

Development Committee



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TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Wednesday, 6 April 2022

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 14 April 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, Mr M Taylor, 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, Dr C Stockton, Mr J Toye and Mr E Vardy

All other Members of the Council for information.

Members of the Management Team, appropriate Officers, Press and Public



If you have any special requirements in order to attend this meeting, please let us know in advance

If you would like any document in large print, audio, Braille, alternative format or in a different language please contact us

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A G E N D A

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

PUBLIC BUSINESS

- 1. CHAIRMAN'S INTRODUCTIONS**
- 2. TO RECEIVE APOLOGIES FOR ABSENCE**
- 3. SUBSTITUTES**
- 4. MINUTES**

Due to a heavy schedule for the committee, the minutes for the meetings of 17th and 31st March will be presented to the meeting on 12th May for approval.

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 1 - 6)

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

OFFICERS' REPORTS

- 8. RUNTON - PF/21/0694 - CHANGE OF USE OF LAND TO PROVIDE FOR THE SITING OF EIGHT HOLIDAY LODGES FOR USE AS GUEST ACCOMMODATION IN ASSOCIATION WITH THE LINKS HOTEL; PROVISION OF INFRASTRUCTURE AND PEDESTRIAN LINKS TO THE HOTEL AND PARKING, AT THE LINKS HOTEL, SANDY LANE, WEST RUNTON, CROMER, NORFOLK, NR27 9QH**

(Pages 7 - 26)

9. **NORTH WALSHAM - TPO 21 0985 - LAND SOUTH OF NORWICH ROAD NORTH WALSHAM** (Pages 27 - 32)
10. **FAKENHAM - TPO 21 0987 - LAND AT FARMLAND NORTH OF A1067 NORWICH ROAD LANGOR BRIDGE LITTLE RYBURGH FAKENHAM NORFOLK NR21 0LW** (Pages 33 - 44)
11. **WEST RUNTON - ADV/21/1260 - INSTALLATION OF FREE STANDING EXTERNAL NON-ILLUMINATED SIGN FOR AT DORMY HOUSE HOTEL, CROMER ROAD, WEST RUNTON** (Pages 45 - 48)

Item deferred from 31st March 2022 Committee Meeting.

12. **DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 49 - 56)
13. **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

14. **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

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

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Registering interests

Within 28 days of becoming a member or your re-election or re-appointment to office you must register with the Monitoring Officer the interests which fall within the categories set out in **Table 1 (Disclosable Pecuniary Interests)** which are as described in “The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012”. You should also register details of your other personal interests which fall within the categories set out in **Table 2 (Other Registerable Interests)**.

“Disclosable Pecuniary Interest” means an interest of yourself, or of your partner if you are aware of your partner's interest, within the descriptions set out in Table 1 below.

"Partner" means a spouse or civil partner, or a person with whom you are living as husband or wife, or a person with whom you are living as if you are civil partners.

1. You must ensure that your register of interests is kept up-to-date and within 28 days of becoming aware of any new interest, or of any change to a registered interest, notify the Monitoring Officer.
2. A ‘sensitive interest’ is as an interest which, if disclosed, could lead to the councillor, or a person connected with the councillor, being subject to violence or intimidation.
3. Where you have a ‘sensitive interest’ you must notify the Monitoring Officer with the reasons why you believe it is a sensitive interest. If the Monitoring Officer agrees they will withhold the interest from the public register.

Non participation in case of disclosable pecuniary interest

4. Where a matter arises at a meeting which directly relates to one of your Disclosable Pecuniary Interests as set out in **Table 1**, you must disclose the interest, not participate in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a ‘sensitive interest’, you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.
5. Where you have a disclosable pecuniary interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it

Disclosure of Other Registerable Interests

6. Where a matter arises at a meeting which **directly relates** to one of your Other Registerable Interests (as set out in **Table 2**), you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a ‘sensitive interest’, you do not have to disclose the nature of the interest.

Disclosure of Non-Registerable Interests

7. Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in Table 1) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.
8. Where a matter arises at a meeting which **affects** –
 - a. your own financial interest or well-being;
 - b. a financial interest or well-being of a relative, close associate; or
 - c. a body included in those you need to disclose under Other Registrable Interests as set out in **Table 2**

you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied

9. Where a matter **affects** your financial interest or well-being:
 - a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
 - b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

10. Where you have a personal interest in any business of your authority and you have made an executive decision in relation to that business, you must make sure that any written statement of that decision records the existence and nature of your interest.

Table 1: Disclosable Pecuniary Interests

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the [Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012](#).

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the

	<p>councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council —</p> <p>(a) under which goods or services are to be provided or works are to be executed; and</p> <p>(b) which has not been fully discharged.</p>
Land and Property	<p>Any beneficial interest in land which is within the area of the council.</p> <p>‘Land’ excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (alone or jointly with another) a right to occupy or to receive income.</p>
Licenses	<p>Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer</p>
Corporate tenancies	<p>Any tenancy where (to the councillor’s knowledge)—</p> <p>(a) the landlord is the council; and</p> <p>(b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.</p>
Securities	<p>Any beneficial interest in securities* of a body where—</p> <p>(a) that body (to the councillor’s knowledge) has a place of business or land in the area of the council; and</p> <p>(b) either—</p> <p>(i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or</p> <p>(ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were</p>

	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
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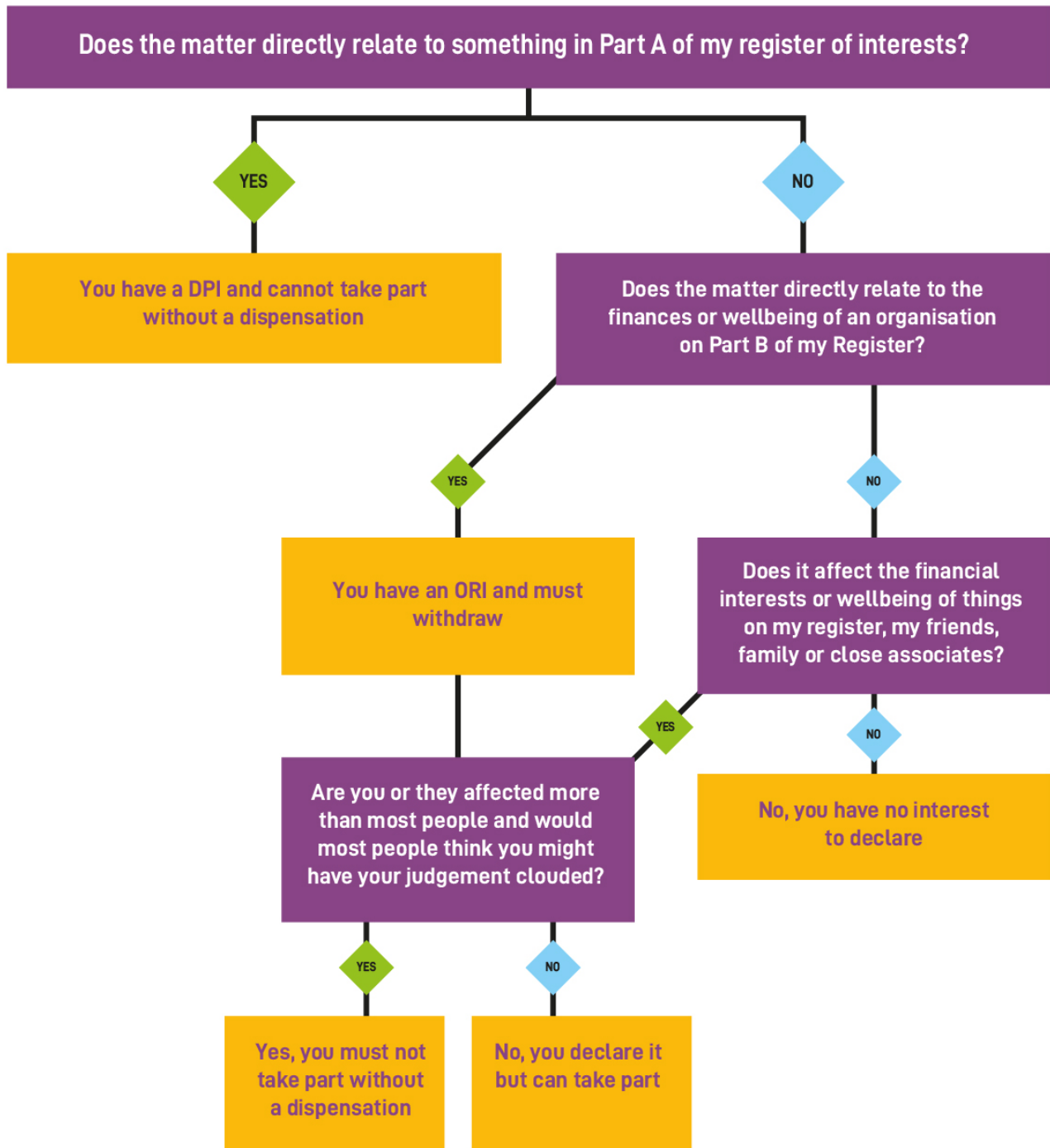
* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2: Other Registrable Interests

You have a personal interest in any business of your authority where it relates to or is likely to affect:

- a) any body of which you are in general control or management and to which you are nominated or appointed by your authority
- b) any body
 - (i) exercising functions of a public nature
 - (ii) any body directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)





RUNTON - PF/21/0694 - Change of use of land to provide for the siting of eight holiday lodges for use as guest accommodation in association with The Links Hotel; provision of infrastructure and pedestrian links to the hotel and parking, at The Links Hotel, Sandy Lane, West Runton, Cromer, Norfolk, NR27 9QH

Minor Development:

Target Date: 13th September 2021

Extension of time 31 March 2022

Case Officer: Mr Phillip Rowson

Local member: Cllr Sarah Butikofer

Full Planning Permission

SITE CONSTRAINTS:

Area of Outstanding Natural Beauty (AONB)

Undeveloped Coast

County Wildlife Site (CWS)

Countryside

Mineral Safeguarding Area

Article 4 Direction

Area of Archaeological Significance

RELEVANT PLANNING HISTORY

PF/14/0775 - Erection of first floor and two-storey extensions to provide additional bedroom, spa and treatment facilities - Approved 10/10/2014

PF/17/0100 - Erection of 6 holiday lodges within woodland belt, and construction of new access road – Refused 06/04/2017

PF/21/0694 - Change of use of land to provide for the siting of eight holiday lodges for use as guest accommodation in association with The Links Hotel provision of infrastructure and pedestrian links to the hotel.

THE APPLICATION

The primary objective of the proposal is to sustain and diversify the offering at the hotel to provide accommodation for extended family groups in the form of a small group of eight holiday lodges on the Golf Course. Each lodge would provide an entrance hall, living and tea kitchen (inc. oven, sink and fridge), two bedrooms, a bathroom and private outside amenity area. The Lodges would have full access to the facilities of the hotel. All car parking is located at the hotel; guest would walk to lodges or be served via Golf Carts to enable luggage to be moved. No guest vehicular access is proposed to the lodges.

