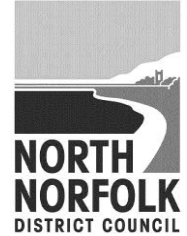


Development Committee



Please contact: Linda Yarham

Please email: linda.yarham@north-norfolk.gov.uk
Direct Dial: 01263 516019

27 June 2017

A meeting of the Development Committee will be held in the **Council Chamber** at the Council Offices, Holt Road, Cromer on **Thursday 6 July 2017 at 9.30am.**

Coffee will be available for Members at 9.00am and 11.00am when there will be a short break in the meeting. A break of at least 30 minutes will be taken at 1.00pm if the meeting is still in session.

Any site inspections will take place on **Thursday 27 July 2017.**

PUBLIC SPEAKING – TELEPHONE REGISTRATION REQUIRED

Members of the public who wish to speak on applications are required to register by **9 am on Tuesday 4 July 2017** by telephoning **Customer Services on 01263 516150**. Please read the information on the procedure for public speaking on our website [here](#) or request a copy of "Have Your Say" from Customer Services.

Anyone attending this meeting may take photographs, film or audio-record the proceedings and report on the meeting. Anyone wishing to do so must inform the Chairman. 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 S Arnold, Mr P Butikofer, Mrs S Butikofer, Mr N Coppack, Mrs A Green, Mrs P Grove-Jones, Mr P Moore, Mr N Pearce, Mr R Reynolds, Mr P Rice, Mr S Shaw, Mr R Shepherd, Mr B Smith, Mrs V Uprichard

Substitutes: Mrs A Claussen-Reynolds, Mr T FitzPatrick, Mr V FitzPatrick, Mrs B McGoun, Miss B Palmer, Ms M Prior Mr J Punched, Mr E Seward, Mr D Smith, Mr N Smith, Ms K Ward, Mrs L Walker, Mr G Williams

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

Heads of Paid Service: Nick Baker and Steve Blatch
Tel 01263 513811 **Fax** 01263 515042 **Minicom** 01263 516005
Email districtcouncil@north-norfolk.gov.uk **Web site** www.north-norfolk.gov.uk

AGENDA

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 AND DETAILS OF ANY SUBSTITUTE MEMBER(S)
3. MINUTES

To approve as a correct record the Minutes of a meeting of the Committee held on 15 June 2017
4. ITEMS OF URGENT BUSINESS (to be taken under items 8 or 10 below)
 - (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.
5. 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.
6. DECLARATIONS OF INTEREST

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.
7. OFFICERS' REPORT

ITEMS FOR DECISION

PLANNING APPLICATIONS

- (1) HICKLING - PF/16/1032 - Erection of free range hen unit; Poplar Farm, Sutton Road for Norman Farming Partnership Page 4
- (2) BLAKENEY - PF/17/0581 - Erection of single storey dwelling; 8 Langham Road for Mr & Mrs Ingham Page 15

- (3) **CORPUSTY AND SAXTHORPE - PF/17/0427 - Variation of condition 2 of planning permission ref: PF/16/1086 to allow for alterations and design changes to the extensions and garage/store; Hill Cottage, Heydon Road, Corpusty for Mr Stenhouse** Page 19
- (4) **APPLICATION RECOMMENDED FOR A SITE INSPECTION** Page 22
- (5) **NEW APPEALS** Page 22
- (6) **INQUIRIES AND HEARINGS - PROGRESS** Page 23
- (7) **WRITTEN REPRESENTATIONS APPEALS - IN HAND** Page 23
- (8) **APPEAL DECISIONS – RESULTS AND SUMMARIES** Page 23
- (9) **COURT CASES – PROGRESS AND RESULTS** Page 24
(Appendix 1 – page 25)
- 8. **ANY OTHER URGENT BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE**
- 9. **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

- 10. **ANY OTHER URGENT EXEMPT BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE**
- 11. **TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA**

**OFFICERS' REPORTS TO
DEVELOPMENT COMMITTEE - 6 JULY 2017**

Each report for decision on this Agenda shows the Officer responsible, the recommendation of the Head of Planning and in the case of private business the paragraph(s) of Schedule 12A to the Local Government Act 1972 under which it is considered exempt. None of the reports have financial, legal or policy implications save where indicated.

PUBLIC BUSINESS - ITEM FOR DECISION

PLANNING APPLICATIONS

Note :- Recommendations for approval include a standard time limit condition as Condition No.1, unless otherwise stated.

- (1) **HICKLING - PF/16/1032 - Erection of free range hen unit; Poplar Farm, Sutton Road for Norman Farming Partnership**

Major Development

- Target Date: 13 December 2016

Case Officer: Miss J Medler

Full Planning Permission

CONSTRAINTS

Local Development Framework - Countryside

Controlled Water Risk - Medium (Ground Water Pollution)

C Road

RELEVANT PLANNING HISTORY

There is planning history for the erection of agricultural buildings including potato stores, general purpose agricultural buildings, machinery stores and workshops, and for the erection of a farm manager's dwelling and replacement dwelling for Poplar Bungalow. None is relevant to the application for determination.

THE APPLICATION

The application is a major development application seeking the erection of a free range hen building to house 32,000 birds at Poplar Farm. The building would measure approximately 134m x 21m, with a footprint of 2814sqm. Internally the proposed egg packing area and store would measure approximately 10.2m x 20.6m (approximately 210sqm). The height to the eaves would measure approximately 3.5m with a height of 6.4m to the ridge. The unit would be a steel framed structure clad in PVC coated olive green coloured profiled roof sheeting and wall cladding. The unit would also have four 18.25 tonne feed silos positioned to the southern end of the western elevation, standing at a height of approximately 7.7m. The feed silos would also be coloured olive green. The site also includes approximately 17.5 ha of grass paddock and landscaping as pasture for the hens.

The hens would be brought onto the farm at 16 weeks of age with an expected egg production cycle of the flock of 56 weeks after which the hens are removed from the unit and a full clean is carried out. A one to two week period is allowed for the cleaning process before the unit is restocked. The building would incorporate a conveyor belt system running under the nest boxes which catches droppings and removes them to an externally parked trailer which is to be emptied weekly. The manure is taken away from the site for spreading elsewhere in the locality. This system means there would be no dropping build up in the unit during the 56 week production cycle.

The application site would be served by the existing vehicular access off the Sutton Road to the south of the site. It is estimated that there will be one feed delivery per week by bulk feed lorry (40 tonne). Other vehicle movements are estimated as one refrigerated ridged bodied egg collection lorry 3 times a week, plus the stockman/egg packer vehicular movements by car. Cleaning/restocking will generate 1 trailer per week plus 3-4 vehicle movements over 3-4 week period at end of each 56 week cycle. There will be 1 tractor / trailer movements for manure removal weekly. This is in addition to the existing agricultural movements from the farm most notably in relation to cereal production and potato storage.

