

# APPLICATION REFERENCE: PF/21/1532

LOCATION: Land North East of Yarmouth Road,  
Stalham

PROPOSAL: 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



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

# SITE LOCATION PLAN





# SITE AERIAL IMAGE





# SITE LAYOUT PLAN





# PROPOSED ELEVATIONS



North  
West



South  
East

# PROPOSED ELEVATIONS (Cont.)



South  
West



North  
East



# PROPOSED GROUND FLOOR PLAN



# PROPOSED FIRST FLOOR PLAN

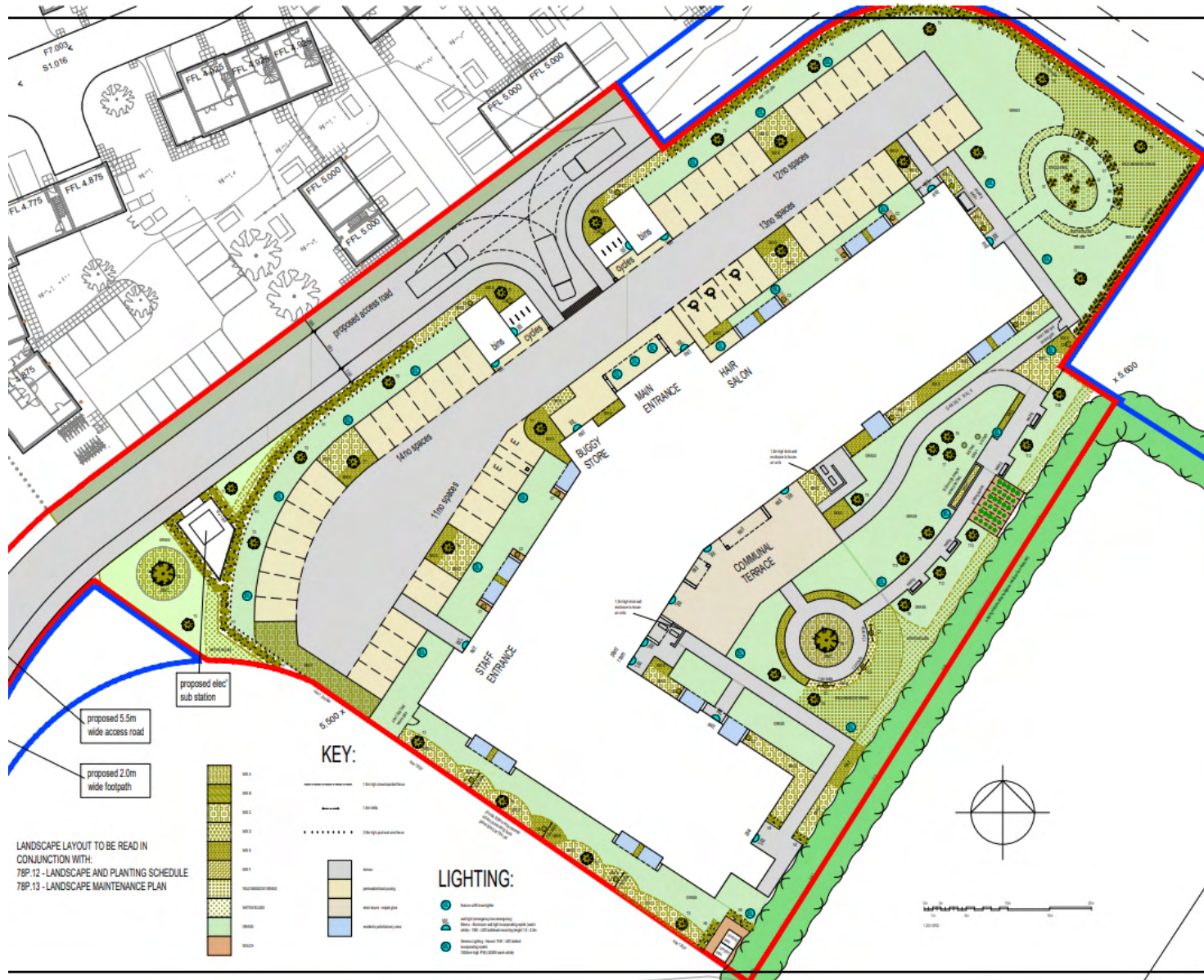




# PROPOSED SECOND FLOOR PLAN



# LANDSCAPING PLAN

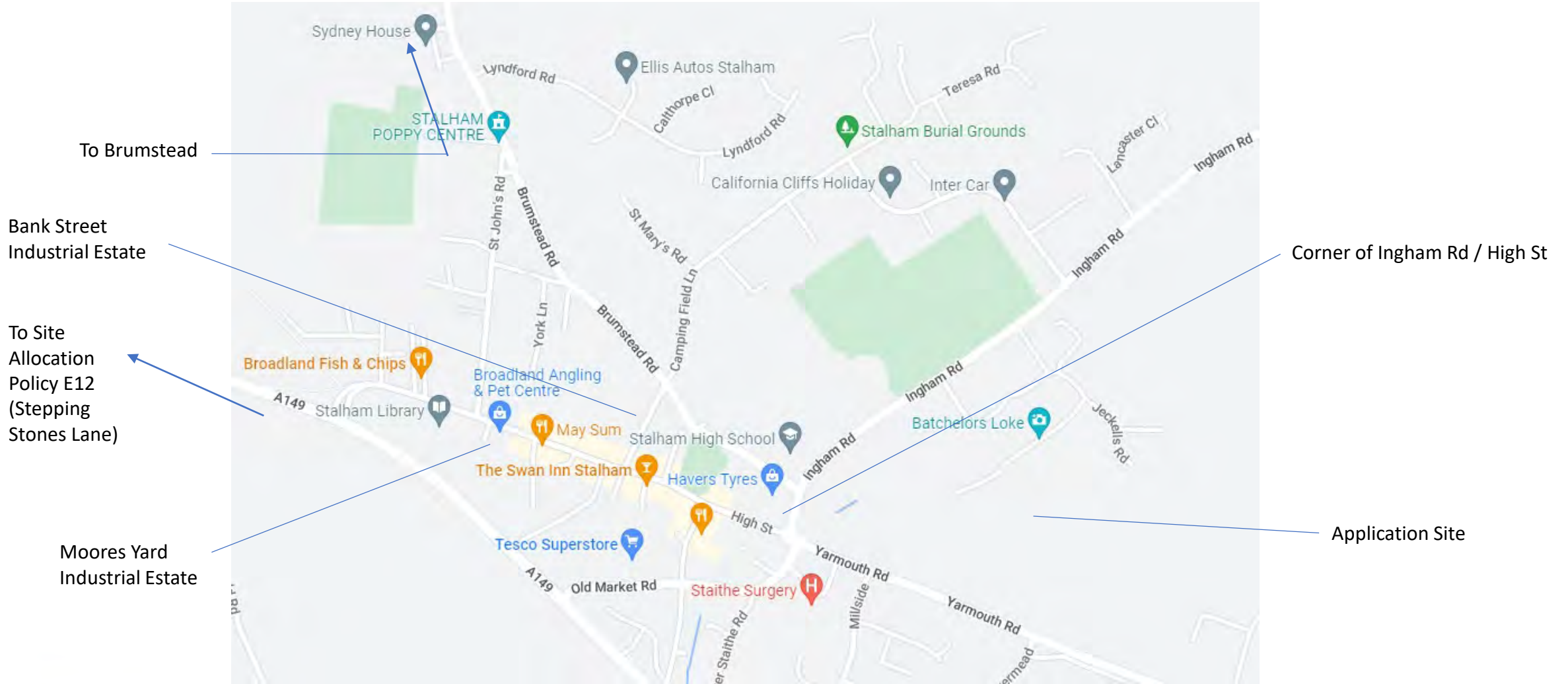




# OVERALL SITE PLAN (Inc. PF/21/2021)



# AREAS FOR COMMERCIAL DEVELOPMENT





# SITE PHOTOGRAPHS

View of site from  
Ingham Rd



View south from north  
of proposed access road



View north from south of  
proposed access road



View west from proposed  
car park area





# VIEWS DOWN YARMOUTH ROAD



West towards  
Stalham



East towards  
Sutton



# RECOMMENDATION

**APPROVE** subject to:

1. Completion of a Section 106 Agreement securing 61 affordable extra care dwellings, GIRAMS contribution of £11,341.73, and dog waste bin provision and maintenance.
2. The 31 conditions as set out in the Committee Report and any other conditions considered to be necessary by the Assistant Director of Planning (Condition headlines overleaf)

Part 2:

That the application be refused if a suitable Section 106 Agreement is not completed within 4 months of the date of resolution to approve, and in the opinion of the Head of Planning, there is no realistic prospect of a suitable Section 106 Agreement being completed within a reasonable timescale.

# CONDITIONS

1. 3 Year Timescale
2. Development in accordance with approved plans
3. Development in accordance with approved materials
4. Construction Management Plan
5. Construction Environmental Management Plan
6. Construction Traffic Management Plan & Access Route
7. Compliance with Condition 6
8. Construction Method Statement
9. On-Site Construction Workers Car Parking
10. Details of roads, footways, cycleways, street lighting, foul and surface water drainage
11. Details of on-site renewable energy provision
12. Details of off-site highways improvement works
13. Construction of vehicle/pedestrian site access
14. Provision of visibility splays
15. Provision of on-site car and cycle parking areas etc.
16. Provision of all roads, footways, cycleways, street lighting, foul and surface water drainage



# CONDITIONS (Cont.)

17. Provision of surface water drainage strategy
18. Provision of fire hydrants
19. Details of refuse and waste storage and collection
20. Provision of Green Infrastructure Interpretation Boards and Residents' GI Information Packs
21. Provision of footpath to adjoining residential development to the north west
22. Provision of on-site landscaping scheme
23. Details of any plant, machinery, ventilation, air source heat pumps etc.
24. Hours of commercial delivery
25. Unexpected contamination
26. Provision of external lighting strategy
27. Maintenance and replacement of existing trees and hedgerows
28. Maintenance and replacement of new tree and hedgerows
29. Provision of small mammal gaps in boundary treatments
30. Provision of on-site ecological enhancements
31. Occupation restrictions

# APPLICATION REFERENCE: PF/21/2021

LOCATION: Land North East of Yarmouth Road,  
Stalham

PROPOSAL: 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.

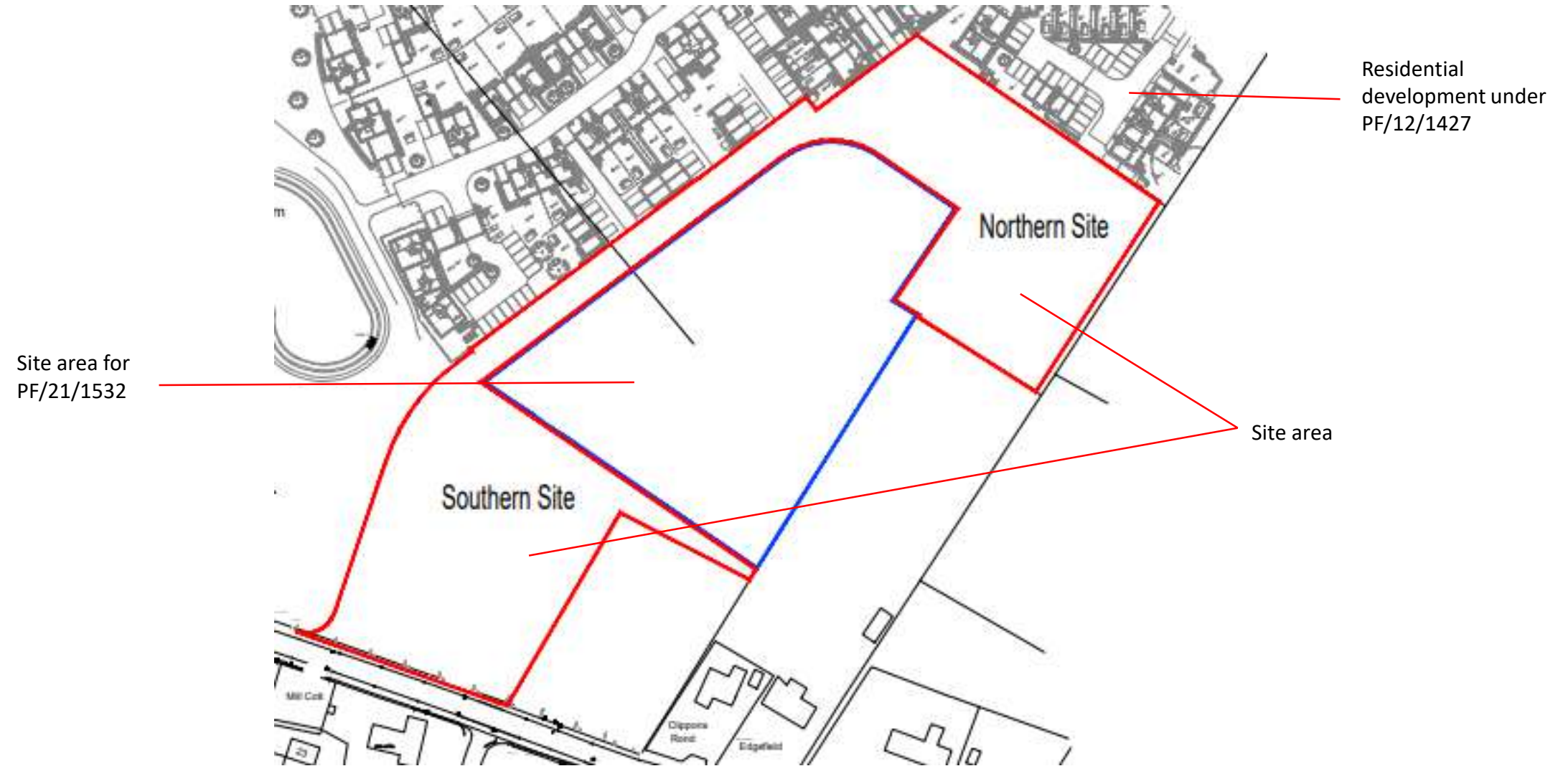


NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)