To facilitate the proposals, layout changes are intended to the golf course, additional planting alongside the lodges is proposed to soften impacts of the development. The proposal also includes revised plans relating to catch netting for safety of lodge users and provision of a drainage strategy to ensure adequate foul and surface water facilities.

In addition to a full set of detailed plans, and supporting letters the applicant has provided the following supporting documents:

- Landscape visual impact assessment
- Arboricultural Impact Assessment & Method Statement
- Ecological impact
- Planning statement
- Supporting letters reasons for business diversification

REASONS FOR REFERRAL TO COMMITTEE

Cllr Sarah Bütikofer: The proposal remains contrary to policy as it is located in the AONB, and should be called to Committee on this basis.

PARISH COUNCIL

Runton Parish Council

Original plans comment:

Runton Parish Council **OBJECTS** to the proposed development believing that it could potentially create danger from users of the golf course, it is inappropriately sited and is contrary to a number of the Planning Authority Policies as follows:

Policies:

- (a) EC3 - Extensions to existing businesses in the countryside;
- (b) EC7 Location of new tourism development;
- (c) EN1 Norfolk Coast Area of Outstanding Natural Beauty (AONB);
- (d) EN2 Protection and enhancement of landscape and settlement character;
- (e) EN3 Undeveloped coast;
- (f) EN4 Design;
- (g) EN8 Protecting and enhancing the historic environment;

Other reasons for objections are:

It is an area of archaeological significance.

It would create a precedent for future further development in a sensitive area.

Amended plans comment:

Runton Parish Council **OBJECTS** to the construction of these holiday lodges.

The alteration in the proposal and the reduction of number of lodges fails to address the potential violation of matters listed in principal policies, concerning; economic EC3, and EC7 and landscape policies EN1, EN2, and EN3.

Regarding the environment and wildlife, the road between the proposed lodges and the nearby pond is a migration route for the Common Toad. Additional traffic will be detrimental to this. The species, being a biodiversity priority species, should be considered during the

consideration of the application.

We believe there is also a health and safety risk for residents during, and subsequently after, the building of the lodges if the proposal were to be passed.

The Parish Council does not accept the justification of making an economic case for these lodges as relevant. There are many other measures that could be taken to mitigate the financial situation at the complex such as different types of membership for the golf club for the wider community and/or a re-design of the existing hotel itself, instead of inflicting this development on the AONB.

CONSULTATIONS:

Norfolk Coast Partnership:

Original Plans:

We the Norfolk Coast Partnership who manage the Norfolk Coast AONB wish to **OBJECTS** to the proposal for 9 holiday lodges at the Links Hotel, West Runton.
We have a number of concerns outlined below.

AONBs were originally established under the National Parks and Access to the Countryside Act 1949, though the legislation was reformulated in the Countryside and Rights of Way Act 2000. Section 85 of the Act contains a general duty on all relevant authorities to 'have regard to the purpose of conserving or enhancing the natural beauty' of AONBs when coming to any decisions or carrying out activities relating to or affecting land within these areas. Activities and developments outside the boundaries of AONBs that have an impact within the designated area are also covered by the 'duty of regard'. The site lies on the boundary of the AONB where impacts need to still be as carefully measured as if they were inside. NPPF para 172 is quite clear that 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues'. A proposal of this kind sited in the countryside with associated increases in noise, traffic, light and movement will not serve to either conserve, or enhance the AONB.

The proposal lies in the Coastal Towns and Villages area of the Landscape Character Assessment for the AONB. Undeveloped rural areas help to provide a strong landscape setting for the settlements here. A key force for change includes increasing infill development which may remove opportunities for open space and other prominent features within settlements and degrade the quality of views (both externally looking into settlements and internally looking out) Inleborough Hill is a prominent vantage point and there will be added visual disturbance from the lodges and lighting at night.

Dark skies are a special feature of the AONB mentioned in the Management Plan under Sense of Remoteness, Tranquillity and Wildness. This is an especially dark area of the AONB. The Norfolk Coast boasts some of the darkest skies in the country. The lack of artificial light helps the coast retain its rural character and overall tranquillity.

Policy EN1 States that development should not detract from the special qualities of the AONB. Nocturnal character, landscape character and the special qualities of the area are outlined in EN2. The proposal contravenes both these policies as well as PB3 from the AONB

Management Plan, 'Ensure that new development, including changes to existing buildings and infrastructure, within their ownership or powers of regulation are consistent with the special qualities of the area and relevant conservation objectives'.

I believe the proposal is in the Undeveloped Coast area of which there is conflict with EN3 as there will be impact to the character of the area and it is not replacing facilities lost or threatened to be lost to coastal erosion.

One of the original reasons for refusal was that the lodges were isolated from the building. The new proposed lodges are at some distance from the hotel and are at odds with other buildings nearby. There are also 'limited facilities' (para 3.5 in the planning statement) in each lodge which constitutes un-serviced holiday accommodation. This contravenes EC 7 'Proposals for new build un-serviced holiday accommodation in the Countryside will be treated as though they are permanent residential dwellings and will not be permitted'. Therefore, some of the original concerns on the last application have not been addressed.

There will still be a significant detrimental impact to the special qualities of the AONB and wider undeveloped coastal landscape character, which is very open from the south, east and west. There is also the potential impact on archaeology which doesn't look to have been covered.

It is not within our remit to cover issues such as heritage, drainage, overlooking or access however there does seem to be constraints and local concerns raised about these issues including that significant work has already started prior to decision.

There has been mention in the Planning Statement about the government's commitment to sustainable development however The National Planning Policy Framework (2019) states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, which include AONBs, commensurate with their statutory status. Furthermore, it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within AONBs, as confirmed by paragraph 11 and footnote 6, due to other policies relating to AONBs elsewhere within the Framework.

Clearly it was decided during the last application that further growth here would be detrimental to the special qualities of the AONB, the latest reiteration has not addressed these concerns and the structures, associated movement, traffic, lighting and domestic paraphernalia will add visual disturbance. It should be noted that one of the original reasons for the designation of this AONB was the surge of holiday sites that was threatening areas of high quality landscape, and the concern that over time this would erode the special qualities for which the AONB was subsequently designated.

We are not against investment and growth in the area, but this has to be carefully balanced with the impact this has on the landscape which also has value and is the reason visitors come and that we have such a vibrant tourist economy. Therefore, we object because there will be a detrimental impact to the special qualities of the AONB and that the public benefit of the lodges will not outweigh this impact.

Amended plans:

Confirm no change in position – **OBJECTION MAINTAINED**, the development does not preserve or enhance the AONB.

Network Rail: Advisory comments

The developer must ensure that their proposal, both during construction and after completion does not:

- Encroach onto Network Rail land
- Affect the safety, operation or integrity of the company's railway and its infrastructure
- Undermine its support zone
- Damage the company's infrastructure
- Place additional load on cuttings
- Adversely affect any railway land or structure
- Over-sail or encroach upon the airspace of any Network Rail land
- Cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future.

Where required, the developer should provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres.

NCC Public rights of way: No Objection

We have no objection in principle to the application. However, we would highlight that access to the site will be via the Public Right of Way known as Runton Restricted Byway 4 which does not offer any means of public vehicular access and it is not maintainable at the public expense to a vehicular standard. It would be expected that any damage caused to the Restricted Byway by the exercise of the private rights remains with the rights holders to repair.

The full legal extent of this Restricted Byway must remain open and accessible for the duration of the development and subsequent occupation.

NCC Highways: No Objection subject to conditions

Thank you for the revised consultation received recently relating to the above development proposal, which sets out the layout of 127 spaces around the site however, the longitudinal spaces would usually be required to be 6m in length to allow access to and from the spaces, which would result in a reduction in numbers by 2-3 spaces, although this would not cause any ongoing concerns.

As such, I am able to comment that in relation to highways issues only, as this proposal does not affect the current traffic patterns or the free flow of traffic that Norfolk County Council does not wish to resist the grant of consent.

Should your Authority be minded to the grant of consent, I would seek to append the following conditions to any consent notice issued:-

SHC 21 - Prior to the first use of the development hereby permitted the proposed on-site car parking/servicing/loading/unloading/turning/waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

NNDC Environmental Health: Objection

- no measures in place to protect the proposed lodges, and occupants from golf ball collisions.
- insufficient information on how foul drainage will be managed on site. A septic tank will be used to deal with foul water drainage, but no further information has been submitted to demonstrate that adequate tank capacity will be available to cope with the associated demand.
- the potential for light pollution to surrounding properties, the application does not contain sufficient information to address these concerns.

NNDC Landscape Officer: Objection

Identifying adverse impacts arising from development, failure to comply with Core Strategy Policy and NPPF as detailed in the considerations below. Consider historic reasons for refusal relating to adjacent site are not satisfied.

The amendments submitted in Dec 2021 show a revised layout (Context Site Plan, Dwg 0153 Rev E 25/10/2021 and Proposed Site Plan, Dwg 0150 Rev E, 25/10/2021). The revisions show the number of lodges reduced from 8 to 7 with the westernmost lodge removed. The remaining lodges are now all of the larger variety (50m² footprint as opposed to the inclusion of two smaller lodges that were 41m²).

The Landscape section acknowledges that the landscape and visual impact of the lodges has been proportionately reduced by the removal of one lodge, but remain of the opinion that this development will cause landscape and visual harm in the prominent open landscape of this part of the Norfolk Coast AONB which has limited capacity to accommodate an intensive development such as that proposed.

Albeit marginally less, the development will still intrude on views to Beeston Bump and the coast from Inleborough Hill, a noted and valued landmark within the AONB. It will encroach onto the open land of the golf course which has previously been highlighted as making up some of the important remaining areas of open space that maintain visual separation between settlements in this Coastal Shelf Landscape Type. Local Plan Policy EN2: Protection and Enhancement of Landscape and Settlement Character specifically cites 'protection, conservation and enhancement of gaps between settlements and their landscape setting', as a design parameter and the revised development fails to achieve this.

Despite the low level lighting that is proposed, the development will incur light pollution and will introduce built form, human activity and disturbance into the open grassland adjacent to the golf course. 3m high acoustic fencing is still shown on the Context Site Plan, though it is understood that this is not now part of the scheme. Clarification is required as to the specification for the treatment of the boundary with the railway, as this will be a prominent feature of the scheme.

Additionally, it is understood that Environmental Health have requested safety measures to ensure there is no encroachment from golf balls into the area of the lodges and that this may be in the form of safety netting. This also needs to be detailed up and clearly shown on a Site

Plan as this will be another incongruous feature in the open landscape setting.