The application has been advertised by site notice and in the press. Additional consultations have taken place following the submission of additional supporting information and amended plans and due to the application being required to be advertised as a major development due to the size of the proposed floor space. The most recent consultation period concluded on 18 May 2017.

The application has been supported by the following plans/documents:

- Amended plans and elevations
- Amended design and access statement
- Water segregation plan
- Site layout plan
- Vermin control policy
- Dust and odour control policy
- Noise control policy
- Wild animal control policy
- Noise impact assessment (& Acoustic note – response to EHO comments)
- Ammonia dispersion and deposition report
- Impact of odour dispersion modelling study
- Landscape and visual impact assessment
- Extended phase 1 habitat survey
- Management plan
- Flood risk assessment and surface water drainage strategy and Addendum
- Energy Consumption Statement

REASONS FOR REFERRAL TO COMMITTEE

At the request of the local ward Member Cllr. Rice having regard to the scale of the proposal and local resident's reservations and objections.

The Development Committee visited the site on 1 June 2017.

PARISH COUNCIL

Hickling Parish Council: Initially objected but have no objection following submission of additional information and subject to the concerns of parishioners being taken into account by the development committee, a drainage strategy being approved and conditions imposed to ensure planting is carried out and replaced if it fails.

REPRESENTATIONS

70 representations have been received across all periods of public consultation.

2 'comments only' representations have been received on the following grounds (summarised):

- Some delays in documents being available on the website for public to comment on

14 supporting representations have been received on the following grounds (summarised):

- Provides a livelihood

- Vital component in cohesion of rural community and the countryside
- Businesses have to be innovative and entrepreneurial to survive/compete with much larger factory farms
- Despite proximity to our property (Mill House – approximately 0.6km from proposed building)) we do not envisage an issue with smell or increased traffic
- Site has always been a working farm
- Defra have indicated there is a need for free range eggs as keeping caged birds has been banned in the UK (from 2025)
 - If farmers do not invest to meet demand it would result in importing eggs
- National policy recognises importance of farming and supports agricultural development
- Experience of applicant as a farmer as a good custodian of the countryside and considerate of the rural environment; a good neighbour
- Essential for farms to diversify - local production should be encouraged
- Design of unit it of high standard
- Suitable agricultural holding for proposed development
- Birds must have a large area to roam therefore no additional buildings would be sought
 - Must be grassed and kept tidy
 - Shelter must be provided & good fencing erected
- No smell or very little smell
- Hens unlikely to be noisy
- Minimal increase in traffic
- Good for local economy
- Without farming the village would not exist as it does today
- As a free range egg producer (24,000 hens) operating for 8 years without any complaints of noise, smell, rodents, flies or anything else
- Style of unit has no wet litter or muck so no smell

54 objecting representations have been received on the following grounds (summarised):

- Contradictory information given in application form and design and access statement
- Errors on plans
- Adversely affect quality of life
- Air pollution
 - Smell
 - Negative impact on existing small businesses, holiday lets, camping and caravanning sites and general tourism
 - Nearby residents would have to keep windows closed
 - Noise – from fans, from birds, feed delivery
 - This would add to existing noise from the potato store
 - Dust
 - Has a SCAIL assessment (simple calculation of atmospheric impact limits from agricultural sources) been carried out and if so what is the potential risk to local residents
 - Acidity and nitrogen levels
 - Ammonia emissions
- Problem with insects/flies, rats, foxes
- Type of development should be positioned at least 400 metres from odour receptors
- Light pollution
- Negative impact on Broads National Park, Weavers Way and nearby nature reserve
- Village does not need another large chicken unit
- No job creation

- No information regarding management of chicken droppings in paddocks
- Increased traffic on narrow lanes
 - Increased damage to road verges
 - Traffic movements are understated
 - Danger to pedestrians and cyclists
- Potato factory is already in the wrong location this will add to that
- Decrease in property prices
- Affect people with allergies
- Incompatible commercialisation of village
- Too close to residential properties – hen unit within 100 metres of nearest house/hens within 20 metres
- Lack of detailed information supplied making it difficult to comment
 - Site plan has not shown proximity of residential properties
- Size of building
- Visual impact
- Alternative siting should be investigated
- Supporters of the application either live some distance away or have a conflict of interest in the unit being built
- No consideration given to risk of bird flu due to proximity to the Broad and the wild bird population
- Rodent control measures will impact on wild bird population if the birds of prey catch and ingest rodents that have been poisoned
- Poor irrigation and drainage which causes regular flooding

CONSULTATIONS

County Council (Highway): No objection - This proposal is for a free range hen unit which it is understood will be populated by birds once a year with feed deliveries and egg removal occurring regularly during that cycle. From provided information it has been calculated that large vehicle movements to, and from, the site will average, over the yearly cycle, eight movements (four in/four out) per week. On top of this there will be waste disposal which it is understood will be via tractor and trailer to local farms or agricultural land.

The local highway network serving the site consists of 'C' Class roads (Sutton Road / Hickling Road & Heath Road) which then link to the A149 Principal Route. Although these roads, especially Sutton Road / Hickling Road to the west of the site, do have some shortcomings in width and alignment they are of good standard when compared to many rural roads in the County and the distance to the strategic road network (from where the HGV's will travel) is relatively short.

Accordingly, taking into account that the land forming the proposal site is already agricultural land within a well-established farm unit that could well already be adding some traffic movements onto the local highway network in its own right and that any increase is, when broken down, fairly minor it would be very difficult to pass adverse comment on the application.

Environmental Protection: Initially raised concerns regarding potential negative effect on local amenity from odour, dust, noise and flies and requested additional information for consideration.

Then objected following submission of additional information which was not considered adequate to address concerns raised.

Further objections were raised, following submission of additional information. There were still concerns regarding the absence of key information, particularly the submission of detailed

management plans for noise, odour, dust, flies and vermin. In addition, revisions needed to be made to the surface water management proposals to make them acceptable.

Objection removed in respect of dust, odour and pests but continued objection regarding noise.

Objection removed following submission of noise impact assessment and acoustic note subject to securing the proposed mitigation measures.

Natural England: Initially requested additional information in respect of air quality.

No objection with particular reference to potential air quality impacts to sites designated for their nature conservation importance following the submission of air quality information.

Advice was given regarding the planning authority's duties in respect of habitats and species, landscape and biodiversity enhancements.

