject to the conditions discussed above, and whilst acknowledging the proximity created by this layout, it is considered that the design includes enough measures to limit and mitigate any harm caused by the development in terms of amenity.

It is therefore considered that this application is acceptable in terms of amenity impact, according with Policy EN4 of the Adopted North Norfolk Core Strategy, Section 12 of the NPPF (2021).

4. Highways

This application involves the loss of an attached garage, but retains the site frontage for parking. The proposal keeps the number of bedrooms in the applicant property to three, so the parking requirement does not increase.

It is considered that the site's frontage can provide the required number of parking spaces, and with no other highway safety issues, this application is considered acceptable in terms of highway safety and parking provision in accordance with policies CT5 and CT6 of the Adopted North Norfolk Core Strategy as well as Section 9 of the NPPF (2021).

CONCLUSION AND PLANNING BALANCE:

Taking account of all relevant factors and material planning considerations the application is considered to be acceptable in principle, with an acceptable impact on character and appearance, amenity, and highway safety.

The proposal is deemed to comply with the relevant policies from the Adopted North Norfolk Core Strategy, National Planning Policy Framework (NPPF) (2021), and the North Norfolk Design Guide.

On balance, it is recommended that this application be approved.

RECOMMENDATION:

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

1. Time limit for implementation
2. Development to be carried out in accordance with the approved plans submitted details and specifications
3. Materials for the proposed development to be in accordance with details submitted as part of the application.
4. Use of detached outbuilding to be incidental to use of Somerville House
5. Removal of permitted development rights relating to Classes A, B and C of Schedule 2, Part 1

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.

Binham – PF/21/2926 – Two storey side/rear extension to dwelling, 87 Warham Road, Binham, for Mr & Mrs Wales

- Target Date: 28th December 2021

Case Officer: Fran Watson

Householder application

RELEVANT SITE CONSTRAINTS

- Landscape Character Area
- SFRA - Areas Susceptible to Groundwater Flooding
- LDF – Countryside
- Conservation Area
- LDF Tourism Asset Zone
- C Road

RELEVANT PLANNING HISTORY

PF/19/2153: Two-storey rear and single storey side extensions – approved 06/10/2020

THE APPLICATION

A two-storey extension to the south side of the detached dwelling is proposed. It would project beyond the rear elevation of the main part of the dwelling. Ridge and eaves heights would be the same as the existing, and the extension would have a gable to part of the front (west elevation). The walls of the extension would mainly be clad with vertical timber boarding. Where it would attach to the existing dwelling there would be a double height glazed link/curtain wall on the west elevation with a slight set back at first floor. The glazing would be to the first floor only on the east (rear elevation). The roof covering would be reclaimed pantiles.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Councillor Richard Kershaw as he considers the proposal is compatible with SS1 and SS2, EN4 and H08.

Cllr Kershaw states: *“The application is supported by the Parish Council and neighbours and the scale of the extension is smaller than most that have been granted planning permission on that side of Westgate.*

At present this is a holiday cottage which the owners would like to become their home. They are a third generation farming family running the dairy herd at Abbey Farm and have won awards for previous conversions. The applicants are moving here to allow their son to continue with the Farm whilst they run the newly constructed Tea Room and shop next to the Priory. Living at Pebble Cottage will enable them to do that in a sustainable manner as it is walking distance from then Tea rooms. I do not feel there is any harm with this application set in the context of the surrounding houses”.

PARISH/TOWN COUNCIL

Binham Parish Council: support. The PC consider the proposed extension is sympathetic to the surrounding landscape and conservation area. The proposed extension is in character and complimentary to the existing building and; would not over dominate in the surrounding

landscape. It is understood that materials to be used will maintain the character of the building and be in keeping with the vernacular style of the area.

Due to the rural location of the property, the PC ask that consideration is given to the impact of any additional lighting sources to wildlife and preserving a dark skies environment.

As the property is located on one of the main busy roads through the village the PC ask that every effort is made by the contractors to park on site as opposed to the highway and to implement traffic management and supervision of traffic and during deliveries to the site for safety reasons.

CONSULTATIONS

None required.

REPRESENTATIONS

None received in response to press and site notices.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS 1 - Spatial Strategy for North Norfolk

SS 2 - Development in the Countryside

HO 8 - House extensions and replacement dwellings in the Countryside

EN 4 - Design

EN 8 - Protecting and enhancing the historic environment

National Planning Policy Framework (NPPF):

Section 2 – Achieving sustainable development

Section 4 – Decision-making

Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

Supplementary Planning Documents

North Norfolk Design Guide – Supplementary Planning Document (2008)

MAIN ISSUES FOR CONSIDERATION

Main Issues:

- Whether the proposed development is acceptable in principle: *policies SS 1, SS 2 and HO 8*
- The effect on the character and appearance of the existing dwelling and the Binham Conservation Area: *policies HO 8, EN 4 and EN 8*
- The effect on the living conditions of the occupiers of neighbouring dwellings: *policy EN 4*
- Highway safety and parking: *policies CT 5 and CT 6*

Principle of development

The property, a detached two storey house, is situated within the area designated Countryside

under policy SS 1. Policy SS 2 lists the types of development that can be acceptable in principle within the Countryside and these include extensions to existing dwellings. The proposed development is therefore acceptable in principle and complies with Policies SS 1 and SS 2. To be acceptable overall however, the proposed development must comply with all other relevant development plan policies unless material considerations indicate otherwise.

Effect on the character and appearance of the existing dwelling and the Binham Conservation Area

Policy EN 4 states that all development will be designed to a high quality, and design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Development proposals such as extensions and alterations to existing dwellings are expected to have regard to the North Norfolk Design Guide, which as a Supplementary Planning Document is a material consideration.

