

# APPLICATION REFERENCE: PF/20/1202

LOCATION: Former Army Buildings, Greenway,  
Stiffkey

PROPOSAL: Conversion of former army training  
buildings into four holiday lets suitable for  
disabled persons

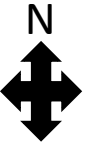
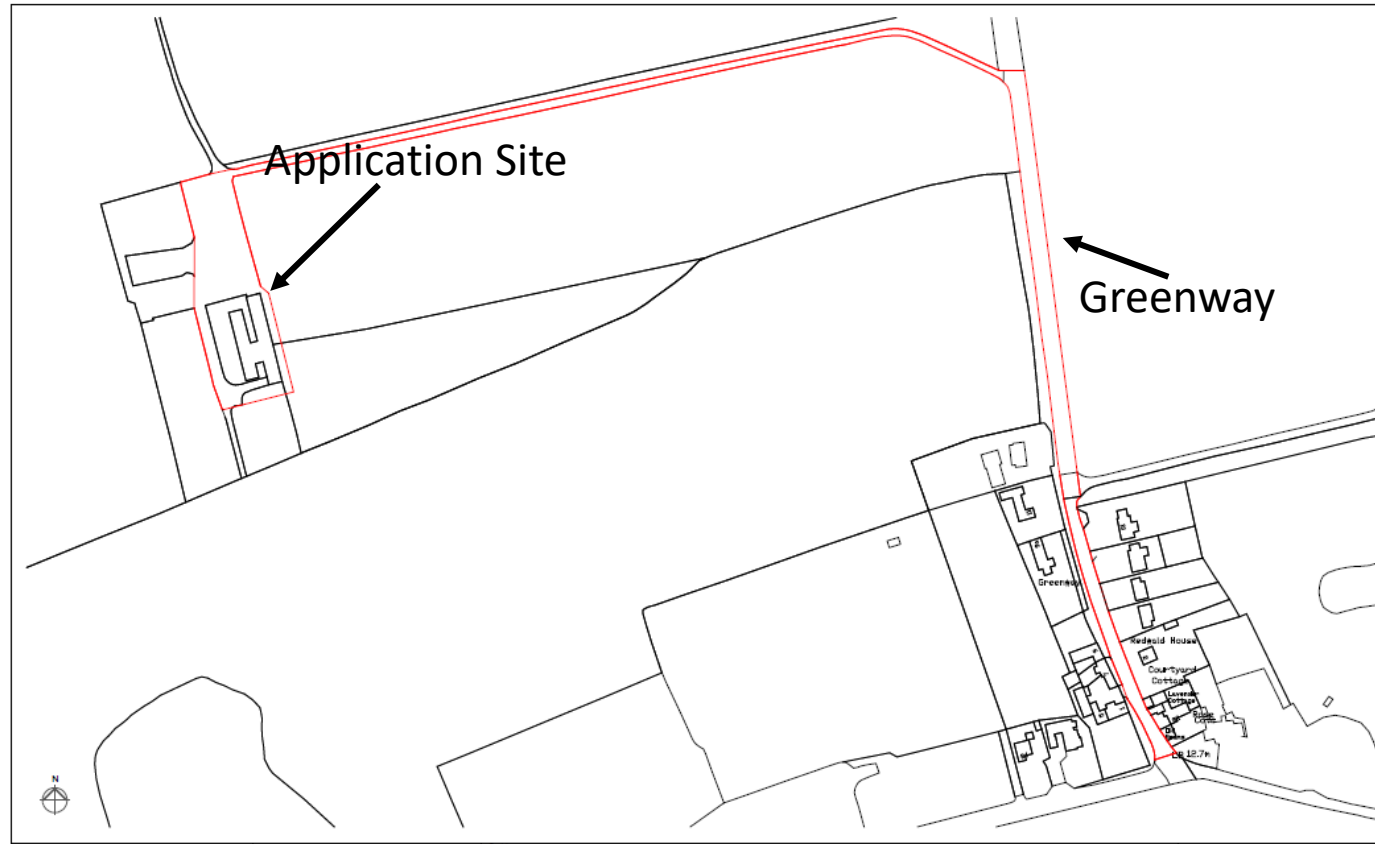


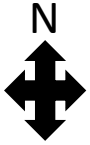
NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

