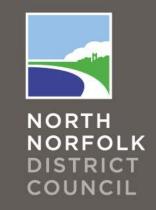
# APPLICATION REFERENCE: PF/21/0694

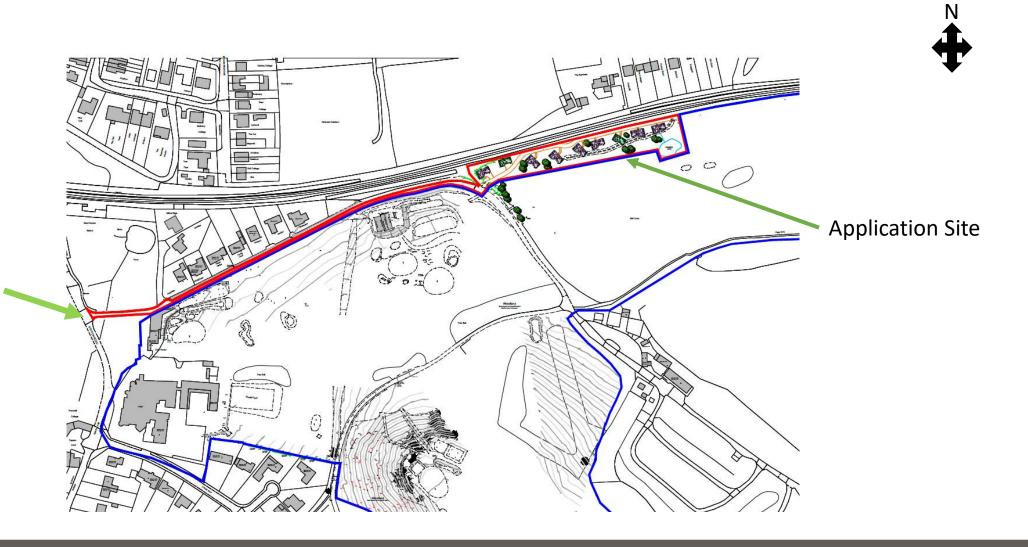
LOCATION: The Links Hotel, Sandy Lane, West Runton, Cromer