The North Norfolk Design Guide gives clear guidance regarding the appropriate design of extensions. The scale of an extension should ensure that the architectural character of the original building is not harmed and remains dominant. Extensions should use forms, detailing and materials which are compatible with the original building.

The property is located within the Binham Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, places a statutory duty on local planning authorities in respect of proposed development with a conservation area and states "*special attention shall be made to the desirability of preserving or enhancing the character or appearance of that area*". This is reflected in the requirements of policy EN 8.

Policy HO 8 indicates proposals to extend existing dwellings within the Countryside will be permitted provided that the proposal would not result in a disproportionately large increase in the height or scale of the original dwelling, and would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

The proposed extension would not be subservient in terms of its scale and would appear as an incongruous addition, completely at odds with the traditional design of the dwelling's principal elevation. Due to its overall scale and massing, height, appearance (including proposed materials) and its expanse across the side of the dwelling, with the projection to the rear, it is considered that the proposal would be an unacceptable form of development which would be out of keeping with the form and character of the original dwelling. Whilst the principle elevation of the dwelling sits side on to Warham Road and the extension would be sited predominantly to the side and rear of the property, given the orientation of the dwelling, the extension would be visible from the road, albeit set back, and is considered would have a detrimental visual impact in the street scene.

The proposed extension is identical to that first submitted under the previous application (PF/19/2153). The Conservation & Design officer's comments on the 2019 application (which are equally relevant now given the commonality of plans were as follows:

The property is of mid-19th century origin and stands gable end-on to Warham Road. It features a 'politely' detailed front elevation facing west and a vernacular rear elevation under a traditional catslide roof facing east. Although not of special architectural or historical interest, it is nonetheless an attractive and prominent property, which makes a positive contribution to the form and character of this part of Binham.

Against this context, it is difficult to see how Conservation & Design can possibly support this application. By virtue of its size, form, design and materials, it is considered that the proposed new build would neither be compatible with or subservient to the existing building and would

thus fail to accord with some of the principles contained in section 3.6 of the North Norfolk Design Guide.

More specifically, the concerns can be summarised as follows: -

- The extension would 'plug' directly into the south-facing gable where it would compete directly with the existing building.*
- Notwithstanding its largely glazed connection, and the slight setback at first floor level on its western side, there would be no meaningful separation between the existing and proposed elements. Instead, it would finish flush with the 'polite' face of building and feature matching ridge and eaves heights.*
- The addition would introduce a new cross wing which would not only be longer than the existing building but which would also be discordant with its simple linear form. It would also completely mask the existing building when viewed from the garden and agricultural land to the south.*
- Elevationally, the new build would feature contrasting timber cladding and relatively plain window styles. Whilst such a divergent approach can be successful, it requires clear separation from the host building. In this case, the addition would be conjoined rather than separate and would not be viewed as its own discrete entity.*

For these reasons, and because both sides of the property are visible from public vantage points, the only conclusion is that the proposed development would have a detrimental impact upon its appearance and character, and thus would result in harm being caused to the overall significance of the wider designated heritage asset. Therefore, unless there are other material planning considerations or public benefits accruing from the proposals to outweigh the identified harm, the application would need to be refused in accordance with paras 193 & 196 of the NPPF, as well as Policies EN4 and EN8 of the Core Strategy.

Officers subsequently advised that the recommendation for the previous scheme would be one of refusal, which led to a series of amendments, eventually resulting in approval in October 2020. The approved scheme was substantially different to that first submitted, with amongst other things, the side extension reduced to a single storey. Even as amended however, the approved scheme was considered to be pushing the envelope as to acceptability of design terms. The Conservation Officer considered that it was a matter of fine judgement as to whether the proposals would preserve the appearance and character of the existing building or the overall significance of the wider conservation area. The recommendation to approve the application was made on the basis of the revised scheme creating significantly less harm than that originally (and now) proposed.

The concerns raised in 2019, (see above italicised section), remain directly relevant. As such, the proposed development is considered unacceptable in design terms and would be detrimental to the character and appearance of both the existing property and the Binham Conservation Area. It is therefore contrary to Policies EN 4, EN 8 and HO 8 of the adopted North Norfolk Core Strategy and the principles set out in the North Norfolk Design Guide SPD. Whilst the development proposal would lead to less than substantial harm to the conservation area (a designated heritage asset), in such cases paragraph 202 of the NPPF states that *"this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*. In this case, there would be no public benefits, the benefits would be private for the owners/occupiers of the dwelling.

Living conditions

Policy EN 4 of the Core Strategy and the North Norfolk Design Guide requires that proposed development must not significantly impact upon the residential amenities of the occupiers of nearby dwellings in respect of light, privacy and disturbance.

It is considered that there would be no material effects on the occupiers of the closest dwellings and the proposed development would adequately safeguard residential amenity in accordance with Policy EN 4 and the North Norfolk Design Guide.

Highway safety

The proposed extensions and alterations to the dwelling would not have any material effects in terms of access, parking arrangements and highway safety. The proposal therefore complies with Policies CT 5 and CT 6.

Conclusion and Recommendation:

Whilst the proposal is acceptable in principle, it is a poor design and is not considered to be in accordance with the requirements of the Development Plan, being contrary to Policies EN 4, EN 8 and HO 8 of the North Norfolk Core Strategy 2008, paragraph 202 of the NPPF and the North Norfolk Design Guide SPD. Refusal is therefore recommended

RECOMMENDATION:

REFUSAL, for the following reasons:

In the opinion of the Local Planning Authority the proposed two-storey extension, by reason of its scale, massing, height, appearance, materials and its extent across the side of the dwelling, would be an incongruous addition to the existing dwelling that would be harmful to its form, character and appearance and, which consequently, would be harmful the character and appearance of the Binham Conservation Area within which the dwelling is located. As such, the proposed development contrary to Policies HO 8, EN 4 and EN 8 of the adopted North Norfolk Core Strategy, Sections 12 and 16 of the NPPF and the principles set out in the North Norfolk Design Guide Supplementary Planning Document.