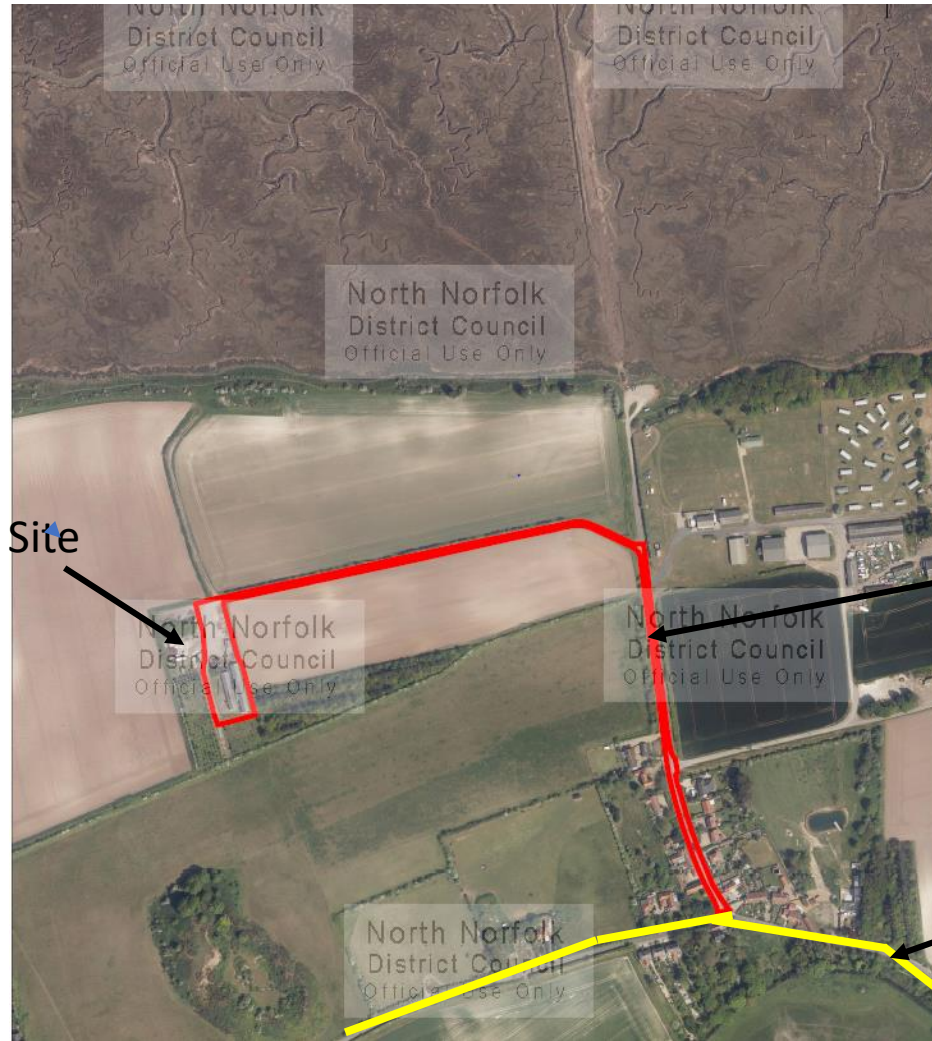
10 December 2020

# SITE LOCATION PLAN





# AERIAL PHOTOGRAPH

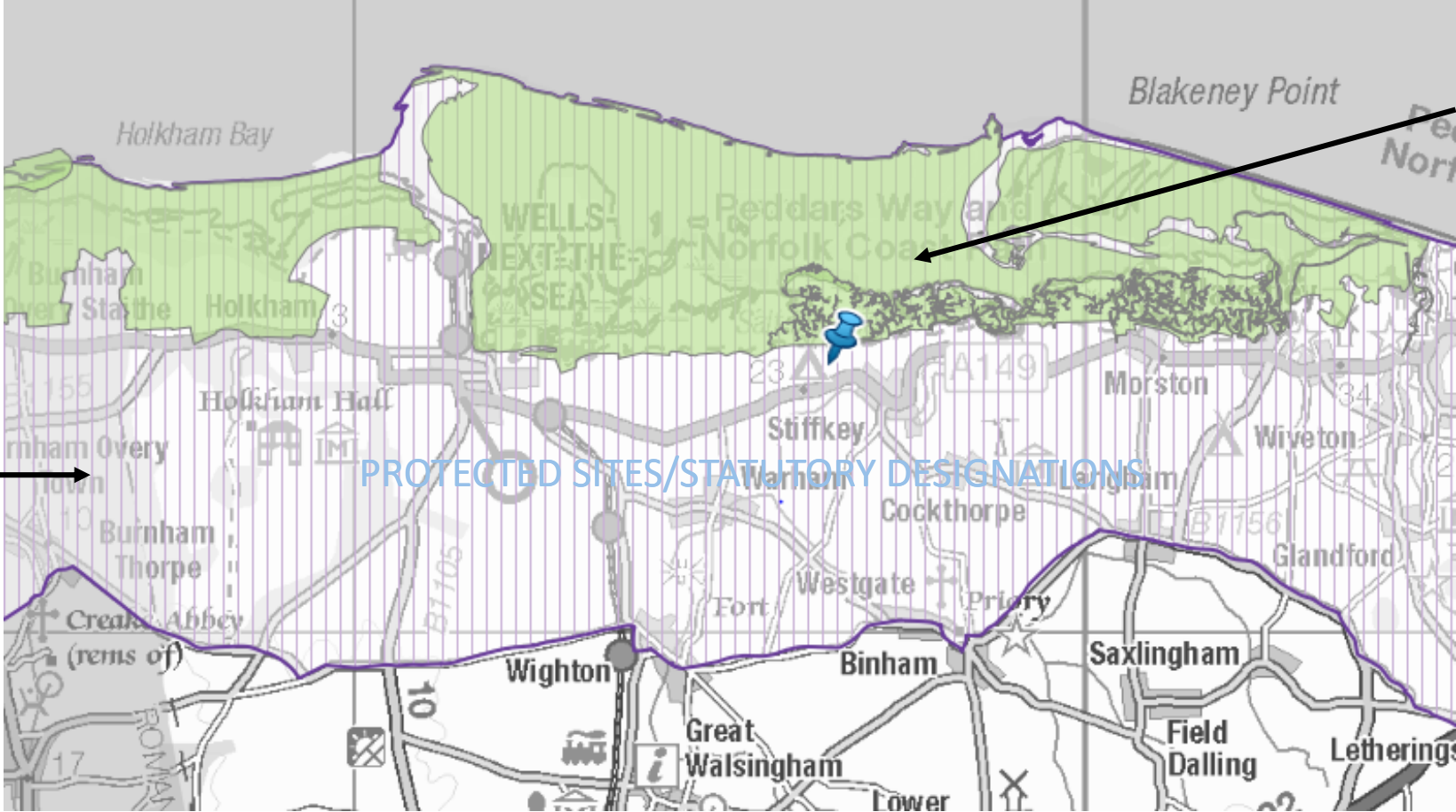


Application Site

Greenway

A149 Wells Road

# PROTECTED SITES/STATUTORY DESIGNATIONS



National Nature Reserve

AONB

PROTECTED SITES/STATUTORY DESIGNATIONS

# PROTECTED SITES/STATUTORY DESIGNATIONS

Special Area of Conservation