# SITE LOCATION PLAN



# SITE AERIAL IMAGE





# SITE LAYOUT PLANS

Northern site area layout



Southern site area layout



# PROPOSED ELEVATIONS (HOUSES)



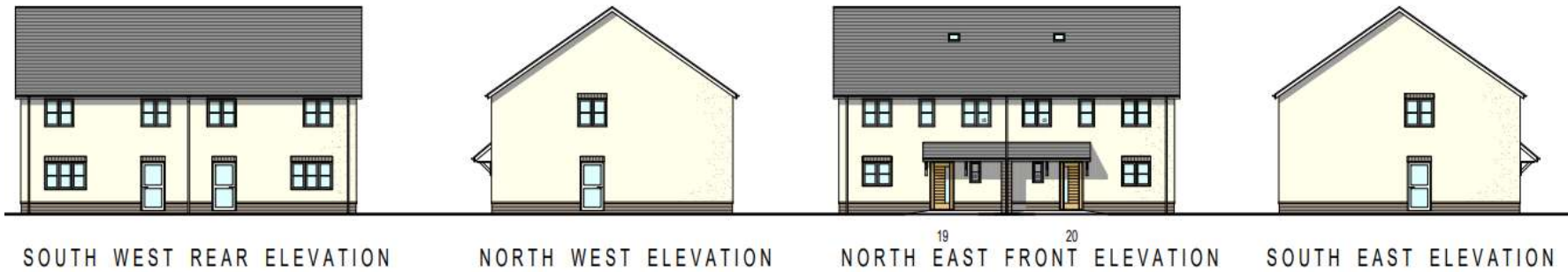


# PROPOSED ELEVATIONS (HOUSES)

Plots 10 – 12 & 13 – 15



Plots 19 & 20



Plots 21 & 22



# PROPOSED ELEVATIONS (FLATS)



SOUTH EAST REAR ELEVATION

NORTH EAST ELEVATION

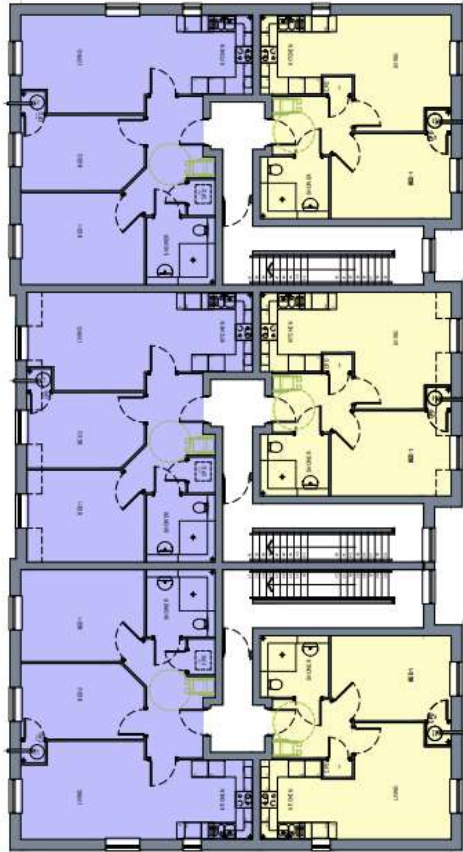


NORTH WEST ELEVATION - FACING ROAD

SOUTH WEST ELEVATION



# PROPOSED FLOOR PLANS (FLATS)



SECOND FLOOR



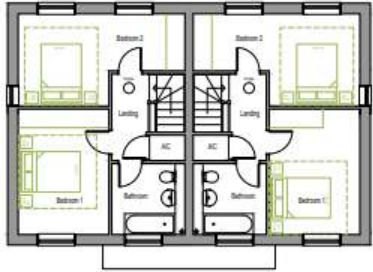
FIRST FLOOR



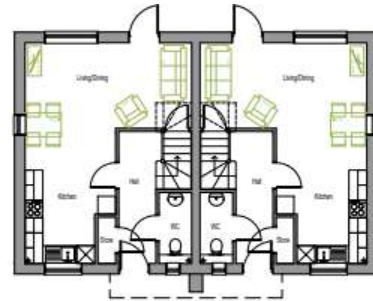
GROUND FLOOR

# PROPOSED FLOOR PLANS (HOUSES)

Plots 1 & 2

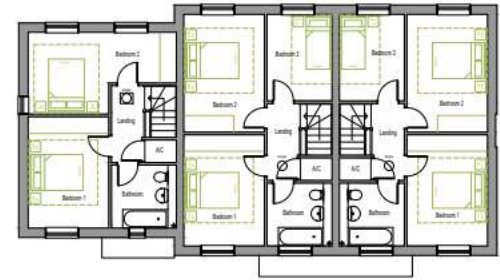


FIRST FLOOR

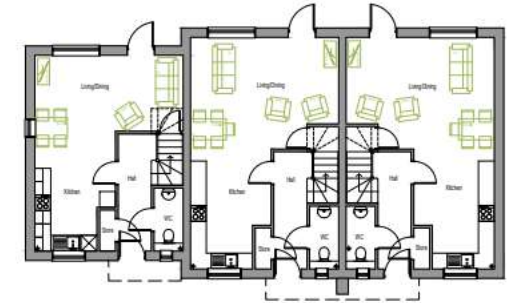


GROUND FLOOR 2B - 4P = 82.60m<sup>2</sup>

Plots 7 - 9 & 16 - 18



FIRST FLOOR

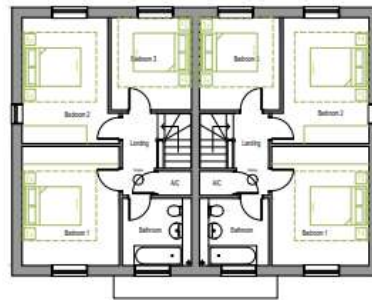


GROUND FLOOR

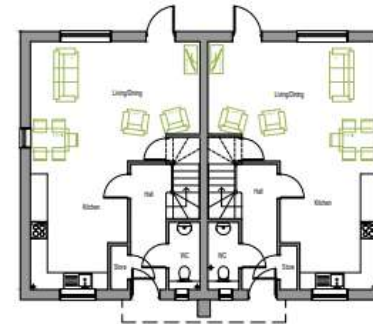
2B - 4P = 82.60m<sup>2</sup>

3B - 5P = 97.71m<sup>2</sup>

Plots 3 - 6



FIRST FLOOR



GROUND FLOOR 3B - 6P = 104.70m<sup>2</sup>

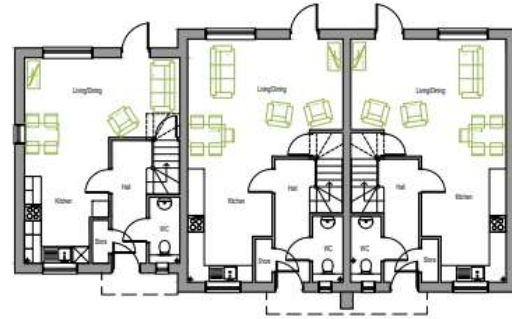


# PROPOSED FLOOR PLANS (Cont.)

Plots 10 – 12 & 13 – 15



FIRST FLOOR

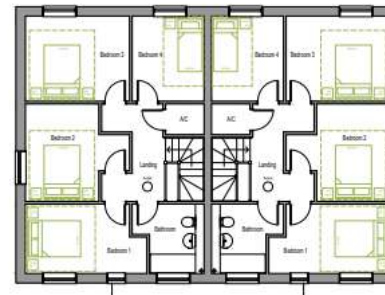


GROUND FLOOR

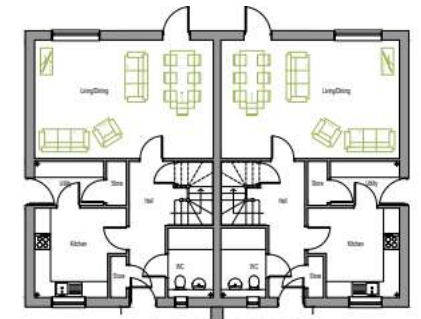
2B - 4P = 82.60m<sup>2</sup>

3B - 5P = 97.71m<sup>2</sup>

Plots 19 & 20

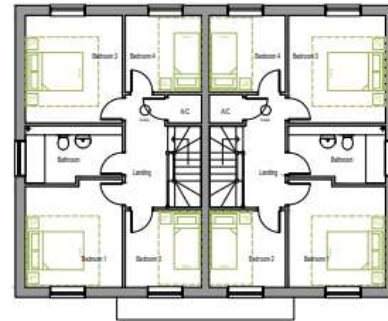


FIRST FLOOR

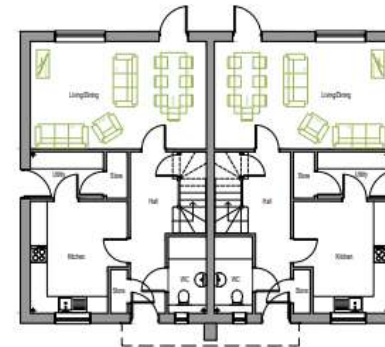


GROUND FLOOR 4B 7P Semi 129.36m<sup>2</sup>

Plots 21 & 22



FIRST FLOOR



GROUND FLOOR 4B 6P Semi 120.69m<sup>2</sup>

# LANDSCAPING PLANS

Northern site area landscaping



Southern site area landscaping

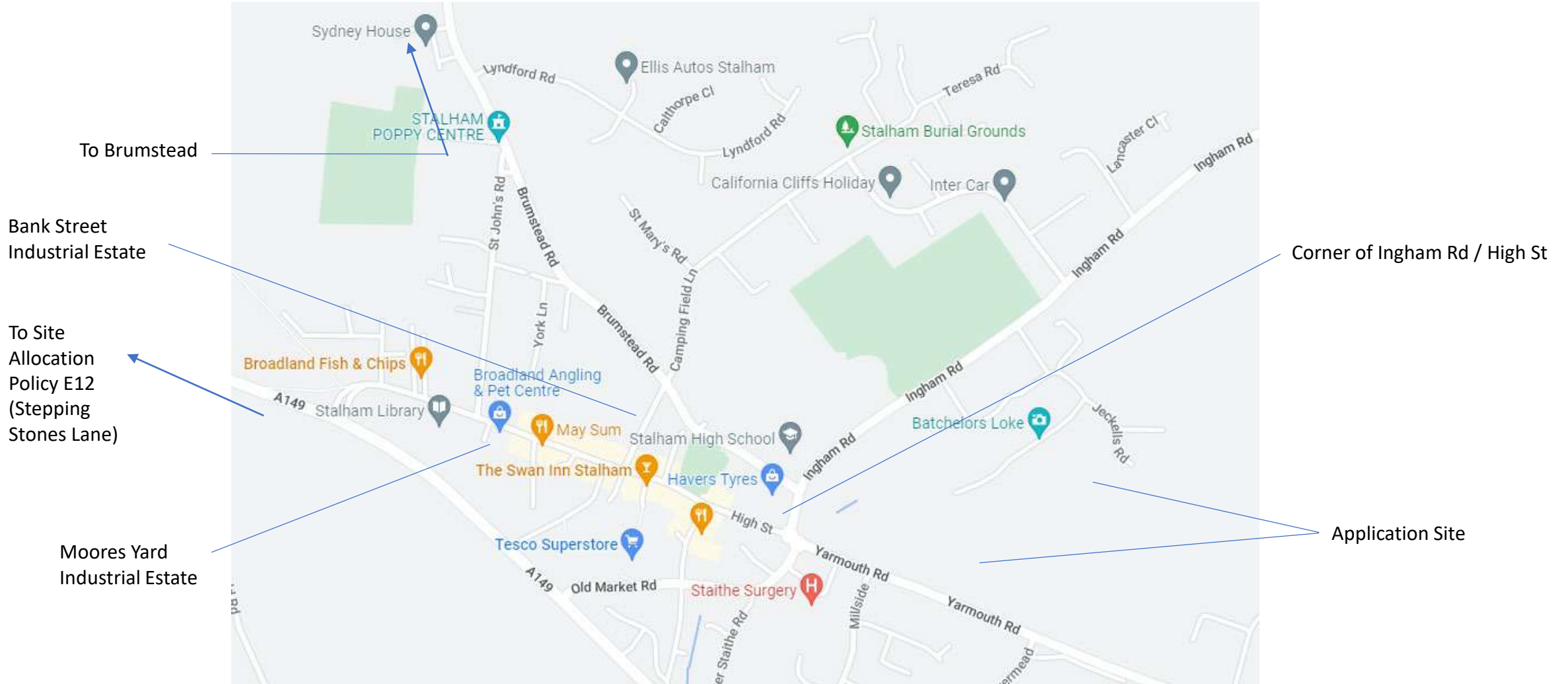




# OVERALL SITE PLAN (Inc. PF/21/1532)



# AREAS FOR COMMERCIAL DEVELOPMENT





# SITE PHOTOGRAPHS

View of site from  
Ingham Rd



View south from north  
of proposed access road



View north from south of  
proposed access road



View of northern site  
boundary



# VIEWS DOWN YARMOUTH ROAD



West towards  
Stalham



East towards  
Sutton



# RECOMMENDATION

**APPROVE** subject to:

1. Completion of a Section 106 Agreement securing 40 affordable dwellings, GIRAMS contribution of £7,437.20, and dog waste bin provision and maintenance.
2. The 26 conditions as set out in the Committee Report and any other conditions considered to be necessary by the Assistant Director of Planning (Condition headlines overleaf)

Part 2:

That the application be refused if a suitable Section 106 Agreement is not completed within 4 months of the date of resolution to approve, and in the opinion of the Head of Planning, there is no realistic prospect of a suitable Section 106 Agreement being completed within a reasonable timescale.

# CONDITIONS

1. 3 Year Timescale
2. Development in accordance with approved plans
3. Development in accordance with approved materials
4. Archaeological excavations
5. Construction Management Plan
6. Construction Environmental Management Plan
7. Construction Method Statement
8. On-Site Construction Workers Car Parking
9. Details of roads, footways, cycleways, street lighting, foul and surface water drainage
10. Details of on-site renewable energy provision
11. Construction of roads, footways and cycleways to binder course prior to occupation
12. Provision of visibility splays
13. Compliance with Condition 9



# CONDITIONS (Cont.)

14. Provision of surface water drainage strategy
15. Provision of fire hydrants
16. Details of refuse and waste storage and disposal
17. Provision of Green Infrastructure Interpretation Boards and Residents' GI Information Packs
18. Provision of footpath to adjoining residential development to the north west
19. Provision of on-site landscaping scheme
20. Details of any plant, machinery, ventilation, air source heat pumps etc.
21. Unexpected contamination
22. Provision of external lighting strategy
23. Maintenance and replacement of existing trees and hedgerows
24. Maintenance and replacement of new trees and hedgerows
25. Provision of small mammal gaps in boundary treatments
26. Provision of on-site ecological enhancements

# APPLICATION REFERENCE: RV/21/2885

LOCATION: 1 High Street, Sheringham, Norfolk, NR26 8JP

PROPOSAL: Variation of condition 2 of planning ref: PF/18/1603 to enable merger of unit 0.2 (A3/A5) and unit 0.3 (A3) to form unit 0.2 (A3/A5) use; amendment of unit 1.2 (A3) to form two units – unit 1.2 (C3 residential) and unit 1.3 (C3 residential)