PROPOSAL: 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



north-norfolk.gov.uk

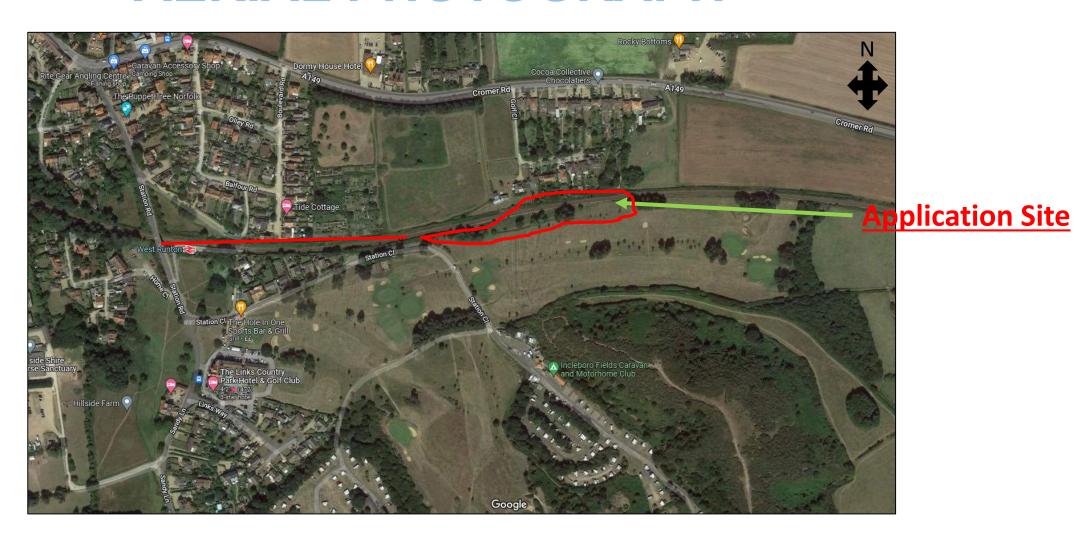
### SITE LOCATION PLAN





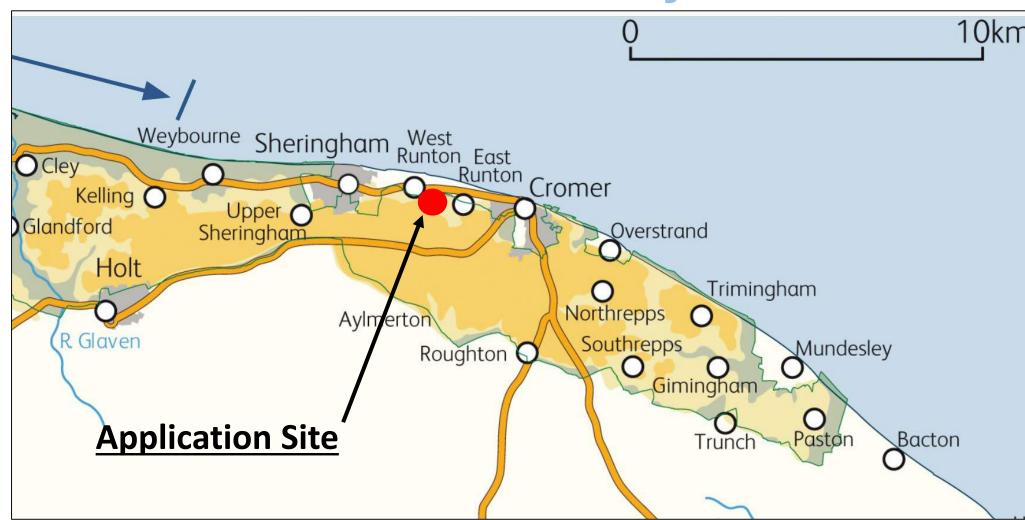
**Application Site** 

# **AERIAL PHOTOGRAPH**





## **AONB Boundary**







## **LODGE LAYOUT PLAN**







### SITE CONTEXT

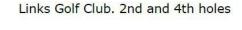






#### **GOLF DRIVING SAFETY PLAN**

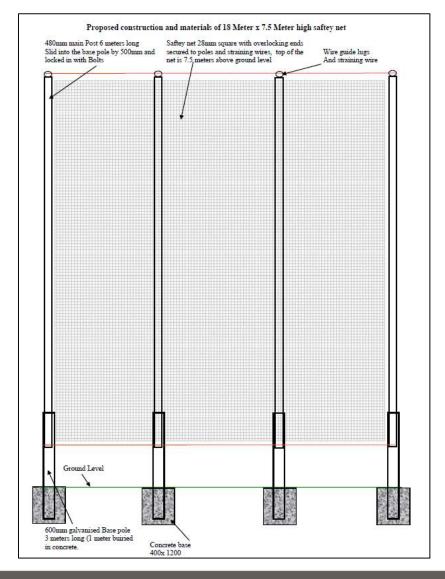






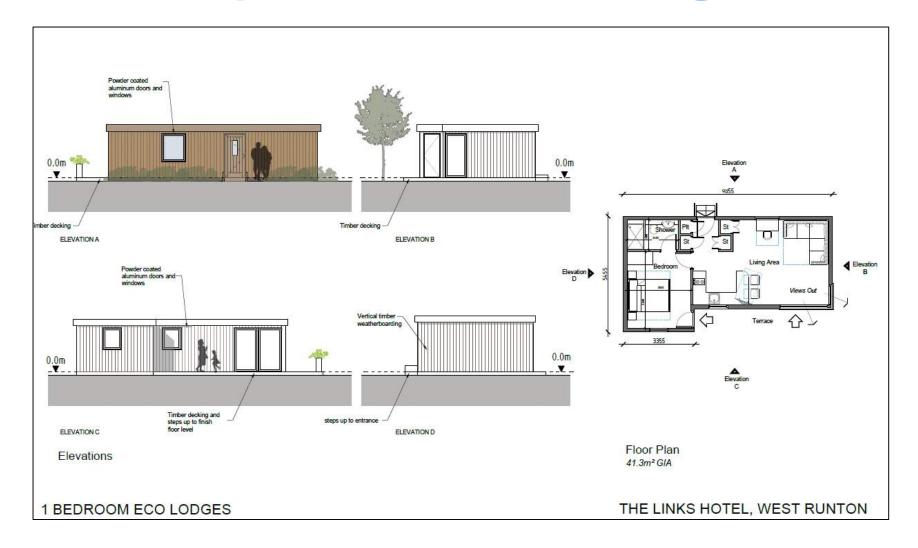


#### **GOLF SAFETY NETS**





## **Proposed One Bed Lodge**





### LANDSCAPE MASTERPLAN



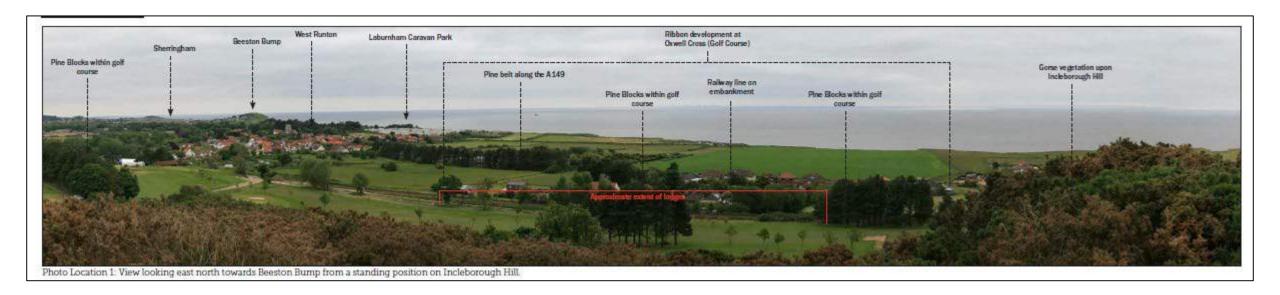


## Proposed Two Bed Lodge





# Landscape Visual Assessment



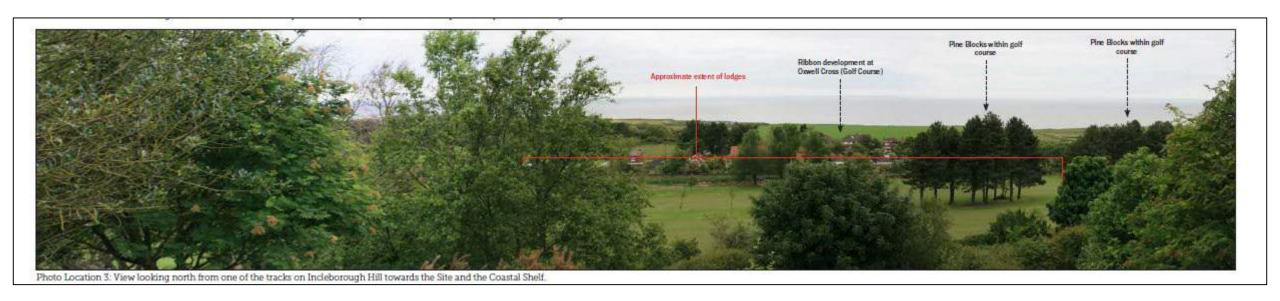