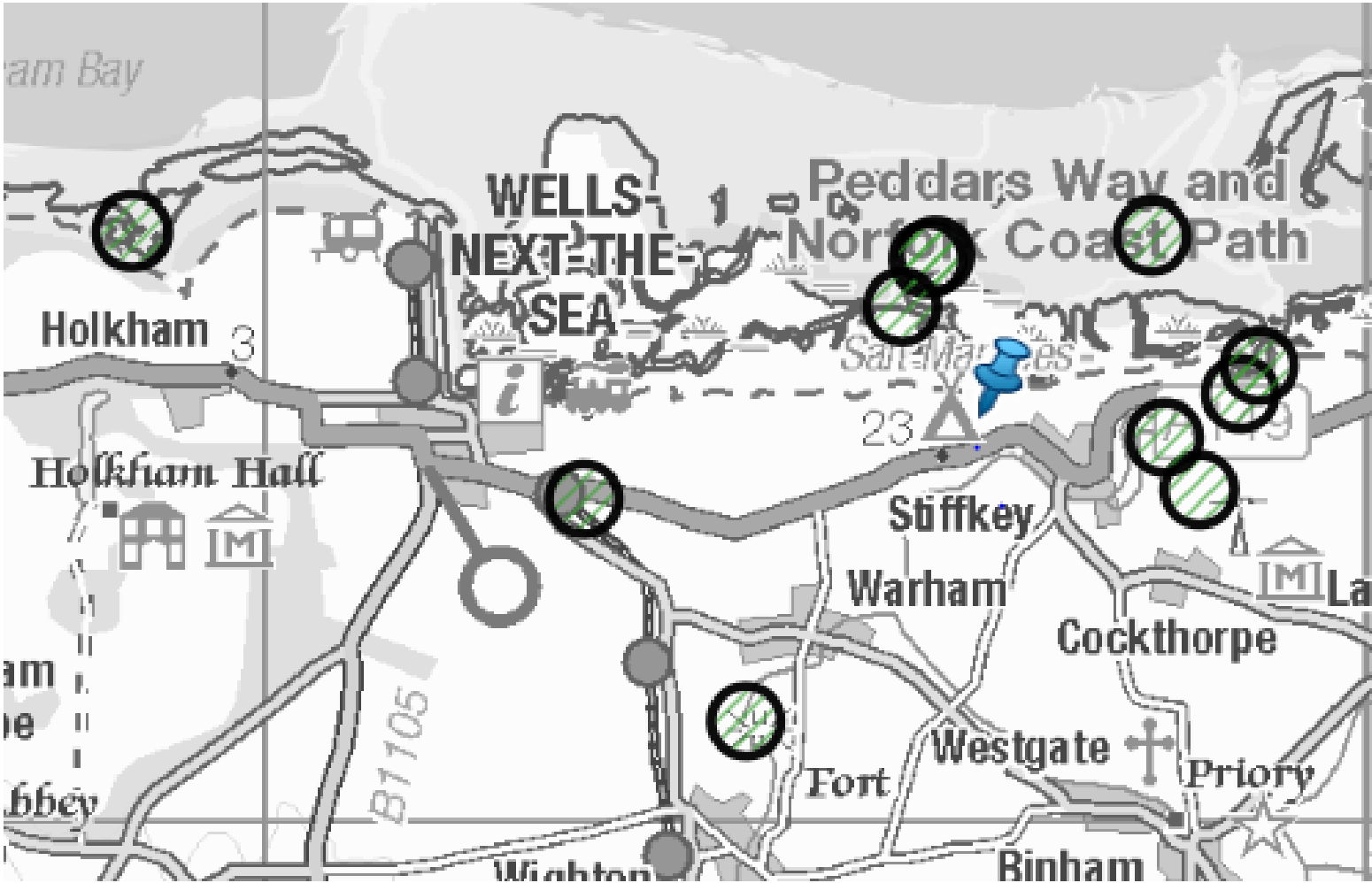
Special Protection Area



# PROTECTED SITES/STATUTORY DESIGNATIONS



Sites of Special Scientific Interest

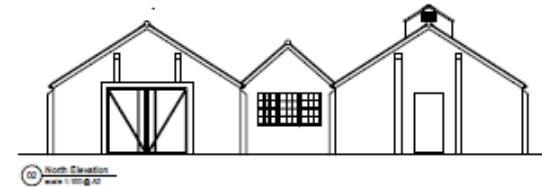


# EXISTING ELEVATIONS

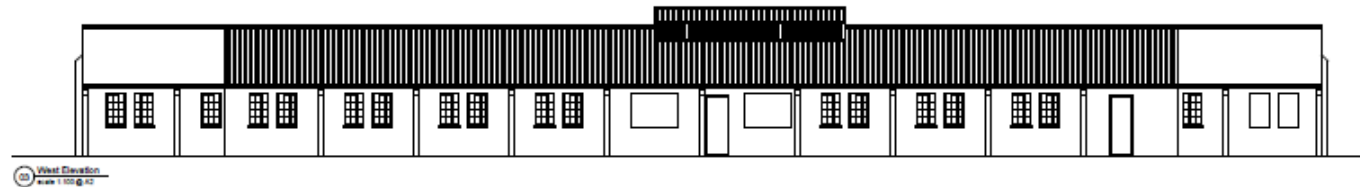
South



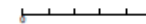
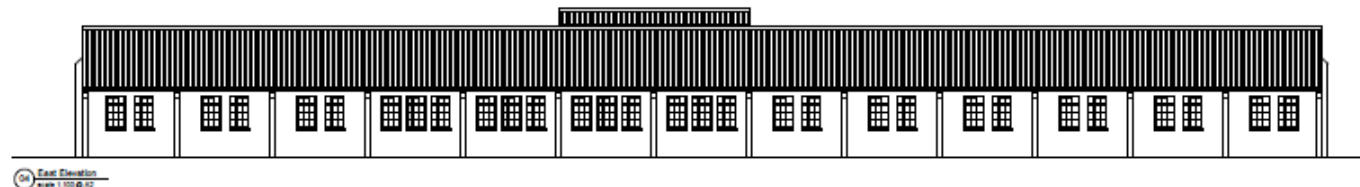
North