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

HUMAN RIGHTS IMPLICATIONS

Richard 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.

This page is intentionally left blank

GUNTHORPE- PF/21/2656– Single storey detached domestic outbuilding (Retrospective) Old School House, Bale Road, for Mrs Deborah Boon.

- Target Date: 22nd November 2021

- Extension of time: 28th January 2022

Case Officer: Ms A Walker

Householder Application

RELEVANT SITE CONSTRAINTS

Areas Susceptible to Groundwater SFRA - Classification: >= 25% <50%

Countryside LDF

Listed Building Cases - LBII/038/1423819 Grade: II Address: Old School House, Bale Road, Gunthorpe, Melton Constable, NR24 2NX

LBII/038/1423819, Listed Building Status- The OLD SCHOOL HOUSE AND BOUNDARY WALL BALE ROAD, GUNTHORPE. Grade II Listed.

RELEVANT PLANNING HISTORY

ENF/21/0157, Enforcement Enquiry.

PF/21/0545, to install moveable 4x3M timber clad garden shed to Northwest corner of the property. Application withdrawn- invalid.

PF/20/2074, for the erection of a garden annex room to the south west corner of the garden. Application Withdrawn

IS3/20/1813, to install a garden Annexe. Application withdrawn- invalid.

THE APPLICATION

The application seeks retrospective permission for a single storey detached domestic outbuilding for use as an art studio. The proposal site is located on Bale Road, outside the village of Gunthorpe within the curtilage of the grade II listed Old School.

REASONS FOR REFERRAL TO COMMITTEE

Referred to committee by Councillor R Kershaw for the following reasons (summarised):

- Very little harm caused by the outbuilding. Every attempt has been made to lessen its impact (reduced size, colour change, less conspicuous position). Applicant is prepared to remove the existing shed. The existing property has been restored to a high standard within which there is insufficient studio space. Studio would enable the carrying out of the applicant's profession in a sustainable fashion, reducing travel.
- Much local support.
- The public benefit of the restored Grade II building and the removal of a shed replaced by the proposed outbuilding outweighs the harm in this instance.
- The argument regarding economic benefit being very small is debatable as the Studio could form part of Open Studios which brings in considerable income to North Norfolk as well as allowing the applicant to carry on her painting locally.

PARISH COUNCIL

No response received from the Parish Council.

REPRESENTATIONS

Case officer notified of an objection via telephone, but no subsequent formal written objections have been received to date.

2 letters of support, one signed by 43 residents. Summary of supporting comments:

- New residents have completed beautiful, tasteful and sympathetic works to the property, which has been transformed into a stunning, aesthetically pleasing home and workspace.
- The exterior timber clad buildings are pleasing to the eye and blend beautifully with the landscape perfectly complementing the main house. Takes into account the grey flint.
- Welcome signs of life at the Old School House which have been sadly lacking for tens of years when it was barely used as a weekend home.
- It is wonderful to have professional artists join our rural community who provide much needed services in the local community and area and contribute to our local economy.

CONSULTATIONS

Conservation and Design - 'As you will be aware, when this outbuilding was first proposed Conservation & Design concerns were expressed about its impact upon the setting of 'principal' Grade II Listed Building (reproduced below for convenience). This culminated in the proposals subsequently being withdrawn and advice offered on what might be more acceptable from a heritage point of view. Unfortunately this proved unacceptable to the applicant who then took the decision to erect the building largely as originally proposed without the benefit of planning permission - hence our Combined Enforcement team became involved. What this does mean, however, is that we are now able to assess the actual impact of the building rather than the assumed impact.

In this regard, it is considered that the initial concerns have to some extent been reaffirmed. From certain vantage points, the building does indeed block and impinge upon views of the heritage asset and thus it does detract from its general setting and overall significance. This said, we must be honest and say that the impact is not as pronounced or as acute as first thought. This appears to be due to three contributory factors: -

1. The size of the outbuilding has been reduced from the originally proposed 7 X 4m down to a more manageable 5 X 3.5m.
2. The black stained finish which was originally proposed, and which would have resulted in a relatively dense and jarring appearance, has been replaced with an altogether softer natural finish which blends better with the stone dressings and mortar on the main building.
3. Rather than being sited close to the road and perpendicular to the old school (as per the 1st image below), the building has instead been set back slightly and angled to follow the line of the boundary wall (as per the 2nd image). In this new position, it has slightly less presence on site and is partly screened by a couple of trees/bushes. It is therefore more recessive within the wider landscape views, particularly from the SW.



For these reasons, the level of competition, and thus the heritage harm, has been mitigated to some degree and can now be considered towards the lower end of the 'less than substantial' spectrum for NPPF purposes. This said, as para 199 of this document makes clear, great weight must be given to the conservation of heritage assets irrespective of the level of harm. Hence, unless it is considered that there are other material planning considerations or public benefits accruing from the proposals to outweigh the identified harm, the Local Planning Authority is obliged to refuse this application.

Conversely, if it is ultimately considered that the planning balance tilts towards the retention, the planting would need to be retained on the SW boundary and then supplemented with additional native hedging to further soften the building. Additionally, there would also be a need to remove the shed which has also been brought onto site without the benefit of planning permission. This currently works in tandem with the studio and exacerbates the impact upon the setting of the listed building by virtue of its upfront position on site.'