Landscape Officer: Initially objected due to insufficient information on which to assess impact of the proposal.

No objection following submission of additional information, subject to the imposition of conditions requiring the submission of a Landscape Plan (incorporating a planting schedule and maintenance plan) which fulfils the objectives as set out in the Landscape and Visual Impact Assessment (LVIA) report and the submission of a Biodiversity Method Statement which provides the detailed recommendations as set out in the ecological report. A Habitats Regulations Assessment (HRA) has been carried out [by the Landscape Officer] and through the HRA process it has been determined that a significant effect on the qualifying features of the Broads Special Area of Conservation (SAC) as a result of the development proposals are considered unlikely.

In addition, a condition requiring any external lighting to be approved by the Local Planning Authority prior to erection should be secured, to protect the dark skies and surrounding countryside, in accordance with EN13.

Environment Agency: No response received.

Norfolk County Council Flood & Water Management (Lead local flood authority): Comments in relation to original Drainage Strategy dated April 2017 - Object on the grounds of insufficient information in relation to specific on site geology and presence of groundwater, no boreholes or trial pits have been dug, insufficient information regards to the depths and locations of the Soil Percolation Test, no calculations submitted to substantiate applicants statement that the drainage system will ensure there is no above ground surface water flooding during the 1 in 30 year rainfall event.

The Lead Local Flood Authority has advised that they will review their objection if these issues are adequately addressed.

Comments in relation to Flood Risk Assessment and Surface Water Drainage Strategy (Addendum A) dated 1 June 2017 - Response awaited.

HUMAN RIGHTS IMPLICATIONS

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

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

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

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

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

Policy SS 1: Spatial Strategy for North Norfolk (*specifies the settlement hierarchy and distribution of development in the District*).

Policy SS 2: Development in the Countryside (*prevents general development in the countryside with specific exceptions*).

Policy SS 4: Environment (*strategic approach to environmental issues*).

Policy SS 5: Economy (*strategic approach to economic issues*).

Policy EN 2: Protection and enhancement of landscape and settlement character (*specifies criteria that proposals should have regard to, including the Landscape Character Assessment*).

Policy EN 4: Design (*specifies criteria that proposals should have regard to, including the North Norfolk Design Guide and sustainable construction*).

Policy EN 6: Sustainable construction and energy efficiency (*specifies sustainability and energy efficiency requirements for new developments*).

Policy EN 9: Biodiversity and geology (*requires no adverse impact on designated nature conservation sites*).

Policy EN 10: Flood risk (*prevents inappropriate development in flood risk areas*).

Policy EN 13: Pollution and hazard prevention and minimisation (*minimises pollution and provides guidance on contaminated land and Major Hazard Zones*).

Policy CT 5: The transport impact on new development (*specifies criteria to ensure reduction of need to travel and promotion of sustainable forms of transport*).

National Planning Policy Framework (March 2012):

Section 3 – Supporting a prosperous rural economy

Section 7 – Good Design

Section 11 – The Natural Environment

MAIN ISSUES FOR CONSIDERATION

1. Principle of development
2. Landscape and visual impact
3. Impact upon neighbouring residential properties
4. Ecological impacts
5. Pollution (Noise, odour, light, waste, water)
6. Traffic/highway safety
7. Surface Water flooding
8. Energy efficiency

APPRAISAL

1. Principle of Development

The application site is located within the Countryside Policy Area where development is limited to that which requires a rural location as specified under Policy SS 2. The proposal is considered to constitute an agricultural use and would be located on an existing farm. Development in relation to agriculture is one of the uses supported by Policy SS 2.

Policies SS 1 and SS 5 also seek to support the rural economy through different types of development. In addition, paragraph 28 of the National Planning Policy Framework (NPPF), promotes development of agricultural and other land based rural business.

It is therefore considered that the principle of this development is acceptable in this location and is in accordance with Policies SS 1, SS 2 and SS 5 of the adopted North Norfolk Core Strategy, and paragraph 28 of the NPPF.

Whilst the principle of such a use may be acceptable the proposed development also needs to comply with other relevant policies within the adopted North Norfolk Core Strategy, as considered in the remainder of this report.

2. Landscape and Visual Impact

In terms of landscape and visual impact the site is located at Poplar Farm in close proximity to a group of existing agricultural buildings. The application has been supported by a Landscape Visual Impact Assessment (LVIA) which concluded that given the nature of the local landscape, comprised of large scale agricultural land uses, the proposed scheme would not be out of character with its surroundings when considered as part of the wider landscape. The proposal is considered to be in keeping with the scale and character of the landscape and would not provide a significant additional intrusion into key views from the nearest sensitive receptors including local settlements.

The applicant has provided some detail of proposed planting however it is considered that any approval should require the submission and approval of additional landscaping details to include a planting schedule and maintenance plan which fulfil the objectives as set out in the LVIA.

The Committee will note that the Landscape Officer has no objections to this application in terms of landscape and visual impact. The Landscape Officer agrees with the conclusions of the LVIA that any adverse visual and landscape impacts will be limited by virtue of the siting of the proposed development close to existing farm buildings.

The proposal is therefore considered to be acceptable and in accordance with Policies SS 4 and EN 2 of the adopted North Norfolk Core Strategy.

3. Impact upon neighbouring properties

Poplar Farm House is located approximately 190m to the south east of the application site. The nearest neighbouring properties are Heath Farm, Heath Barn, Heath Farm Caravan Site and Old Manor House which are situated approximately 100m to the south and south west of the site. The proposed building would be visible from these properties and their gardens but would be partially screened by the boundary hedgerows. It is not considered that the proposal would have a significant detrimental visual impact upon the neighbouring properties.

Concerns regarding pollution that could have a direct impact upon local residents, in the form of noise, odour, vermin, flies, light and waste, were raised as objections. However, following submission of requested reports and management plans and subject to the imposition of conditions requiring the mitigation measures and management strategies to be carried out, Environmental Protection have advised they have no objection in relation to this proposal. Concerns raised regarding external lighting can be addressed by way of condition, which would require details to be submitted to and agreed by the Local Planning Authority prior to installation. It is therefore not considered that the proposal would have a significant detrimental impact upon the residential amenities of local residents.

Noise in relation to HGV traffic and disturbance to local residents has been considered by Environmental Protection who advise that, subject to approval of the precise details of the mitigation measures proposed by the acoustic consultant (construction of a noise barrier at the perimeter of the concrete apron, provision of electric forklifts in place of diesel and restricted working day of 07:00 to 20:00hrs) and the incorporation of those noise reduction measures in any grant of planning permission, there is no objection to the proposal. It should be noted that there could be other farm related traffic movements at and in the vicinity of the site which would not be restricted by any conditions imposed on an approval of this application.