East

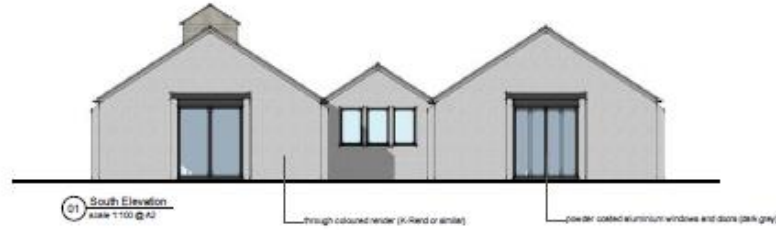


West



# PROPOSED ELEVATIONS

South



North



East

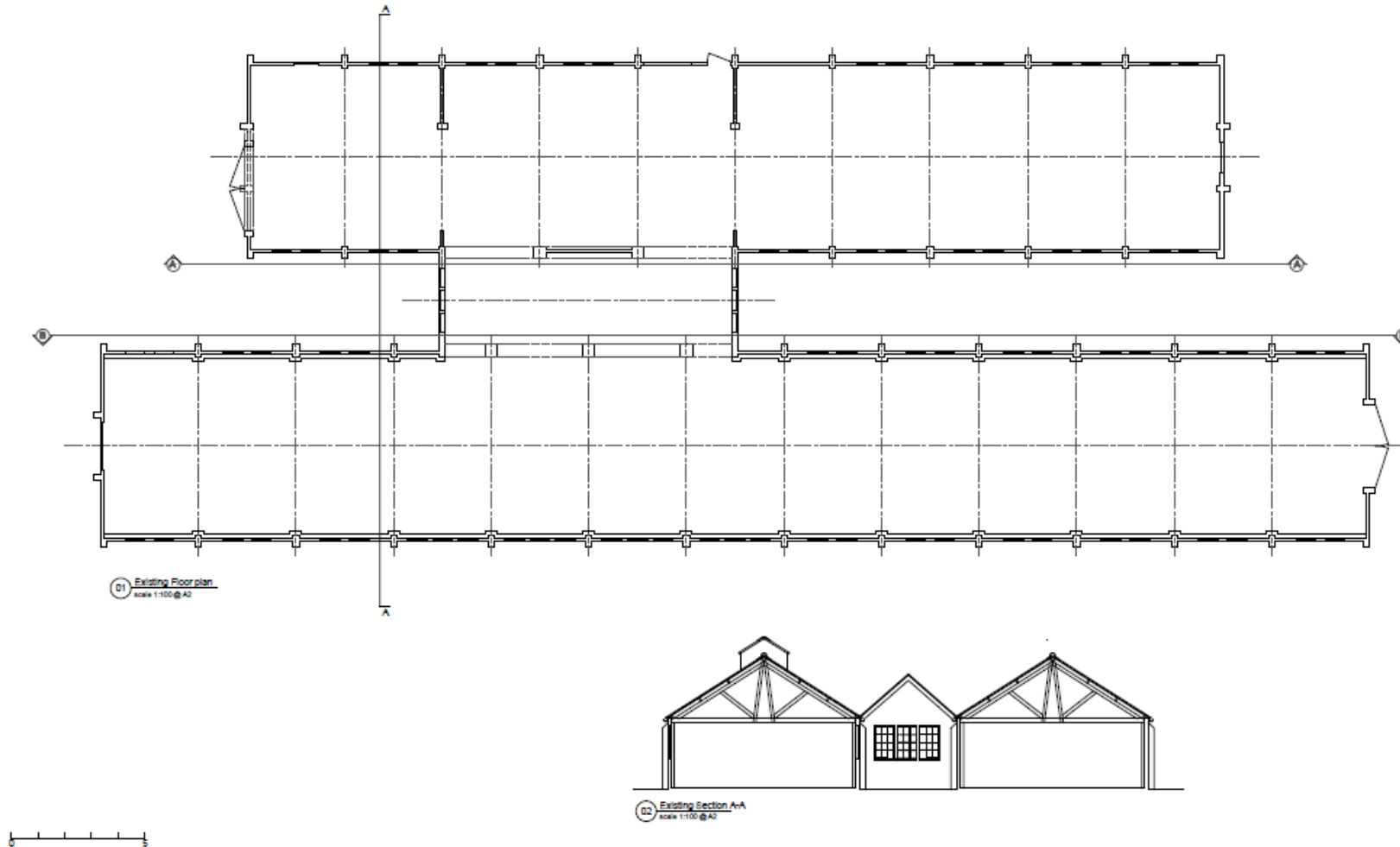


West

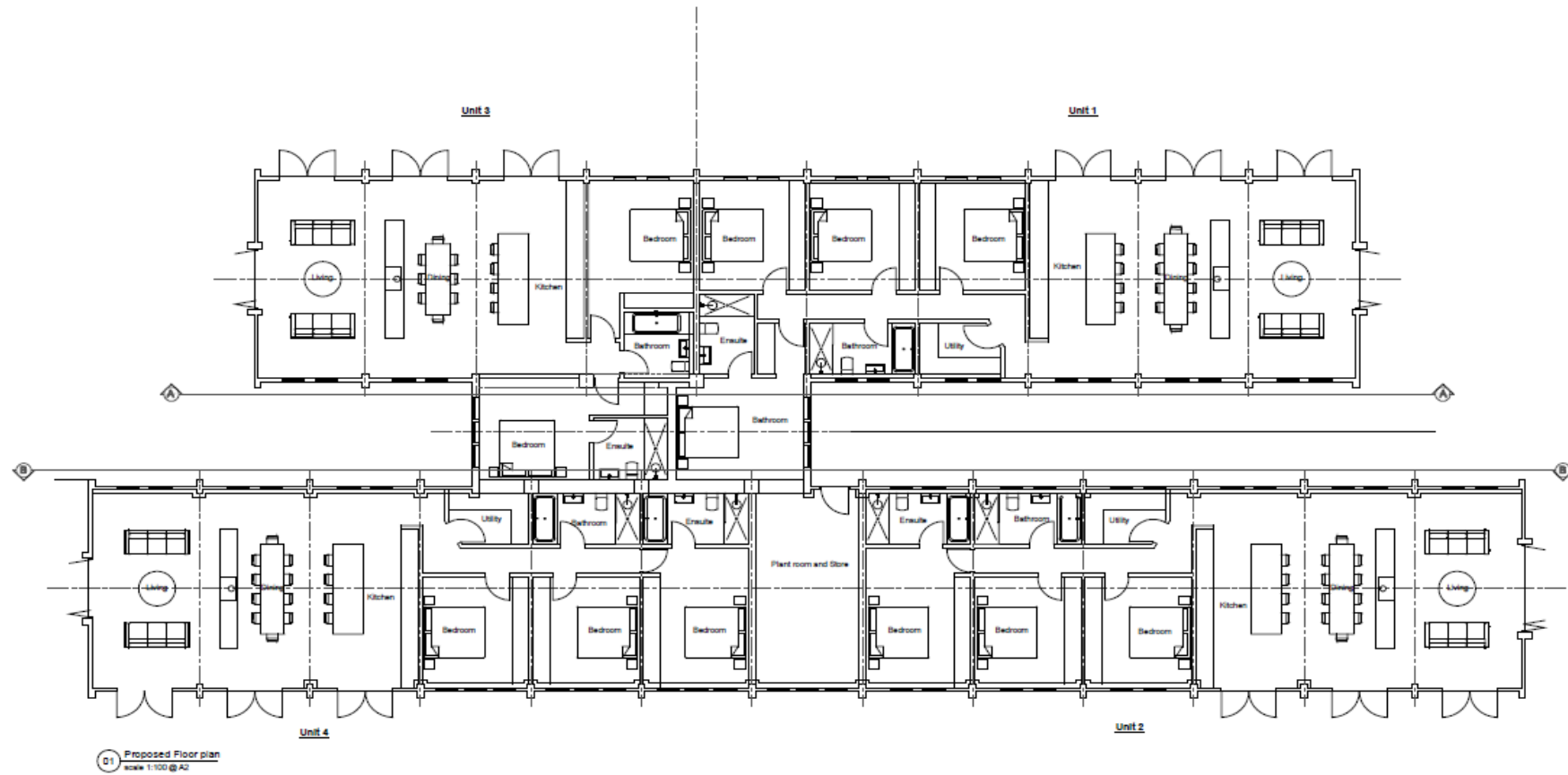




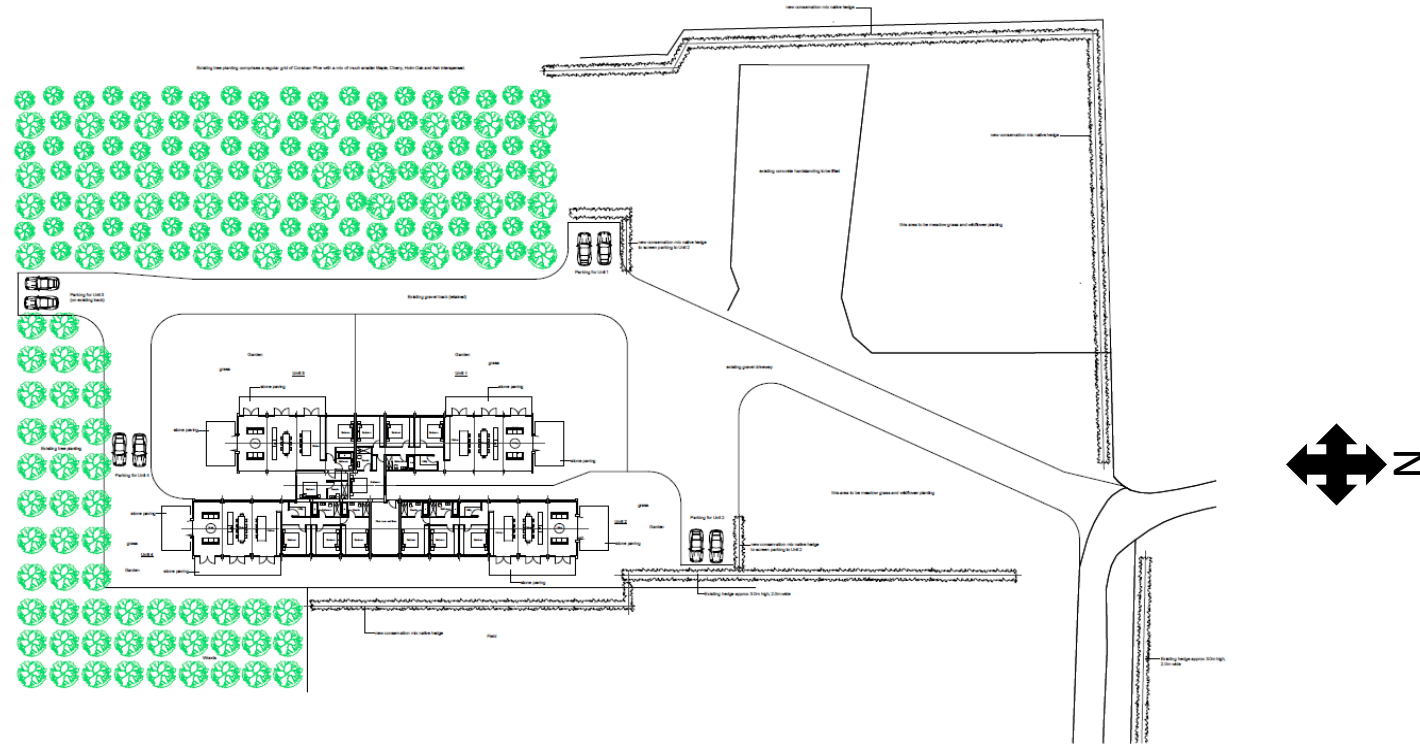
# EXISTING FLOOR PLAN



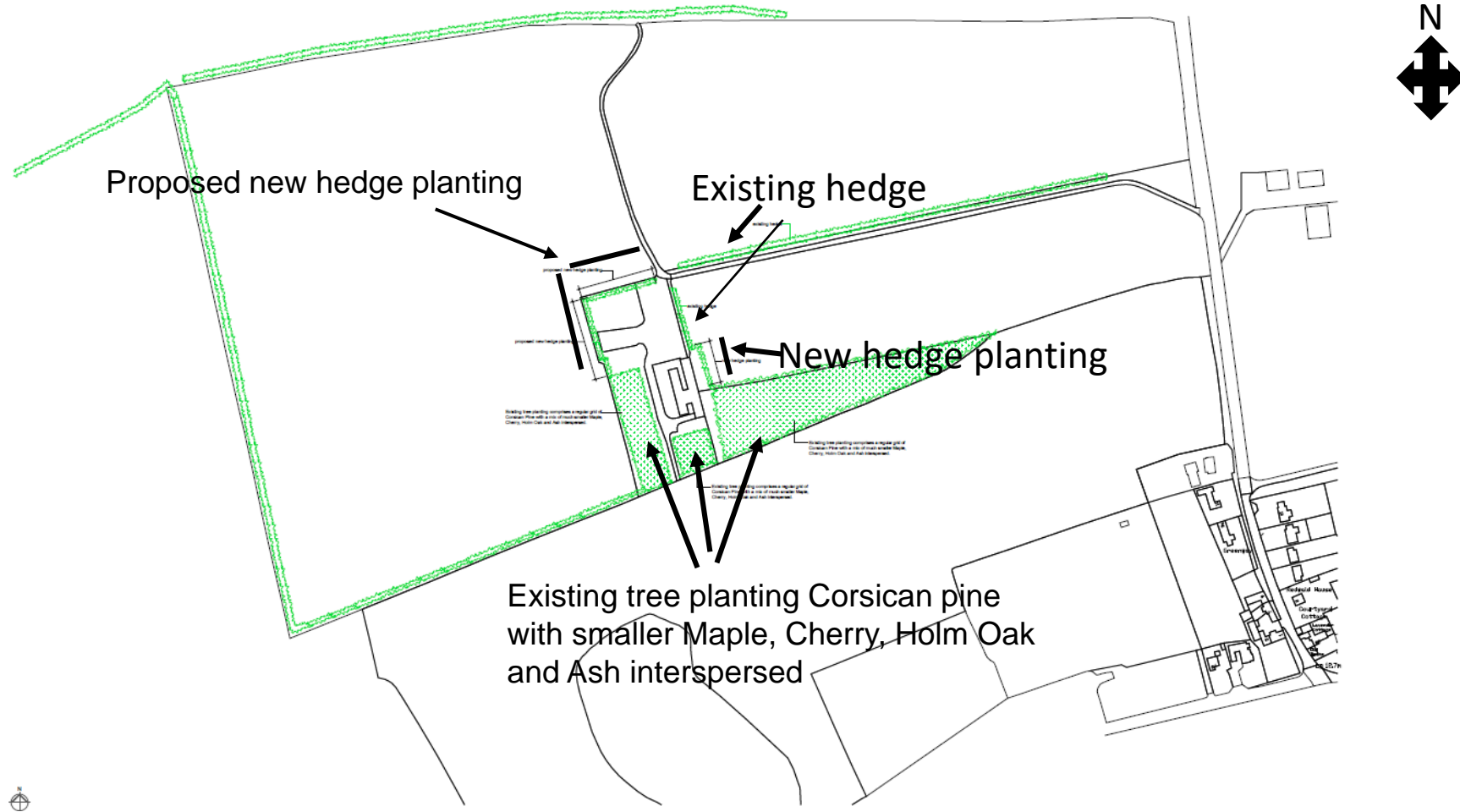
# PROPOSED FLOOR PLAN



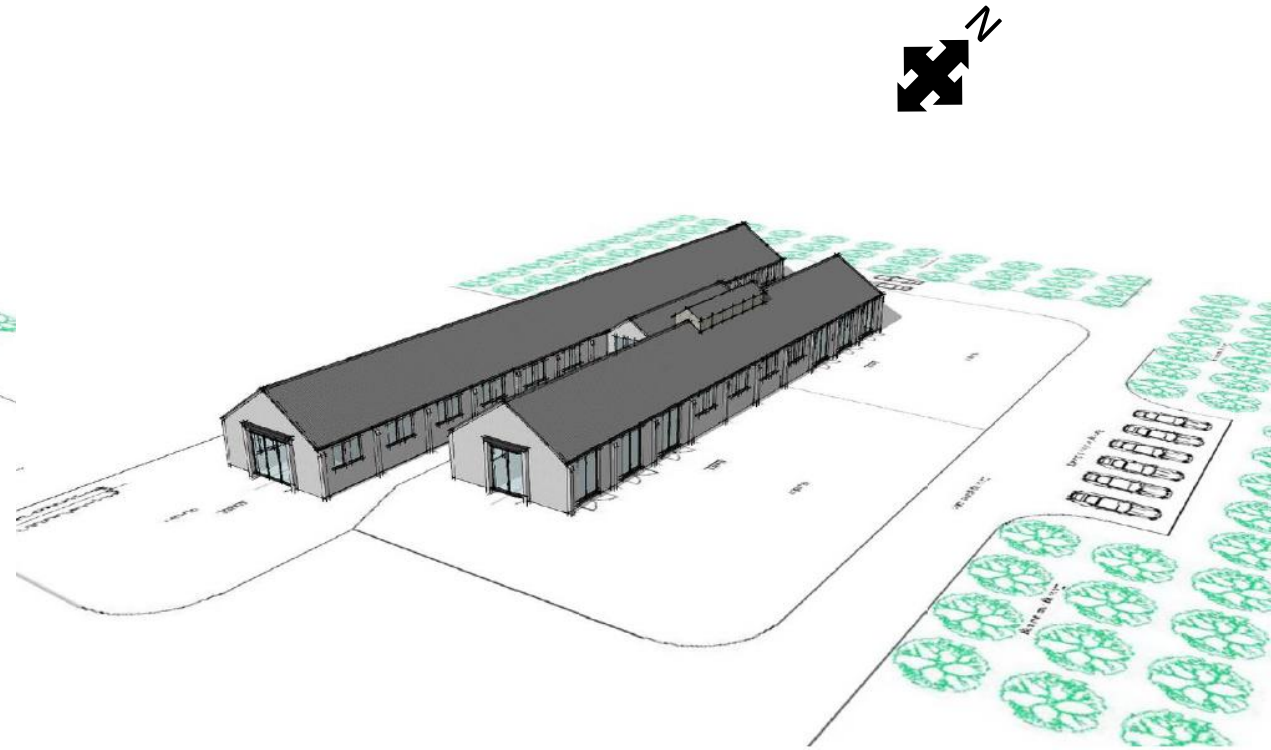
# SITE AND LANDSCAPE PLAN



# LANDSCAPE PLAN

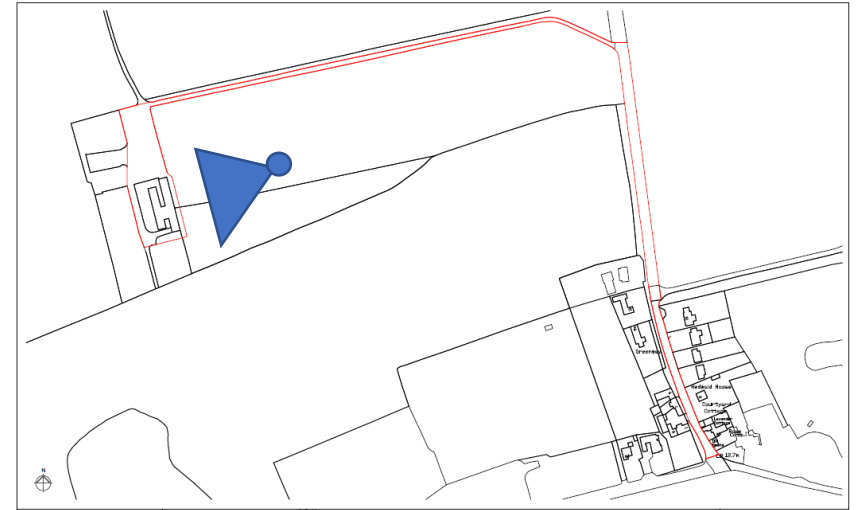


# 3D Images





# East Elevation

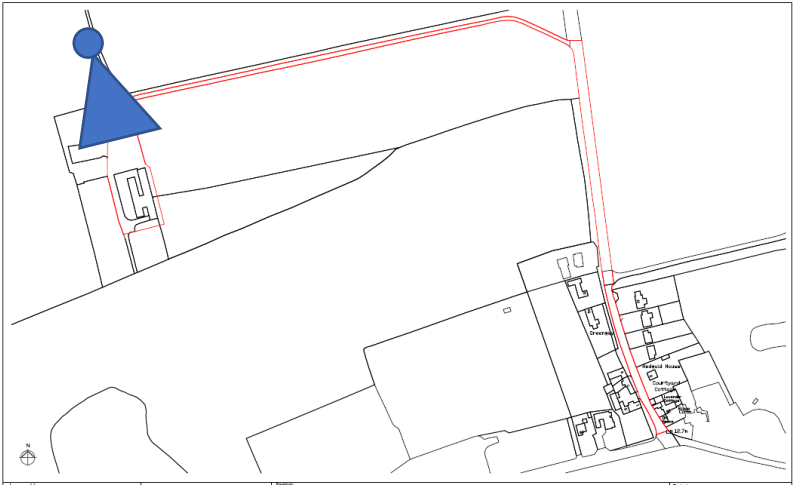




# West Elevation



# North Elevation





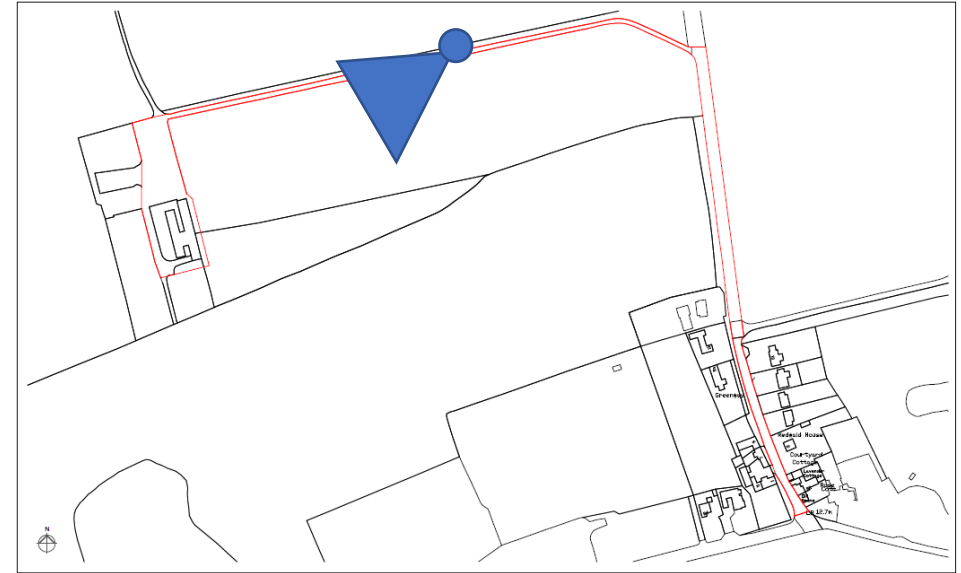


# South Elevation

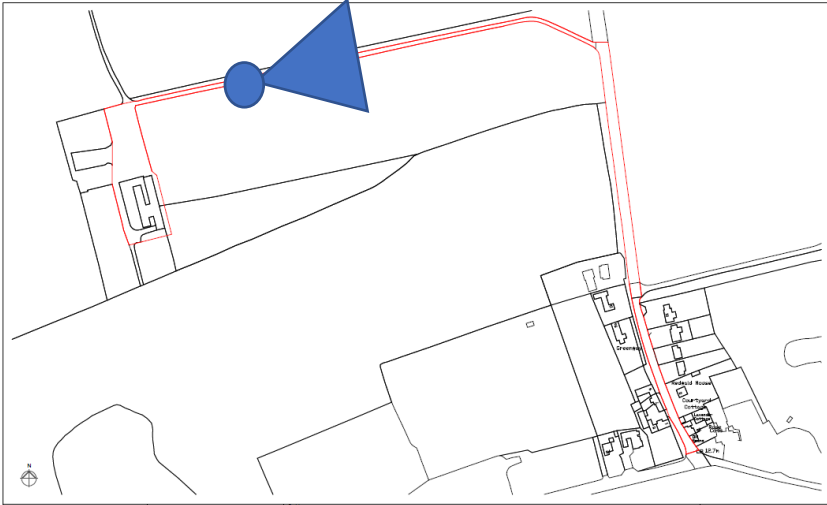




# View from access track



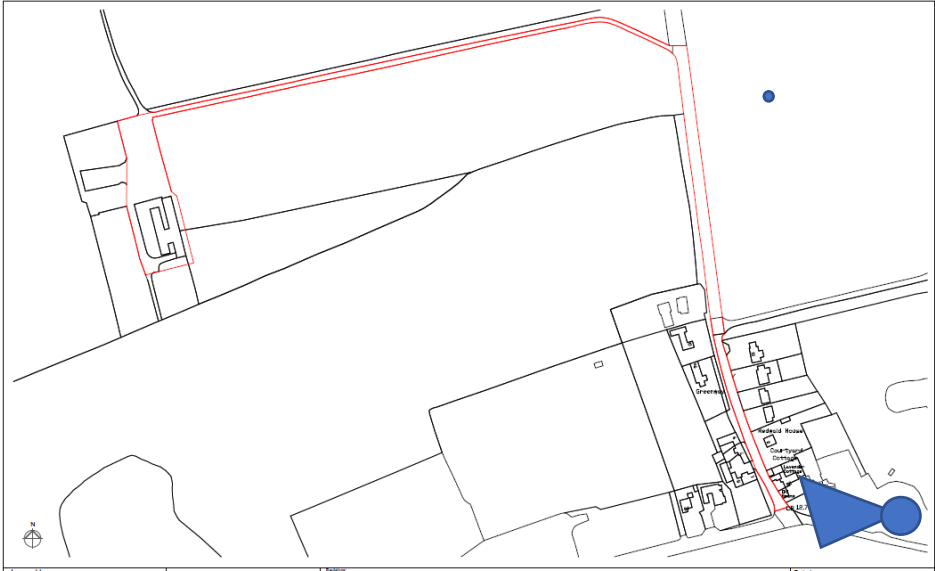
# View towards Greenway



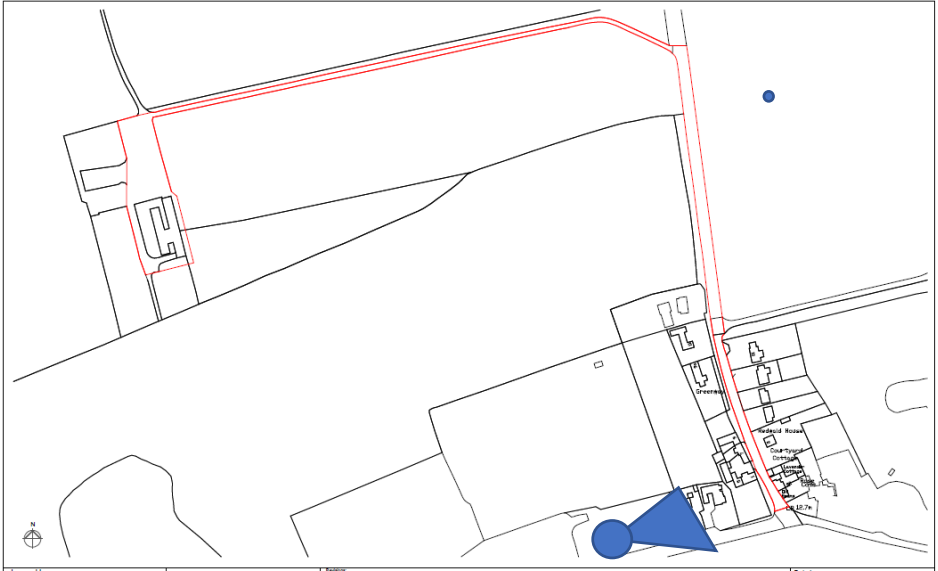
# Site Access from Greenway



# Junction of Greenway with A149 (Wells Road)



# Junction of Greenway with A149 (Wells Road)



# KEY ISSUES

Principle

Landscape/Environmental Considerations

Ecology/Biodiversity Considerations

Highways