# Landscape Visual Assessment





# Landscape Visual Assessment





## **INCLEBOROUGH HILL VIEW**





# **Application site**





# **Views to Neighbours**





## Access





## CONSIDERATIONS

- Principle
- Landscape & AONB
- Biodiversity & Habitat
- Economic Development
- Local Amenity
- Highways
- Drainage
- Design
- Planning Balance



## RECOMMENDATION

#### **Refuse** 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 conditions to be delegated to the Assistant Director for Planning.

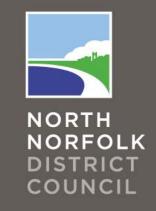


# APPLICATION REFERENCE: TPO/21/0985

LOCATION: Land South of Norwich Road, North Walsham, Norfolk

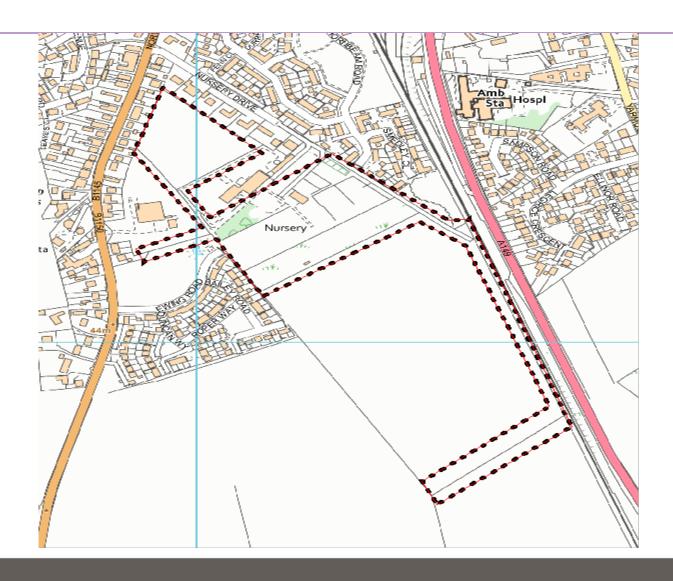
PROPOSAL:

To Confirm an Area Tree Preservation Order to protect amenity and biodiversity.



north-norfolk.gov.uk

## SITE LOCATION PLAN





#### **AERIAL PHOTOGRAPH**









Application Reference: PF/19/1287













## **KEY ISSUES**

- Protection of Biodiversity
- Ensuring appropriate mitigation
- Amenity



# RECOMMENDATION

**Confirm the Area Tree Preservation Order** 



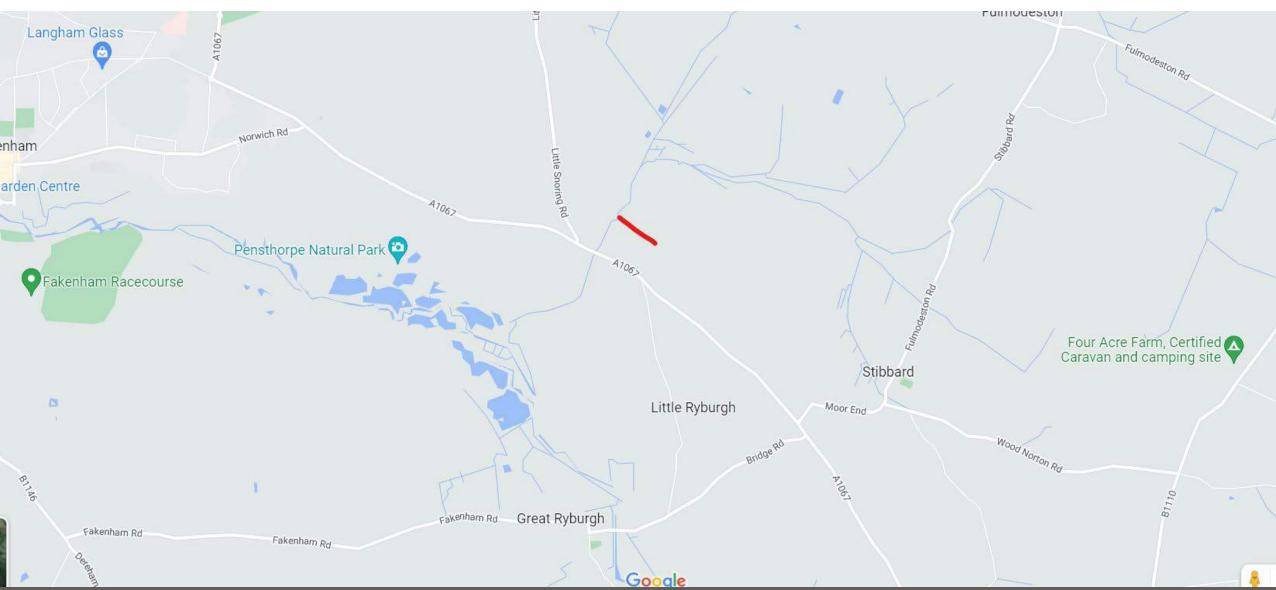
# APPLICATION REFERENCE: TPO/21/0987

LOCATION: Land at Farmland North Of A1067 Norwich Road Langor Bridge Little Ryburgh Fakenham Norfolk NR21 0LW PROPOSAL: To Confirm a Group Tree Preservation Order to protect amenity and biodiversity.