Environmental Protection have also advised that subject to the fitting of noise control measures (acoustic attenuators or louvres) to the various fan types there is no objection in relation to noise from the proposed fans.

It is therefore considered that proposal complies with Policy EN 4.

4. Ecological Impacts

The applicant has submitted an Ammonia Dispersion and Deposition Report, an Impact of Odour Dispersion Modelling Study and an Extended Phase 1 Habitat Survey as part of the supporting documentation with this application. The Landscape Officer has been consulted as well as Natural England. Members will note from the report that these consultees have not raised an objection to the application.

Natural England has raised **no objection** in terms of the impact on Internationally designated sites. The application site is within 10km of the following European sites:

1. The Broads Special Area of Conservation (SAC)
2. Broadland Special Protection Area (SPA)
 - Winterton-Horseley Dunes SAC
 - Great Yarmouth North Denes SPA

The following site is also listed as Ramsar site

- Broadland Ramsar

The application site is also within 5 km of the following sites which are also notified at a national level as Sites of Special Scientific Interest (SSSI).

- Upper Thurne Broads and Marshes
- Ant Broads and Marshes
- Priory Meadows Hickling
- Calthorpe Broad
- Ludham-Potter Heigham Marshes

The Council's Landscape Officer has undertaken a Habitats Regulations Screening Assessment, in accordance with the Council's duty under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 as amended, to assess whether the development proposal would have any likely significant effects on any designated sites. It is considered unlikely that a significant effect on the qualifying features of the Broads SAC would arise as a result of the development proposals. An Appropriate Assessment under the above Regulations is therefore not considered to be required.

The Landscape Officer has advised that they agree with the conclusion provided in the Extended Phase 1 Habitat Survey report, and that subject to the implementation of recommended mitigation and enhancement measures, the development will not result in harm to protected species and would result in no net loss to biodiversity. With respect to policy EN 9 of the Core Strategy and paragraph 109 of the NPPF it is considered that the application is

compliant. Any grant of planning permission should be subject to the imposition of a condition requiring the submission of a Biodiversity Method Statement which provides the detailed recommendations as set out in the report.

It is therefore considered that the proposal is in accordance with Policies SS 4 and EN 9 of the adopted North Norfolk Core Strategy.

5. Pollution (Noise, Odour, Water, Waste, Ammonia, Light)

The applicants have submitted a number of reports with this application including a Noise Impact Assessment; vermin control policy, dust and odour control policy, noise control policy, wild animal control policy, management plan, ammonia dispersion and deposition report, impact of odour dispersion modelling study, water segregation plan and a flood risk assessment and surface water drainage strategy.

Consultations have been undertaken on the above documents. Environmental Protection initially raised concerns and many public objections have been received in respect of pollution matters. The application as first submitted was lacking in detail but the required information has been received. Subject to the imposition of conditions on any approval to ensure agreement of precise details and incorporation of mitigation measures and proposed management of the site there is no objection from Environmental Protection in respect of pollution matters.

No details have yet been submitted in relation to external lighting. Careful consideration will need to be given to the external lighting scheme, and any such scheme would need to ensure that that light pollution is kept to a minimum. It is normal practice for the details of external lighting to be submitted and approved as part of a condition prior to installation so that Environmental Protection and additionally in this case the Landscape Officer can be satisfied that any proposed external lighting will not have any significant impacts in terms of light pollution in the surrounding landscape. The Committee will note that both Environmental Protection and the Landscape Officer would require a condition regarding details of external lighting to be submitted and approved prior to installation.

The Lead Local Flood Authority (LLFA) has been consulted in respect of drainage matters, at the time of writing this report their response to the additional supporting information submitted by the applicant following their objection was awaited. Members will be verbally updated at the development committee meeting in respect of this element of the proposal.

Subject to the LLFA not raising an objection to the proposal, and the imposition of any requested conditions, the proposed development is considered to comply with Policies EN10 and EN13 of the adopted North Norfolk Core Strategy.

6. Traffic/Highway Safety impact

The amended Design and Access Statement submitted with the application provides details on expected vehicular movements in relation to this proposal. The site will be served by the existing vehicular access off the Sutton Road, to the south of the site, running through the existing group of farm buildings linking to a new track to connect to the concrete apron at the south eastern corner of the proposed building. Notwithstanding the objections raised in relation to increased traffic on the rural roads, the highway authority have raised no objection to the proposal.

The local highway network serving the site consists of 'C' Class roads (Sutton Road / Hickling Road & Heath Road) which then link to the A149 Principal Route. Although these roads, especially Sutton Road / Hickling Road to the west of the site, have some shortcomings in

width and alignment they are considered to be of good standard when compared to many rural roads in the County and the distance to the strategic road network (from where the HGV's would travel) is relatively short.

The highway authority have advised that given that the land forming the proposal site is existing agricultural land within a well-established farm unit which could already be adding some traffic movements onto the local highway network in its own right and that any increase in traffic resulting from the proposal would be considered fairly minor, it would be very difficult to justify any adverse highway safety comments on the application.

In terms of vehicular access to the site the Highway Authority have no objection to the use of this access for the proposed development and have not recommended the imposition of any conditions in relation to the access or other highway matters.

Highways considerations are guided by the NPPF which states at paragraph 32: "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". Given the lack of objection from the highway authority it is not considered that there are sufficient grounds to object to the application on traffic and highway safety. The proposal is therefore considered to be acceptable and in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

7. Surface Water Flooding

Whilst the application site is outside of the Environment Agency's high risk flood zones 2 and 3, as the site of the proposed development is over a hectare in size within Flood Zone 1, the applicants were required to prepare a Flood Risk Assessment to demonstrate that the proposed development would not increase flood risk elsewhere through the design of an appropriate surface water drainage scheme.

A Flood Risk Assessment and Surface Water Drainage Strategy (FRA) have been submitted and the Environment Agency (EA) and the LLFA consulted. No response has been received from the EA and at the time of writing this report the further response of the LLFA was awaited.

No objections have been received from Environmental Protection in relation to drainage.

Subject to no objection being received from the LLFA and the imposition of conditions requiring the development to be carried out in full accordance with the FRA it is considered that the proposal is acceptable and in accordance with Policies EN10 and EN13 of the adopted North Norfolk Core Strategy.

8. Energy Efficiency:

Policy EN 6 of the adopted North Norfolk Core Strategy refers to Sustainable Construction and Energy Efficiency. This policy requires all new development to demonstrate how it minimises resource consumption and energy consumption. All developments are encouraged to incorporate on site renewable and/or decentralised renewable or low carbon energy sources. Development proposals over 1000 square metres or 10 dwellings (new build or conversion) are required to include on site renewable technology to provide for a minimum of 20% predicted total energy usage.