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

17 March 2022



# LOCATION PLAN



## CONSTRAINTS

Settlement Boundary

Town Centre

Conservation Area

Coastal Shelf  
Landscape Character  
Area

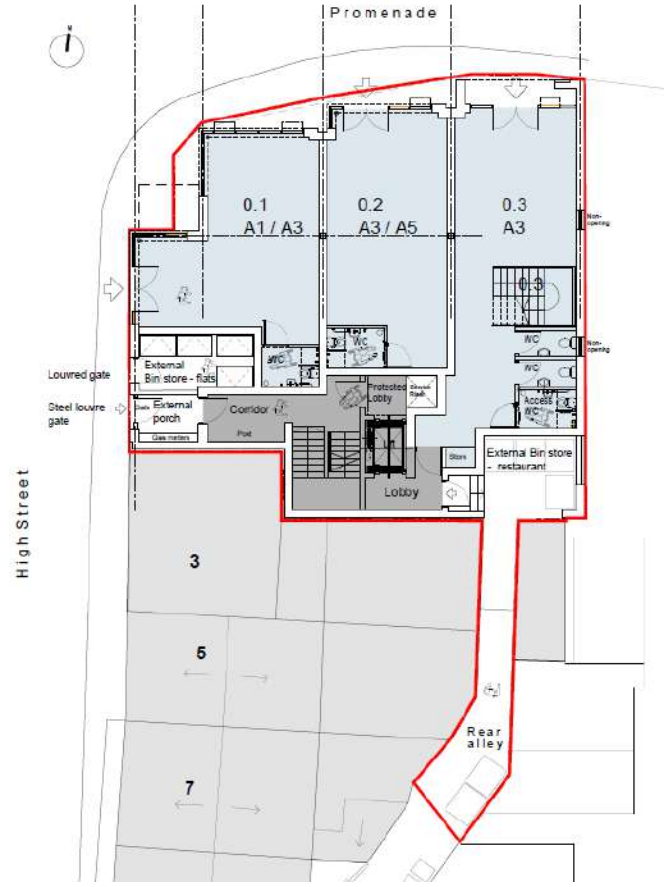
 1 High Street

# EXISTING SITE PLAN

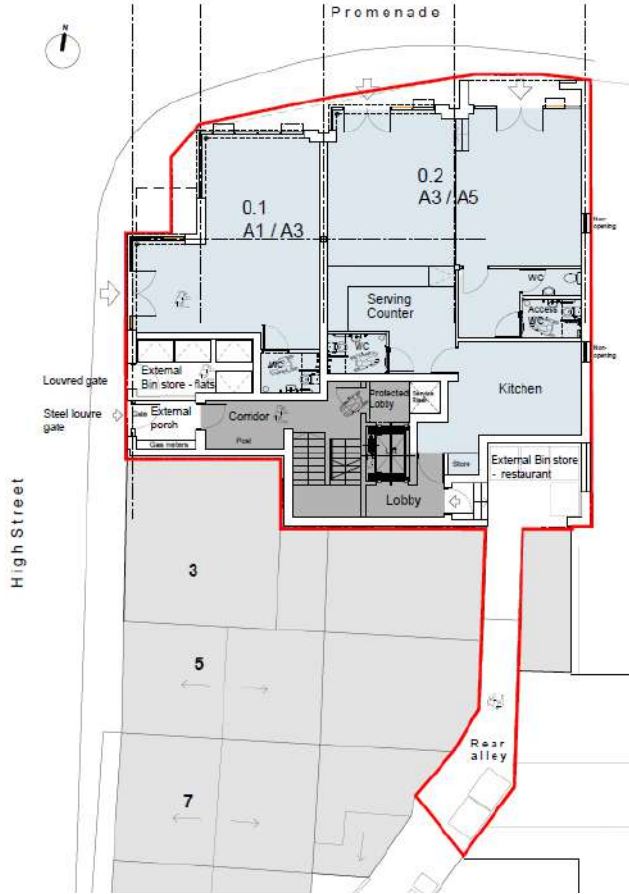




# APPROVED AND PROPOSED GROUND FLOOR PLAN

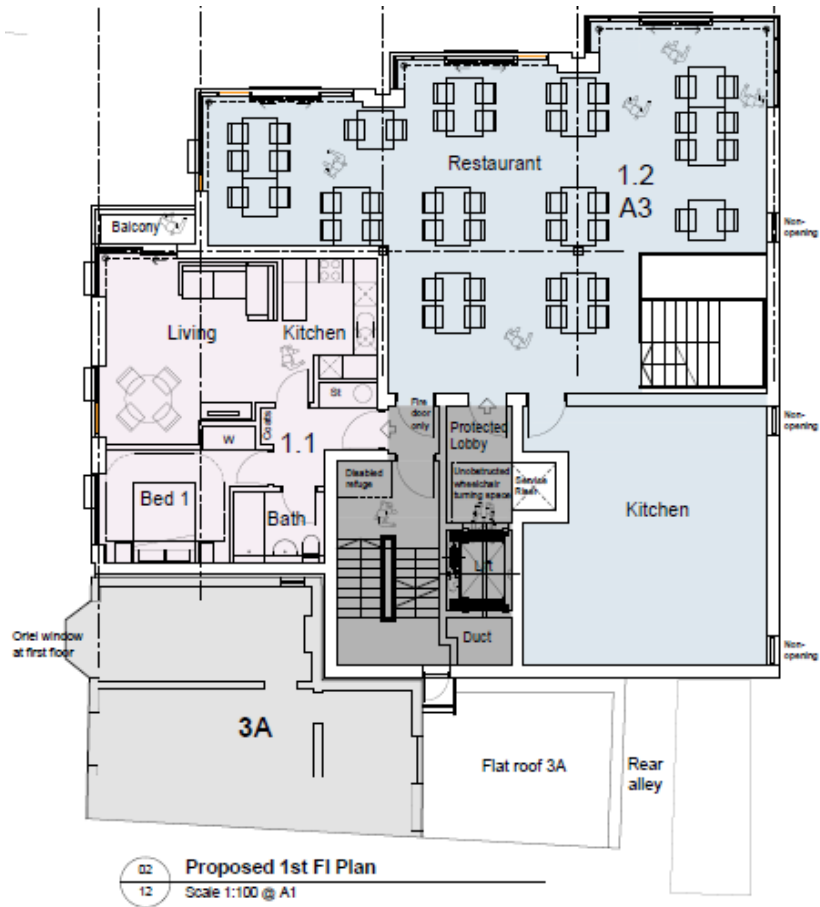


APPROVED GROUND FLOOR

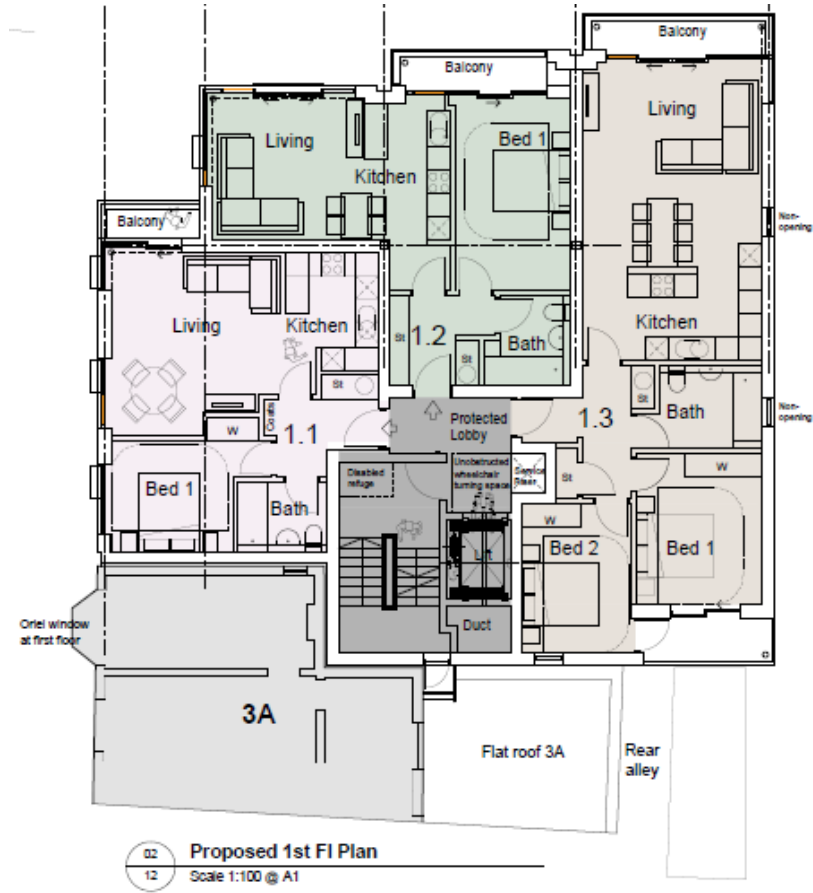


PROPOSED GROUND FLOOR

# APPROVED AND PROPOSED FIRST FLOOR PLAN



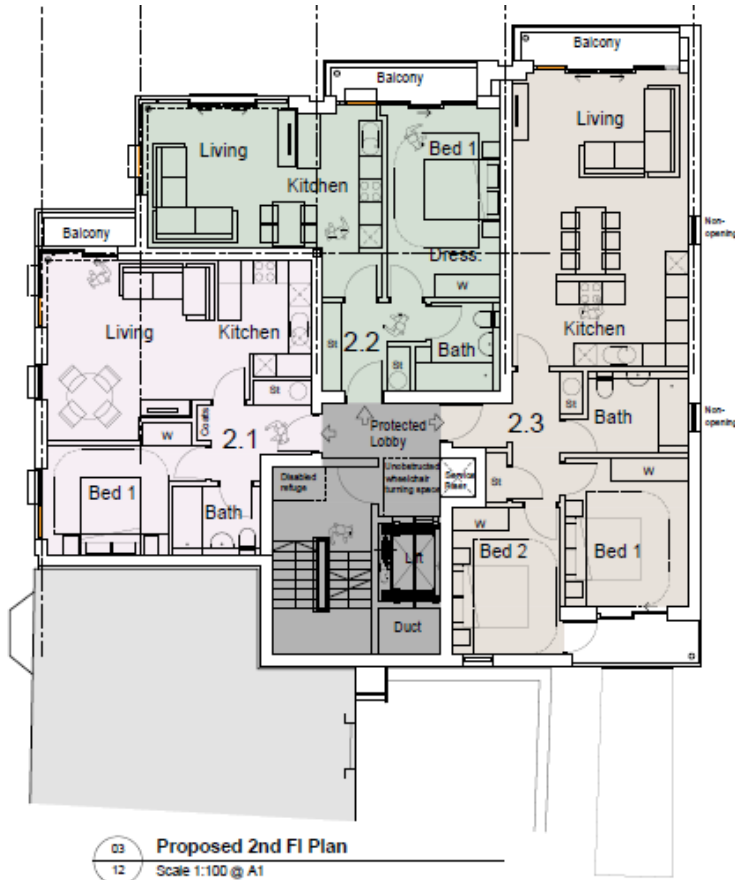
APPROVED FIRST FLOOR PLAN



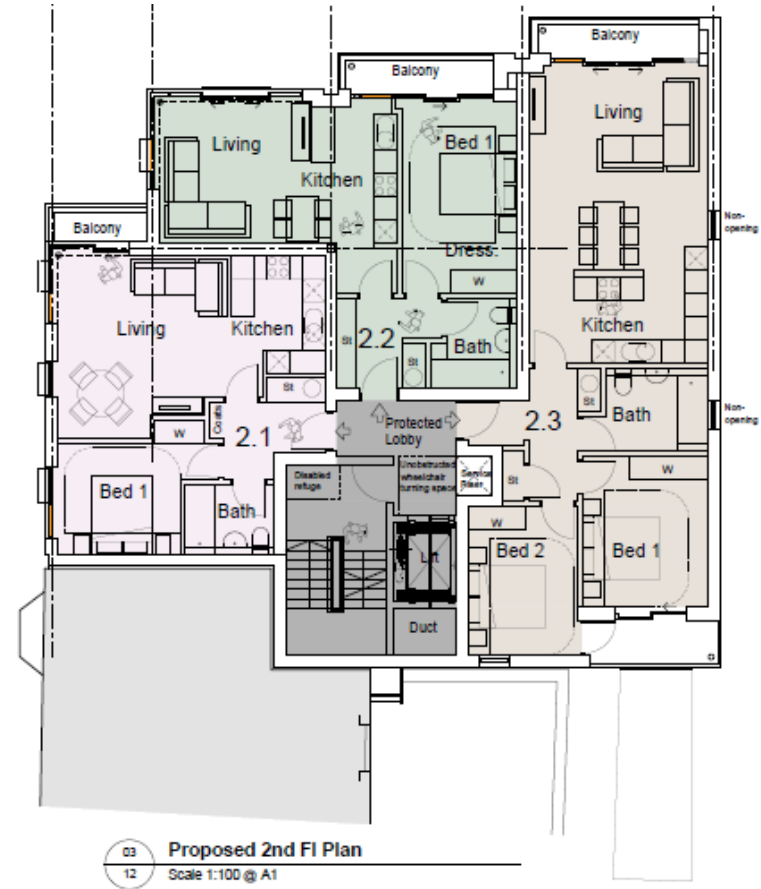
PROPOSED FIRST FLOOR PLAN



# APPROVED AND PROPOSED SECOND FLOOR PLAN



APPROVED SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

# APPROVED AND PROPOSED THIRD FLOOR PLAN



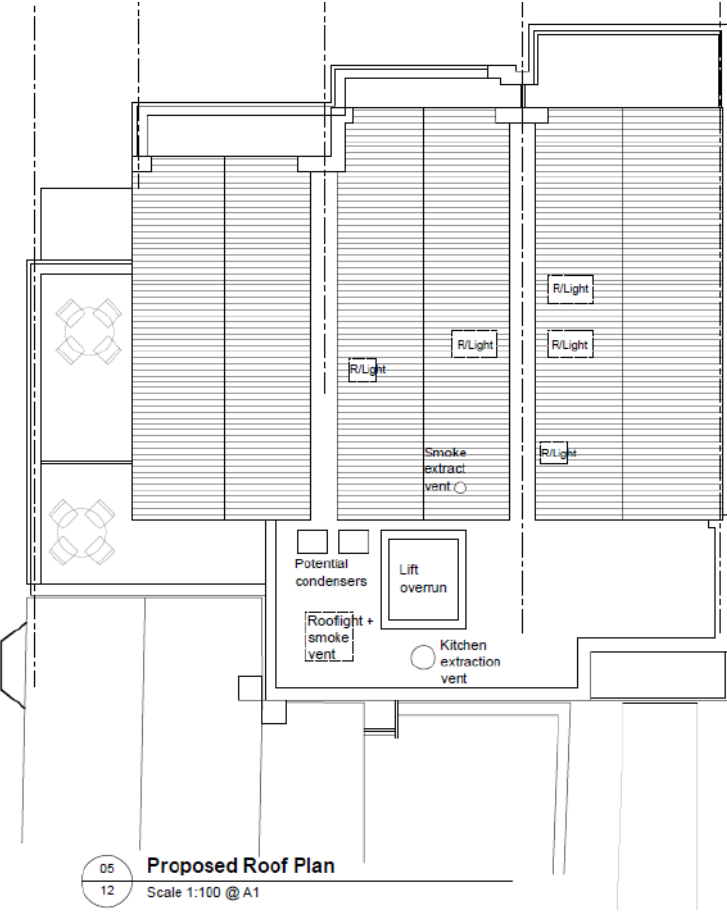
APPROVED THIRD FLOOR PLAN



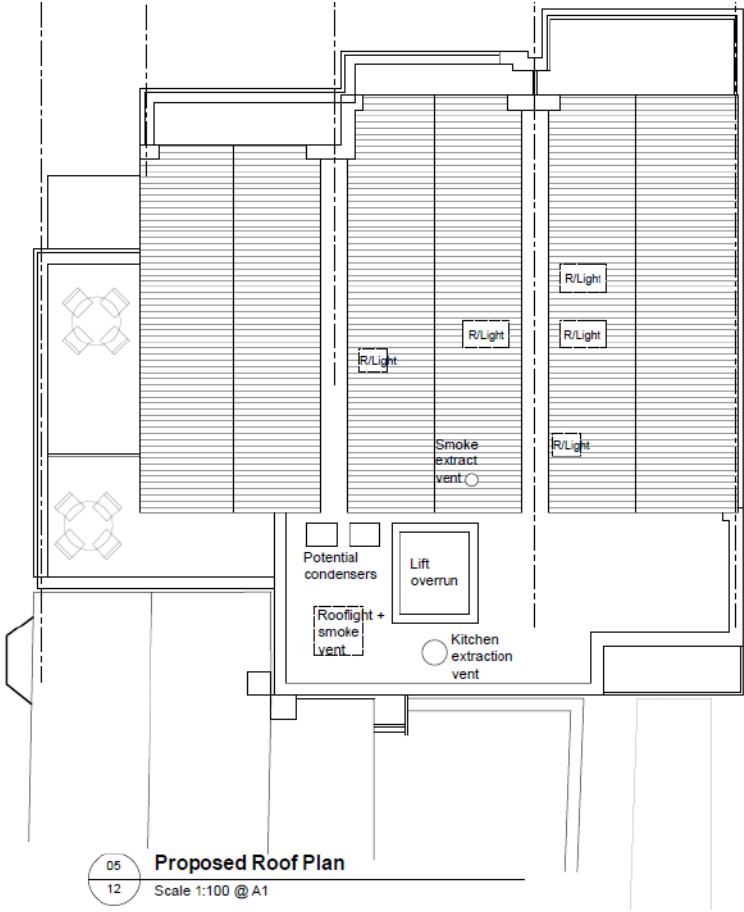
PROPOSED THIRD FLOOR PLAN



# APPROVED AND PROPOSED ROOF PLAN



APPROVED ROOF PLAN



PROPOSED ROOF PLAN

# APPROVED AND PROPOSED NORTH ELEVATIONS



01 Proposed North Elevation to Promenade  
15 Scale 1:100 @ A1

APPROVED NORTH ELEVATION



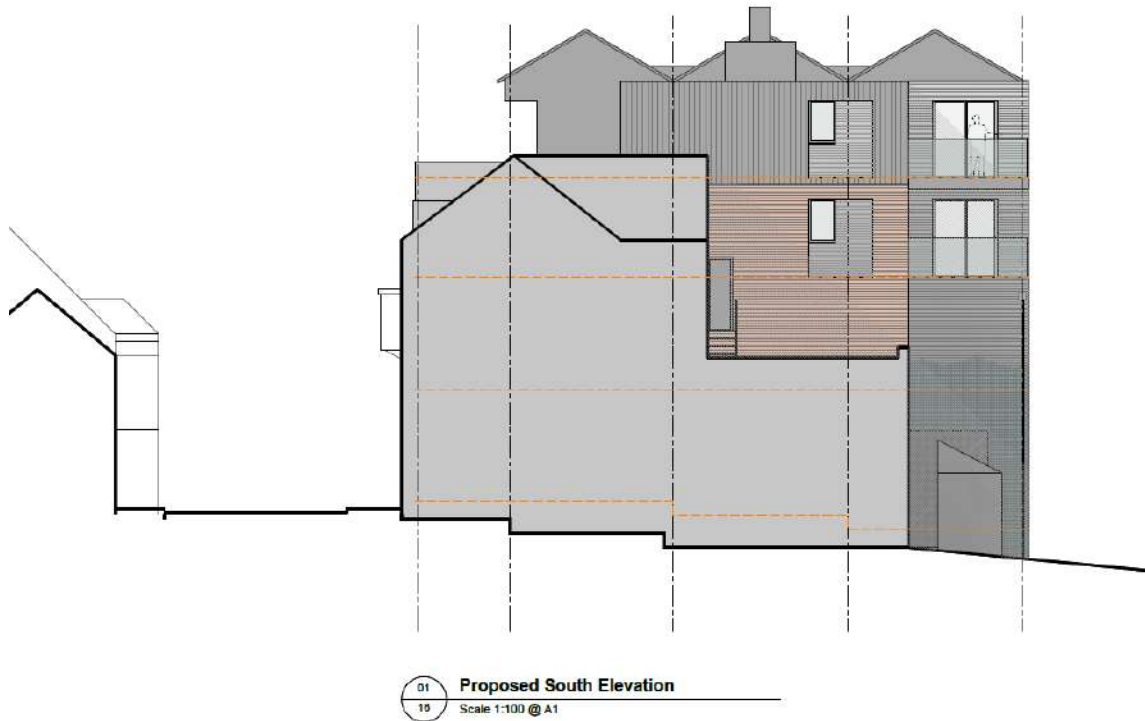
01 Proposed North Elevation to Promenade  
15 Scale 1:100 @ A1

PROPOSED NORTH ELEVATION

## External Materials & Finishes

- ① Brick  
Pale colour  
Clay
- ② Brick  
Grey  
Glazed
- ③ Brick  
Pale colour  
Vertical Stack bonded
- ④ Profiled sheet cladding  
Grey colour
- ⑤ Aluminium door and window frames,  
Grey colour
- ⑥ Rainwater goods  
Aluminium
- ⑦ Coloured glass
- ⑧ Extract flue
- ⑨ Metal grill

# APPROVED AND PROPOSED SOUTH ELEVATIONS



APPROVED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



# APPROVED AND PROPOSED EAST ELEVATIONS



02 Proposed East Elevation  
16 Scale 1:100 @ A1

APPROVED EAST ELEVATION



02 Proposed East Elevation  
16 Scale 1:100 @ A1

PROPOSED EAST ELEVATION

## External Materials & Finishes

- ① Brick  
Pale colour  
Clay
- ② Brick  
Grey  
Glazed
- ③ Brick  
Pale colour  
Vertical Stack bonded
- ④ Profiled sheet cladding  
Grey colour
- ⑤ Aluminium door and window frames,  
Grey colour
- ⑥ Rainwater goods  
Aluminium
- ⑦ Coloured glass
- ⑧ Extract flue
- ⑨ Metal grill

# APPROVED AND PROPOSED WEST ELEVATIONS



02 Proposed West Elevation to High Street  
15 Scale 1:100 @ A1

APPROVED WEST ELEVATION



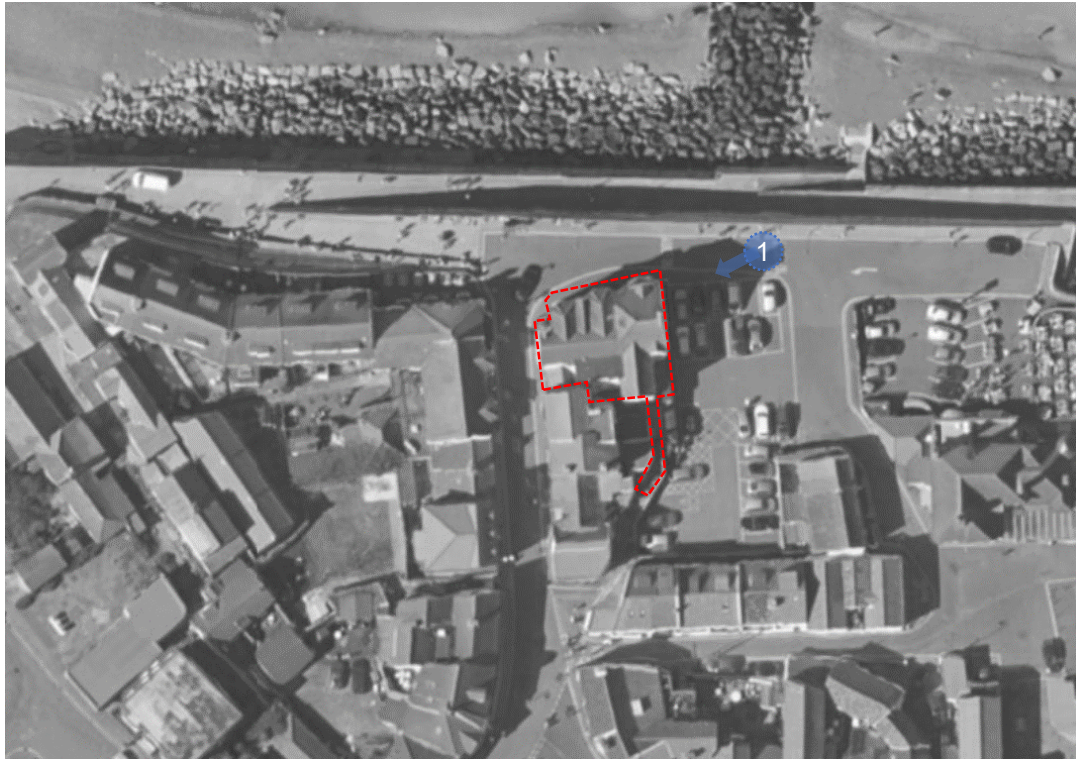
02 Proposed West Elevation to High Street  
15 Scale 1:100 @ A1