Archaeology

Contaminated Land

# RECOMMENDATION

## **It is recommended that the application be REFUSED for the following reasons:**

- 1) The site lies within an area designated as Undeveloped Coast. It is considered that the proposed development does not require a coastal location and would therefore be detrimental to the distinctive open coastal character of the designated Undeveloped Coast, contrary to Policy EN 3 of the adopted Core Strategy and Paragraph 170 of the NPPF.
- 2) The development site is isolated from the main settlement of Stiffkey and from the campsite and surrounding buildings on Greenway. The development and access would be visible on the rise of land from the coastpath and the domestication of the site through the conversion of the buildings to holiday accommodation and thereby introducing domestic features into the landscape such as cars, people and light will have an adverse impact on the special qualities of the AONB, namely that of tranquility, sense of remoteness and wildness and the strong and distinctive links between land and sea and will have significant impacts with respect to light pollution. The development will not protect or conserve the distinct features of the local landscape character or the AONB and would therefore not comply with Policies EN 1 and EN 2 of the Core Strategy and Paragraph 172 of the NPPF.



# RECOMMENDATION

## It is recommended that the application be **REFUSED** for the following reasons:

3) The site is within the Rolling Open Farmland (ROF) landscape character type, as defined in the North Norfolk Landscape Character Assessment document (LCA) 2018. However, the site is heavily influenced by and influences on the adjacent Open Coastal Marshes (OCM) landscape character type to the north. Many of the valued features and qualities of the Rolling Open Farmland and Open Coastal Marshes landscape types are considered to positively contribute to the key qualities of the AONB. Of significant concern for the OCM landscape type is the potential for changes in the neighbouring areas inland to affect views and character attributes in the OCM. Key to retaining