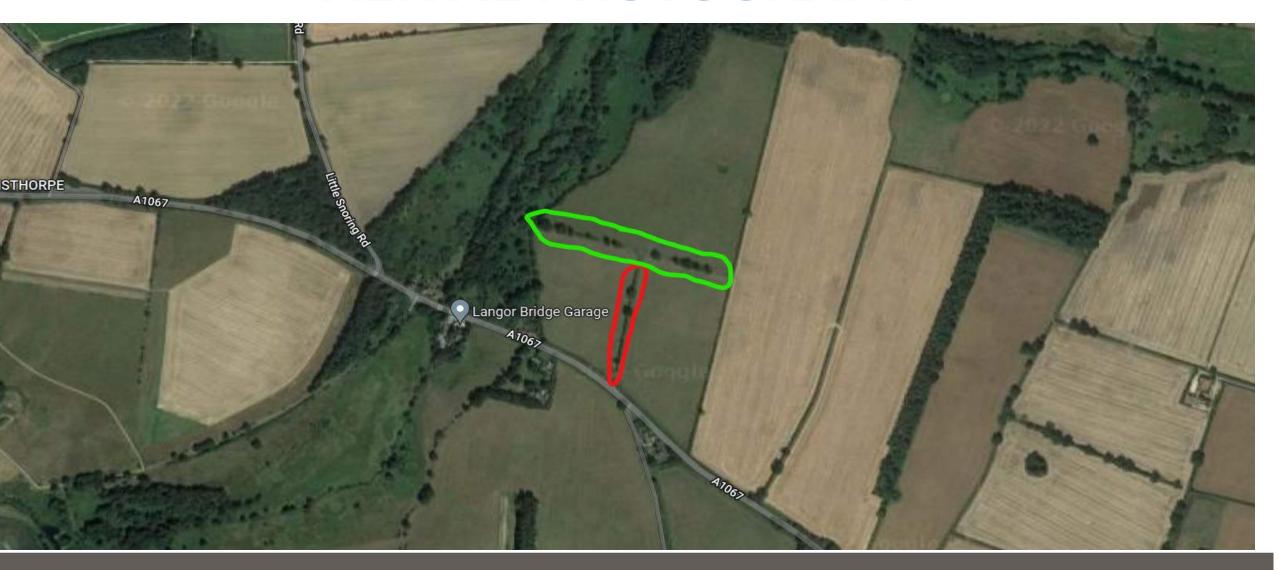
north-norfolk.gov.uk

### SITE LOCATION PLAN





# **AERIAL PHOTOGRAPH**







Application Reference: PF/19/1287







## **KEY ISSUES**

Protection of Biodiversity

Protect Amenity



# RECOMMENDATION

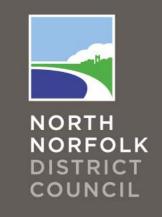
**Confirm the Area Tree Preservation Order** 



# APPLICATION REFERENCE: ADV/21/1260

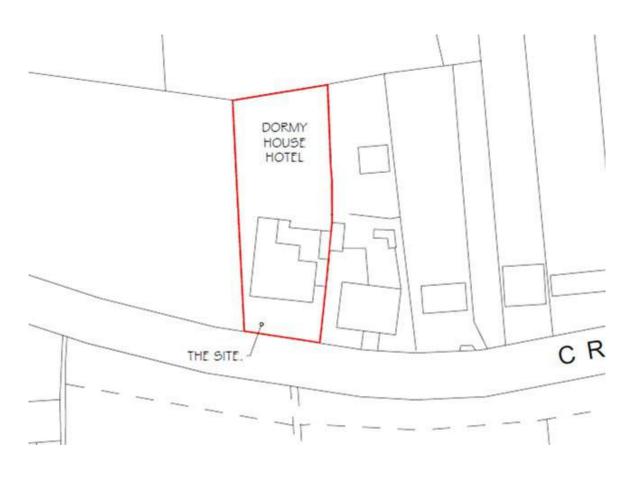
advertisement panel mounted on posts

LOCATION: Dormy House Hotel, Cromer Road West Runton PROPOSAL: Display of non-illuminated