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

EN 2 – Protection and Enhancement of Landscape and Settlement Character

EN 4 – Design

EN 8 - Protecting and Enhancing the Historic Environment

EN 10 – Development and Flood risk

CT 5 - The transport impact of new development

CT 6 - Parking provision

National Planning Policy Framework (NPPF):

Section 2 – Achieving sustainable development

Section 4 – Decision-making

Section 12 - Achieving well-designed places

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

Section 16 - Conserving and enhancing the historic environment

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design & Heritage
3. Amenity
4. Flooding risk
5. Highways

APPRAISAL

1. Principle of development

The proposal is located outside the village of Gunthorpe which is designated as Countryside under Policy SS 1 of the Core Strategy. Policy SS 2 of the Core Strategy limits development in Countryside policy areas to that which requires a rural location to protect the character of the rural environment. Policy SS 2 does, however, permit alterations to existing rural residential properties which includes the construction of domestic outbuildings for ancillary use such as a garden room, shed or annexe. The proposal is, therefore, acceptable in principle and complies with Policy SS 1 and Policy SS 2.

2. Design & Heritage

The detached studio is located to the south west elevation of the old school house and takes the form of a modern wooden cabin, measuring 3.5x5m with a pitched roof and clad in weathered Larch timber cladding stained in dark brown. Following consultation from the Conservation and Design Officer, who is of the opinion that from the original submission (PF/20/2074), 'the level of competition, and thus the heritage harm, has been mitigated to some degree and can now be considered towards the lower end of the 'less than substantial' spectrum for NPPF purposes. This said, as para 199 of this document makes clear, great weight must be given to the conservation of heritage assets irrespective of the level of harm. Hence, unless it is considered that there are other material planning considerations or public benefits accruing from the proposals to outweigh the identified harm, the Local Planning Authority is obliged to refuse this application.' Therefore it is considered that this is an on balance refusal. Although the level of harm identified is at the lower end of 'less than substantial', it is nevertheless harm that has to be outweighed by public benefits. It is recognised that there is an argument put forward in favour of the economic benefits associated with supporting a small business (independent artist), however, it is unfortunately not considered that this is sufficient enough to outweigh the harm. Therefore, the finely balanced conclusion is that the application is not considered to be in accordance with policy EN 8 of the Core Strategy nor meets the requirements of Paragraph 199 of the NPPF.

3. Amenity

Due to the rurality of the dwelling and distance from the neighbouring properties, the proposal is not considered to have a significant adverse impact on the amenity of any neighbouring properties in terms of overlooking, overshadowing or overbearing. The use of the outbuilding as a private art studio is not considered to cause significant issues in terms of amenity. The proposal is therefore acceptable in terms of amenity and complies with Policy EN 4 in this regard.

4. Flooding risk

The site lies within an area designated as 'Areas Susceptible to Groundwater Flooding'. The SFRA does not show the likelihood of groundwater flooding occurring and does not take account of the chance of flooding from groundwater rebound and only isolated locations within the overall susceptible area are actually likely to suffer the consequences of groundwater flooding. Given the scale and nature of the proposal it is considered that this is unlikely to cause detriment in this designation. The scheme is therefore acceptable under Policy EN 10 and NPPF (Section 14).

5. Highways

The scheme does not affect the current parking and access and is not considered to have an adverse impact on highway safety. As such, it is considered to be acceptable under policies CT 5 and CT 6 of the adopted Core Strategy.

Conclusion

This is a finely balanced recommendation. The proposal is considered to be acceptable in terms of the principle, amenity, flood risk and highways related matters. The proposal is however, ultimately considered unacceptable due to the level of heritage harm caused to the setting of the grade II listed building and is therefore not considered to be in accordance with the requirements of the Development Plan. There are considered to be insufficient material considerations nor sufficient public benefits identified, to outweigh this heritage harm. Refusal of the application is therefore recommended.

RECOMMENDATION:

REFUSAL for the following reason:

The District Council adopted the North Norfolk Core Strategy on 24 September 2008, and subsequently adopted Policy HO9 on 23 February 2011, for all planning purposes. The following policy statements are considered relevant to the proposed development:

EN 8 - Protecting and Enhancing the Historic Environment
National Planning Policy Framework (2021) – Paragraph 199

In the opinion of the Local Planning Authority, the detached domestic outbuilding is considered to cause a level of heritage harm to the grade II listed Asset which is not considered to be sufficiently outweighed by other material or public benefits. In the opinion of the Local Planning Authority there is no justification to permit the retention of the outbuilding which is considered contrary to policy EN 8 of the adopted North Norfolk Core Strategy and paragraph 199 of the National Planning Policy Framework (July 2021).

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



Stibbard - PF/21/1630 Erection of three timber buildings to provide WC, shower and washing up facilities and installation of septic tank for use in conjunction with the exempted campsite (Retrospective).

Minor Development

- Target Date: 13th September 2021

- Extension of time 21th January 2022

Case Officer: Mr Jonathan Pavey-Smith

Full Planning Permission

CONSTRAINTS:

Civil Parish - Hindolveston

Agricultural Land Classification - Agricultural Land: Grade 3

Ancient Woodland - Name: Hindolveston Wood

Areas Susceptible to Groundwater Flood Type: Clearwater

Landscape Character Area: Tributary Farmland Type: TF1 (Tributary Farmland)

Countryside LDF - Name: LDF Countryside

RELEVANT PLANNING HISTORY

Enforcement investigation

ENF/21/0090 - Site being used for camp site with additional structures

THE APPLICATION

The application seeks full planning permission for the siting of three timber buildings to provide WC, shower and washing up facilities and the installation of a septic tank for the use in conjunction with the exempted campsite. The application is retrospective.

The three timber buildings are to the west of the site behind the boundary treatment which is a mature 2.5- 3m hedgerow. The three timber buildings are 2.4m wide x 2.4m in height with a depth of 1.2m. This application is as a result of the enforcement investigation.