In terms of energy consumption the proposed operating system will be a Jansen Aviaview, which the agent has advised is a relatively new system. The agent has discussed the energy consumption requirements with Jansen and they have provided the following details.

“The oldest Aviaview unit was constructed in 2016 with the birds housed on 7th June 2016. The total amount of electric that the unit has used from 27th May 2016 to 5th March 2017 is 31,908 kwh. This is split into 80% (25,580 kwh) daytime and 20% (6,400 unit) night time. These figures are for a 16,000 bird unit and are the most accurate information held. This is showing an average of 3,200 units per month on a 16,000 bird unit, therefore, if we double the amount for 32,000 birds and multiply by 12 months, the prediction is 76,000 kwh per annum”.

In terms of renewable energy being used on the site the agent has confirmed that the applicants have an existing roof mounted 50kwh solar array system on top of the grain store which has been there for the last year. The existing on site renewable energy provision generates approximately 47,000 kwh per annum, and it is proposed to connect the proposed hen unit to this system. The agent has advised that the connection of the existing solar array to the hen unit will provide 62% of the annual electricity requirements of the proposed development.

Policy EN6 requires a minimum of 20% on site renewable technology. This proposal would far exceed that requirement at 62%. The proposal is therefore considered to be acceptable in accordance with Policy EN6 of the Core Strategy.

9. Conclusion

Careful consideration has been given to this application in reaching a recommendation. The proposed building is significant in scale in terms of its footprint. However, the siting and landscaping are considered to be acceptable in terms of the visual impact and would provide enhancements in terms of habitat. Whilst the further comments of the LLFA following the receipt of additional supporting information are awaited, notwithstanding objections from local residents, based on the consultation responses received, the proposal is considered to be acceptable and in accordance with Development Plan policies subject to the imposition of appropriate conditions.

The recommendation is one of delegated approval subject to no objections being received from the LLFA, and the imposition of appropriate conditions as listed in the recommendation section of this report.

RECOMMENDATION: Delegated authority to approve subject to:

- **no objections being received from the Lead Local Flood Authority;**
- **no new material grounds of objection being raised, and;**
- **appropriate conditions as listed below and any other conditions deemed appropriate by the Head of Planning:**

1. **Time limit**
2. **In accordance with the drawings and reports submitted**
3. **Samples of colour finish to external cladding, fans, louvres, doors and silos**
4. **Detailed landscaping plan**
5. **Ecology mitigation (Biodiversity Method Statement),**
6. **Details of external lighting**
7. **Details of the mitigation measures proposed by the acoustic consultant**
8. **Development to be carried out in full accordance with the FRA**

(2) **BLAKENEY - PF/17/0581 - Erection of single storey dwelling; 8 Langham Road for Mr & Mrs Ingham**

Minor Development

- Target Date: 08 June 2017

Case Officer: Mrs L Starling

Full Planning Permission

CONSTRAINTS

Settlement Boundary

Residential Area

Area of Outstanding Natural Beauty

Controlled Water Risk - Medium (Ground Water Pollution)

RELEVANT PLANNING HISTORY

PF/17/0143 PF - 8 Langham Road, Blakeney- Erection of detached chalet bungalow - Refused 22nd March 2017

PF/16/0786 HOU - 8 Langham Road, Blakeney - Erection of two storey extension - Withdrawn by Applicant 27th July 2016

PF/16/0699 PF - 8 Langham Road, Blakeney - Erection of detached 4 bed chalet bungalow - Withdrawn by Applicant 13th July 2016

PLA/20090932 PF - 8 Langham Road, Blakeney - Construction of pitched roof to side extension - Approved 23rd October 2009

PLA/20071271 PF - 8 Langham Road, Blakeney - Erection of detached double garage - Approved 24th September 2007

THE APPLICATION

Seeks full planning permission for the demolition of a detached garage on garden land to the rear of 8 Langham Road and the erection of a detached single-storey detached dwelling.

The dwelling would have a maximum height to the ridgeline of 6 metres and would be constructed in red clay pantiles and red brick plinth and chimney and white rendered walls. The dwelling would comprise of an open plan lounge/kitchen/diner and two bedrooms and bathrooms.

The proposed dwelling would be accessed via a new access off Queens Close and would be served by its own parking and garden areas.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Councillor Ward on the grounds that the application conflicts with Policy in respect of design, highway safety and its impact upon residential amenity.

PARISH/TOWN COUNCIL

Blakeney Parish Council - Objection on the following grounds;

- Overdevelopment
- Dangerous egress into Queen's Close due to proximity to the Doctors Surgery car park.
- Loss of a section of section of hedgerow to create access.
- Detrimental impact on light to adjoining bungalow and potential impact of overlooking from windows within the roof, particularly in light of concerns with Memorial Cottages site on New Road.

REPRESENTATIONS

Two letters of objection have been received from the public on the following grounds;

- Overdevelopment and out of keeping with the character of the area.
- History of refusals for dwellings on this site.
- Intrusive to neighbouring properties.
- Proposed access is unsafe due to its proximity to Doctors car park and pedestrians using the footpath.
- Lack of screening around the plot.
- Concerns over the removal of site notices.
- Would set undesirable precedent for the development of small plots within the AONB.

CONSULTATIONS

County Council (Highway) - No objections subject to conditions in respect of access, gates and onsite parking and turning provision.

Landscape Officer - Awaiting comments.

Norfolk Coast Partnership - Concerns raised in respect of overdevelopment and whilst the scheme in isolation would not have a detrimental impact upon the AONB the cumulative impact of the loss of small plots and garden areas in villages should be considered to protect the character of towns and villages within the AONB.

HUMAN RIGHTS IMPLICATIONS

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

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

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

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

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

Policy SS 1: Spatial Strategy for North Norfolk (*specifies the settlement hierarchy and distribution of development in the District*).

Policy SS 3: Housing (*strategic approach to housing issues*).

Policy SS 4: Environment (*strategic approach to environmental issues*).

Policy SS 6: Access and Infrastructure (*strategic approach to access and infrastructure issues*).

Policy HO 1: Dwelling mix and type (*specifies type and mix of dwellings for new housing developments*).

Policy HO 2: Provision of affordable housing (*specifies the requirements for provision of affordable housing and/or contributions towards provision*).

Policy HO 7: Making the most efficient use of land (*Housing density*) (*Proposals should optimise housing density in a manner which protects or enhances the character of the area*).