The Site Plan relies on two rows of existing 5-10ft and 20ft trees as part of the landscape mitigation (approx. 46 trees are shown). There are some existing young trees on the site, but not this number and not at the spacing's shown. The trees are of varying species, age and height and are generally not of high quality and have no protection guards or stakes. The linear arrangement is somewhat incongruous and will do little to mitigate the impact of the lodges or to enhance the local landscape setting. It will also be difficult to maintain since some of the trees are within the close mown fairway. The landscape mitigation also proposes new copses of trees within the open golf course and individual trees in and around the lodges. A more strategic planting scheme wrapping much more vegetation closely around the lodges would be more effective and would contain new planting on the edge of the golf course, rather than intrude into the open space that is valued as contributing to the 'gaps between settlements' that is a noted feature of this Coastal Shelf Landscape Type. The proposed new copses sited south of the fairway will be barely visible from Inceborough Hill and will therefore serve little purpose in diminishing the visual impact of the lodges.

The LVIA conclusion has not altered and remains a Medium to High Adverse Effect on the landscape resource and character before the mitigation planting is established, leading to a Slight Adverse effect after 15 years of establishment. 15 years is a considerable period of time and this duration needs to be weighed into the planning balance. In relation to visual amenity, a Moderate-Slight Adverse Visual Effect is predicted. The Landscape section agree with the conclusion that there would be a residual adverse landscape and visual effect as a result of the development. Furthermore, as discussed above, the proposed and recent planting is not considered to be suitably designed to achieve effective mitigation.

Aside from conflict with principle policy issues (EC3 and EC7), the Landscape section therefore conclude that the proposal remains contrary to EN1, EN2 and EN3 and para 176 of the NPPF, such that 'great weight' is afforded within the planning balance to the identified landscape and visual harm in consideration of all aspects of the proposal..

Final comments regarding amended plans March 22 will be given via update prior to the meeting.

NNDC Economic Development Officer: Supports

The Links Hotel is one of three hotels in North Norfolk that are owned by the Mackenzie Hotel group. Collectively it is understood that they employ 130 FTE jobs, generate £4.8million in turnover and have a wage bill of over £1.5million pound. It can be reasonably expected that much of this is likely to be retained within the local economy and that the hotel group yields not only a healthy level of direct jobs, but also makes a notable contribution in terms of both indirect and induced jobs and spend to the local economy.

Traditionally the local make up of holiday accommodation in North Norfolk was dominated by independent hotels and Bed and Breakfast providers. However, over the last decade the visitor accommodation market has substantially changed, with visitors expecting more choice and a wider range of quality offerings. Moreover, the Airbnb phenomena and the ease with which holidaymakers can make better-informed choices and book directly with enterprising alternative accommodation providers, has further threatened the traditional hotel model. As such, North Norfolk has seen a number of hotels exit the market in recent years,

typically because the costs of maintaining the accommodation is such that the business is no longer viable.

It is to this context that the economic benefits of this planning proposal should be considered. In particular we wish to highlight the following points:

- The new lodges will be of a high standard, allowing a more flexible use of space (indoor and outdoor) than the main hotel, which will potentially attract families and larger groups who might otherwise be harder to accommodate within the constraints of the existing hotel accommodation but who may still wish to benefit from the range of on-site facilities such as the gym, pool and spa. As such, this represents a more diversified offer which will potentially help towards the sustainability of the business. Moreover, it is considered that this diversification will thus potentially help to sustain the existing jobs and we are advised that the proposal will also create an additional 6 FTE roles.
- The lodges will have an interdependence on the hotel, and limited cooking facilities will mean that residents will use both the hotel's restaurant and likely other local food establishments.
- It is also recognised that there are wider potential economic benefits, beyond the business case that would be derived by such a proposal – such as jobs in the construction phase, supporting the local supply chain, local spend from visitors etc. - which would serve the wider business community within the area.

Final comments regarding amended plans and information from March 22 will be given via update prior to the meeting.

REPRESENTATIONS:

At the time of report compilation 45 letters of objection, 3 letters raising comment and 23 letters of support are recorded.

Objections raising the following points amongst others;

(Listed by number of times raised in letters received):

- Adverse landscape impact, with specific concerns also received about views from Ingleborough Hill over the appeal site to the wider AONB; inappropriate mitigation.
- Impacts on local amenity by loss of privacy, and noise generation
- Adverse effects for light pollution in AONB and Undeveloped Coast policy areas
- Health and Safety conflicts between Golf Course users and Occupiers of Lodges
- Increase in traffic flows associated with use
- Surface water flows and disposal of foul water discharge
- Ecological impacts on amphibian, snake and bat colonies
- Inappropriate precedent created
- Archaeological impact
- Poor design and materials used in lodges
- Lodges are not Disability Discrimination Act (DDA) compliant

Other material issues raised in objections include the adequacy of car parking for lodge users. The control and management of gorse on Ingleborough Hill, which mitigates impact on views

to AONB, is not within the applicant's management. Inaccurate landscaping plans. Questioning business viability issues raised by the applicant. The previous reasons for refusal on adjacent site still apply.

A number of objections raised matters of planning policy compliance with the following core strategy policies: SS1, EN1, EN2, EN3, EN4, EN8, EN9, EC3, EC7. In addition, the emerging AONB partnership policies BE7 & 8 were considered by conflicted by the proposals.

Comments:

Works have commenced on site the proposals are retrospective. No commercial right of way exists to the lodges; safety of rail line will be impacted.

Supporting comments raising the following points amongst others:

(listed by number of times raised in letters received):

- The proposals provide a boost to local holiday accommodation, and diversify the District's accommodation offer
- The accommodation will be DDA compliant
- Jobs are created and retained
- The proposals support facilities at the Hotel that are open to the wider community
- There will be wider economic benefits associated with the lodges to local businesses

Final comments regarding amended plans received March 22 will be given via update prior to the meeting.

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.

PUBLIC SECTOR EQUALITY DUTY

In making its recommendation, the Local Planning Authority have given due regard to the need to achieve the objectives set out under s149 of the Equality Act 2010 to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

STANDING DUTIES:

Due regard has been given to the following additional duties:

Natural Environment & Rural Communities Act 2006 (S40)
The Conservation of Habitats and Species Regulations 2017 (R9)
Planning Act 2008 (S183)
Planning (Listed Buildings and Conservation Areas) Act 1990 (S66(1) and S72)

Local Finance Considerations:

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

RELEVANT POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS1 – Spatial Strategy for North Norfolk
SS2 – Development in Countryside
SS4 – Environment
SS5 – Economy

EN1 – Norfolk Coast (AONB)
EN2 – Protection and Enhancement of Landscape and Settlement Character
EN3 – Undeveloped Coast
EN4 – Design
EN6 – Sustainable Design
EN8 – Protection and Enhancement of the Historic Environment
EN9 – Biodiversity and Geology
EN10 – Development & Flood Risk

EC3 – Extension to Existing Businesses in the Countryside
EC7 – The Location of New Tourism Development

CT5 – The Transport Impact of New Development
CT6 – Parking Provision

Material Considerations:

National Planning Policy Framework (NPPF 2021):

- Chapter 1 – Building a strong and competitive economy
- Chapter 3 – Supporting a prosperous rural economy
- Chapter 7 – Requiring good design
- Chapter 11 – Conserving and enhancing the natural environment
- Chapter 12 – Conserving and enhancing the historic environment

The North Norfolk Local Plan (Reg 19) submission

The Council's new Local Plan has been subject to Reg 19 consultation which closed on 07 March 2022. The Local Plan carries limited weight at this stage in decision making terms.

MAIN ISSUES FOR CONSIDERATION:

- 1. Principle**
- 2. Landscape & AONB**
- 3. Biodiversity & Habitat**
- 4. Economic Development**
- 5. Local Amenity**
- 6. Highways**
- 7. Drainage**
- 8. Design**

1. Principle (Policies SS1, SS2, SS5, EC3, EC7)

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. Policy SS4 requires proposals to be environmentally sustainable, protecting natural and environmental assets. Policy SS5 supports tourism development, by diversifying the tourism offer and extending the season.

Policy EC3 seeks to permit extensions to existing business in the countryside, subject to criteria based on scale and impact. Policy EC7 deals specifically with controlling the location of new tourism development, requiring a sequential approach to its location. Specific reference made to locational strategy and introducing restriction on new build un-serviced holiday accommodation in the Countryside.

The strategic policies SS1, SS2 and SS5 seek to guide development to appropriate locations within the district by considering compliance or otherwise with the criteria laid out. The strategic policies do not rule out development such as that proposed.

A wide range of development management policies also apply to these proposals; strategically it is those policies that relate to business and tourism that should be considered as matters of principle.

Under policy, (EC3) it is reasonable to consider the proposals as an extension of the existing business "The Links Country Park Hotel". However, the lodges are set apart from the main body of accommodation and will need detailed consideration as to landscape / AONB impacts and the functional relationship to the main business in terms landscape criteria in this policy and wider development management policies.

Further consideration arises under policy EC7 on tourism development, the lodges will not be entirely un-serviced accommodation (parking, transport connection, leisure and dining facilities are available at the main body of the hotel); conditional control can be used to ensure the lodges are retained as part of the same business unit. West Runton is an accessible coastal village within the hinterland of coastal resorts. The applicant considers in their planning statement that all other accessible sites to "The Links Country Park Hotel" is considered and this is therefore the sequentially preferred site for development. The proposals are broadly compliant with policy EC7, I shall return to matters of detail within the wider development management assessment.

2. Landscape & AONB (Policies EN1, EN2 & EN3)

Landscape character is considered in the Norfolk Coast AONB Integrated Landscape Guidance; the site being within the defined Landscape Type Coastal Towns and Villages (CTV) 2: Sheringham to Overstrand. An inherent sensitivity within this landscape are the remaining undeveloped rural areas, which are found within an otherwise developed coastline and which separate and provide a strong landscape setting for the settlements. Key areas for consideration are development proposals on the fringes of the existing settlements which may erode important areas of separation. The vantage points of Beeston Bump and Inleborough Hill are recognised, priority being given to the conservation and enhancement of undeveloped rural land on or close to the cliff-tops. Design controls are to be considered for lighting of camp sites and larger commercial developments. Opportunities should be taken in any new development proposals to anchor development with appropriate landscaping to existing hedgerow and landscape features.

The North Norfolk Landscape Character Assessment 2021, is NNDC's supplementary Planning Guidance to support development management decisions. The site is within the classification Coastal Shelf LCA (CS1). Defining characteristics are:

- *Dramatic and distinctive topography*
- *An eroding coastline*
- *Tourism and leisure-related settlement and land use along the coast*
- *Differing settlement character of Cromer and Sheringham*
- *Open farmland and semi natural habitats provide important biodiversity and visual separation between settlements*
- *More open character at the eastern end of the coastal shelf*
- *Less developed character at the western end of the coastal shelf*
- *Busy road network*
- *Panoramic views of the coast and wooded glacial ridge"*

Specifically in relation to this development, the landscape strategy should seek opportunities to:

- better integrate existing development, such as cliff-top caravan parks, through appropriate landscape enhancement and management and/or changes in the developed form.
- Conserve the valuable undeveloped areas between coastal settlements, to maintain a clear sense of leaving one settlement before arriving at the next.
- Carefully manage the location of any development, which would detract from distinctive skyline features or from views across undeveloped landscapes from the Cromer Ridge to the coast or vice-versa.