PROPOSED WEST ELEVATION

## External Materials & Finishes

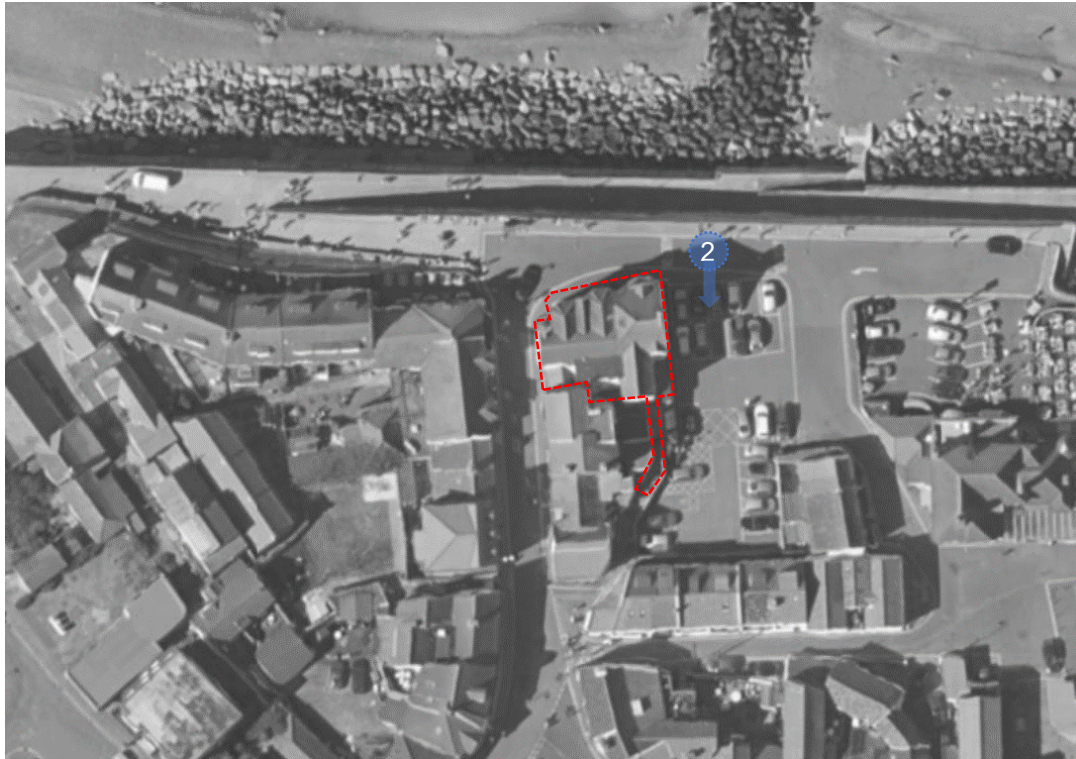
- ① Brick  
Pale colour  
Clay
- ② Brick  
Grey  
Glazed
- ③ Brick  
Pale colour  
Vertical Stack bonded
- ④ Profiled sheet cladding  
Grey colour
- ⑤ Aluminium door and window frames,  
Grey colour
- ⑥ Rainwater goods  
Aluminium
- ⑦ Coloured glass
- ⑧ Extract flue
- ⑨ Metal grill

# PROMENADE – FACING WEST

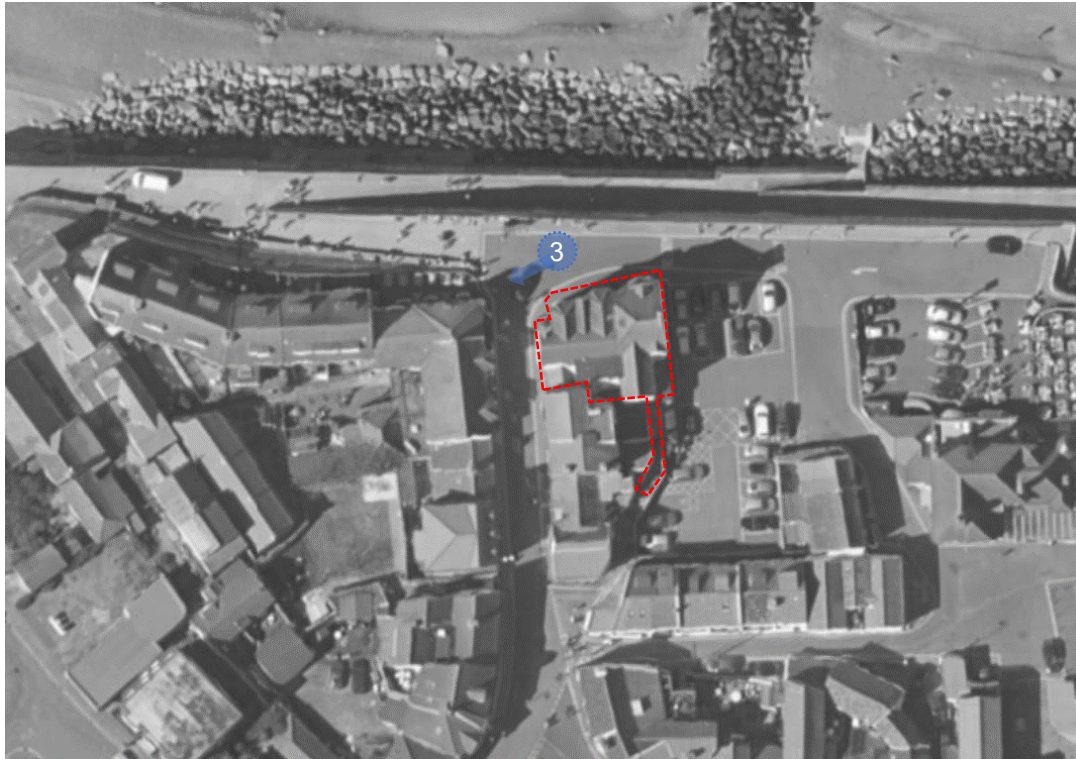




# PROMENADE – FACING SOUTH

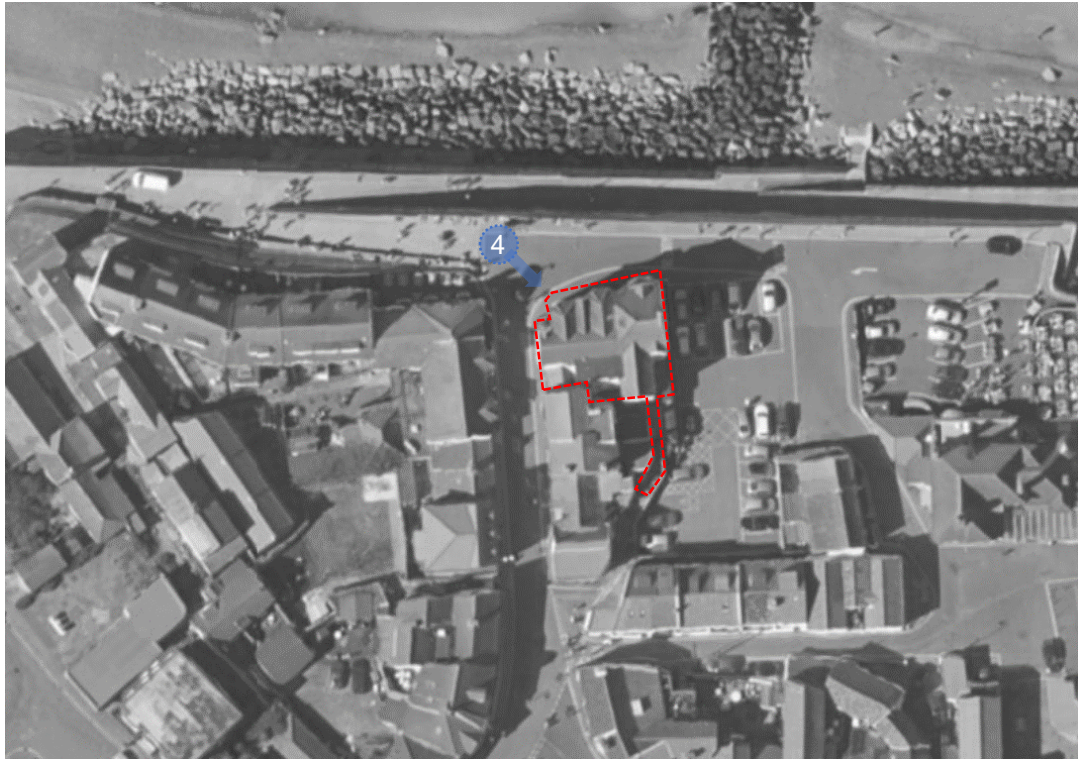


# PROMENADE – FACING WEST





# PROMENADE – FACING SOUTHEAST





# PROMENADE – FACING EAST



# HIGH STREET – FACING SOUTH





# HIGH STREET – FACING NORTH





# HIGH STREET – FACING NORTH

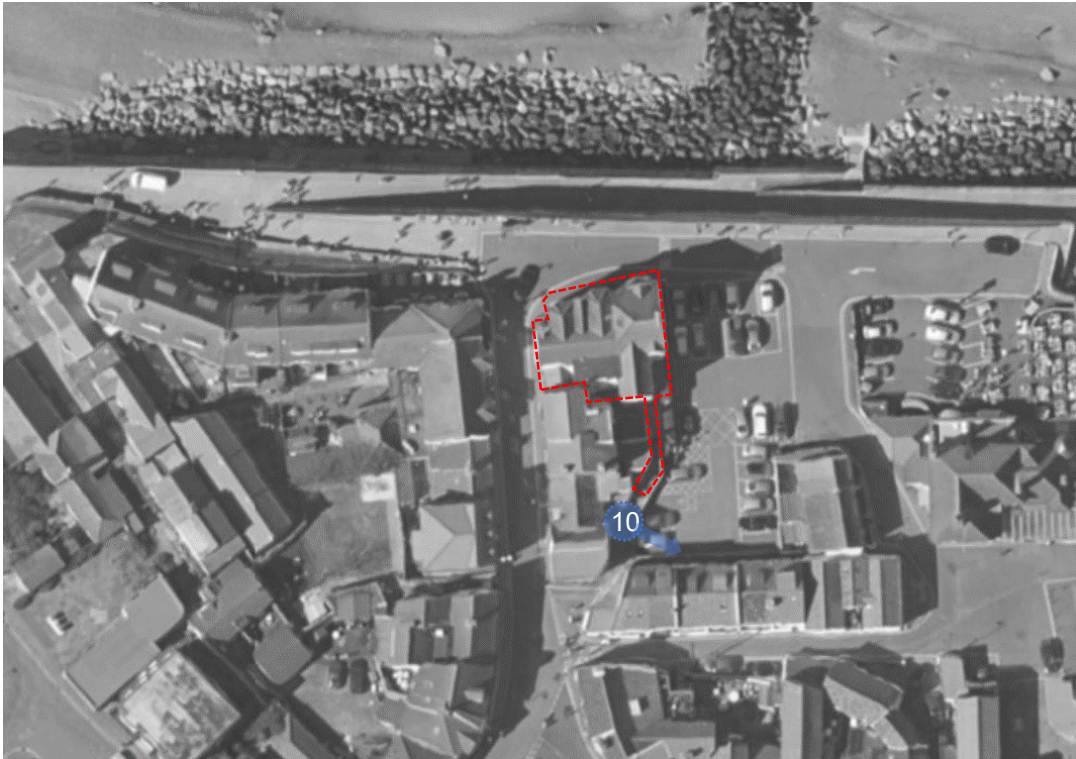


# GUN STREET – FACING EAST





# REAR OF GUN STREET – FACING SOUTHEAST

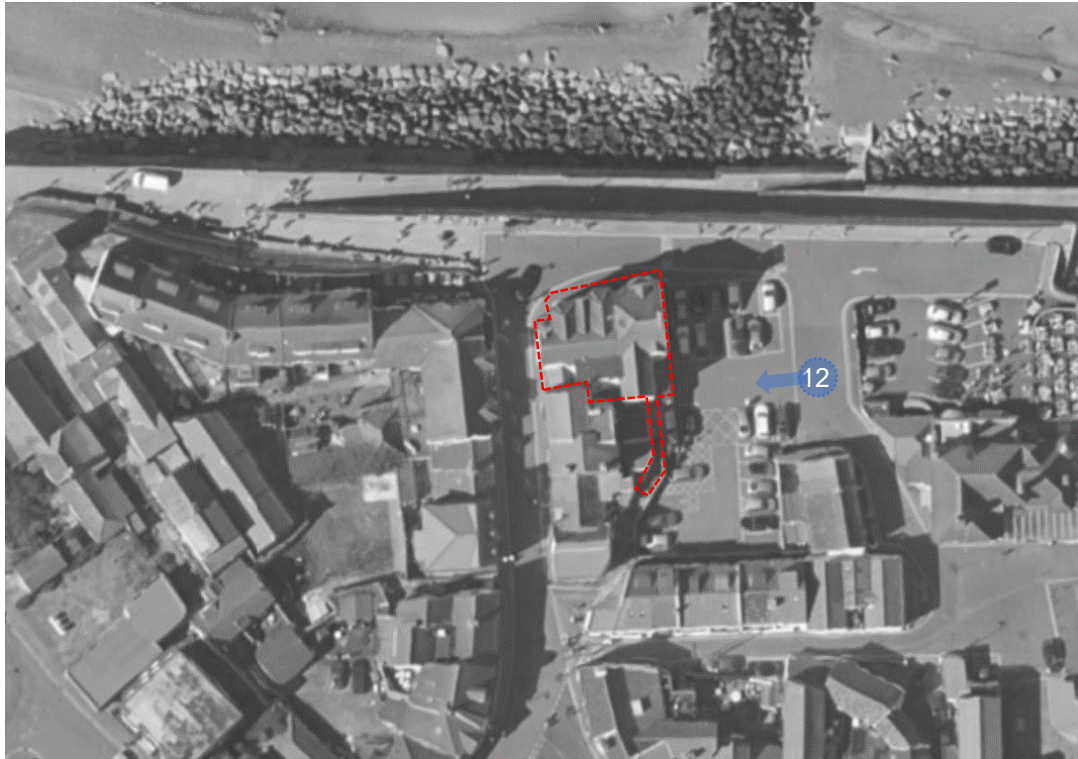




# REAR OF GUN STREET – FACING NORTHWEST



# LIFEBOAT PLAIN – FACING WEST



# KEYS ISSUES

1. PRINCIPLE
2. DWELLING MIX AND TYPE
3. PROVISION OF AFFORDABLE HOUSING
4. LANDSCAPE AND SETTLEMENT CHARACTER
5. DESIGN
6. RESIDENTIAL AMENITY
7. HISTORIC ENVIRONMENT
8. POLLUTION AND HAZARD PREVENTION AND MINIMISATION
9. LOCATION OF RETAIL AND COMMERCIAL LEISURE DEVELOPMENT
10. HIGHWAYS
11. OTHER MATERIAL PLANNING CONSIDERATIONS
12. CONCLUSION



# RECOMMENDATION

It is recommended that the application be **APPROVED** subject to conditions relating to the matters listed in the Officer report and any others considered necessary by the Assistant Director for Planning:



# APPLICATION REFERENCES: PF/21/0793 & LA/21/0794

LOCATION: STACY BARN, HEATH ROAD,  
RIDLINGTON, NORTH WALSHAM. NR28 9NZ

PROPOSAL: Erection of brick & flint boundary  
wall between the Old Rectory and Stacy Barn