The application site is currently used as a 'Certified' Camping Site. There are 4 'Tee-pee' tents under this 'Certified' Camping Site. To the east of the site is Hindolveston Wood which is classed as an ancient woodland. The vehicular access to the site is to the north east.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr Vincent FitzPatrick on the grounds of:

- Highways access to the site
- Sensitive nature of the location
- High level of public interest in this application.

PARISH/TOWN COUNCIL

Hindolveston Parish Council

Are concerned about the access to the site. Both access points are off a narrow road and one is on a particularly sharp bend.

Consultations:

Environmental Health: Have no objection to the application subject to the submission of additional information and a condition relating to details of refuse storage area/s and access for collection vehicles.

REPRESENTATIONS:

Two letters of objection and one letter of support have been received:

Objections:

- Increased light and noise pollution
- Concern for the campsite to be a change of use and to become permanent.
- Noise and inconvenience to existing residents due to noise from families on campsite.
- Highways safety concerns due to substandard nature of access along Foulsham Road and inadequate narrow junction.
- Concern over installed of septic tank leaking.

Support:

- Small business enterprises such as this should be encouraged.
- The campsite would be unable to function without these facilities thus preventing the applicants from earning a small income from their own land.
- The small campsite that they have set up has caused absolutely no problems to the surrounding area

CONSULTATIONS

Environmental Health: The Environmental Protection (EP) Team have no objection to the application subject to the submission of additional information and the provision of the following conditions and advisory notes.

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 5 – Economy
SS 6 – Access and infrastructure
EN 2 - Protection and enhancement of landscape and settlement character
EN 4 - Design
EN 13 – Pollution and hazard prevention and minimisation
EC 3 – Extensions to existing businesses in the Countryside
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

Supplementary Planning Documents

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
5. Environmental Impact

EXPLANATION OF A 'EXEMPTION CERTIFICATE'

Exemption certificates for tents under section 269 of the Public Health Act 1936 (“the 1936 Act”) the use of land as a campsite for more than 42 days consecutively or 60 days in total in any 12 consecutive months requires a site licence from the local authority. In addition, the use of land for tented camping for more than 28 days a year normally requires an express grant of planning permission. However, members of recreational organisations which hold a camping exemption certificate issued under section 269(6) of the 1936 Act can camp on land without a site licence and without the need to apply for planning permission.

The main stipulation is that the site is limited to ten tents in total.

APPRAISAL

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

The application site lies within a rural location on the periphery of the village, on land designated as ‘Countryside’ under Core Strategy Policy SS 1. Policy SS 2 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.

The camping site operates as 'Certified Camping site', over which the Council has no planning control subject to it operating within the parameters of the exemption licence. The proposed timber buildings (WC and showers) would not create new build unserviced holiday accommodation in the Countryside. The timber buildings are for facilities to serve the existing Certified Camping site. The application is not for the change of use of the entire field to a campsite or recreational/tourist use. It is solely to regularise the existing permanent three buildings.

Policy EC 3 deals specifically with extensions to existing Businesses in the Countryside

Extensions to existing businesses in the Countryside will be permitted where it is of a scale appropriate to the existing development and would not have a detrimental effect on the character of the area. The scale of the three sheds will not have a detrimental effect on the character of the area and will comply with Policy EC 3

In addition, a condition is recommended which would require the removal the buildings when the camping site ceases to be used and for the buildings only to be used in association with the certified site.

2. Design and landscape impacts on the open countryside. (Policies EN 2 and EN 4 and Sections 12 and 15 of the NPPF)

It is considered that the three timber buildings are acceptable in design terms and in terms of compliance with Policy EN 4 and Section 12 of the NPPF. The three buildings are small in scale and low in height at 2.4m and are clearly ancillary to the four existing tents permitted under the Certified Camping site. More importantly the three buildings themselves being low in height are lower than the hedgerow adjacent to the west. The existing hedgerow completely screens the three buildings from the road, meaning that the only clear visual impact of the buildings is from with the campsite itself. The resultant landscape impact of the three buildings is therefore considered to be low.

It is therefore considered that the development would be comply with Policies EN1 and EN2 as it would preserve the character of the open countryside in this location.

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 residential properties lie to the west and south of the site. Notwithstanding this, given the degree of separation from the application site, the presence of existing established hedgerows and woodland, and the fact that the site is already largely used for tourism purposes, it is considered that the three buildings (WC and showers) would not result in any significantly detrimental impacts on amenities of the occupiers of the closest properties in respect of privacy, light or disturbance.

As such, it is considered 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 would be via an existing access off Foulsham Road which currently serves the Certified Camping site. Whilst it is noted that both objectors and the Parish Council have raised concerns regarding the access, the application relates solely to the timber buildings which are the users of the camp site. These buildings are not traffic generating uses in themselves and as the buildings only serve the existing camping site use, the development would not lead to any intensification of the use the access and highway. Similarly, the resultant impact on the junction will remain unchanged. It is considered that the proposal is in accordance with the requirements of Policies CT5 and CT6.

5. Environmental Impact – EN13 and EN4

The applicant has stated that the septic tank serving the development was professionally installed with a soakaway. The application has stated that the application is not near any water courses or ditches and is located away from the four tents.

The applicant has applied for a seasonal refuse/trade waste collection from May-September as advised by NNDC's Environmental Health team. This negates the need to include a condition for a refuse storage area. Environmental Health have no objection to the application.

Conclusion

In conclusion, the timber buildings would not constitute new build unserviced holiday accommodation in the Countryside. They are facilities to serve the existing Certified Camping site only. The application is not a change of use from agricultural use to a recreational/tourist use for the entire field. The application is solely to regularise the existing three buildings erected without planning permission. The three buildings would not lead to any significant detrimental impact on the surrounding landscape, highway safety or the residential amenity of surrounding neighbours. As such, the proposals would comply with relevant Core Strategy policies and the guidance set out in the National Planning Policy Framework (NPPF).