The application is supported by a Landscape Visual Impact Assessment (LVIA) and planning statement. The applicants planning statement considers that previous reasons for refusal associated with landscape / AONB impacts that resulted in refusal of application ref: PF/17/0100 have now been addressed in this application.

The LVIA submission considers those impacts in more detail. The document considered:

“...moving the lodges east to be more visually associated with the adjacent residential properties as well as “significant” new tree planting and habitat creation. Repositioning the lodges will limit the perception of any extension of

development between the existing dwellings and the eastern edge of the West Runton. Long term the mitigation planting will enable the lodges, the railway line and adjacent properties to be better screened in views from Ingleborough Hill and therefore better absorbed into the landscape.”

The LVIA accurately refers to the location of the application site and its context within the immediate setting of the Golf Course, rail line and adjacent dwellings located north of the rail line. The wider setting of the AONB, the landforms of Ingleborough Hill and Beeston Bump are then considered. The LVIA then considers the site and wider landscape character, and statutory designations. The site is located as an “untidy” strip of land between the rail line and golf course; screening from views to the west by blocks of mature planting is present. The site is contained; limited views of the site are generally available. However, significant localised views are available in the immediate context with near neighbours, the golf course, and public footpath and from Ingleborough Hill.

The LVIA finds views from Ingleborough Hill over the site as having a *High level of visual amenity (with some detractors, existing caravan sites etc...)*, as being set apart from the general Fair visual amenity afforded to the site. It is found that the site has a medium to high ability to accommodate development, but that the AONB location gives a high sensitivity to the impacts arising from development. It is concluded that a Medium to High Adverse Effect is created on the landscape resource and landscape character. When mitigation takes effect this impact is reduced to a Slight Adverse Effect overall, with the new landscape elements leading to an overall improvement in the character of the area. The LVIA notes that mitigation is considered to be fully effective fifteen years plus after first planting. The greatest impact of the proposals would be upon users of Ingleborough Hill, the report notes that in the longer-term lead to an improvement in views from the hill towards Beeston Bump and the coastal shelf by screening the proposed / existing ribbon development and railway line.

The Council’s landscape officer has considered these proposals over three iterations, providing advice and considering mitigation through that process. The location of the lodges broadly remains 300m from the hotel; such separation of the lodges remains a landscape concern. The potential for light pollution also remains a concern. Some tree loss is required to accommodate the development (a group of willow and 11 mixed species trees).

The Site Plan relies on two rows of existing 5-10ft and 20ft trees as part of the landscape mitigation (approx. 46 trees are shown). On the ground the number and spacing of trees is not as shown. The applicant is required to review and clarify this point. The trees planted are of varying species, age / height; they are generally not of high quality and have limited protection from guards and stakes. The linear arrangement is incongruous providing limited mitigation of the impact from the lodges. It does little to enhance the local landscape setting. It will also be difficult to maintain since some of the trees are within the close mown fairway. The landscape mitigation also proposes new copses of trees within the open golf course and individual trees in and around the lodges. A more strategic planting scheme wrapping much more vegetation closely around the lodges would be more effective and would contain new planting on the edge of the golf course, rather than intrude into the open space that is valued as contributing to the ‘gaps between settlements’ that is a noted feature of this Coastal Shelf Landscape Type. The proposed new copses sited south of the fairway will be barely visible from Ingleborough Hill and will therefore serve little purpose in diminishing the visual impact of the lodges.

As noted above the site is within the Norfolk Coast AONB, conservation and enhancement of

the asset is afforded great weight under NPPF paragraph 176. The scale development would be highly visible from key vantage points on Inceborough Hill, a well-known and highly valued local viewpoint being one of the highest points in the area, as well as when viewed from the west, south and east of the site. Within the context of existing local development, the lodges would extend development beyond the rail line into undeveloped land. This land contributes to open land extending from Inceborough Hill to the coastal cliff edge. In combination, this area contributes towards the sense of separation between areas of built form and the Undeveloped Coast. This open character is a key defining element to the landscape character. The proposed development is contrary to the aims North Norfolk Landscape Character Assessment (CS1) that seeks to retention of a degree of separation between settlements with small discreet areas of farmland, woodland, heath and other open spaces (commons & golf courses) a key valued feature.

Despite the low level lighting that is proposed, the development will incur light pollution and will introduce built form, human activity and disturbance into the open grassland adjacent to the golf course. Clarification is required as to the specification for the treatment of the boundary with the railway, as this will be a prominent feature of the scheme. Boundary treatment and security netting have potential to add adverse landscape and visual impact.

Most recent amendments include the addition of safety netting and potential for trellis to be erected to provide a safe environment for future lodges users in relation to the immediately adjacent Golf Course. The addition of these measures exacerbates the impact of the development in the short and medium term, i.e. before mitigation has become established to screen those additional measures.

Further amendments are made to introduce a pumping station and associated trenching, in close proximity to retained trees, the Arboricultural Impact Assessment would require amendment to demonstrate no adverse impact on Root Protection Areas.

The LVIA is not amended to include the revised landscaping information. However, it concludes a medium to high adverse effect, leading to a slight adverse effect once planting is established. In relation to visual amenity, a moderate-slight adverse visual effect is predicted. The sensitive open setting within the designated AONB landscape has a limited capacity to accommodate such development. Policy EN2 specifically cites 'protection, conservation and enhancement of gaps between settlements and their landscape setting', as a design parameter. Advice from officers is that even with updated landscaping being consider that the balance of probability is that these proposals fail to comply with policy ENV2.

The proposals remain contrary to Core Strategy Policies EN1, EN2 and EN3. In consideration of all policy issues relevant to this application, NPPF para 176 is also engaged, requiring that 'great weight' is afforded to the conservation and enhancement of the landscape and scenic beauty of the AONB landscape.

3. Biodiversity & Habitat

The North Norfolk District Council Local Plan - Policy EN9 requires protection of the biodiversity value, minimising fragmentation of habitats. Development proposals should maximise opportunities for restoration, enhancement and connection of natural habitats; and incorporate beneficial biodiversity conservation features where appropriate.

The application is supported by an Ecology Impact Assessment. The assessment notes that the site is within an AONB location with 8 designated sites are within 2 Km, nearest sensitive receptors are Ingleborough Hill, East & West Runton Cliffs (County Wildlife Sites); along with Beeston Cliffs, Fellbrigg Woods and Beeston Common being the closest SSSI. The proposals are not within English Nature notification distances.

A range of habitats and Flora are assessed. Impacts from the development are noted, lodges and access; removal of amenity grassland (0.2Ha); removal of tress /. Replanting; culverting ditch. The report concludes the scale of development will limit impacts to designated sites. An intermediate negative impact is found at a local level, remediation and mitigation measures are noted. No significant adverse effects are predicted.

Appropriately, drafted planning conditions can be used to mitigate harm created e.g. avoidance of ground bird nesting season, reducing the impact on foraging bats via control of lighting on site. Enhancement and mitigation is offered for habitats by creation of new tree planning, bat / bird nesting boxes, new hedgerow planting and creation of a habitat pond.

On the basis of the assessment, along with enhancement and mitigation offered then the proposals are considered to comply with Policy EN9 and NPPF requirements for development to promote net gains in biodiversity.

4. Economic Development

The North Norfolk District Council Local Plan - Policy SS5 targets job growth in the plan period noting the importance of tourism accommodation to the local economy. Proposals, which help diversify the offer and extend the season, are supported. The policy is caveated in that proposals should demonstrate they would have not create significant detrimental impact on the environment.

The applicant's supporting statements identify The Links Hotel within the wider Mackenzie Group, the three hotels within the group employ 130 people (75% of jobs are full time). The Hotels generate £4.8M in turnover annually; wage bill is £1.5 Million and payments to local suppliers is £1.4M pa. The three Hotels generate £1.4 M pa in VAT, business rates and tax. The Sea Marge & The Dales are Grade II listed heritage assets, which are maintained to a high standard.

The applicant identifies that there will be positive economic effects directly from the construction of the lodges and infrastructure to local contractors. Potentially more guests will be drawn to the diversified offer, which will support the wider services and facilities offered, by the hotel.

The applicant cites two driving forces behind the proposals:

- Financial - offsetting the costs associated with maintaining the golf course in the face of declining memberships and use by guests, currently running at a loss
- Functional - changes in the nature and length of visitor stays, preference for families to travel as groups and have own space and a need to compete more effectively with self-catering accommodation.

Financial

The Golf course attached to the hotel has a membership of less than 100, an escalating cost to maintenance centres around a need for £40,000 to £50,000 pa investment in machinery with an ongoing maintenance cost of approx. £60,000 pa. This together with the staffing costs associated with the Coarse and clubhouse facility raise questions over the future & function of the course.

Analysis from 2012 onwards shows that since re-opening of The Links Hotel following liquidation the Mackenzie group have increased from 55 to 135 employees; with commensurate increase in wage bill to be £1.68M.

Functional

The Links Hotel has interconnecting family rooms, market trends are towards larger Hotel rooms and facilities. The lodges are designed to maintain serviced accommodation with direct links to hotel facilities, and services.

Nature of bookings has changed:

	Full Board	B&B	Room only
2012	40%	50%	10%
2020	10%	30%	60%

Further evidence details a modest profit projection for 2023 without the lodges in place, with an inability to invest further in the wider site or suitably maintain the asset. Projections with the proposed lodge's detail that profits can be generated which will allow investment and maintenance to be undertaken. The financial section above details the importance of investment in new machinery for the Golf Course and maintenance of facilities. It is therefore reasonably demonstrated that the applicant has a business case which requires diversification of the accommodation offer to enable investment and future maintenance of the wider hotel and golf course.

The new lodges will be of a high standard, allowing a more flexible use of space (indoor and outdoor) than the main hotel, which will potentially attract families and larger groups who might otherwise be harder to accommodate within the constraints of the existing hotel. Help towards the sustainability of the business. Moreover, it is consider that this diversification will thus potentially help to sustain the existing jobs and we are advised that the proposal will have potential to create a further 6 FTE roles.

The lodges will support the hotel via linkages to services and facilities have an interdependence with other local services and food establishments.

It is also recognised that there are wider potential economic benefits, beyond the business case that would be derived by such a proposal – such as jobs in the construction phase, supporting the local supply chain, local spend from visitors etc. - which would serve the wider business community within the area. The proposals have potential to offer support for ongoing improvements and management of the wider Links Hotel Complex.

