

CABINET MEMBERS REPORT TO COUNCIL

19th February 2025

COUNCILLOR ANDREW BROWN - CABINET MEMBER FOR PLANNING AND ENFORCEMENT

For the period 7th December 2024 to 7th February 2025

1 Progress on Portfolio Matters

In terms of **Planning Policy**:

- (i) The ***Further Consultation on the Local Plan*** concluded on 19th December 2024. On 28th January 2025 the Council wrote to the Inspector to advise him that we received 492 comments within the consultation period – and that those comments were from 325 different individuals / organisations. We expect further public hearing sessions will take place in the spring, but this is for the independent Inspector from the Planning Inspectorate to determine. For the latest position see: [Local plan examination latest news](#). For information on the 492 comments, see [Examination documents \(published after submission\)](#). When the Inspector notifies the Council of the next phase of this work, we will publicise it e.g. including via the above news link.

In terms of **Development Management**:

- (ii) The Development Committee has met three times once since the last Report and considered 8 applications at those meetings. Those 8 included four ***major applications*** – for new Film and TV studios at Tattersett – see [Development Committee Report PO231025](#) – for an Extra Care and 40 homes at Stalham – see [Development Committee Report\(s\) PF211532 and PF212021](#) – and 19 homes at Little Snoring – see [Development Committee Report PF241634](#). The Committee(s) supported all four applications and authorised Officers to issue conditional approval(s) upon resolution of specific matters in each case (e.g. the completion of Section 106 Agreement(s)).
- (iii) The Council's new ***Local Validation List*** 'went live' at the start of January 2025. This List relates to the information that needs to be submitted to support different types and scales of planning application. For more information see: [North Norfolk Local Validation Requirements List](#).

- (iv) The Council's new **pre-application service** 'went live' last month. The new service responded to feedback on the previous service that we had received from customers. For more information see: [Planning Pre-Application Services](#).
- (v) Development Committee at its meeting on 23rd January determined the Council's response to the Government's Working Paper on **Planning Reform: Modernising Planning Committee**. For further information see: [Development Committee Planning Reform Report](#). Effectively, we have advocated a position that suggests that a centrally imposed regime that all councils of different sizes and types would be an unhelpful step and also remove democratic legitimacy from the process. Our position was backed up by statistics that demonstrated the overall effectiveness of the Committee process at North Norfolk District Council.

In terms of **Building Control**:

- (vi) The **Building Safety Levy** has now been confirmed and is likely to come into force 1st October 2025. This will involve charging a levy on new developments (e.g. of 10 dwellings or more) - with legislation due to be laid in April/May. New Burden funding has been confirmed and an ongoing 'top slice' of the levy will be retained by the Council to enable us to continue to operate the scheme. The Building Control team is preparing for these new obligations and the consequential resourcing and IT impacts.
- (vii) An announcement is expected next month (March) from the Government to confirm whether or not it will undertake a **review of the Building Control Service provision** – i.e. to determine whether it should continue to be subject to competition from Private Industry and whether it should continue within Local Authorities or whether it should be 'nationalised' within a new body.

In terms of **Planning Enforcement**:

- (viii) In December 2020 the Council served an **Enforcement Notice** following unauthorised works which were carried out on a property in Great Ryburgh – i.e. involving harmful works to the roof of the property. The Enforcement Notice required a return of the roof to its original condition. The Enforcement Notice was appealed – with the Planning Inspectorate then dismissing the appeal. The property owner subsequently failed to undertake the required remedial works, leading to the Council seeking a prosecution for failing to comply with the Planning Enforcement Notice. At Kings Lynn Magistrates Court, the Court found the property owner guilty and issued a £2,000 fine, a £800 Victim Surcharge and the District Council was awarded full costs of £3,600. The team is now in discussion with the owner to get the required remedial works carried out. For further information see: [Council pleased with prosecution over planning enforcement](#).

Finally, on other matters:

- (ix) Work continues on the Government's nationwide initiative to transfer **Land Charges to HM Land** Further information can be accessed at [Local Land Charges Programme](#). Currently we anticipate that our transfer will 'go live' in mid October 2025.

2 Forthcoming Activities and Developments

The next Development Committee is due to be held on 6th March 2025.

The next Planning Policy and Built Heritage Working Party is due to be held on 13th March 2025.

3 Meetings attended

December (from 7th)

11th Overview and Scrutiny
12th Development Committee
18th Full Council
19th Standards Hearing
20th Business Planning

January 2025

6th Cabinet and Business Planning
14th Bacton summit
20th Cabinet
22nd Overview and Scrutiny
29th Full Council

February (up to 7th)

3rd Cabinet and Business Planning
6th Development Committee