RECOMMENDATION:

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

- Accordance with approved plans
- Buildings to be used only in association with the Certified camping site and within 3 months of the ceasing of the use of the camp site the three timber buildings shall be removed from the site in their entirety.

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

This page is intentionally left blank

CROMER - PF/21/2544 – Replacement windows to first floor apartment, Flat 1 Hagley House, for Mr & Mrs Kirkham

- Target Date: 6th December 2021

- Extension of time: 28th January 2022

Case Officer: Ms A Walker

Householder Application

RELEVANT SITE CONSTRAINTS

Areas Susceptible to Groundwater SFRA - Classification: < 25%

Conservation Area

Listed Building Cases - Reference: LL/22/16

Grade: LL, Address: Flat 2, Hagley House, 2 Bond Street, Cromer, NR27 9DA

Primary Retail Frontages LDF

Primary Shopping Area LDF

Principle Routes LDF

Settlement Boundary LDF

Town Centre LDF

RELEVANT PLANNING HISTORY

None relevant.

THE APPLICATION

The application is for flat 1 Hagley House and seeks to replace the existing first floor white-painted timber framed sash windows with replacement heritage wood grain effect UPVC frames.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Councillor T Adams due to concerns that the use of UPVC windows within the Cromer Conservation Area contradicts the North Norfolk Design Guide, Conservation Area Appraisal, and therefore Policy EN 4.

TOWN COUNCIL

Cromer Town Council – Objection to the use of UPVC under EN 8 especially within the Conservation Area. Also believe that this proposal goes against the NNDC Climate Emergency declaration.

CONSULTATIONS

Conservation and Design - are not able to sustain an objection to the application.

REPRESENTATIONS

None received.

HUMAN RIGHTS IMPLICATIONS

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

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

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

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

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS 1 - Spatial Strategy for North Norfolk

SS 7 - Cromer

EN 2 – Protection and Enhancement of Landscape and Settlement Character

EN 4 – Design

EN 8 - Protecting and Enhancing the Historic Environment

Supplementary Planning Documents:

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

National Planning Policy Framework (NPPF):

Section 2 – Achieving sustainable development

Section 4 – Decision-making

Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design & Heritage
3. Residential Amenity

APPRAISAL

1. Principle of development

The application site lies within the settlement boundary 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 Locally Listed.

2. Design & Visual Impact on the Heritage Asset

The current windows are in poor condition and in need of repair/replacing, the proposal seeks to replace 7 existing white-painted timber windows on the front elevation with white UPVC frames. 6 of the windows are of ordinary sash design and the 7th window labelled as 'W04' is

a casement with a transom fanlight detail and not sash, due to access being needed to the small balcony. The proposed materials will be heritage white wood grain effect UPVC frames with proportions to match the existing. The units also match the specifications of those used on the second floor flat approved under application PF/21/0968.

In terms of Heritage, Hagley House is a locally listed building and occupies a fairly prominent position along Church Street and positively contributes towards the character and appearance of the Cromer Conservation Area in which it is located. The windows to be replaced are located on the first floor, which whilst visible from the surrounding streets, are less frequently observed by passing shoppers/pedestrians than those below at eyelevel. UPVC windows are, broadly speaking, undesirable for use within traditional buildings and conservation areas. That said, it is often difficult in practice to substantiate an objection 'in principle' to the use of plastic windows in an unlisted building when 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 style of windows on the frontage in matching those from the flat above. Therefore, on balance, the proposal is considered to comply with Core Strategy Policies EN 4 and EN 8, 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.

Conclusion

Given the considerations outlined above, the development is considered to be in accordance with the requirements of the Development Plan. There are no material considerations that indicate the application should be determined otherwise.

RECOMMENDATION:

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

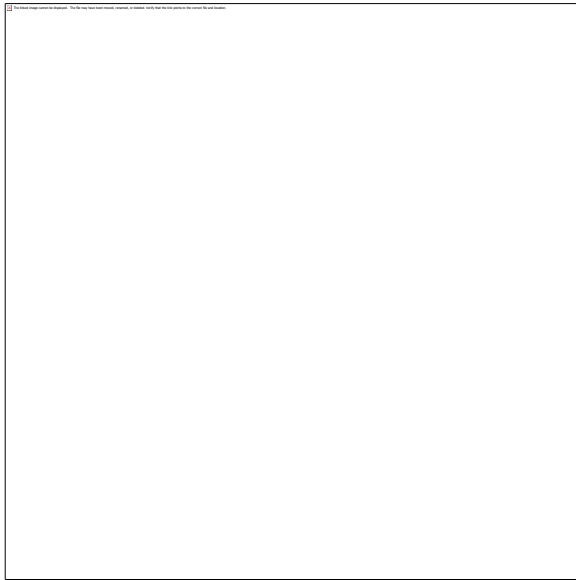
1. Time limit for implementation
2. Development to be carried out in accordance with submitted details and specifications
3. Materials for the proposed development to be in accordance with details submitted as part of the application.