the character of the ROF Type is conserving the openness, tranquility and rurality of the landscape which has limited capacity to visually contain development. Furthermore, the LCA landscape guidelines for the OCM type require the protection and enhancement of its wild and remote character through the careful consideration of development in adjacent inland landscape types (including the consideration of lighting at night). The development will significantly detract from the valued features and qualities of both the ROF and OCM landscape character types and is not therefore compliant with Policy EN 2 of the Core Strategy and Paragraph 172 of the NPPF.

4) Policy EN 9 requires that all development proposals should protect the biodiversity value of land and buildings and minimise fragmentation of habitats; maximise opportunities for restoration, enhancement and connection of natural habitats. The application is not supported by an ecological impact assessment and therefore insufficient information has been submitted to demonstrate compliance with Policy EN 9 of the North Norfolk Core Strategy and paragraphs 174, 175, 176 and 177 of the National Planning Policy Framework.

# RECOMMENDATION

## **It is recommended that the application be REFUSED for the following reasons:**

- 5) The proposed development does not adequately provide for pedestrians/people with disabilities (those confined to a wheelchair or others with mobility difficulties) contrary to Policy CT 5 of the North Norfolk Core Strategy.
- 6) Inadequate visibility splays are provided at the junction of the access with the County highway (A149) and this would cause danger and inconvenience to users of the adjoining public highway contrary to Policy CT 5 of the North Norfolk Core Strategy.
- 7) As far as can be determined from the submitted plans, the applicant does not appear to control sufficient land to provide adequate visibility at the site access. The proposed development would therefore be detrimental to highway safety contrary to Policy CT 5 of the North Norfolk Core Strategy.

Final wording of reasons to be delegated to the Head of Planning.