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

17<sup>th</sup> March 2022

# Site Location plan



Application Site

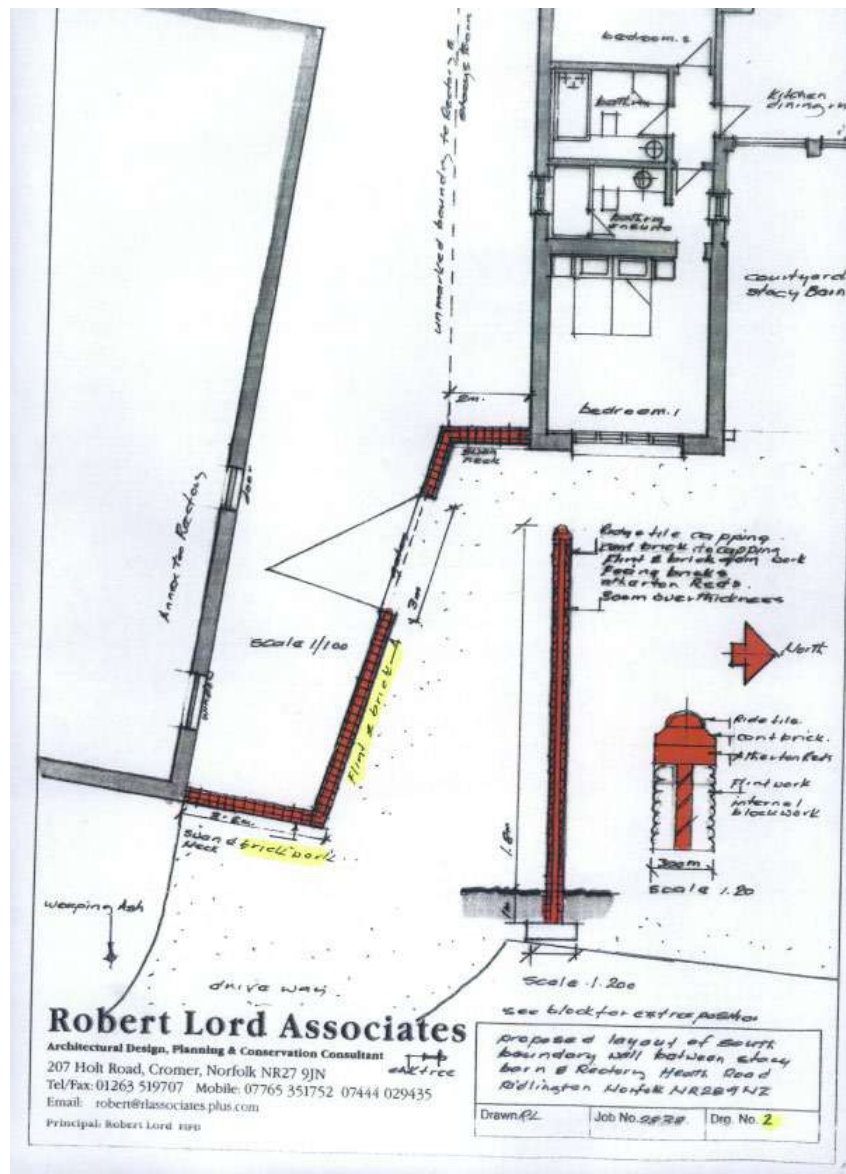


# Site Location Plan (Aerial)

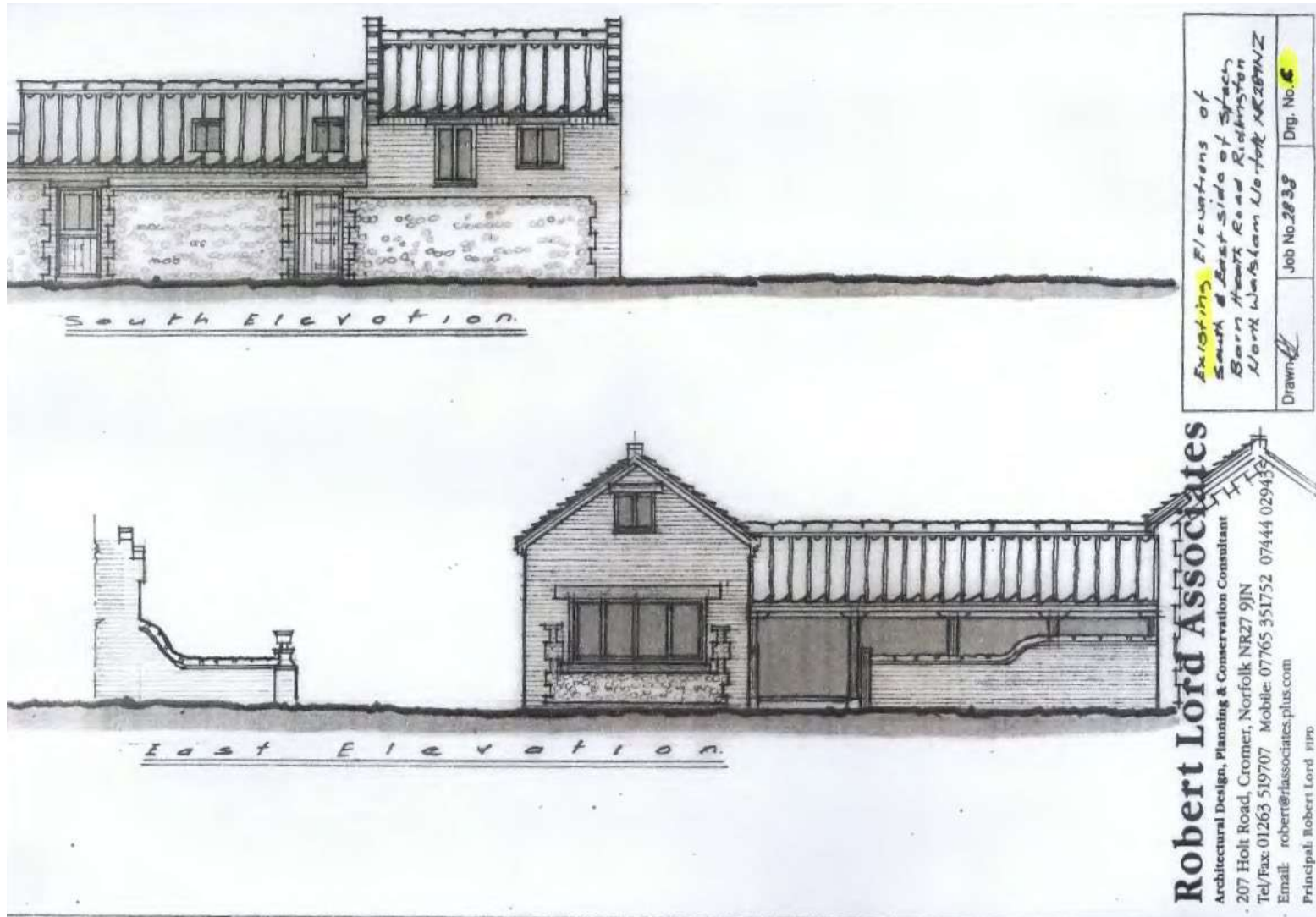
Application Site



# Proposed Site Plan

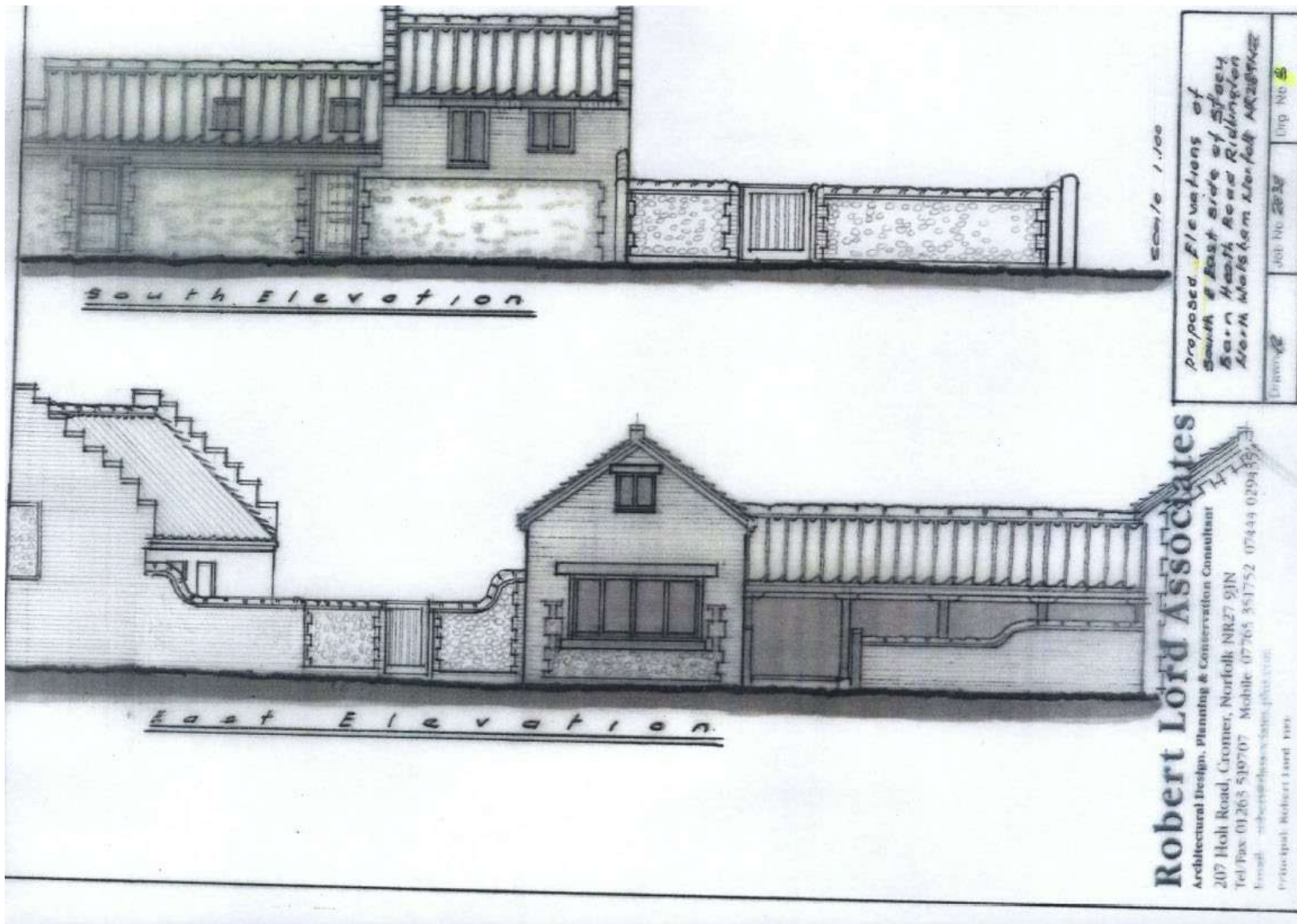






# Existing Elevations





# Proposed Elevations













# Main Issues

1. Does the erection of the wall as proposed harm the setting and significance of the heritage asset?
2. If so, to what extent?
3. Finally, is there enough public benefit to outweigh any identified harm?



# Recommendation

REFUSAL due to the less than substantial harm to the heritage asset not being outweighed by any public benefit.

Exact wording of refusal reason to be confirmed by the Assistant Director – Planning.





# APPLICATION REFERENCE: PU/21/3150

LOCATION: Barn at Jex Farm, Thursford Road,  
Little Snoring

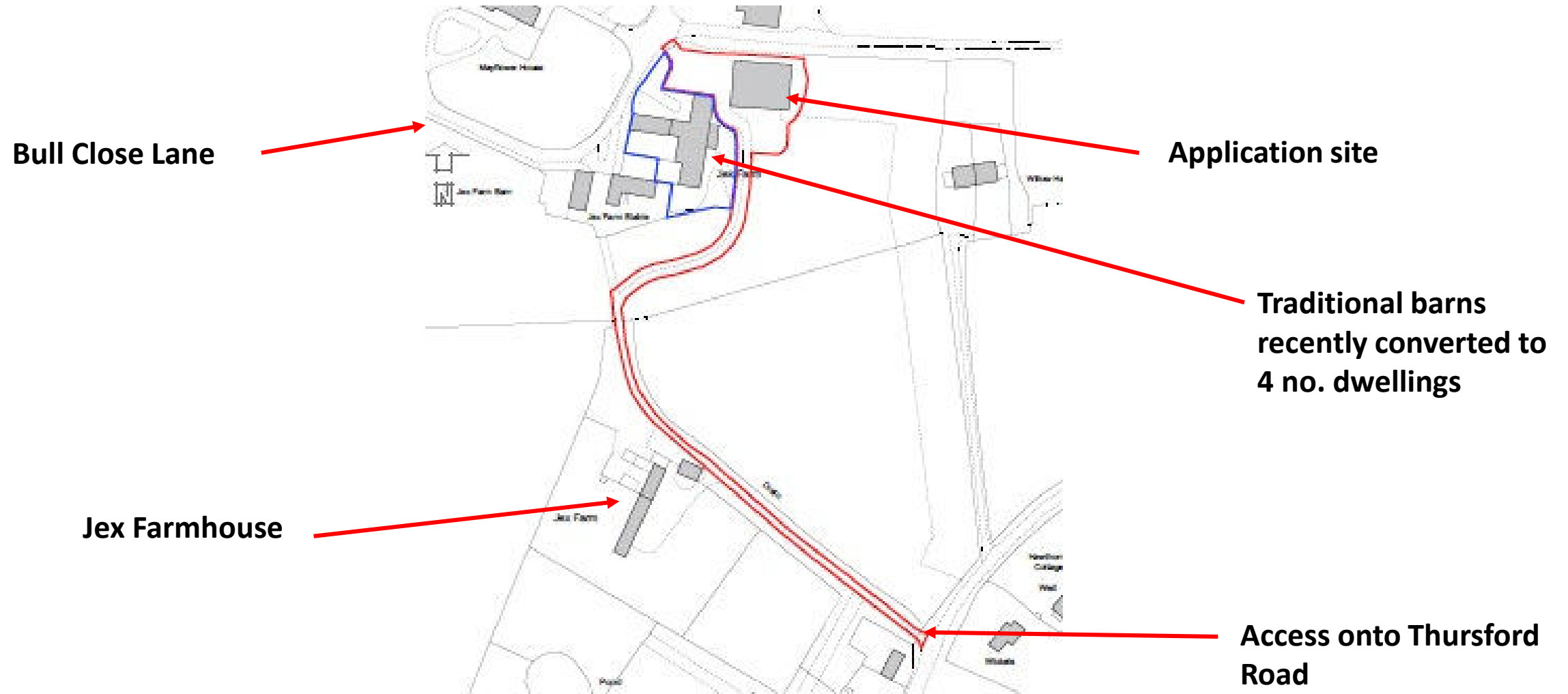
PROPOSAL: Change of use of an agricultural  
building to 2 "larger" dwellinghouse and building  
operations reasonably necessary for the  
conversion



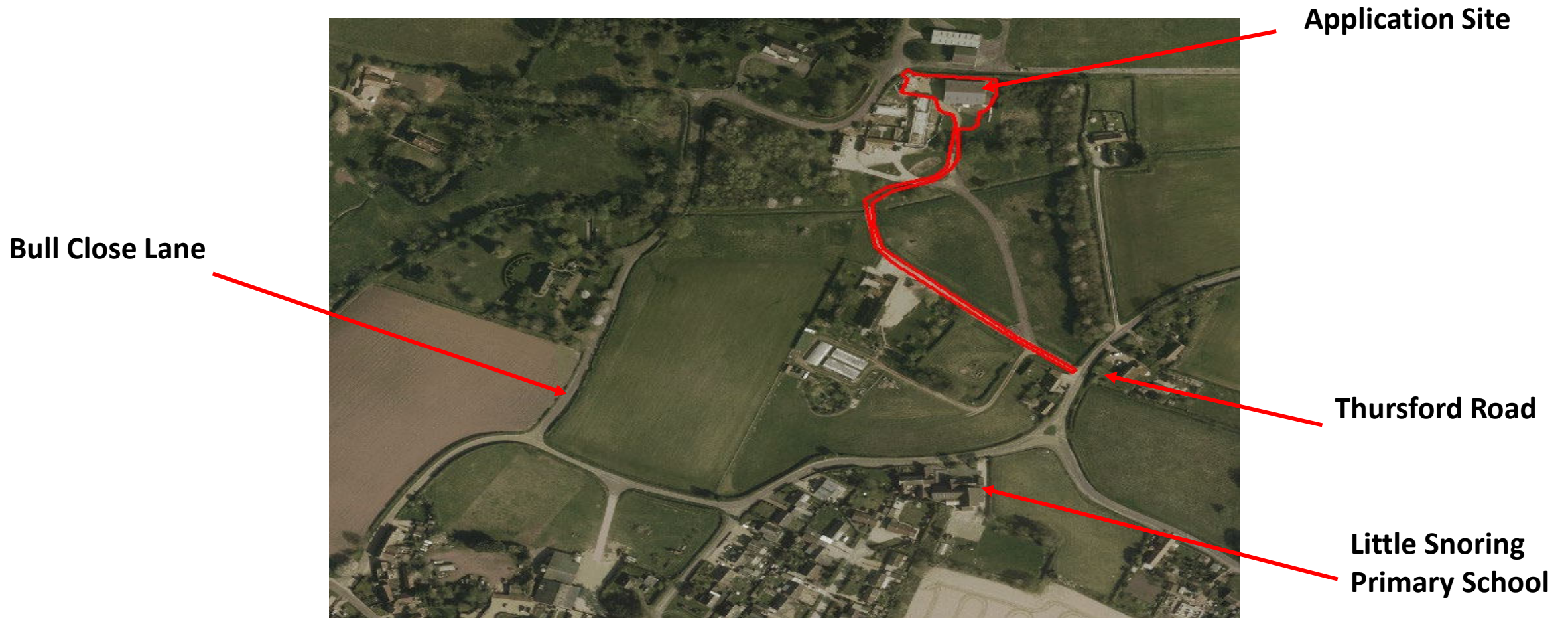
NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