The potential economic benefits of these proposals under policy SS5 could be afforded moderate weight within the planning balance, potentially off setting harms arising from other policy considerations.

5. Local 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 lodges lie beyond the rail line to the south of existing residential properties on Golf Close. The proposed lodges are single storey in nature and sit behind the raised rail line and that nearest neighbours are around 36metres from the site boundary. The proposed lodges will not have an unreasonable significant adverse impact on the privacy or amenity of existing residents or proposed occupiers of the lodges. The amended proposals include a limited outdoor area for amenity of guests. Given the separation distances and potential for a suitable management scheme condition then impacts on adjacent existing residents are mitigated appropriately.

The proposals are compliant with amenity considerations under policy EN4.

6. Highway safety (Policies CT5 and CT6)

Despite local concerns over the increase in traffic flows associated with the proposed lodges no highway safety concerns are raised by the Highway Authority.

Representations are made by NCC highways which requires a provision for (8) car parking spaces to be provided to meet highways standards for the lodges (1 space per lodge). Officers are aware that no parking will be provided at the lodges site, however sufficient land exists in and around the Hotel and its environs to allow for a prior to first use condition to be implemented for a scheme of car parking to be provided that will meet the required NCC Highways standards.

It is considered that the proposal is in accordance with the requirements of Policies CT5 and CT6.

7. Drainage (Policies EN4 & EN10)

The applicant has provided further evidence to demonstrate that the site can be effectively managed in terms of both foul and surface water drainage.

Concerns were raised regarding the use of a septic tank by Environmental Health Officers, principally with regard to poor percolation locally. The revised proposals now give details of the proposed foul water connection from the site to a connection with the existing mains sewer (adjacent to the green keepers shed). The supporting evidence details the design of the pumps proposed to discharge the waste from the holding tank to the mains sewer.

Percolation tests undertaken by the applicant demonstrate that soakaways will be effective in addressing the surface water flows arising from the proposed lodges.

Final details of the foul and surface water systems can now satisfactorily be controlled by prior to first occupancy conditions.

Subject to final comments from Environmental Health Officers it is considered that the proposals are considered to now meet requirements of Policies EN4 & EN10.

8. Design (Policy EN4)

The proposed lodges are of a ubiquitous design accommodating suitable levels of accommodation for visiting residents and with a small external area for outside seating. The proposed timber elevations will “silver” over time and reduce their immediate visual impact. Windows and doors will be powder coated aluminium. The roofing is flat but materials are not specified on plans or the supporting statement.

The layout of the site has been amended to now include 8 rather than 9 lodges. The proposals are aligned with adjacent residential development. A raft of landscaping mitigation measures are also offered to lessen the impact of the proposals in this sensitive AONB setting. The above landscape section considers that there are substantive failings within the landscape impact of the proposals. Regrettably it then follows that the proposals must also then fail the criterion requirement of policy EN4 for development to otherwise be compatible with the adopted Landscape Character Assessment.

On this basis then officers conclude that the proposals fail to comply with Policy EN4.

OTHER MATERIAL CONSIDERATIONS:

The Norfolk wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy – (GIRAMS)

The proposals qualify to make compensatory payment under the strategy.

The Strategy enables growth in the District by implementing the required mitigation to address adverse effects on the integrity of Habitats Sites arising from recreational disturbance caused by an increased level of recreational use on internationally designated Habitat Sites, particularly European sites, through growth from all qualifying development.

The GIRAM Strategy is a strategic approach to ensure no adverse effects are caused to European sites across Norfolk, either alone or in-combination from qualifying developments. Taking a coordinated approach to mitigation has benefits and efficiencies and ensures that developers and the Local Planning Authorities (LPA) meet with the Conservation of Habitats and Species Regulations 2017 (as amended).

In the event that planning permission is granted, a GI RAMS contribution of **£1487.44** would be payable to mitigate the impact of the development on European sites. Permission would have to be refused if this payment is not secured. Further consultation with Natural England would also be required given the close proximity of the development to European sites to ensure that further mitigation is not required.

Nutrient Neutrality

The application site lays beyond the identified catchment areas for either River Wensum SAC or wider Norfolk Broads SAC network as identified under Natural England Guidance issued on 16 March 2022. On this basis it is considered that the decision on the application can be progressed without the need for assessment of nutrient loading associated with the development under the Habitats Regulations.

PLANNING BALANCE & CONCLUSION

The application has given rise to numerous and wide ranging concerns from local objectors, some support has also been received and others have given neutral comments. Where possible a series of amendments have endeavoured to redesign around those concerns and also provide suitable mitigation and enhancement. The concerns raised do give some material weight both for and against the proposals and encapsulate the planning balance as discussed above.

Significance is attached to the diversification of the local tourism offer, creation of up to 6 full time jobs, wider spin off benefits in the local economy and support for ongoing improvement and maintenance of the Links Hotel Complex. The project will also give rise to economic benefits during the construction period. These are not inconsequential matters and must be afforded suitable positive weight in decision making.

A range of mitigation measures are introduced, some will have immediate short term benefits others will take longer to provide those improvements. Officers note some measures are debateable in terms of their appropriateness. Those key matters are explored and appropriate weight applied above. The overall balance on matters such as mitigation of visitor pressure, traffic flow increase, drainage, residential amenity is considered to be mitigatable and has a neutral overall impact.

The overriding and unmitigated harm arises to landscape. The AONB partnership and Council's Landscape Officer raise significant concerns over the short and medium term adverse impacts. Those concerns are moderated to an extent in the longer term but the appropriateness of the linear form of landscape planting within the wider local landscape context remains questioned in terms of appropriateness. A number of views are impacted but the most significant impacts are felt from Inceborough Hill with wider views over the AONB and undeveloped coast designations. The sensitivity of those views should not be underestimated by decision makers. The best case is for short and medium term adverse impacts for 15 years that is agreed between the applicant's adviser and officers. The longer term impacts of arguably inappropriate landscape remediation would remain.

Irrespective of further mitigation and an overview on the appropriateness of the long term landscape impact it is considered that a negative planning balance is produced. The balance is tipped by the negative short and medium term landscape impacts, which are not outweighed by economic benefits or other mitigation / enhancement arising from the proposals.

The siting of lodges on a sensitive and prominent site within the AONB results in overriding harm which cannot be appropriately mitigated or outweighed. The proposals are therefore contrary to Core Strategy Policies EN1, EN2, EN3, EN4 and NPPF para 176.

RECOMMENDATION:

It is recommended that the application be REFUSED for the following reason:

The Council have considered positive weight afforded to creation of local employment, diversification of the tourism offer along with other direct and indirect benefits arising from the proposals under policy SS5 and NPPF para 84.

However the proposed lodges are sited in a sensitive and prominent site within the AONB, the impact is found to be harmful within that sensitive landscape context. It is considered that despite the economic benefits and other mitigation offered that those measures cannot outweigh the harm created to the sensitive and special landscape character. As such the proposals carry a negative planning balance and are considered contrary to policies EN1, EN2, EN3, EN4 and NPPF para 176.

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

NORTH WALSHAM – TPO 21 0985 - Land South of Norwich Road North Walsham

Ref No. TPO/21/0985.

Officer: **Simon Case (Senior Landscape Officer)**

PURPOSE OF REFERRAL TO COMMITTEE - To consider whether to confirm a Tree Preservation Order (TPO) to protect a Group of trees at the above site.

BACKGROUND

Local residents contacted the Council concerned about the potential for an area of trees and natural scrubland to be removed by the developer of the above site prior to any proper assessment of the amenity and biodiversity value.

The Officer discussed the issues with Landscape colleagues who had been dealing with the developer on the proposed development and considered it expedient to serve an Area TPO to protect amenity and biodiversity.

There were concerns about how the developer had considered trees on other developments in North Norfolk especially in terms of how the developer was not always prepared to provide information of biomass regarding trees prior to removal. In light of the public representations and previous experience, Officers wanted to take a precautionary approach to protect trees on the site and to ensure that a proper understanding of the biomass equivalent was understood as part of future wider biodiversity net gain opportunities linked to residential development proposals.

This precautionary approach was supported by Local Ward Councillors prior to issuing the TPO.

REPRESENTATIONS

Objections to the Order:-

One letter of objection to the Order has been received from the agent of the developer. (See Copy at **Appendix A**)

The main objections are:

The TPO is not conducive to the development of the site in accordance with the site allocation and adopted and emerging Development Plans

At present the TPO seeks to protect large areas of the site in the absence of Arboricultural information. This information has been subsequently submitted.

The Arboricultural report demonstrates that many of the trees are not of significant quality. The proposed road will only affect poor quality trees. The Order should be amended only to protect the better trees across the site.

The Order should be redefined with the Arboricultural evidence to allow development to advance.

In Support, a petition signed by 696 members of the public has been received asking the Council to protect the Nursery Drive “woodland”.

APPRAISAL

In response to the objections the following comments are made:

When a site is allocated for development it should not be considered as a blank canvas for developers where National Planning Policy can be ignored. As with all development sites, natural features should be a consideration of any planning and any development should demonstrate Biodiversity Net Gain (BNG). The emerging Local Plan requires the Biomass equivalent of any trees removed for development to be replaced.

Whilst some of the trees may be considered to be of poor quality, as a group they provide valuable biodiversity in the form of habitat and their amenity should be judged as a group. This is acceptable within the TPO guidelines.

The TPO was served to protect amenity and biodiversity and protect the trees during development. The insignificant trees on the site contribute to the native scrub which has high biodiversity value. In the absence of any Biodiversity Matrix the value of Biodiversity on the site remains unknown.

The Extended Preliminary Ecological Appraisal (Iceni Ecology Ltd. June 21) commissioned by the developer stated:

‘It is recommended that a Biodiversity Net Gain (BNG) calculation is carried out for the site using the DEFRA Matrix.....
This would consider current habitats and proposed landscaping features to ascertain whether an aspired 10% BNG has been achieved’.

In the absence of a DEFRA Matrix Calculation providing a figure for the biodiversity value of the trees, the Council would be failing in its duties if it allowed trees to be felled without knowing how to replace and enhance BNG through mitigation.

The TPO has been served not to prevent development but to ensure amenity and BNG is protected.

Officers have requested information regarding BNG from the developer so that the Order can be modified in line with landscaping proposals that demonstrate adequate BNG but this has not been received.

HUMAN RIGHTS IMPLICATIONS

It is considered that the serving of the Order may raise issues relevant to Article 8: The right to respect for private and family life, and 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, it is anticipated that the confirmation of this Order would be proportionate, justified and in accordance with planning law

Main Issues for Consideration

- 1. Whether or not the Order was served correctly in accordance with the relevant legislation and the Council's adopted policy.**

Officers are satisfied that the proper procedures were followed when serving the Order.