Policy EN 1: Norfolk Coast Area of Outstanding Natural Beauty and The Broads (*prevents developments which would be significantly detrimental to the areas and their setting*).

Policy EN 2: Protection and enhancement of landscape and settlement character (*specifies criteria that proposals should have regard to, including the Landscape Character Assessment*).

Policy EN 4: Design (*specifies criteria that proposals should have regard to, including the North Norfolk Design Guide and sustainable construction*).

Policy EN 9: Biodiversity and geology (*requires no adverse impact on designated nature conservation sites*).

Policy EN 13: Pollution and hazard prevention and minimisation (*minimises pollution and provides guidance on contaminated land and Major Hazard Zones*).

Policy CT 5: The transport impact on new development (*specifies criteria to ensure reduction of need to travel and promotion of sustainable forms of transport*).

Policy CT 6: Parking provision (*requires compliance with the Council's car parking standards other than in exceptional circumstances*).

National Planning Policy Framework (NPPF)

Section 6 – Delivering a wide choice of high quality homes

Section 7 – Requiring good design

Section 11 – Conserving and enhancing the natural environment

MAIN ISSUES FOR CONSIDERATION

Principle

Design, scale and impact upon the Area of Outstanding Natural Beauty (AONB)

Amenity

Highway safety

APPRAISAL

This application was deferred from Development Committee on the 15th June 2017 for a site visit. A site visit was carried out on the 30th June 2017.

Principle

The site lies within the Development Boundary for Blakeney in an area designated as 'residential' where the principle of a new dwelling is acceptable under Policy SS1, subject to scheme satisfying a range of other policy criteria.

Design, scale and impact upon the AONB

Members will note that an application for a four bedroom chalet style detached dwelling to be constructed on this site was recently refused on the grounds of its scale, design, overall height and massing, positioning on the plot and impact upon the residential amenities of neighbouring properties (Ref: PF/17/0143).

Concerns have been raised by the Parish Council and local residents that this revised still constitutes overdevelopment, in a manner which would be detrimental to the appearance of the AONB and detract from the character of the area.

Notwithstanding these concerns, whilst it is acknowledged that the plot on which the proposed dwelling would be sited is relatively restricted in size, it is situated within an established residential area, with the Doctors Surgery car park set directly to the south between the site and the road. A large detached garage is already present on the site which would be demolished as part of to allow the new dwelling to be constructed. The proposed dwelling, whilst having a restricted rear garden (of approximately 6 metres) would have also be served by additional amenity space to the front of the proposed dwelling. In terms of its design, materials and massing, the proposed dwelling is considered acceptable, and combined with its reduction in scale, the changes proposed to its positioning and orientation on the plot, and the level of amenity space available, would make it difficult to justify the refusal of the application on the grounds of overdevelopment and having a significantly detrimental impact upon the character of the area.

Furthermore, the site also lies within an Area of Outstanding Natural Beauty, where concerns have been raised as to the impact of a dwelling in this location upon the appearance and special qualities of the area. Notwithstanding these concerns, given the context of the site and surrounding development, it is not considered that the scheme would have a significant harmful to the appearance and qualities of the AONB.

It is therefore considered that the revised scheme would accord with the regiments of Policies SS3, EN1, EN2, EN4, EN9 of the Core Strategy and Sections 7 and 11 of the NPPF.

Amenity

Concerns have been raised by the Parish Council and public that the proposed dwelling would detrimentally impact upon the residential amenities of neighbouring properties. The impact of the scheme upon the occupants of the neighbouring property to the north (known as Close-By), particularly in respect of overshadowing, loss of light and overbearing impact formed part of the refusal of the previous application for a dwelling on the site (Ref: PF/17/0143).

Whilst discussions are currently taking place with the agent in respect of the two windows within the roofspace gables due to concerns that whilst only ground floor accommodation is being proposed at present, given the ridge height, there is potential for first floor accommodation to be created within the roofspace in the future. Members will be updated verbally at the meeting in respect of this matter. Subject to the property remaining single-storey, it is considered that the proposed dwelling has been designed in a manner which would adequately protect the residential amenities of the occupants of surrounding properties, as well as provide adequate amenity for any future occupants of the proposed dwelling. It is therefore considered that the scheme would comply with Policies EN4 and EN13 of the North Norfolk Core Strategy and Section 3.3.10 of the North Norfolk Design Guide.

Highway safety

Concerns have been raised by both the Parish Council and local residents to the creation of a new access off Queens Close (an unclassified road), particularly given its proximity to the Doctors Surgery car park. The applicant's property (No.8) would continue to be served by an access/parking off Langham Road. Notwithstanding these concerns, the application has been assessed by the Highways Authority who have raised no objections, subject to the imposition of conditions in respect of access, gates and parking and turning arrangements. It is therefore considered that the scheme would safeguard highway safety in accordance with Policies CT5 and CT6 of the Core Strategy.

Conclusion

Whilst acknowledging the constraints of the site and restrictive nature of the plot, and following full consideration of the issues raised, it is considered that in this instance that the application is broadly in compliance with the relevant Development Plan policies and is, therefore, recommended for approval.

RECOMMENDATION: Approve subject to the resolution of the outstanding issues relating to the windows within the roof space and the imposition of conditions deemed necessary by the Head of Planning.

- (3) **CORPUSTY AND SAXTHORPE - PF/17/0427 - Variation of condition 2 of planning permission ref: PF/16/1086 to allow for alterations and design changes to the extensions and garage/store; Hill Cottage, Heydon Road, Corpusty for Mr Stenhouse**

- Target Date: 15 May 2017

Case Officer: Mrs L Starling

Full Planning Permission

CONSTRAINTS

Countryside

Gas Pipe Buffer Zone

Controlled Water Risk - Medium (Ground Water Pollution)

RELEVANT PLANNING HISTORY

PF/16/1086 HOU - Hill Cottage, Heydon Road, Corpusty - Erection of single and two-storey extensions to dwelling and detached garage/store with accommodation above and first floor balcony to side and front, linked to garage - Approved 20th December 2016.

THE APPLICATION

Seeks planning permission to vary condition 2 of planning permission Ref: PF/16/1068 to allow for alterations and design changes to made to a recently approved planning permission for extensions to the main property known as Hill House, along a proposed changes to a detached garage/store building to be constructed within the grounds.

The property lies to the west of Heydon Road in within a relatively large plot.

Access to the site would continue to be served off Heydon Road.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Councillor Perry-Warnes on the grounds that the application of Policies HO8 and EN4 is not consistent with the precedent set by a nearby property, Meade View.

PARISH/TOWN COUNCIL

Corpusty Parish Council - Awaiting comments.

REPRESENTATIONS

None.