# SITE LOCATION PLAN



# SITE LOCATION AERIAL IMAGE



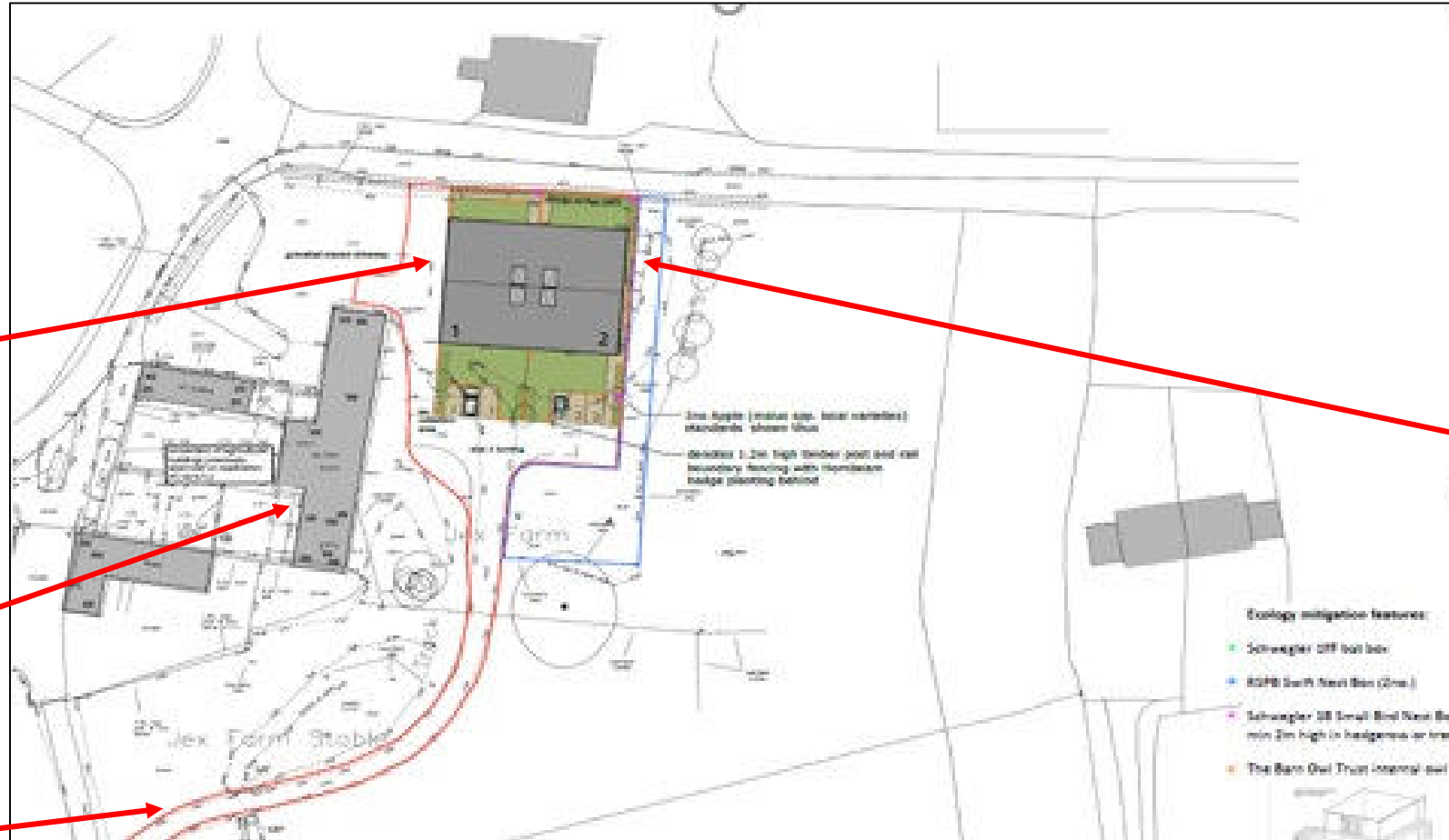


# PROPOSED SITE LAYOUT PLAN

Application site

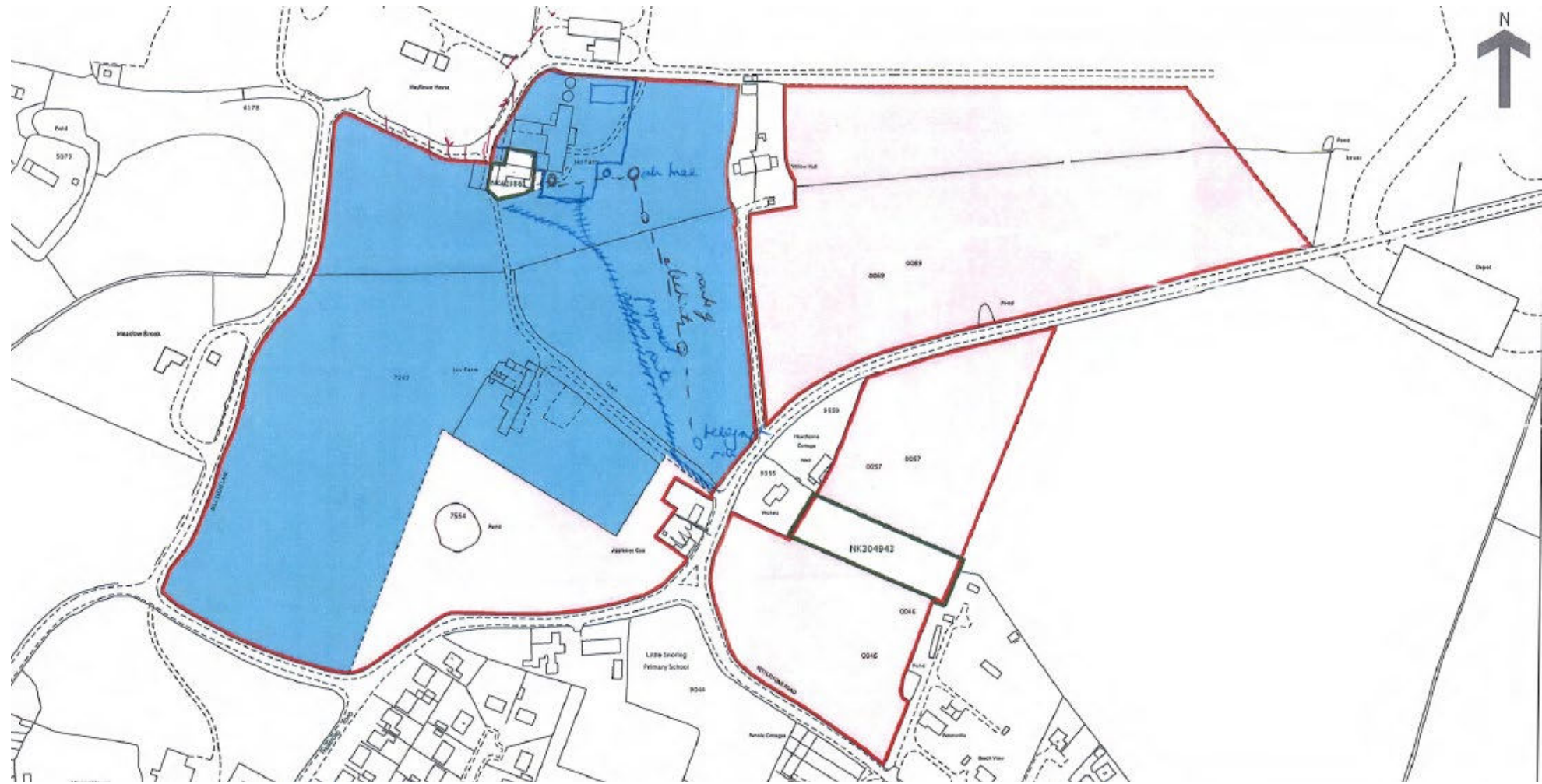
Group of recently converted traditional barns

Access drive

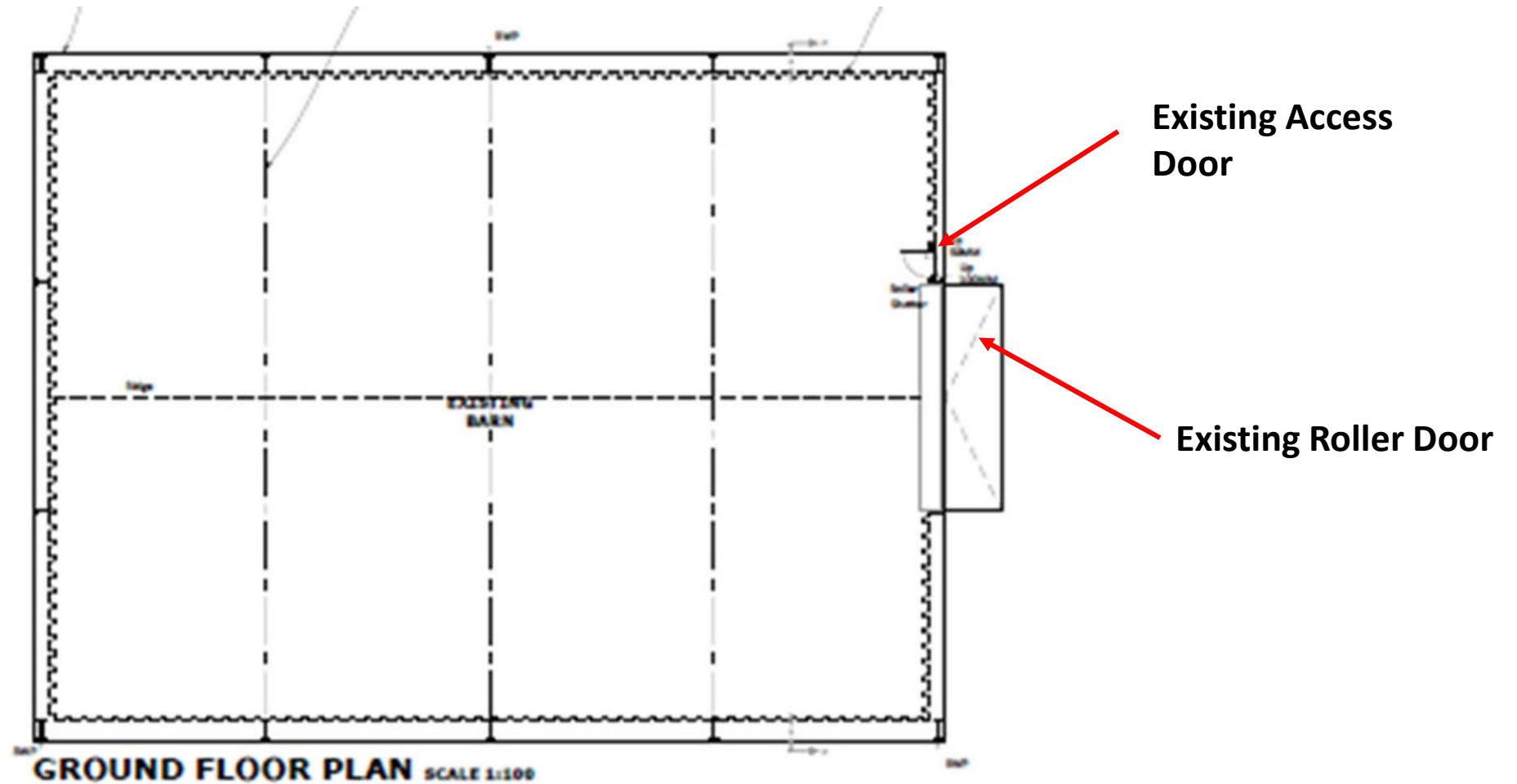


Grain Store

# SITE PLAN SHOWING HOLDING



# EXISTING GROUND FLOOR PLAN





# PROPOSED GROUND FLOOR PLAN

Plot 1

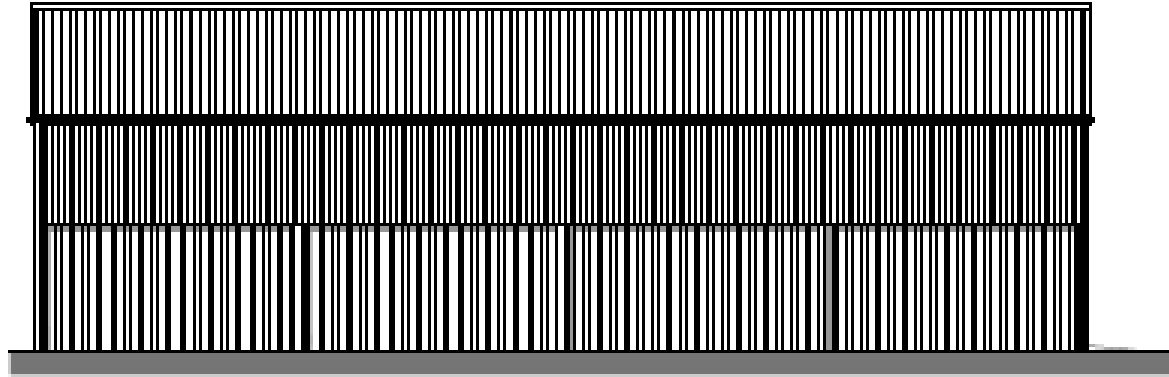
Plot 2



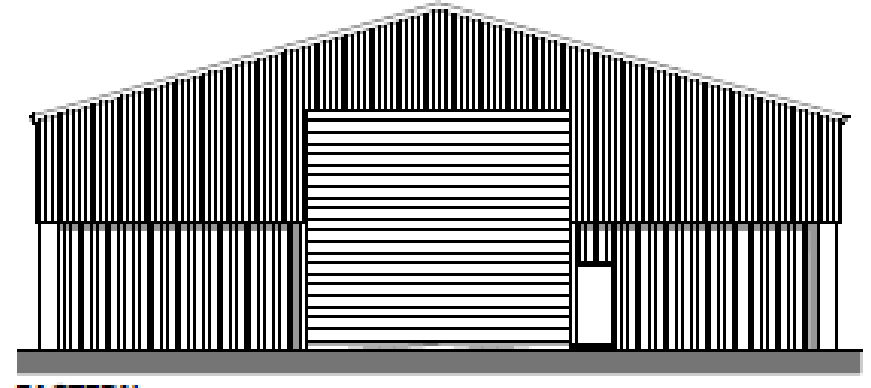
proposed external downlight fitting Astro Chios 80  
outdoor wall light - black or similar approved affixed to  
existing steel columns, shown thus (image adjacent)



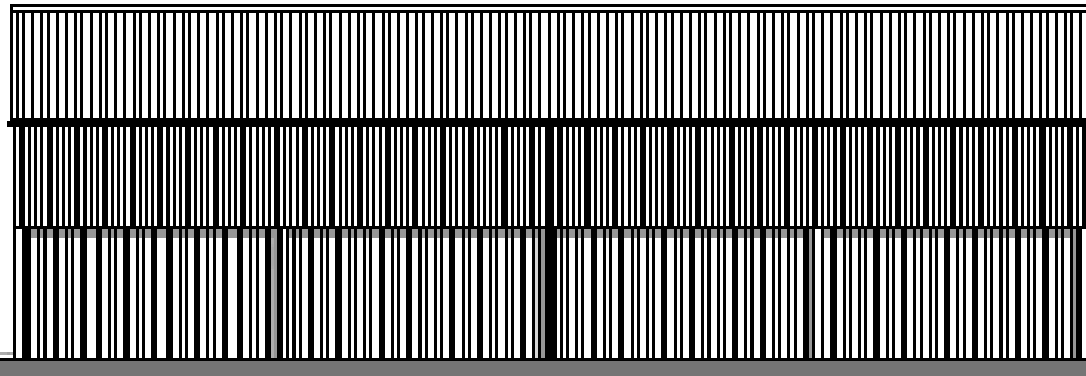
# EXISTING ELEVATIONS



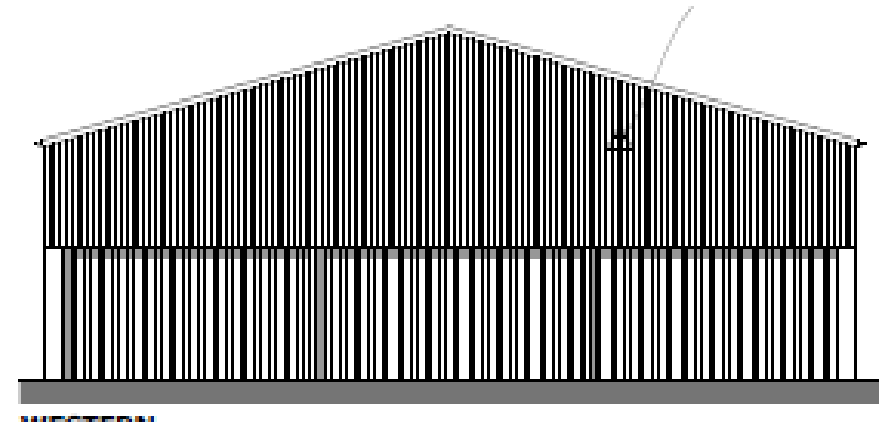
Existing North Elevation



Existing West Elevation



Existing South Elevation



Existing East Elevation

# PROPOSED ELEVATIONS



**Proposed North Elevation**

**Proposed East Elevation**

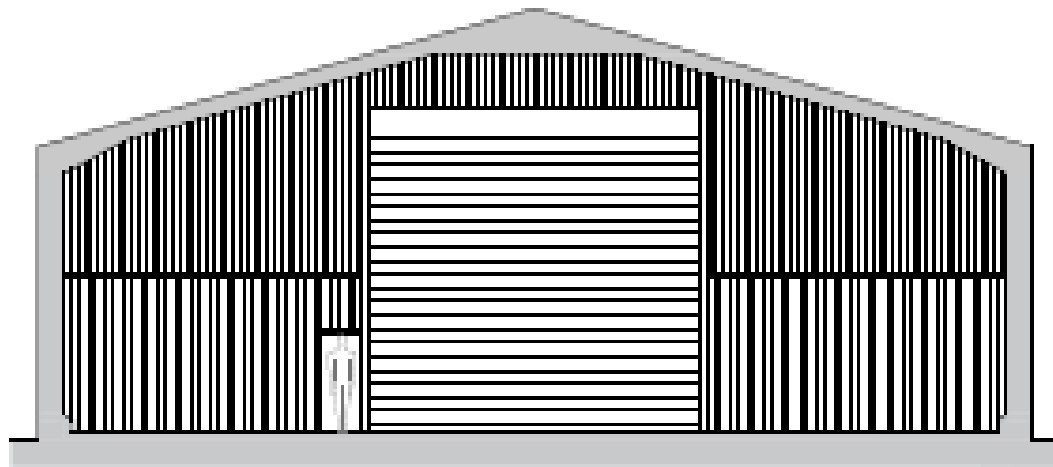


**Proposed South Elevation**

**Proposed West Elevation**



# EXISTING & PROPOSED SECTIONS



Existing Section



Section AA (plot 2)  
1:100

Proposed Section

# PROPOSED PERSPECTIVES



**Ariel perspective looking to the north-west**



**Ariel perspective looking to the south-east**

# PROPOSED PERSPECTIVES



**View of Plot 1 looking from communal parking area**



**Interior view of Plot 1**



# PROPOSED PERSPECTIVES



**Plot 1 - detail**

**View of Plot 1 showing glazing/detailing**

# VIEW OF FRONT (WEST) ELEVATION



# VIEW OF SIDE (SOUTH) ELEVATION LOOKING FROM ACCESS TRACK



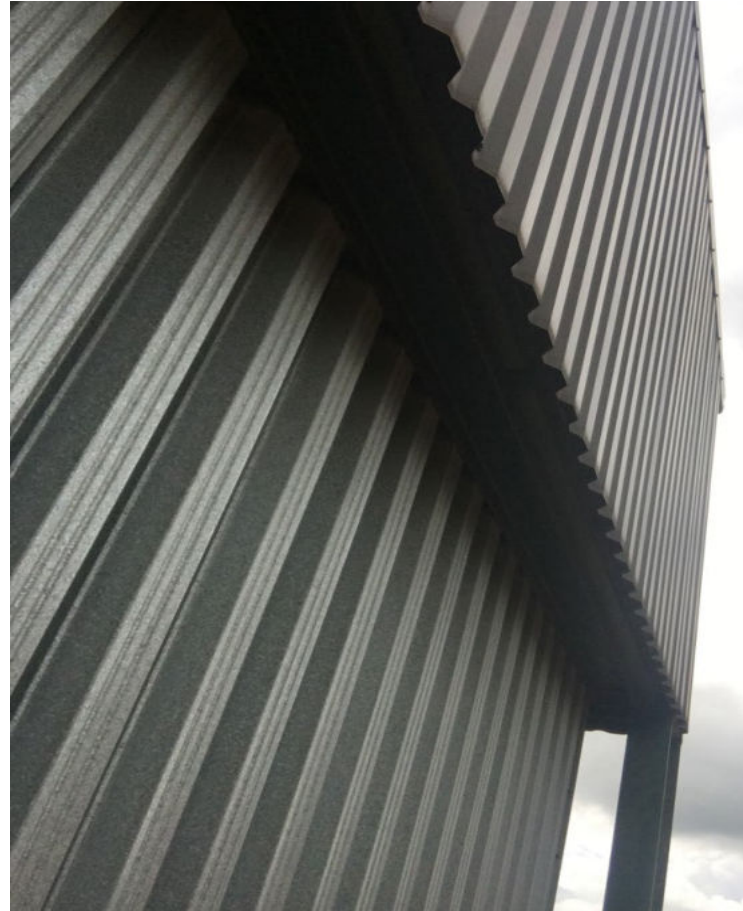


# VIEW OF SIDE (SOUTH) ELEVATION LOOKING FROM ACCESS TRACK



# VIEW OF EXISTING PROFILE-SHEETING WALLS/STEELS

Photographs  
supplied by Agent



# VIEW OF SIDE (SOUTH) ELEVATION



**Photograph  
supplied by Agent**



# VIEW OF SIDE (NORTH) ELEVATION



**Photograph  
supplied by  
Agent**

# INTERNAL VIEW SHOWING STEEL FRAME, WALLS AND ROOF



**Photograph  
supplied by Agent**

# VIEW FROM INSIDE BUILDING LOOKING WEST



**Photograph  
supplied by Agent**



# VIEW LOOKING TOWARDS GRAIN STORE



**Photograph  
supplied by Agent**



# MAIN ISSUES

- \* Compliance with the Town and Country Planning (General Permitted Development) Order 2015 (as amended), Article 3, Schedule 2, Part 3, Class Q.
- \* Acceptability of the proposals in respect of prior approval matters under paragraph Q.2