- 2. Whether or not the Order has been served on trees of sufficient amenity value to warrant a Preservation Order.**

Officers consider that the tree makes a significant contribution to the quality of the local environment and its enjoyment by the wider public and that therefore has high amenity value.

RECOMMENDATION:-

That the Order be confirmed.

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TREE PRESERVATION ORDER REF: TPO/21/0985

REPRESENTATION

1.0 Introduction

- 1.1 On behalf of Hopkins Homes Ltd, this representation provides comment on the proposed Tree Preservation Order (TPO) served at Land at North Walsham Nursery Development Site on 10th November 2021, in accordance with the Town and Country Planning (Tree Preservation) (England) Regulations 2012 (Part 2, Regulation 6).

2.0 Site and Surroundings

- 2.1 The northern portion of the Site, alongside land to the east and west, is already allocated under the Adopted Development Plan for a mixed-use development comprising approximately 400 dwellings (Policy NW01).
- 2.2 The eastern element of the site allocation was constructed by Hopkins Homes, in accordance with planning permission ref: PF/13/0866, delivering 176 dwellings, public open space and a car park to serve the railway station.
- 2.3 The western element of the site allocation was constructed by Persimmon Homes, in accordance with planning permission ref: PF/15/1010, delivering 100 dwellings and 0.89ha of land for commercial uses.
- 2.4 The central section of the existing site allocation forms part of the Site. This section of NW01, combined with additional land to the south is captured within emerging Policy DS 14.

3.0 Emerging Development Proposals

- 3.1 Hopkins Homes Ltd are currently progressing development proposals for the site, in accordance with the provisions of Policy DS14, comprising the following elements:
- Up to 360 residential dwellings, comprising 1-4 bedroom houses and bungalows including affordable units;
 - 3.5ha of public open space including amenity greenspace, natural green space, play spaces, allotments, community orchards, parks and recreation spaces;
 - 1ha allocated for a care home or extra care accommodation;
 - Retention of existing employment generating uses, including North Walsham Garden Centre and Ladbrook Manufacturing;
 - Drainage infrastructure to include Sustainable Drainage Systems (SuDS);
 - Landscaping; and
 - Access (including new vehicular access to Garden Centre) and other associated infrastructure.

4.0 Trees Subject to this Representation

- 4.1 In accordance with Town and Country Planning (Tree Preservation) (England) Regulations 2012 (Part 2, Regulation 6, Part 1(b)), the trees which are the subject of this representation include all trees located within the area-wide designation within TPO/21/0985.

5.0 Objection Reasons

- 5.1 In accordance with the Town and Country Planning (Tree Preservation) (England) Regulations 2012 (Part 2, Regulation 6, Part 1(c), this section of the representation states the reasons for Hopkins Homes Ltd's objection to TPO/21/0985.
- 5.2 In its current form, the TPO is not conducive to the development of the site, in accordance with the site allocation in both the adopted and emerging Development Plans.
- 5.3 At present, the TPO seeks to protect large elements of the site as part of an area-wide TPO. From discussion with the Council's Tree Officer, it is understood that the area-wide TPO designation was proposed in the absence of arboricultural information to determine the quality of individual tree specimens on the site. A Tree Constraints Plan, prepared in accordance with BS 5837:2012, was submitted to the District Council on 23 November 2021 for review, to assist in refining the current area-based order.
- 5.4 The Tree Constraints Plan demonstrates that many of the trees on site are not of significant arboricultural quality. To facilitate the delivery of the proposed development of the site, a road must be constructed to link both recent developments to the east and west of the site, which will require the removal of some arboricultural features of grade C1 and lower. Despite this, the emerging proposals are being prepared with the aim of the retaining as much existing vegetation as possible. For instance, all existing specimens along the southern boundary of the site will be retained, and retention of those trees of elevated arboricultural quality, including a group of Category B2 silver birch (A006) and Category B1 English Oaks to the eastern boundary of the site (T013-T016), is being explored. Moreover, an existing hedgerow (H002), which provides a function as a bat corridor, is being retained.
- 5.5 With this enhanced understanding of the site's context, we respectfully request the District Council to refine the current area-based order to align with the arboricultural evidence, to enable the proposed development of the site to advance without undue delay, while accommodating and retaining those elements of the site with arboricultural value wherever possible.

6.0 Summary

- 6.1 This representation endeavours to assist North Norfolk District Council in refining the proposed TPO ref: TPO/21/0985 to more accurately reflect the site's context. In its current form, the TPO seeks to cover vast elements of the site which are of limited arboricultural and ecological value, as determined by recent survey work shared with the District Council.

**FAKENHAM – TPO 21 0987 - Land at Farmland North of A1067 Norwich Road
Langor Bridge Little Ryburgh Fakenham Norfolk NR21 0LW**

Ref No. TPO/21/0987

Officer: **Simon Case (Senior Landscape Officer)**

PURPOSE OF REFERRAL TO COMMITTEE - To consider whether to confirm a Tree Preservation Order (TPO) to protect a Group of trees at the above site.

BACKGROUND

A Member of the public contacted the Council informing them that three mature trees had been felled along a hedge line at the above address and that they were worried further trees could be felled.

A Landscape Officer visited the site and examined the remains of the trees felled. The trees were in a hedgerow that runs north from the main road. The trees appeared to have no major defects.

The Officer considered that the remaining row of trees to the north of the field in the hedgerow running West to East had significant landscape amenity and therefore it was expedient to serve a Tree Preservation Order.

REPRESENTATIONS

Objections to the Order:-

One letter of objection to the Order has been received. (See Copy at **Appendix A**)

One letter of support for the Order has been received. (See Copy at **Appendix B**)

The main objection is:

The grounds of the objection relate to why these trees are singled out for specific protection in the locality.

APPRAISAL

In response to the objections the following comments are made:

The letter of support details the historic and biodiversity value of the trees felled and that of the remaining trees. The supporter considered the trees to be healthy prior to felling and they have provided evidence of being qualified in tree inspection.

A TPO was served on these trees to protect Landscape amenity by preventing felling without consideration for Historic and biodiversity impact.

HUMAN RIGHTS IMPLICATIONS

It is considered that the serving of the Order may raise issues relevant to
Article 8: The right to respect for private and family life, and
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, it is anticipated that the confirmation of this Order would be proportionate, justified and in accordance with planning law

MAIN ISSUES FOR CONSIDERATION

- 1. Whether or not the Order was served correctly in accordance with the relevant legislation and the Council's adopted policy.**

Officers are satisfied that the proper procedures were followed when serving the Order.

- 2. Whether or not the Order has been served on trees of sufficient amenity value to warrant a Preservation Order.**

Officers consider that the tree makes a significant contribution to the quality of the local environment and its enjoyment by the wider public and that therefore has high amenity value.

RECOMMENDATION:-

That the Order be confirmed.

Sent via email to: Planning Department <Planning.Department@north-norfolk.gov.uk>

Dear Sir Your Reference TPO/21/0987

Further to your letter dated 18 November 2021 addressed to our client Mr Thomas Cook whose address is [REDACTED] and not as set out in your letter, we are writing to formally object to the TPO which was enclosed and is referred to above.

The grounds of our objection relate to why these trees are singled out for specific protection in the locality.

Please can you acknowledge receipt of this email as a formally valid objection to the above order

We look forward to hearing from you.

Yours faithfully

M G Horton

Michael Horton

Director

Rural, Energy & Projects Division

Savills, Fraser House , 23 Museum Street , Ipswich, IP1 1HE



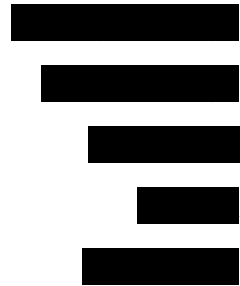
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Website:www.savills.co.uk

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1ST December 2021

Dear Sir/Madam

Ref TPO/21/0987: Land at Farmland North of A1067, Norwich Road, Langor Bridge, Little Ryburgh. NR21 0LW

I am writing in support of the TPO listed above.

The trees in question are mature, the oaks over 200 years old and an aged coppiced Ash bowl. This line of trees can be seen on the First Edition OS map circa`1880s (they are shown as mature trees on this map). Copy of map from the Historic Map Explorer attached. The trees are therefore of historic status, and form a historic boundary.

As well-established, healthy trees they provide home to a great many species, and are hugely beneficial in terms of biodiversity and climate change. Mature oaks, in particular, providing a vital habitat for a vast and diverse number of species. As such, they are an asset: at a time when mature trees are so much needed to offset CO2, such heritage trees need to be protected. (For each mature oak lost will require over 150 years to replace its benefit from any new planting.)

The land on which the trees are situated adjoins Little Ryburgh Common (SSSI) which is managed by Pensthorpe Nature Reserve. As such they form a wildlife corridor between the field and the Common for many species.

Each year, for the last 5 years my husband and I have conducted the Bat Survey for the BTO (British Trust for Ornithology) on Little Ryburgh Common. The results of this survey form part of the records held by NBIS (Norfolk Biological Information Service). The Common has a large bat population with some rare bat species. The point of contact where this line of oaks intersects the Common is very busy in terms of bat activity due to the linear nature, encouraging bats to hunt on the field and the Common. The loss of these trees would in my view, have a significant impact on the bats who hunt in this area. Plus the loss of summer roosts.

The trees have a landscape impact as they are prominent on the skyline, from both A1067 and Little Ryburgh, where they are an attractive part of the landscape. They are no danger to the public (no public footpath in the majority of the area).

I contacted North Norfolk District Council regarding these trees when I became aware that two healthy oaks of significant size, and an ash had been felled for no apparent reason. I hold a Level 1 Tree Inspection qualification and have always taken an active interest in the mature trees in my local area. The trees which were felled were in full leaf and I could not see any evidence of disease. I viewed these trees regularly, (from a distance on my daily walk) and was shocked at their destruction. The trees which were felled formed part of a historic hedgerow alongside an ancient track, heading from the field entrance in an approximately northerly direction, where they adjoined in a 'T' formation the now protected line of trees in the TPO, growing along the ridgeline of the hill. This treeline itself forming a further ancient field boundary (there is in actual fact a height variance of approximately 1 metre in the difference of height from one side to the other). Clearly a historic land feature and is also shown on the First Edition OS map circa`1880s.

It is my concern that if the trees listed in the TPO are not protected, they will also be felled with enormous loss to local wildlife, and once lost, they will be gone forever.

The fact that three healthy mature trees have been felled by this landowner leaves me to conclude that the remaining trees are at high risk if not protected.

(If the landowner should appeal against the TPO this could be interpreted as their intention to fell the trees in the future.)