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

This page is intentionally left blank

Agenda Item 14

North Norfolk District Council
Holt Road, Cromer, Norfolk, NR27 9EN
Tel: 01263 513 811
www.north-norfolk.gov.uk
E-mail planning@north-norfolk.gov.uk



Trunch - CL/21/0566 Certificate of lawful development for existing use of land for stationing of a caravan - Land East Of Lincoln Cottage (known As The Vineyard), Common Road, Bradfield Common for Ms Bell

Certificate of lawful development

- Target Date: 21th April 2021

- Extension of time: N/A

Case Officer: Mr Jonathan Pavey-Smith

CONSTRAINTS:

- Agricultural land: Grade 3
- Areas Susceptible to Groundwater Food Type: Clearwater
- Detailed river network – Drain Length: 48.5785597676
- Internal drainage boards boundary: Norfolk Rivers
- Landscape character area - Type: river valleys
- Landscape character area - Description: Tributary Farmland
- Countryside LDF

RELEVANT PLANNING HISTORY

ENF/19/0109 - Enforcement Enquiry

PF/07/0203 Retention of feed storage shed - Approved

PF/06/1187 Continued use of land for dog agility training and retention of feed store - Refused

PF/02/0763 Siting of mobile field shelter - Approved

THE APPLICATION

The application is to confirm that the existing use of the land concerned is lawful for planning purposes under section 191 of the Town and Country Planning Act 1990;

Unlike a planning application, an application for a certificate of lawfulness is not assessed against relevant development plan policies and material planning considerations. It is a legal

determination made on the basis of the evidence submitted as to whether the existing development i.e. operation or use, is, on the balance of probabilities, lawful and as such immune from enforcement action.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Councillor Greg Hayman on the grounds that the evidence provided seems to be disputed by the community and contradicts that provided by the applicant. It is felt that in view of the importance of the decision and the feelings about it, it is appropriate for the committee to make the decision.

PARISH/TOWN COUNCIL

Trunch Parish Council object for the following reasons

- Statutory declaration by Mr Peter Betts is incorrect and untruthful;
- In 2003 a large caravan (8ft by 4ft) was put on the land and NNDC took no action;
- The caravan has frequently been moved off the land;
- The Animal Magic Dog Training business that took place on the land from 2003 caused noise and disturbance and NNDC took no action;
- The land has recently been advertised for fun days for dogs and their owners to host birthday parties, fun events and picnics;
- The caravan is not easy to move;
- The caravan and land will be let out as holiday accommodation;
- The proposal fails to comply with Policy HO9 of the North Norfolk Core Strategy;
- The current caravan on site measures 12ft by 35ft and is disproportionately large for the applicant's needs;
- The caravan is an eyesore;
- The current caravan on site is twice the size of the previous caravan that it replaced;
- The statement on page 5 of the statutory declaration by Bronwen Bell that, "*both the large touring caravan and the static caravan have been sited on the land continuously since 2003 to date*" is misleading as the small caravan and the large static mobile home were only both on site allegedly for a two-week period during 2020 during the transition period of swapping a small caravan for the large static mobile home.
- The permitted development rights should not enable the large mobile static home to be sited on the land to allow for sewerage connection as the large static mobile home does not have any permissions to be located on the land.
- The proposal fails to comply with North Norfolk Core Strategy Policies SS1, SS2, SS4, EN2, EN8 and EN5.

REPRESENTATIONS:

Ten Letters of objection on the following grounds:

- More caravans means the lanes become busier
- The stationing of the caravan is illegal
- The caravan has not been on site continuously for 10 years
- The caravans spoils the views of the countryside
- The proposal does not accord with Policies SS1 and SS2
- The caravan is too big and incompatible with the local environment

- The application should be refused on grounds of visual amenity
- The caravan will lead to the construction of houses and buildings
- The present static caravan is different to other ones that have been on site
- No details have been given for the approval of the sewerage connection
- The plot will become a residential garden, a personal permanent residence or holiday let

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.

APPRAISAL

Guidance in relation to the Certificates of Lawful Development

There are two types of lawful development certificates

(a) An existing use of land, or some operational development, or some activity being carried out in breach of a planning condition is lawful for planning purposes under section 191 of the Town and Country Planning Act 1990; or

(b) A proposed use of building or other land or some operation proposed to be carried out in, on, over or under land, would be lawful for planning purposes under section 192 of the Town and Country Act 1990.

This application is in relation to Section 191 of the Act (a) above.

Basis of determination:

In the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise, unambiguous and credible to justify the grant of a certificate on the balance of probability.

A local planning authority needs to consider whether, on the facts of the case and relevant planning law, the specific matter is or would be lawful. Planning merits are not relevant at any stage in this particular application process.

Relevant Planning Background:

In determining if the residential use of the land has become lawful due to the passage of time there are a number of key tests, the first is ownership (past and present), the second is uninterrupted use (past and present) and the third concerns the nature of and extent of that use.

The land that the caravan sits on has been owned by Bronwen Bell (the applicant), since

2002 and a caravan has been stationed on it since 2003 (not always the same caravan over the last 10 years). The purpose of the stationing of a caravan on the land has been to provide shelter /respite when working on the land, toilet and refreshment facilities and a secure lockable venue for expensive equipment. Since 2010 the applicant has used the land as a small holding developing planting and growing crops plus a vineyard for her own use off-site.

The applicant has provided evidence to support all this.

Evidence submitted with the Certificate of Lawfulness for Existing Use or Development

The applicant has provided numerous documentation to support the application. The key documents are as follows;

- A signed statutory declaration by Bronwen Bell stating that she has owned the application site for more than 10 years since 2002, since 2003 that there has continuously been a caravan on site for the past 10 years, that the land and the caravan have been used for over the past 10 years;
- A signed statutory declaration by Peter Betts a friend and worker on the land since 2002 that supports what the applicant says in her signed statutory declaration;
- Exhibit 1 Document A Land Registry Official Copy of Register of Title which is evidence that the application site has been in the ownership of the applicant since 2002;
- Exhibit 1 Document B Aerial photographs showing the presence of a caravan on site for the years 2006/7, 2010, 2014 and 2017;

Note a caravan was observed on site on the site visit in April 2021;

- Exhibit 1 Document N illustrates the new static caravan; the photograph was taken in 2021.
- The DEFRA registration number 11590966B in the signed statutory declaration by the applicant Bronwen Bell that the land has been in agricultural use since 2010;