# RECOMMENDATION

**Prior Approval Not Required. Conditions suggested to cover the matters listed below, and any other conditions considered to be necessary by the Assistant Director for Planning:**

Time limit

Accordance with approved plans

Materials as submitted

Compliance with/incorporation of ecological mitigation/enhancement measures

Soft landscaping to be carried out during next available planting season/replacement of new planting if required

Parking/turning area to be provided

Bin storage area to be provided

Prior agreement of external lighting other than hereby approved

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



# APPLICATION REFERENCE: PF/22/0431

LOCATION: 1 Primrose Walk, North Walsham,  
NR28 9XL

PROPOSAL: Erection of single storey rear  
extension (part retrospective) and side extension



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

17<sup>th</sup> March 2022

# Site Location plan



Application Site

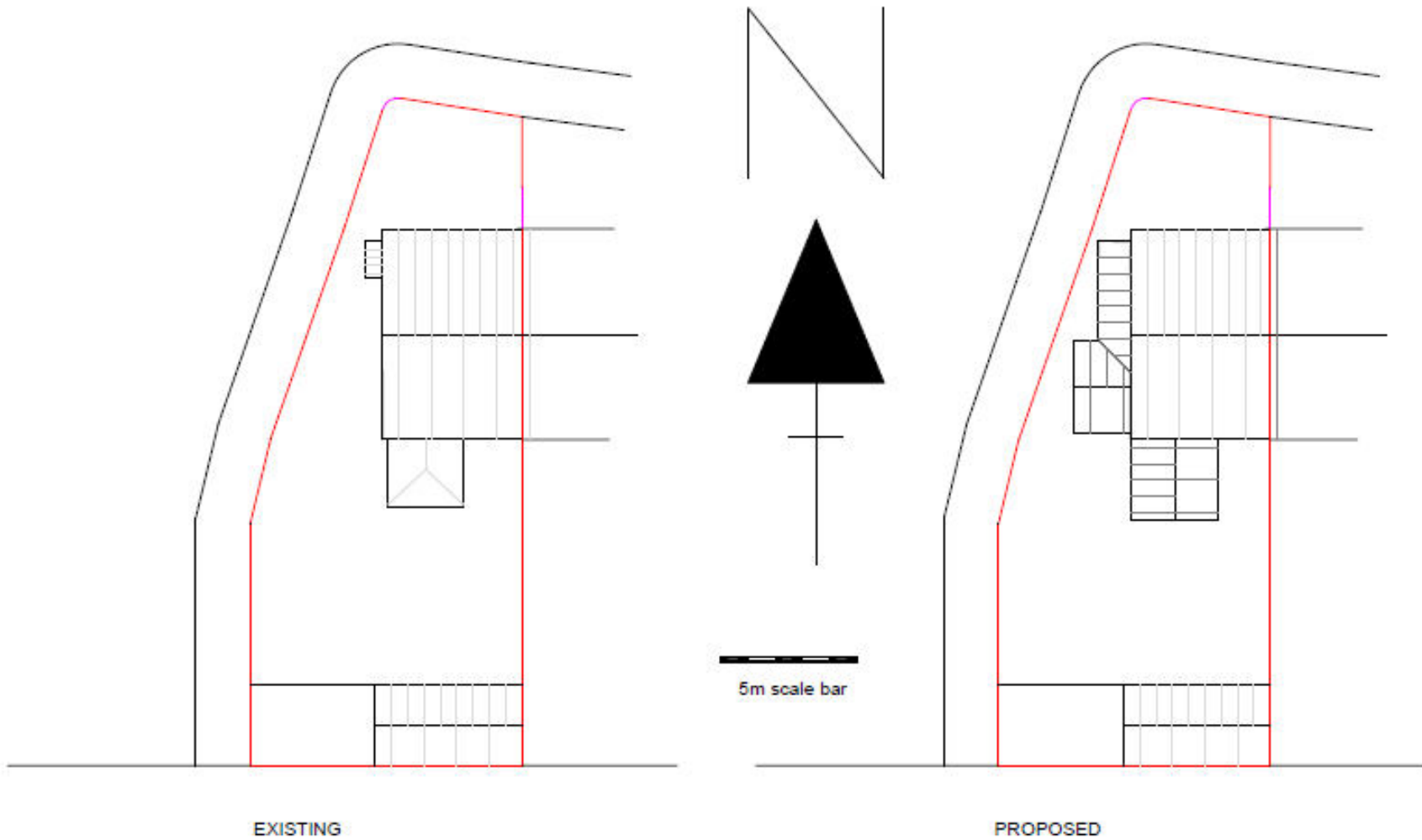


# Site Location Plan (Aerial)

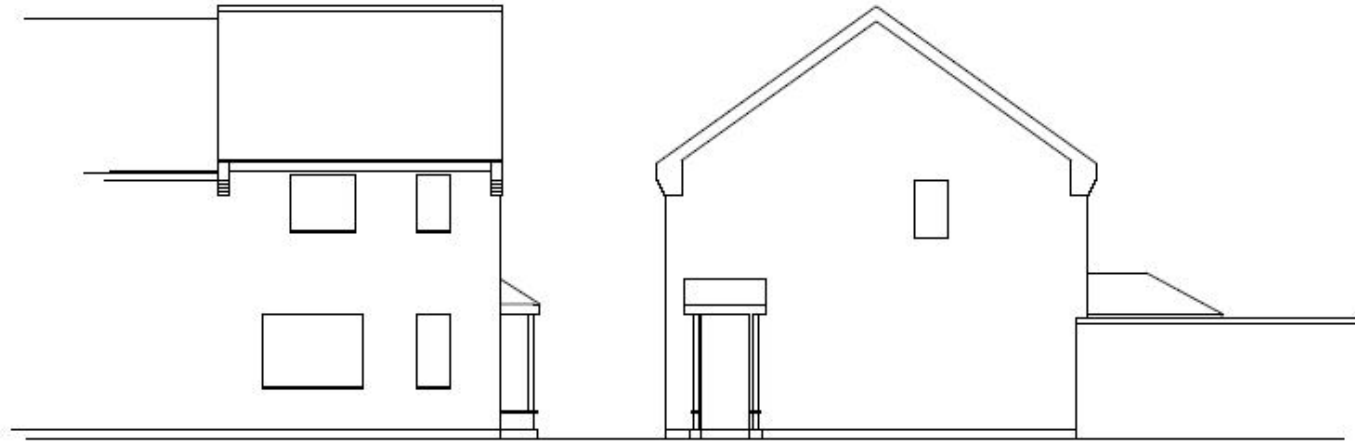
Application Site







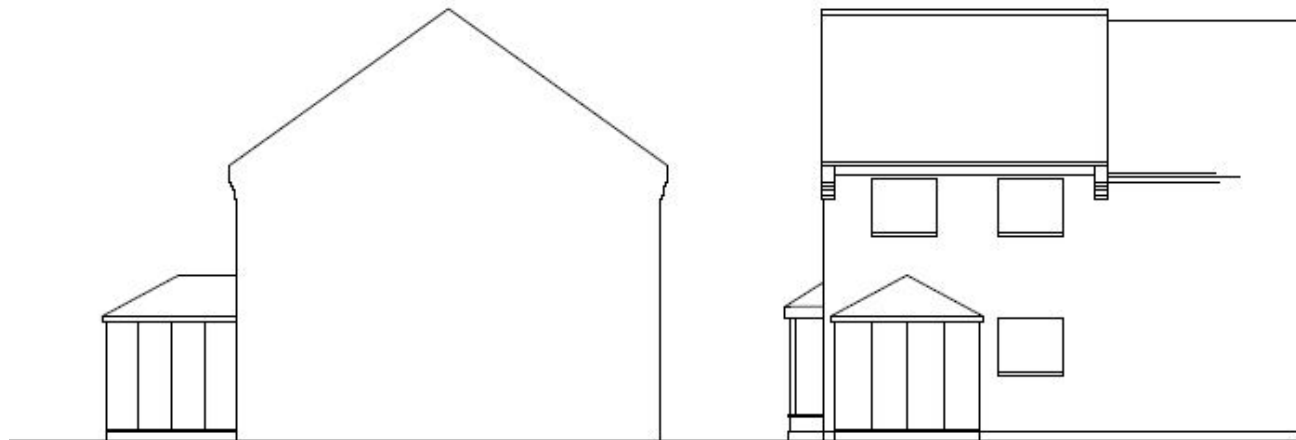
# Existing And Proposed Site Plan



Front North Elevation

Side West Elevation