CONSULTATIONS

Landscape Officer - No objections based on the accompanying Arboricultural Method Statement and the imposition of conditions in respect of landscaping/planting.

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to Article 8: The Right to respect for private and family life.

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

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

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

Policy SS2: Development in the Countryside (*prevents general development in the countryside with specific exceptions*).

Policy SS 4: Environment (*strategic approach to environmental issues*).

Policy HO 8: House extensions and replacement dwellings in the Countryside (*specifies the limits for increases in size and impact on surrounding countryside*).

Policy EN 2: Protection and enhancement of landscape and settlement character (*specifies criteria that proposals should have regard to, including the Landscape Character Assessment*).

Policy EN 4: Design (*specifies criteria that proposals should have regard to, including the North Norfolk Design Guide and sustainable construction*).

Policy EN 9: Biodiversity and geology (*requires no adverse impact on designated nature conservation sites*).

Policy EN 13: Pollution and hazard prevention and minimisation (*minimises pollution and provides guidance on contaminated land and Major Hazard Zones*).

Policy CT 5: The transport impact on new development (*specifies criteria to ensure reduction of need to travel and promotion of sustainable forms of transport*).

Policy CT 6: Parking provision (*requires compliance with the Council's car parking standards other than in exceptional circumstances*).

National Planning Policy Framework (NPPF) March 2012

NPPF Section 7 – Requiring good design

NPPF Section 11 – Conserving and enhancing the natural environment

MAIN ISSUES FOR CONSIDERATION

Principle

Design, scale and visual impact

Trees and landscape

Amenity

Highway safety

APPRAISAL

This application was deferred from Development Committee on the 15th June 2017 for a site visit. A site visit was carried out on the 30th June 2017.

Principle

The site lies within an area designated as 'countryside' where Policy SS2 of the North Norfolk Core Strategy permits the principle of residential extensions and domestic outbuildings subject to schemes also complying with a range of other policy criteria.

Design, scale and visual impact

Members will note that planning permission was recently granted for extensions and alterations to this property, including the construction of a detached outbuilding (Ref:PF/16/1086). Whilst this application was approved, following discussions significant amendments were made by the applicant during the application process to overcome the Council's concerns. These main changes made to the scheme were as follows;

- Deletion of the balcony along the front elevation (replaced with three individual balconies)
- Use of a broader palette of external materials to break up the bulk of the extensions.
- Deletion of the balcony linking the house to the outbuilding
- Changes to the detached outbuilding including a reduction in its ridge height, the deletion of the first floor projecting gable and its replacement with wedge style dormer, and

changes to the materials (to include cladding set on a brick plinth) to break up the bulk of the building and make it visually subservient to the host property.

Whilst the changes proposed to the original application did not full address all the design concerns, on balance, given the isolated position of the host property, the plot not being unduly prominent due to the difference in land levels and the level of alterations which could be carried out under permitted development (including extensions and cladding of the existing property), the scheme was broadly considered acceptable in design terms, and was approved.

This current application is in essence a similar scheme to that which was originally submitted as part of original application (Ref: PF/16/1086), albeit with some minor changes (including the deletion of the balcony link between the house and the outbuilding and the use of render on the main house). On this basis, it is considered that extensions and alterations proposed to the dwelling and the new outbuilding proposed are unacceptable in design terms, and combined with their overall scale and appearance, would result in a development detrimental to character of the surrounding rural area, as well as to that of the original property. It is therefore considered that the scheme would fail to comply with the requirements of Policies HO8 and EN4 of the Core Strategy and Section 7 of the NPPF.

Trees and landscape

Whilst the Landscape Officer raised concerns to the original scheme, based on the scale and design of the extensions proposed and the loss of a large ash tree and hawthorn on the site, following the submission of an Arboricultural Method Statement, no objection was raised subject to conditions. Given that the AMS has been re submitted and subject to the imposition of the landscaping conditions approved as part of the original permission, no objection has been raised and it is therefore considered that the revised scheme would accord with Policies SS4, EN2 and EN9 of the Core Strategy.

Residential amenity

Whilst the extensions and outbuilding proposed are relatively large and include features such as external balconies, the site lies in a rural location, in a relatively isolated position with the only neighbouring property situated some distance away to the north and separated by a significant tree bank/wooded area. Given the design of the scheme proposed, the distance of separation from the neighbouring property and the differing land levels, the scheme would not significantly impact on the residential amenities of the occupants of any neighbouring property in respect of loss of light, privacy or overshadowing. It is therefore considered that the scheme would protect residential amenity in accordance with the requirements of Policy EN4 of the North Norfolk Core Strategy.

Highway safety

Whilst the proposed extensions/outbuilding would not impact on the existing parking or access arrangements, NCC Highways raised concerns in respect of the existing access being unsuitable to cater for any development which would increase traffic levels. In this case, the accommodation being proposed is ancillary to the use of the host property, and therefore subject to being conditioned accordingly, the scheme would adequately safeguard highway safety, and accord with Policies CT5 and CT6 of the Core Strategy.

Conclusion

Based on the above considerations, the application is recommended for refusal.

RECOMMENDATION: Refuse for the following reasons;

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

**HO 8 - House extensions and replacement dwellings in the Countryside
EN 4 - Design
NPPF Section 7 – Requiring good design**

In the opinion of the Local Planning Authority, the design and scale of the extensions and alterations proposed to the host property, combined with the scale, massing and design of detached outbuilding, would result in an incongruous form of development which would fail to reflect the character of the host property and would detract from the rural character of the surrounding area. The scheme is therefore considered contrary to the requirements of Policies HO8 and EN4 of the North Norfolk Core Strategy and Section 7 of the NPPF.

(4) APPLICATION RECOMMENDED FOR A SITE INSPECTION

A site inspection by the Committee is recommended by Officers prior to the consideration of a full report at a future meeting in respect of the following application. The application will not be debated at this meeting.

Please note that additional site inspections may be recommended by Officers at the meeting or agreed during consideration of report items on this agenda.

FULMODESTON 17/0862 - Erection of 1no. additional duck rearing unit an 1no. straw barn at Clipstone Farm House, Clipstone for Ralph Harrison & Partners

REASON FOR REFERRAL TO COMMITTEE

At the request of the Head of Planning to allow Members to see the site and its context prior to consideration of this application, in order to expedite the determination of the application.

RECOMMENDATION:-

The Committee is recommended to undertake the above site visit.