Mrs L Giles

ARBORICULTURAL CONSULTANCY



Life Long Learning

Training Certificate

This is to certify that

Lynn Bassendine

Has attended the following training course and been examined to be
competent in

Level 1 Tree Inspection



David C Dowson

David C Dowson
BA(Hons) FICFor CEnv FARBOR A Dip Arb (RFS)
Tech Cert (ARBOR.A) Cert Ed CUEW

date *14 April 2008*

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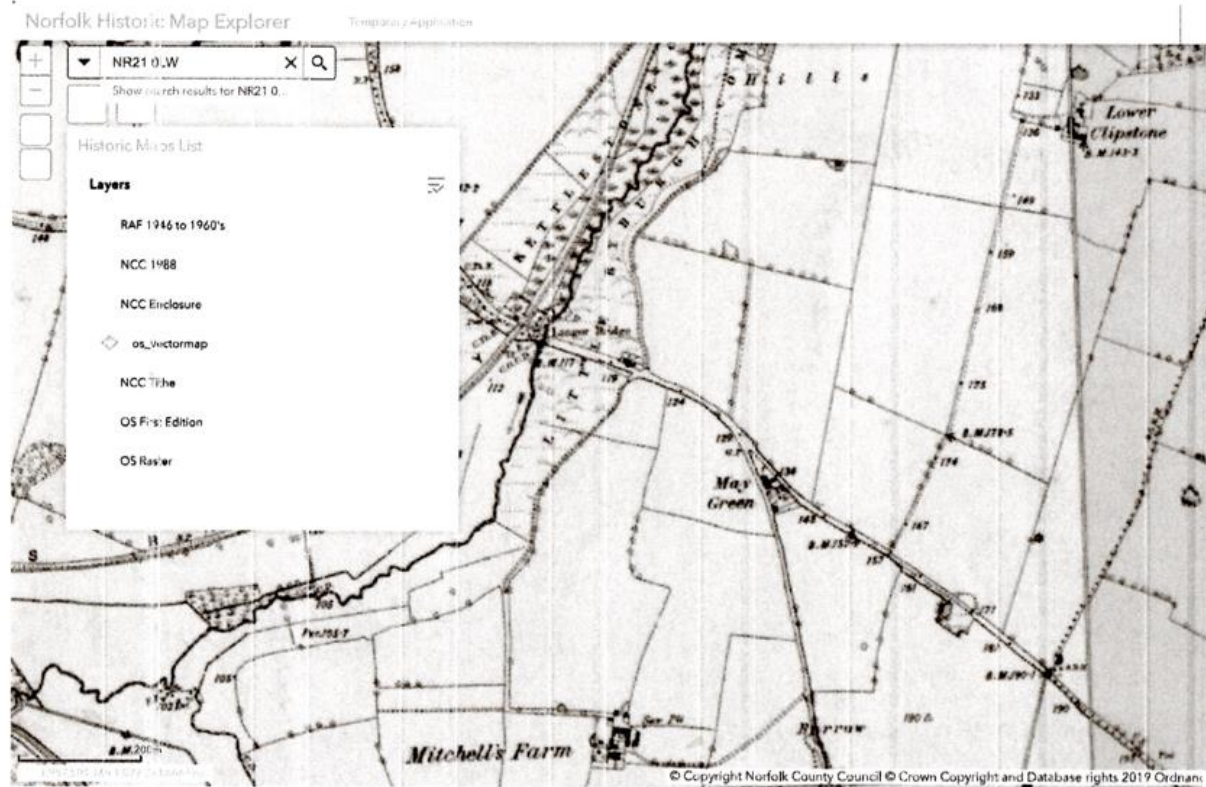
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Historic Map Explorer

[Home](#) » [Map Explorer](#)

Changes to the Historic Map Explorer

The original map explorer used the Adobe Flash plugin which is being phased out at the end of this year (2020). While the team work on a new version of the Map Explorer we are making a temporary explorer available below or follow this link to view it fullscreen now.



OS
 FIRST EDITION.
 c.1886



WEST RUNTON - ADV/21/1260 - Installation of free standing external non-illuminated sign for at Dormy House Hotel, Cromer Road, West Runton for Mr S Brundle.

Minor Development

- Target Date: 14th March 2022

Case Officer: Mr R Arguile

Advert Consent

RELEVANT CONSTRAINTS

- Countryside LDF
- Landscape Character Area
- Undeveloped Coast
- Enforcement Case

RELEVANT PLANNING HISTORY

IS1/20/1831: Replacement sign

Advice Given 22.12.2020

The pre-application advice was that officers considered the sign to be acceptable in terms of its scale, appearance and potential impact on the character of the area.

ADV/20/0464: Display of non-illuminated pole mounted advertisements

Refused 04.05.2020

ADV/19/0324: Display of non-illuminated advertisement panel mounted on posts

Refused 08.05.2019

This decision was subject of appeal ref. which was dismissed. A copy of the decision is Attached at **Appendix A**.

ADV/18/1195: Retention of display of non-illuminated advertisement panel mounted on posts to replace existing sign mounted on posts

Refused 07.09.2018

The site has had three applications for a variety of variations of the existing sign in situ, all have been refused with ADV/19/0324 being appealed and dismissed by the inspector.

THE APPLICATION

Was **Deferred** at the meeting on 31 March 2022 to seek the views of the Highway Authority.

The application seeks advertisement consent for a free standing non-illuminated sign for the premises 'Dormy House Hotel'. The sign would measure approximately 3.5m by 2.6m. There is an existing sign in situ which measures 4.9m by 2.6m (refused under ADV/18/1195). The sign will be attached to timber square posts which are attached to a small brick wall, near the entrance to

the hotel. The original plans of the application stated that the sign would be illuminated. However, was clarified that it would not be illuminated and a reconsultation and amended plan was received.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr S Bütikofer, on the grounds that the proposed sign is out of character within the local landscape and would have a harmful impact

PARISH/TOWN COUNCIL

Runton Parish Council: Object

The sign is not in keeping with its surroundings: disproportionately large, unduly intrusive. An unsympathetic addition to the street scene, out of character, wholly out of scale and dominates the roadside.

REPRESENTATIONS

One letter of objection received on the following grounds.

- Size and scale of the sign near the AONB
- Not in keeping with the character of the area and street scene

The application was re publicised following the receipt of amended plans.

CONSULTATIONS

Landscape Officer: No objection.

Highways Authority: No objection. Following a deferral from 31st March 2022 Committee, comments on the highways have been received offering no objections on safety grounds.

Environmental Health: No comments submitted.

Norfolk Coast Partnership: No comments submitted.

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.

STANDING DUTIES

Due regard has been given to the following duties:

Equality Act 2010

Crime and Disorder Act, 1998 (S17)

Natural Environment & Rural Communities Act 2006 (S40)

The Conservation of Habitats and Species Regulations 2010 (R9)

Planning Act 2008 (S183)

Human Rights Act 1998

Rights into UK Law – Art. 8 – Right to Respect for Private and Family Life

Planning (Listed Buildings and Conservation Areas) Act 1990 (S66(1) and S72)

RELEVANT POLICIES

North Norfolk Core Strategy (September 2008):

Policy EN 4 - Design

Material Considerations:

National Planning Policy Framework (July 2021):

Chapter 12 - Achieving well-designed places

North Norfolk Design Guide (December 2008):

Chapter 8 - Shopfronts and Advertisements

OFFICER ASSESSMENT

MAIN ISSUES FOR CONSIDERATION

Paragraph 136 of the national Planning Policy Framework states that “*advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts*”.

- 1. Amenity**
- 2. Public Safety**

1. Amenity

The size of the sign is approximately 3.5m by 2.6m. It is considered that the content of the sign and the design are acceptable as an advertisement identifying the sign to those from the road. It shows the name of the hotel and basic contact information. It will be located close to the public highway to the front of the business. There is one immediate neighbour to the business which is a residential property.

The site lies within an area of 'Undeveloped Coast'. The Landscape Officer has not raised an objection to the proposal. Given the reduction in size and scale of the sign, it is not considered that it will have a significantly detrimental impact upon the surrounding landscape and should not appear out of context with the surrounding area.

The Planning Inspector's decision in respect of the appeal which was dismissed (APP/Y2620/Z/19/3230374) refers to the local character of the area being spacious and having a semi-rural appearance. It is considered that the reduction in size of the advertisement now proposed is enough so that it is unlikely to have a detrimental impact upon this character. On balance it is considered that the proposal would not have a harmful effect on the visual amenity of the area.

2. Public Safety

It is considered that the sign is unlikely to cause an issue in terms of highway safety as there is potential to view the curve in the road through the posts as vehicles approach the curve in the road. It would not block the visibility splay, impede forward visibility or the interpretation of road signs. The Highways Authority state that "The Proposed sign is set back from the highway and allows visibility beneath, as such I would find an objection for a replacement sign difficult to substantiate."

Notwithstanding the concerns raised by the Development Committee which led to deferral of the application to seek Highway advice, the proposal is considered to be acceptable in terms of highway safety.

Conclusion

The proposal is considered to be acceptable in terms of amenity and public safety and is recommended for approval.

RECOMMENDATION:

Approve subject to conditions relating to the following:

- Approved plans
- The 5 standard advertisement conditions

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

DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – APRIL 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. (EIA development 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 April 2020 to April 2022. Applications performance data in relation to speed of decisions for Majors and Non-majors is shown, with current position as at the date of publication.

- 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
Q1	Apr - Jun 2020	6	0	6	6	0	100%
Q2	Jul - Sep 2020	3	1	2	2	0	100%
Q3	Oct - Dec 2020	7	2	5	5	0	100%
Q4	Jan - Mar 2021	8	0	7	4	4	50%
Q5	Apr - Jun 2021	4	0	4	3	1	75%
Q6	Jul - Sep 2021	1	0	1	1	0	100%
Q7	Oct - Dec 2021	3	0	3	3	0	100%
Q8	Jan - Mar 2022	7	1	6	6	0	100%
	total	39	4	34	30	5	87%
Minimum level required							60%

3.3 Four major decisions were issued in March. Performance in major developments remains very good remains and shows a rise by 1% since reporting in March to 87% (over the 2-year average). The rise in performance results from a number of older applications with agreed extension of time where S106 Obligations have been completed enabling a decision to be issued. Our aim as officers and managers remains focused on performance improvements to ensure the figures move to the 95% mark.

3.5 In total there are 12 S106 cases, three of which have been completed and can be removed from the next performance list. Of the remaining 9 cases, two have a red RAG rating and are being prioritised for resolution. Overall, the number of S106 cases is considered to be manageable and Officers are working with Eastlaw to ensure this position remains so.

3.6 **Projected** Non Major Performance as measured under Table 153 of MCHLG guidance:

Non-majors (153)						
	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	200	71	122	110	19	91%
Q3	182	44	131	126	12	93%
Q4	235	61	155	118	56	76%
Q5	308	41	178	130	137	56%
Q6	298	83	123	104	111	63%
Q7	196	57	108	99	40	80%
Q8	287	119	154	146	22	92%
Q9	275	114	143	132	29	96%
	1981	590	1114	965	426	78%
Minimum level required					70%	

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

Actual performance from January to end of March gives a quarter with 275 decisions at 96% in time, moving to 78% of decisions over the two-year time period being in time. Our aim is for the figure to be maintained for each quarter to be at no less 90% with over 300 decisions being made in total.