# Existing Elevations

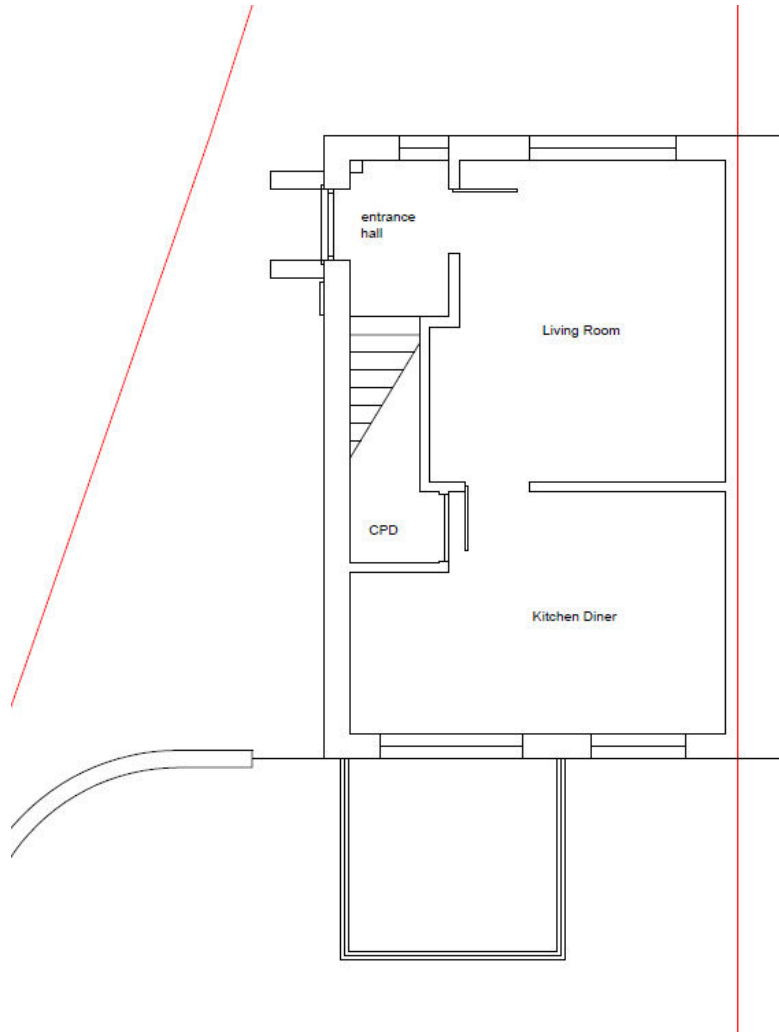


Side East Elevation/Section

Rear South Elevation



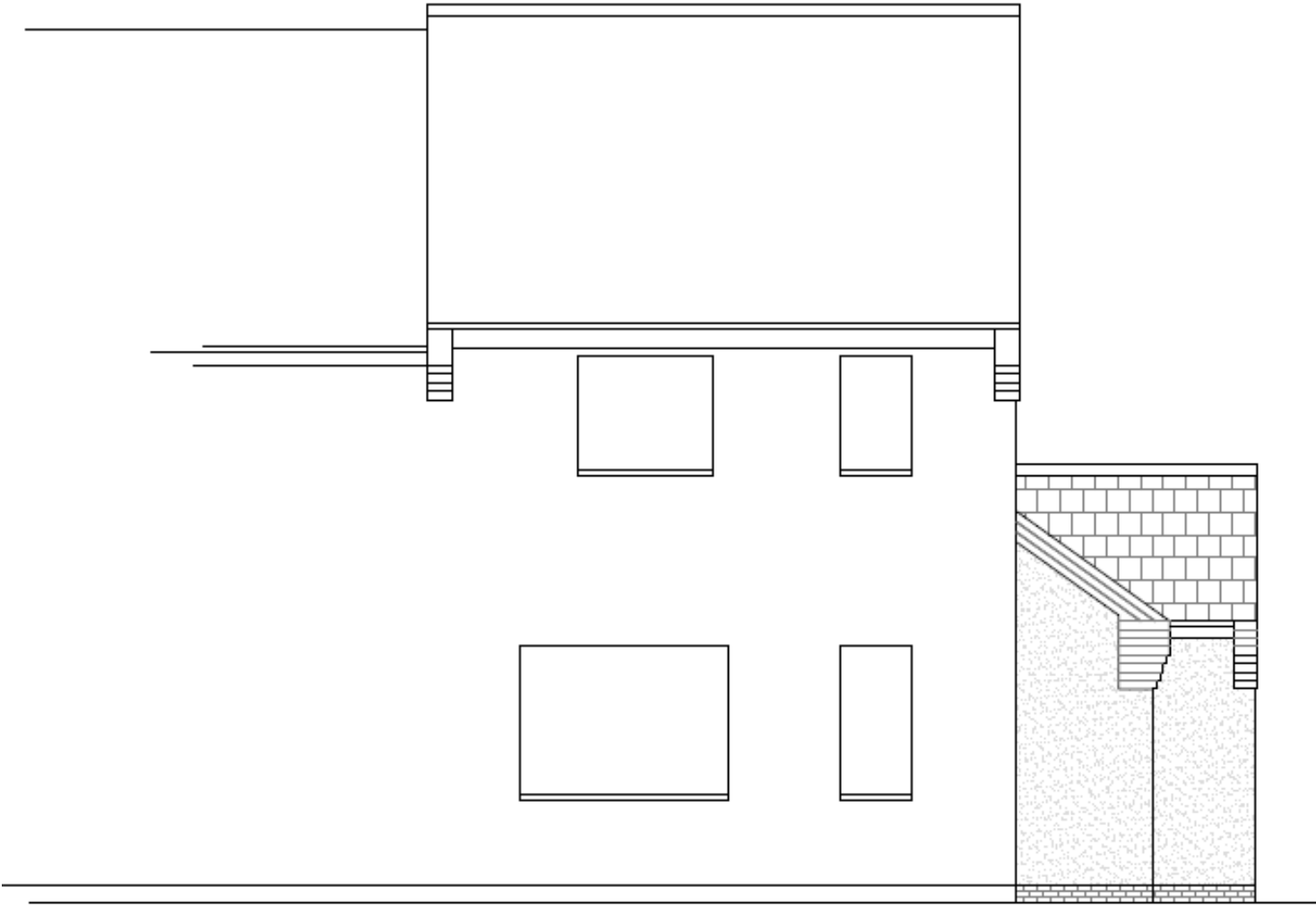
5m Scale Bar

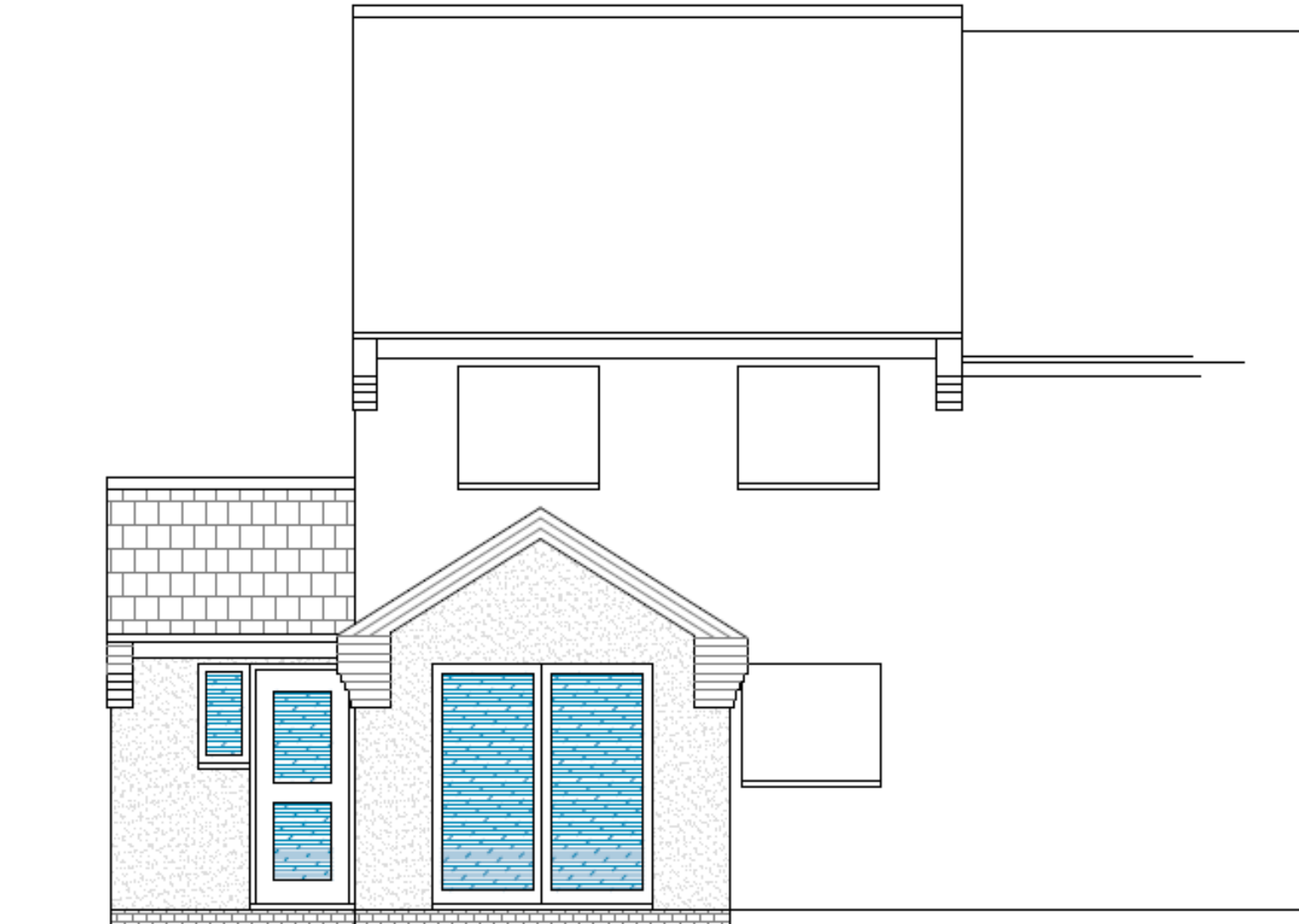


# Existing Floor Plan



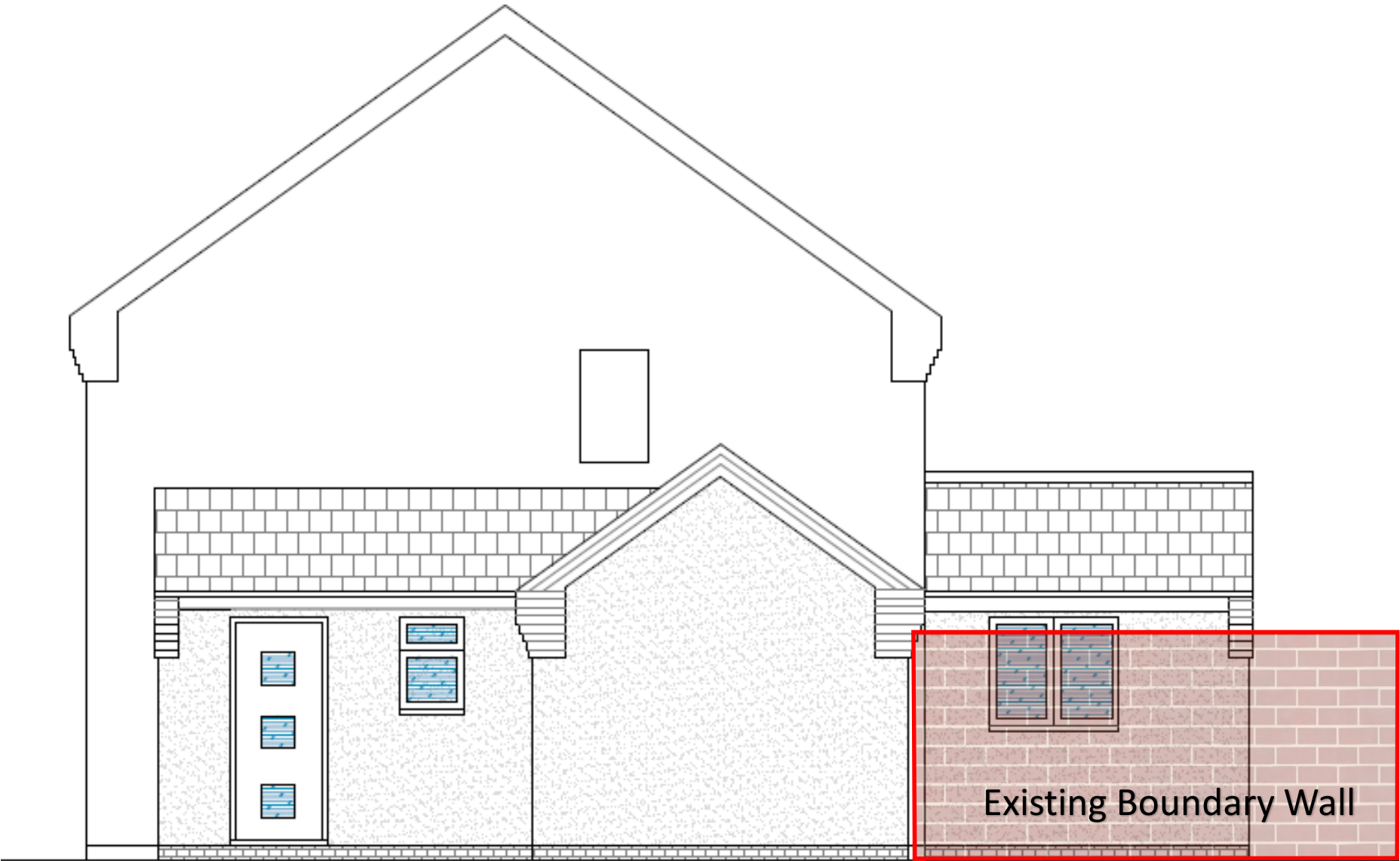
# Proposed Front (North) Elevation





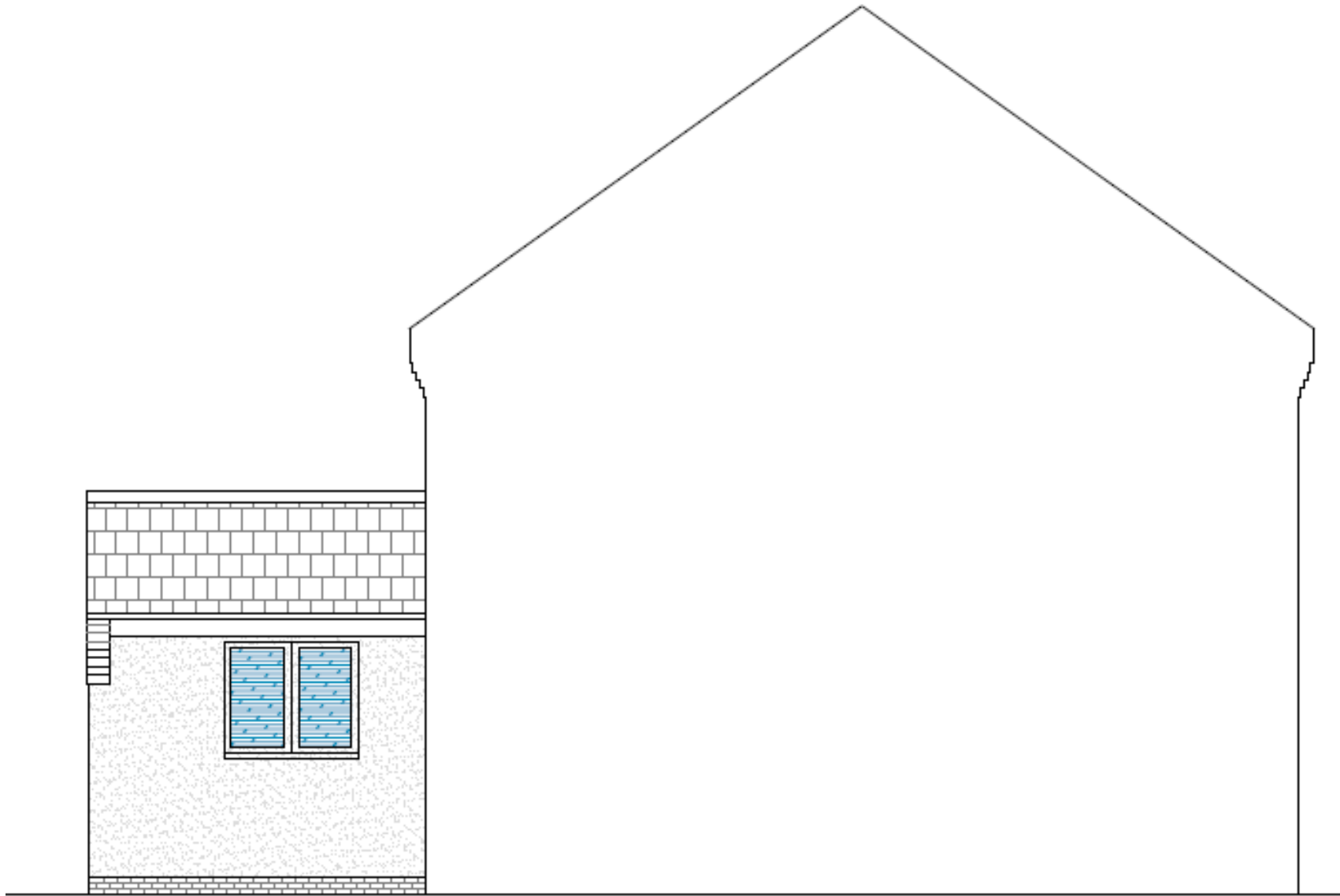
# Proposed Rear (South) Elevation

# Proposed Side (West) Elevation

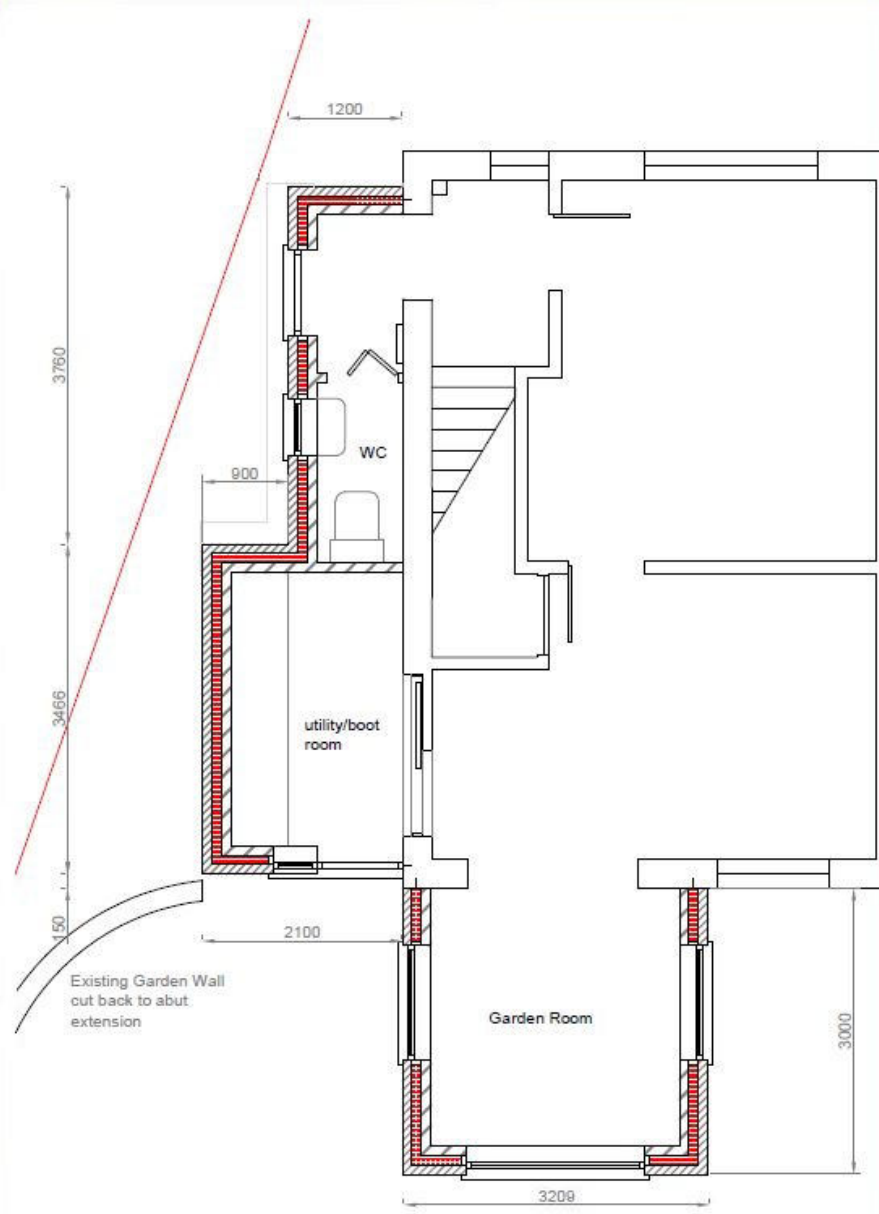


Existing Boundary Wall

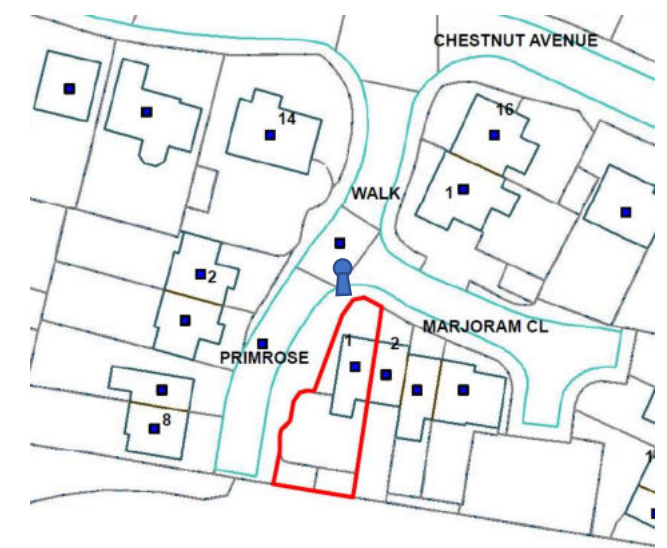




# Proposed Side (East) Elevation



# Proposed Floor Plans

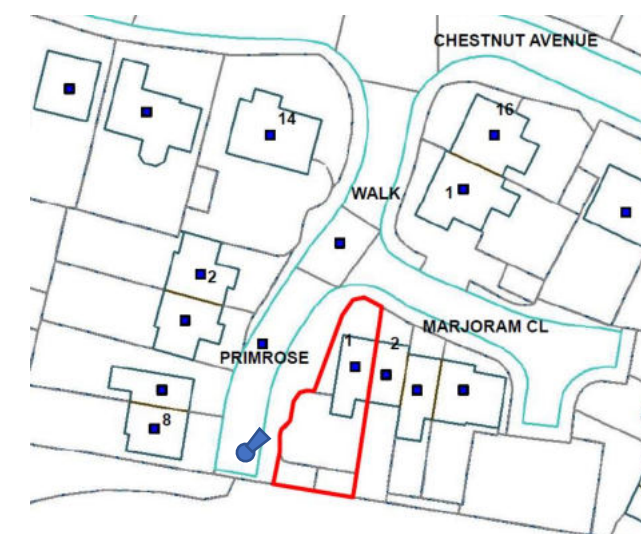


# Front/Side Elevation



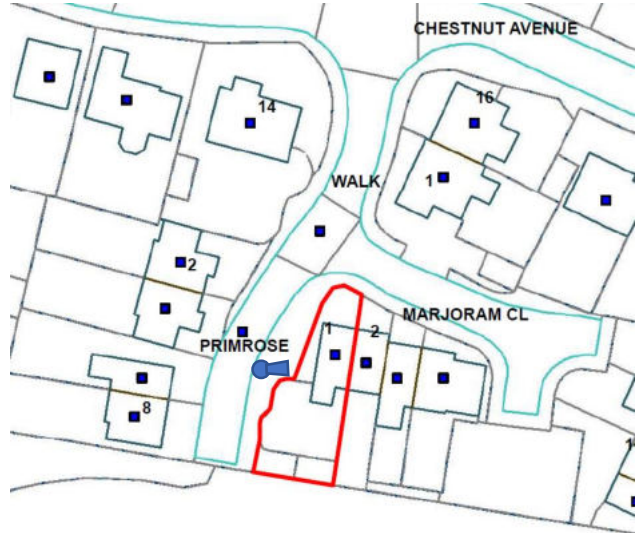


22.02.2022 17:05



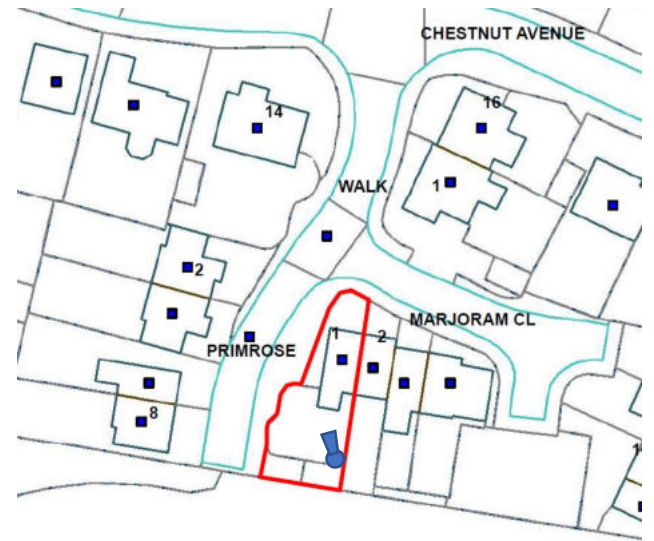
# Rear/Side Elevation





# Side Elevation





# Rear Elevation



# Main Issues

1. Principle
2. Design
3. Amenity
4. Highway impact/parking

# Recommendation

APPROVAL subject to conditions covering the following matters and any others deemed necessary by the Head of Planning:

- Time limit commencement
- Accordance with the submitted details
- Materials as submitted

Final wording of conditions to be delegated to the Assistant Director - Planning