north-norfolk.gov.uk

# SITE LOCATION PLAN



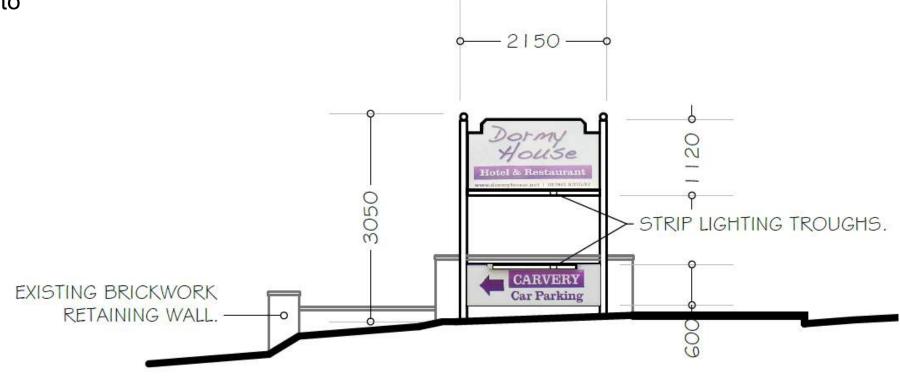


# **AONB CONTEXT**



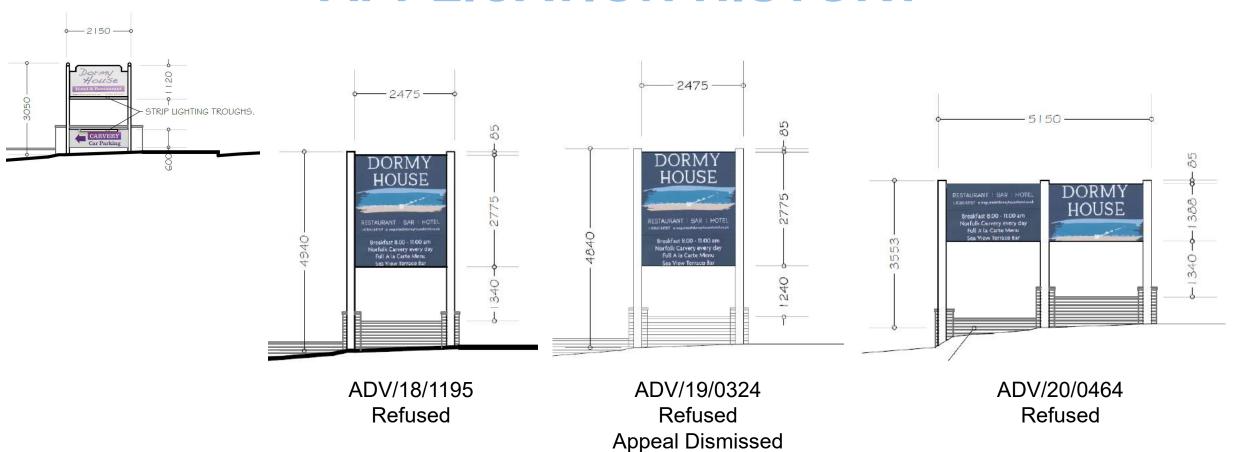
#### **APPLICATION HISTORY**

Original Sign prior to removal



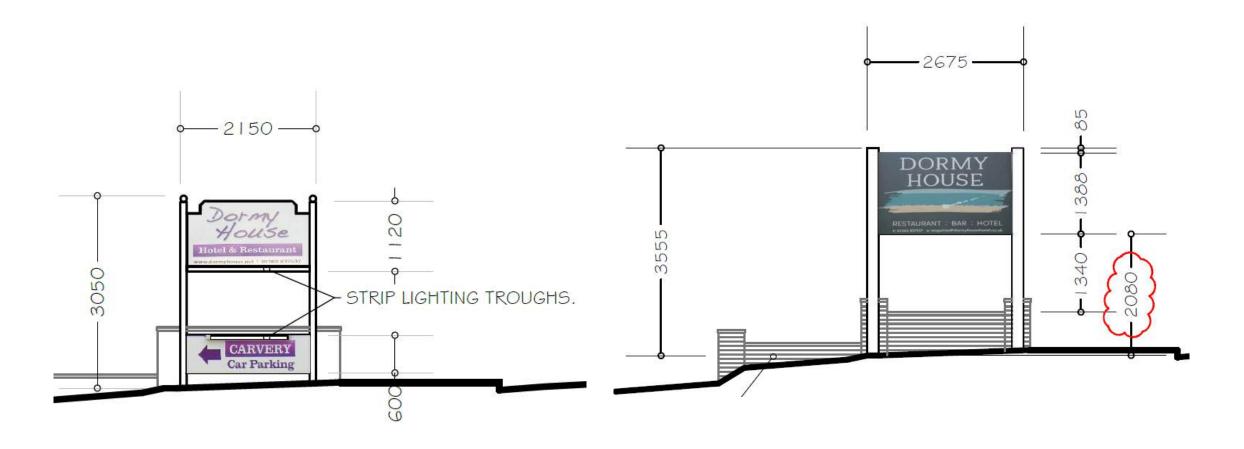


#### **APPLICATION HISTORY**





## **CURRENT PROPOSAL**





# **CONTEXT SITE PHOTOS**

Looking west along A149

25/06/2021





## **CONTEXT SITE PHOTOS**

Looking east along A149 25/06/2021





# **MAIN ISSUES**

- Amenity Impact
- Safety



### RECOMMENDATION

Planning conditions to include upon an **Approval** issued:

- Approved plans
- Standard advertisement conditions

The imposition of appropriate conditions as set out in the Planning Committee report and any other conditions considered to be necessary by the Assistant Head of Planning