APPEALS SECTION

(5) NEW APPEALS

BLAKENEY - PF/17/0143 - Erection of detached chalet bungalow; 8 Langham Road for Mr & Mrs Ingham

WRITTEN REPRESENTATIONS

EAST RUSTON - PU/16/1634 - Prior notification for a proposed change of use of agricultural building to no.2 dwellings houses; Barn at Poplar Farmhouse, Chequers Street for Mr & Mrs Stares

WRITTEN REPRESENTATIONS

LANGHAM - PF/16/1157 - Use of land to site 3 shepherds huts for holiday use and parking spaces, erection of utility shed, installation of package treatment plant, 3000 litres water bowser and creation of new access and track; Grove Farm, Field Dalling Road for Grove Farm Partnership

WRITTEN REPRESENTATIONS

SUTTON - PF/16/1178 - Retrospective Change of use - Agricultural storage to Scaffolding business storage and associated outbuildings.; depot 3, Sutton Road, Catfield for MR Scaffolding (Anglia) Ltd
WRITTEN REPRESENTATIONS

TRUNCH - PF/16/1528 - Erection of two storey dwelling; Land to the front of, Park Barn, Knapton Road for Mr & Mrs Bennett
WRITTEN REPRESENTATIONS

(6) **INQUIRIES AND HEARINGS - PROGRESS**

SCULTHORPE - PF/15/0907 - Erection of 71 dwellings, new access road, side roads, water attenuation ponds, drainage works, play areas, landscaping and associated works (Phase 1- full planning) and Phase 2 of up to 129 dwellings, side roads, primary school, land for community resource centre, play areas, water attenuation ponds and drainage works (outline permission with all matters reserved); Land between Creake Road and Moor Lane for Amstel Group Corporation Ltd
PUBLIC INQUIRY 25 April 2017

WEYBOURNE - ENF/16/0114 - Site being used as camp site without permission; The Barn, Bolding Way, Weybourne, Holt
PUBLIC INQUIRY 20 June 2017

(7) **WRITTEN REPRESENTATIONS APPEALS - IN HAND**

BLAKENEY - PF/16/0876 - Erection of 2 no. two-storey 3 bed detached houses and detached garage block. Change of use of part of the site to garden land for 5 Westgate Street; Stratton Long Marine, Westgate Street for Stratton Long Marine Ltd

SHERINGHAM - PF/16/1175 - Erection of front, side & rear extensions; Fairway, 2 Links Road for Mr & Mrs Greene

WEYBOURNE - PF/16/0785 - Single storey garage extension (part retrospective); 25A Pine Walk for Mr Boon

WEYBOURNE - ENF/16/0044 - Conservatory + extension to property; 25A Pine Walk, Weybourne

(8) **APPEAL DECISIONS - RESULTS AND SUMMARIES**

TATTERSETT - PF/16/1300 - Erection of Agricultural Storage Building; Land off Hunstanton Road, Tattersett, Norfolk, PE31 8RU for Hurn Bros Ltd - Agricultural Contractors
APPEAL DECISION:- **APPEAL ALLOWED**

A summary of the above decision is attached at **Appendix 1**.

(9) **COURT CASES - PROGRESS AND RESULTS**

BLAKENEY - PF/16/1417 - 8 Wiveton Road

The application above sought permission for the demolition of an existing dwelling, and the erection of a replacement dwelling. The application was approved by Members of Development Committee on the 20th January 2017 and the decision issued on the same day.

An application for a Judicial Review of the above application has been made by North Norfolk Planning Watch Limited to the High Court. That application has been successful and permission granted for a Judicial Review to take place. The date for the Judicial Review has been set for 29 November 2017.

Application Number: PF/16/1300	Appeal Reference: APP/Y2620/W/17/3167361
Location: Land off Hunstanton Road (B1451), Tattersett, PE31 8RU. To the north of Tattersett to the west of the B1454 and to the east of the River Tat.	
Proposal: Erection of an agricultural storage building	
Officer Recommendation: Refuse	Member decision (if applicable) N/a
Appeal Decision: ALLOWED	Costs: N/a
<p>Summary:</p> <p>The main issues the Inspector considered in the appeal were:</p> <ul style="list-style-type: none"> • whether the proposal constituted an agricultural building requiring a rural location, • the effect of the proposal on the character and appearance of the area, and • the effect of the proposal on the biodiversity of the area including the Coastal and Floodplain grazing marsh. <p>With regard to the first point, the Council argued that the storage of farm machinery is not itself an agricultural use, and pointed to another appeal decision upheld in this regard. The Inspector took into consideration the fact that the appellants own the appeal site. They also rent two other parcels of land, at which the farm machinery is currently stored, but neither of which are large enough to store all of the farm machinery. She viewed the land rental agreements, and in the absence of significant evidence to the contrary from the Council, concluded that the building would be used for the purposes of agriculture on land in the ownership of the appellants which they currently farm. Having concluded that the building would be agricultural in nature, it then followed that it would be acceptable in principle for it to be located within the open countryside.</p> <p>Turning to the second point, the Inspector noted that surrounding development is sporadic and limited to farm buildings. It therefore has a strong rural character and appearance. She accepted that the development would introduce an isolated building into the open countryside and in this respect it would be contrary to advice contained within the Landscape Character Assessment SPD. She also acknowledged the building would be relatively large. However, the building would be sited to the rear of a considerable group of trees giving good cover from public views from the adjacent road. In addition she noted that the ground level on which the building would be located would be reduced to mitigate the height of the building required to accommodate the agricultural machinery. In terms of the design, the Inspector found that the building reflects existing agricultural buildings within the surrounding area and would be a sympathetic form of development in the countryside. Finally, she considered that the surrounding undulating landscape and tree cover means that long range views of the building would be limited and any impact would be localised. As a result while the building would be visible, the Inspector ultimately found that its impact on the character and appearance of the area would be mitigated so that it would not be visually prominent.</p> <p>Regarding the impact on biodiversity, the Inspector sided with the appellant again. She found that the appellant's Ecology Report (ER) demonstrated convincingly that the appeal site had been in agricultural arable use for about 30 years, rather than as a grazing and floodplain marsh. The ER outlined a number of measures that the Inspector felt could be secured by a planning condition to secure ecological enhancement of the area and she noted that these measures were welcomed by Natural England. In the absence of compelling evidence from the Council, she concluded that the proposal would not be harmful to the biodiversity of the area including the coastal and floodplain grazing marsh.</p>	
<p>Relevant Core Strategy Policies:</p> <p>SS2 – Development in the Countryside</p> <p>EN 2 - Protection and Enhancement of Landscape and Settlement Character</p> <p>EN4 – Design</p>	

EN9 – Biodiversity & Geology
Relevant NPPF Sections/Paragraphs: None identified
Learning Points/Actions: None

Sources:

Sarah Ashurst – Development Management Manager