March

Performance in non-major developments has dropped away somewhat in terms of speed. March performance was at 85% Tis compares to February' at 91.76% and January at 94.28%.

The quantity of decisions in March was 93 compared with February at 85 and January at 105 decisions.

Reliance of extension of time period was 44% of all decisions under extensions and improved conversions standing at 85% being completed in the agreed time.

We will strive to deliver more decisions, and for more of those decisions to be within the 8-week period, creating a reduce reliance on extension of time

period requests.

3.7 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. Performance in both Major and Non Major Decision making remains strong in terms of Quality.

3.8 For major development appeals the current figure to February stands at 2.44%; remaining a single case overturned during the 2-year performance period in Spring 2021.

3.9 For Non-Major development the figure fell to 0.39% for the appeals determined over the 2-year aggregate.

4. INFLUENCING FACTORS AND ACTIONS

4.1 Officer caseloads – the number of older cases held in the service's live caseload is reviewed monthly in this report with Development Committee. The current live case load of all matters in the service stands at 619.

Average caseloads in the Non-Major's group has risen to 33 cases per officer (32 from last month). Our average cases per officer are increasing in the Non Major group in part due to the legacy of temporary contractor role ending mid February.

We have a slight reduction to 26 cases per officer in the Majors team (30 last month). A vacancy exists in the major group which is being reviewed to assist capacity in the group.

High rates of first time validation are being achieved with average timing remaining consistent at around 3 days per case for the PPU team to move the applications through to case officers.

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

4.3 Staffing – Vacant Planning Officer role in Majors Team is in the process of being offered.

4.4 Consultations – pressure remains in this area; internal consultees are under pressure from competing work areas. Case officers are being proactive and supportive. Assessment of cases at first clear date remains central to driving forward speed and quality of decision making.

4.5 We continue to monitor key performance areas for improvement:

- We need to increase the number of cases that are put through for decision on time, especially those not affected by Nutrient Neutrality advice from Natural England.
- Reduce reliance on extension of time periods. Ensure that wherever possible extended timescales are met

- Continue to monitor capacity of teams, caseloads and experience profile.
- Enhanced performance management reports for Case Officers, Team leaders and Managers, (completions graph available for managers).
- Improved communication agents / applicants (generally positive, escalation process in place where required)
- Improved business process, (produced consultation pro-former response forms).

5. RECOMMENDATIONS:

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

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SCHEDULE OF S106 AGREEMENTS
UPDATE FOR DEVELOPMENT COMMITTEE:
14 April 2022

Application reference	Site Address	Development Proposal	Parish	Planning Case Officer	Committee or Delegated Decision	Date of Resolution to Approve	Eastlaw Officer	Eastlaw Ref:	Current Position	RAG Rating
PF/21/1749	Land South Of Lea Road Catfield Norfolk	Erection of 18 Affordable Dwellings with associated infrastructure, landscaping and open space	CP018 - Catfield	Russell Stock	TBC	TBC	Fiona Croxon	18647	Decision yet to be confirmed. Early draft in circulation. Application impacted by Nutrient Neutrality advice from Natural England.	
SV/20/1621	Land Adjacent To Kettlestone Road Little Snoring	Application to modify planning obligations within the Section 106 agreement of planning permission PO/14/1249 (Erection of 20 dwellings) including proposals to amend the point at which Affordable Housing is to be provided within the development.	CP064 - Little Snoring	Geoff Lyon	Delegated	08/12/2021	Fiona Croxon	18498	S106 Signed and Completed. Decision Issued 23/03/2022. Can be removed from list of cases.	
PF/21/3016	Luxem Cottage High Street Ludham Great Yarmouth Norfolk NR29 5QQ	Two storey rear extension	CP065 - Ludham	Alice Walker	Delegated	TBC	Fiona Croxon	19641	Completing	
PF/21/3017	Vale Cottage High Street Ludham Great Yarmouth Norfolk NR29 5QQ	Two story rear extension	CP065 - Ludham	Alice Walker	Delegated	TBC	Fiona Croxon	19641	Completing	
PF/17/0729	Kipton Wood And The Orchard Former RAF Base West Raynham NR21 7DQ	Erection of 94 dwellings with associated infrastructure; conversion of former NAAFI building to provide a new community centre; new allotments (within Kipton Wood); new play area (within The Orchard).	CP078 - Raynham	Geoff Lyon	Committee	19/04/2018	Fiona Croxon	11504	Content of S106 agreed by NNDC. County Council confirmed SoS not needed to be included in S106. Agreement was set for engrossment but now impacted by Nutrient Neutrality advice from Natural England.	
PF/19/1028	Land At Back Lane Roughton	Erection of 30 residential dwellings with associated access, open space, landscaping and off-site highways works. Formation of sports pitch, creation of wetland habitat, construction of 17-space community car park, construction of footpath link to village, and provision of land for community facility (Amended Plans and Additional Supporting Documents)	CP079 - Roughton	Katherine Rawlins	TBC	TBC	Fiona Croxon	14360	Costs undertaking previously requested. Progress delayed until application matters sufficiently progressed and resolution to approve given.	
PF/18/0363	Scottow Enterprise Park Lamas Road Badersfield Scottow	Change of use of parts of the former military taxiway and runway areas for manoeuvring, take-off and landing of light aircraft	CP082 - Scottow	Russell Stock	Committee	20/06/2019	Fiona Croxon	14147	Content of S106 previously agreed by NNDC. Draft S106 re-circulated for NNDC approval.	
PF/21/3141	Land South Of Weybourne Road Sheringham Norfolk	Erection of 2 storey 70 Bed Care Home (Class C2) and 24 affordable dwellings (Class C3) with associated amenity space, access, parking, service, drainage and landscaping infrastructure	CP085 - Sheringham	Richard Riggs	Delegated	TBC	Fiona Croxon	TBC	Draft S106 with applicant's solicitor and County Council for comments. Expected to be completed in April.	
RV/21/0772	Land West Of 29 Long Lane Southrepps Norfolk	Variation of Conditions 7B and 7C (car parking spaces) and Condition 8 (landscaping details) of planning permission PF/19/0771	CP090 - Southrepps	Katherine Rawlins	Delegated	01/12/2021	Fiona Croxon	19199	S106 Signed and Completed. Decision Issued 22/03/2022. Can be removed from list of cases.	

PF/21/1532	Land North East Of Yarmouth Road Stalham Norfolk	Extra Care development of 61 independent one and two bedroom flats, with secured landscaped communal gardens, associated visitor and staff car and cycle parking, external stores and a new vehicular access onto Yarmouth Road.	CP091 - Stalham	Richard Riggs	Committee	17/03/2022	Fiona Croxon	18895	S106 Obligations substantially drafted. Application impacted by Nutrient Neutrality advice from Natural England.	
PF/21/2021	Land North East Of Yarmouth Road Stalham Norfolk	A new residential development of 40 affordable houses comprising 22 affordable/shared ownership houses and one block of 18 affordable flats consisting of 9, one bedroom flats and 9, two bedroom flats with associated landscaping, infrastructure and access.	CP091 - Stalham	Richard Riggs	Committee	17/03/2022	Fiona Croxon	18896	S106 Obligations substantially drafted. Application impacted by Nutrient Neutrality advice from Natural England.	
PF/21/1229	Rosewood Farm Craymere Beck Road Thurning Norfolk NR24 2LW	Single storey detached agricultural worker's dwelling (alternative site for agricultural workers dwelling approved under outline planning permission PO/16/1110 and approval of reserved matters PM/20/0574)	CP104 - Thurning	Darryl Watson	Delegated	N/A	Fiona Croxon	19477	S106 Signed and Completed. Decision Issued 21/03/2022. Can be removed from list of cases.	

OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 14 APRIL 2022

APPEALS SECTION

NEW APPEALS

BRISTON – PO/21/1474 - Erection of 3 no. two-storey detached dwellings following demolition of agricultural buildings - outline with all matters reserved

Brambles Farm, Thurning Road, Briston Norfolk NR24 2JW

For Lewis Keyes Development Ltd

WRITTEN REPRESENTATION

FAKENHAM – PO/21/2584 - Erection of detached dwelling (all matters reserved)

9 Caslon Close, Fakenham Norfolk NR21 9DL

For Mr M Rahman

WRITTEN REPRESENTATION

KETTLESTONE – PF/21/0522 - Retention of cabin (retrospective)

Land South East Of Kettlestone House, Holt Road, Kettlestone, Norfolk

For Mr & Mrs P Morrison

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~~ Re-Scheduled – 22 & 23 June 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: 22 & 23 March 2022

RYBURGH - ENF/20/0231 – Replacement Roof

19 Station Road, Great Ryburgh, Fakenham NR21 0DX

For Christopher Buxton and A E Simcock

INFORMAL HEARING – Date: 26 April 2022

WRITTEN REPRESENTATIONS APPEALS - IN HAND

ALBY WITH THWAITE – ENF/20/0066 - Appeal against breach of planning control

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

For Mr Karl Barrett

WRITTEN REPRESENTATION

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

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

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

For Mr Michael Walsh

WRITTEN REPRESENTATION

HOLT – PF/21/0857 - Single storey detached dwelling

Middle Field, 2 Woodlands Close, Holt, Norfolk NR25 6DU

For Mr & Mrs I Furniss

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

ROUGHTON – PF/20/1659 - Relocation of public house car park and development of the existing car parking area for the erection of 2no. two-storey 3-bedroom detached dwellings, with new boundary treatment; installation of a patio area to rear beer garden, and associated minor alterations and landscaping - [Amended Plans- Revised Scheme]

New Inn, Norwich Road, Roughton, Norwich NR11 8SJ

For Punch Partnerships (PML) Limited

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

SWANTON NOVERS – PF/21/0551 - Two storey and part single storey rear extension
Dennisby House, The Street, Swanton Novers, Melton Constable, Norfolk NR24 2QZ
For Mr Chris Bloomfield
WRITTEN REPRESENTATION

SWANTON NOVERS – LA/21/0552 - Internal and external works associated with extensions and alterations to dwelling
Dennisby House, The Street, Swanton Novers, Melton Constable, Norfolk NR24 2QZ
For Mr Chris Bloomfield
WRITTEN REPRESENTATION

TRUNCH – PF/21/1561 - Two storey detached dwelling with associated landscaping including tree planting scheme and wildlife pond
Field Near Fairview Barn, Brick Kiln Road, Trunch, Norfolk, NR28 0PY
For Mr Mike Pardon
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

APPEAL DECISIONS - RESULTS AND SUMMARIES

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 – **APPEAL DISMISSED**

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