Other evidence provided

- Exhibit 1 Document C comprises a series of photographs showing the dog agility area that were left erected on the land when not in use and the stables in use by the applicant's horses;
- Exhibit 1 Document D comprises a letter dated 28 March 2007 from the Council confirming the planning permissions 2007/0203 and 2002/0763 have been complied and the conditions discharged for re-use of the land for keeping horses to having it as a small agricultural holding;
- Exhibit 1 Document E comprises permission by NNDC to plant trees on the land;
- Exhibit 1 Document F shows that the above permission (Exhibit Document E) was sent to Bradfield where the Applicant was living at the time;
- Exhibit 1 Document G shows the commencement of planting of trees and the caravan on site;
- Exhibit 1 Document H a Report By Keys 2011 for valuation purposes;
- Exhibit 1 Document I quotations for additional tree planting on the land;
- Exhibit 1 Document J photograph of the first year of the orchard following planting;
- Exhibit 1 Document K estimate for further non-grant tree planting;
- Illustrates the orchard in 2013 and nut trees and firewood growth on land in 2014;

The Parish Council state that the signed statutory declaration by Peter Betts is in incorrect and untruthful because they have evidence of invoices that he has not managed the land since 2002. However, Mr Betts does not state in his signed declaration that he managed the land from 2002 but that he worked on it. So for this reason Mr Betts signed declaration is considered genuine.

Furthermore, members of the public who have objected to this application and the Parish Council cite several North Norfolk Core Strategy policies stating that the application is not compliant with, however, a local planning authority needs to consider whether, on the facts of the case and relevant planning law, the specific matter is or would be lawful, planning merits are not relevant at any stage in this particular application process.

The local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable.

On balance, therefore, the Council consider the use described to be lawful.

Concealment:

The Council does not consider that any positive act of concealment has occurred during the determination of this planning application.

Conclusion and Recommendation

The evidence submitted with the application demonstrates that the application site and the caravan located there have been in uninterrupted and unconcealed residential use for a period in excess of 10 years, and the evidence submitted is not called into question by evidence held by the Council. Therefore, it is considered that the residential use of the land in question has become Lawful due to the passage of time.

On the balance of probabilities, the recommendation is to Grant the Certificate of Lawful Development for Existing Use.

This page is intentionally left blank

DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE - JANUARY 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	3	0	3	3	0	100%
total	37	3	32	27	7	81%

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

- 3.3 Performance in major developments remains has risen by 2% since reporting in December to 81% (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 in the coming quarters. 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.

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%
Q9	287	119	154	146	22	92%
	1965	619	1078	929	417	79%

Minimum level required

70%

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

Performance in non-major developments is improving in terms of speed for the final figures for the last quarter show improvements to 92% of cases being in time or agreed time periods, with the highest number of cases in any quarter being determined in time or agreed extension (265 cases).

December was a solid month with 92.8% of decisions in time, up around 2% from November:

84 decisions / 41 within 8 weeks / 42 EoT / 37 within EoT

The position is one of sustained performance improvement in terms of productivity; with a shorter month (office closure at the end of December) the service produced around 28 decisions per week, with nearly 50% of decision being within 8 weeks, i.e. with no time extensions required.

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. This will deliver a greater number of decisions in time and outweigh the poor quarters experienced in early to mid-2021. We strive to deliver increasingly more decisions within the 8-week period and reduce extension of time period requests as a result.

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 December stands at 2.56%; remaining a single case overturned during the 2-year performance period in Spring 2021.

3.8 For Non-Major development the figure remained at 0.59% for the appeals determined over the 2-year aggregate.

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 has risen by 49 cases and stands at 571 (522 November). We will monitor this trend closely but may be the result of office closure and new cases being received around the office break. Average caseloads in the Non-Major’s teams remains at 35 cases per officer, with 23.2 cases per officer in the Majors team. Our average cases are remaining stable as a senior officer and planning officer joined the development management team this month.

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 –Russell Stock has started his new role as Team Leader Major Projects and two additional officers are added to the Development management team. We are under a recruitment campaign for a Senior Officer vacancy role in Major Projects.

4.4 Consultations – pressure remains in this area; case officers are encouraged to be proactive. Consultee pro formers are now provided to offer a more concise and consistent form of reporting comments to case officers. We will monitor the speed of consultation returns following this change.

4.5 We continue to monitor key performance areas for improvement:

- Extension of time period, reduce requirement and ensure that wherever possible extended timescales are met.
- 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, e.g. produce consultation pro-former response forms.

5.0 Recommendations:

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

This page is intentionally left blank

OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 20 JANUARY 2022

APPEALS SECTION

NEW APPEALS

ROUGHTON – PO/21/0149 - Erection of detached dwelling (outline with all matters reserved)
Pine Cottage, Felbrigg Road, Roughton, Norwich, Norfolk NR11 8PA
For Mr P & Mrs S Miles-Jones
WRITTEN REPRESENTATION

INGHAM – PF/21/0797 - Two storey detached dwelling; driveway and access to Palling Road; tree and hedgerow planting and formation of pond
Land North Of, Palling Road, Ingham, Norfolk
For Mr Tom Coller
WRITTEN REPRESENTATION

WICKMERE – PF/20/2072 - Erection of dwelling with attached double garage
Park Farm Office, Wolterton Park, Wolterton, Norwich NR11 7LX
For Mr M & Mrs C McNamara
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 Spiegel
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

HOLT – PF/21/0967 - Small single storey front extension

6 Manor Walk, Holt, Norfolk NR25 6DW

For Mr Simon Coe

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

NORTH WALSHAM – ENF/21/0146 - Unauthorised developement in back garden

1 Millfield Road, North Walsham, Norfolk NR28 0EB

For Mr Robert Scammell

WRITTEN REPRESENTATION

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

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

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

APPEAL DECISIONS - RESULTS AND SUMMARIES

None