

# APPLICATION REFERENCE: PF/24/1892

LOCATION: Pineheath Care Home, Corner  
Road, High Kelling, Holt, NR25 6QD

PROPOSAL: Change of use of existing buildings  
from care home to 35 dwellings with associated  
landscaping, bicycle storage and refuse and  
recycling storage

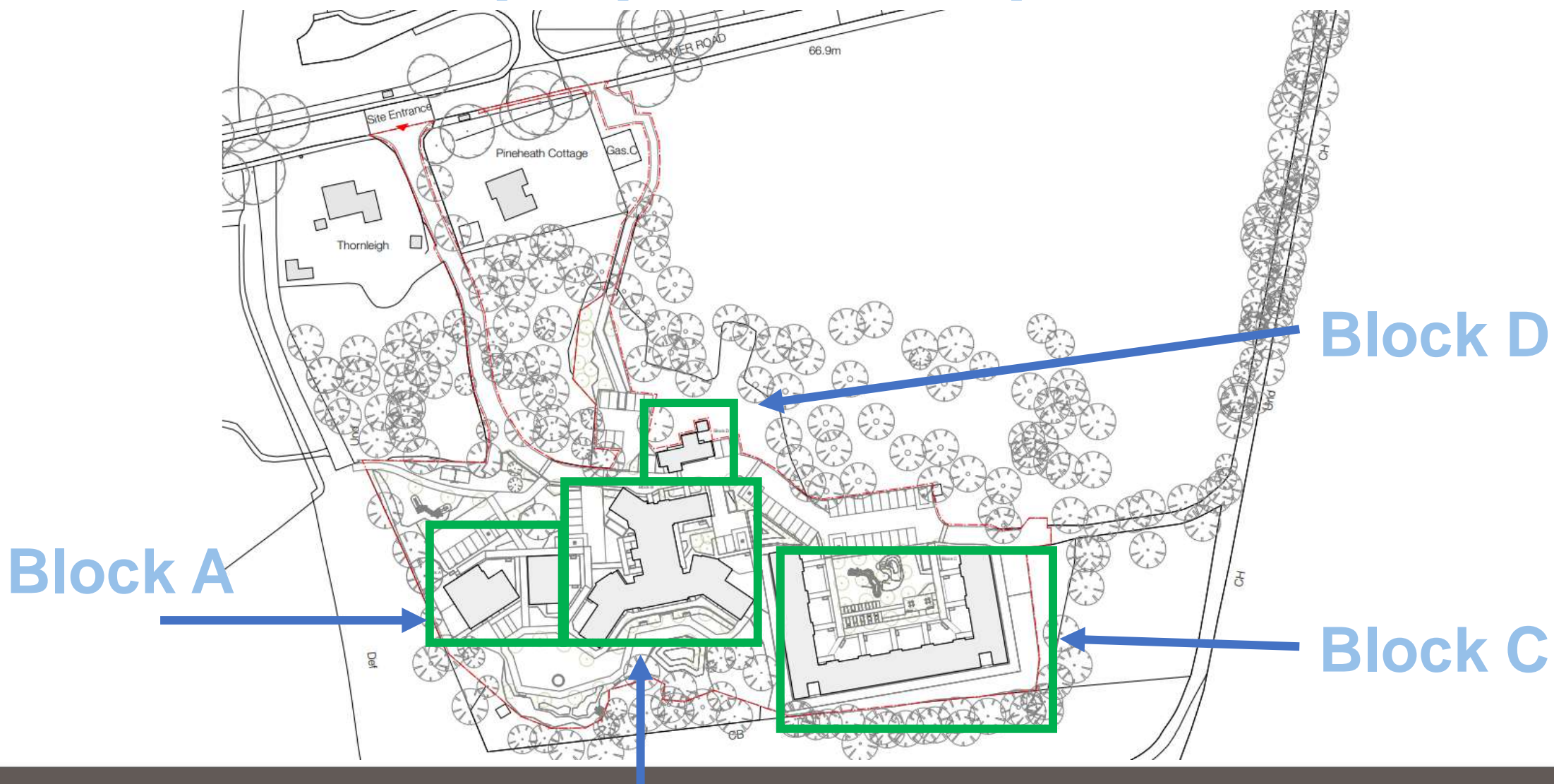


NORTH  
NORFOLK  
DISTRICT  
COUNCIL

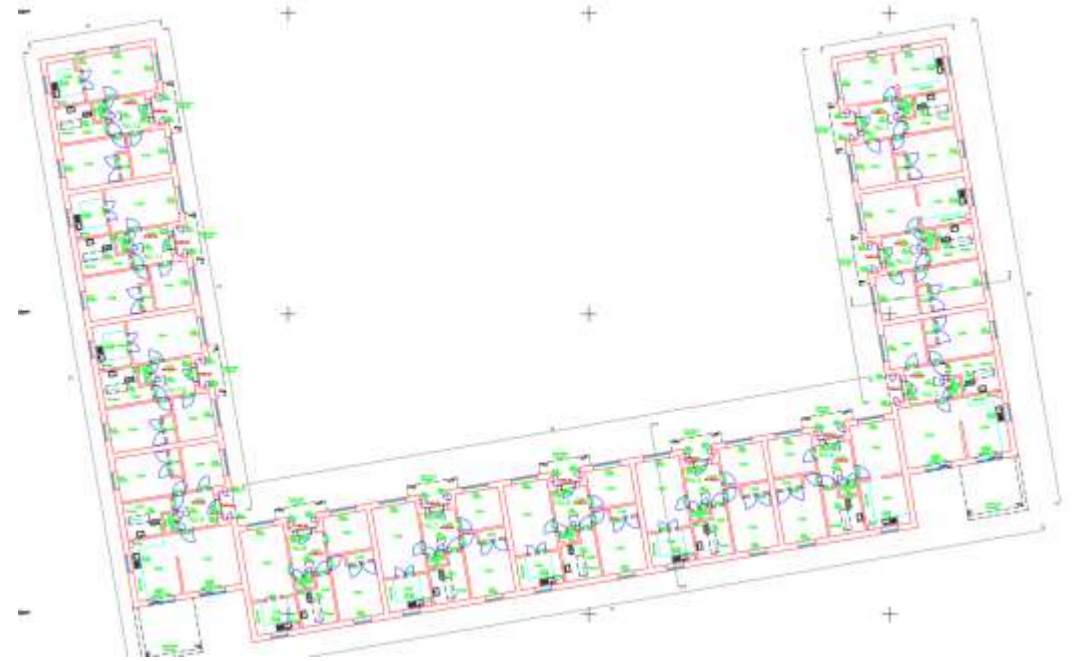
[north-norfolk.gov.uk](http://north-norfolk.gov.uk)



# proposed site plan



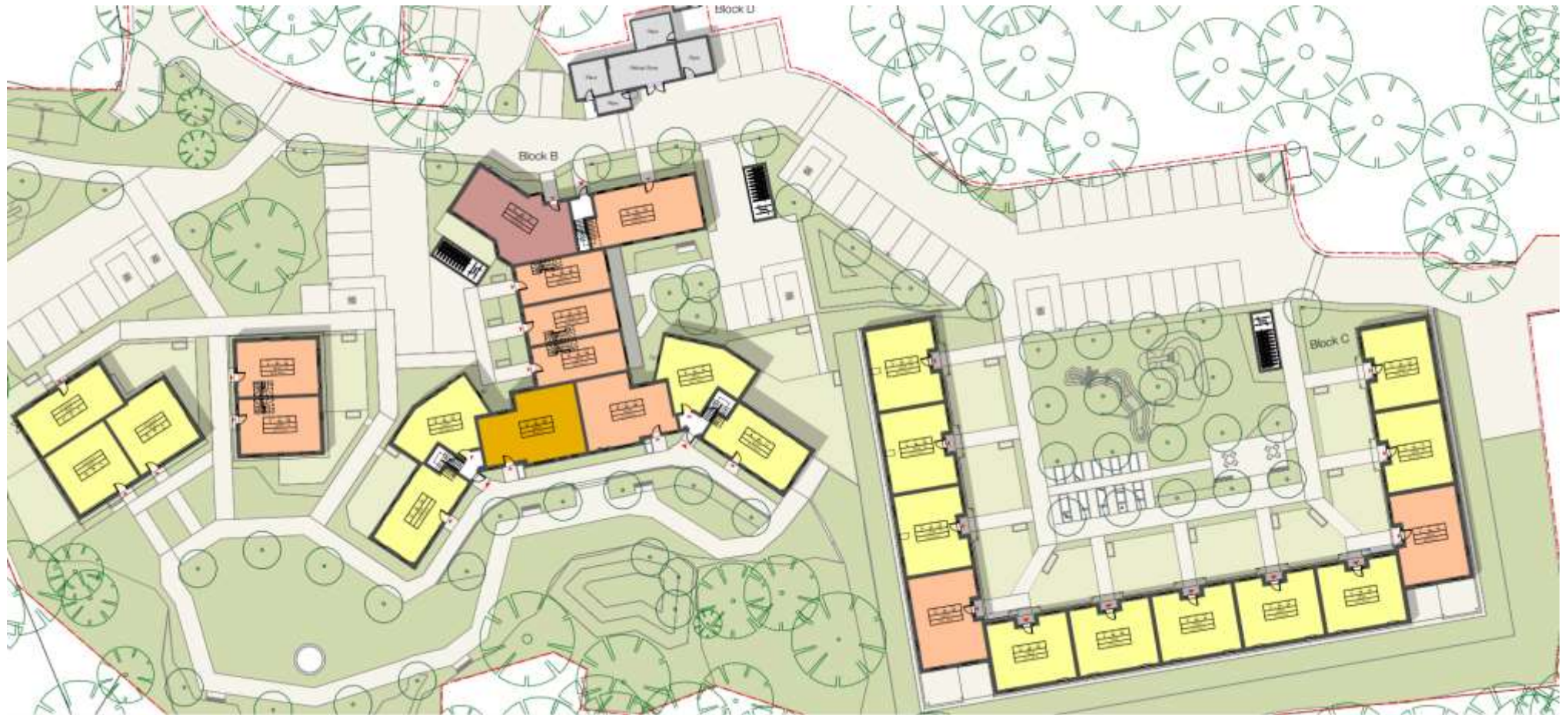
# Existing ground floor plans



# Existing first floor plans



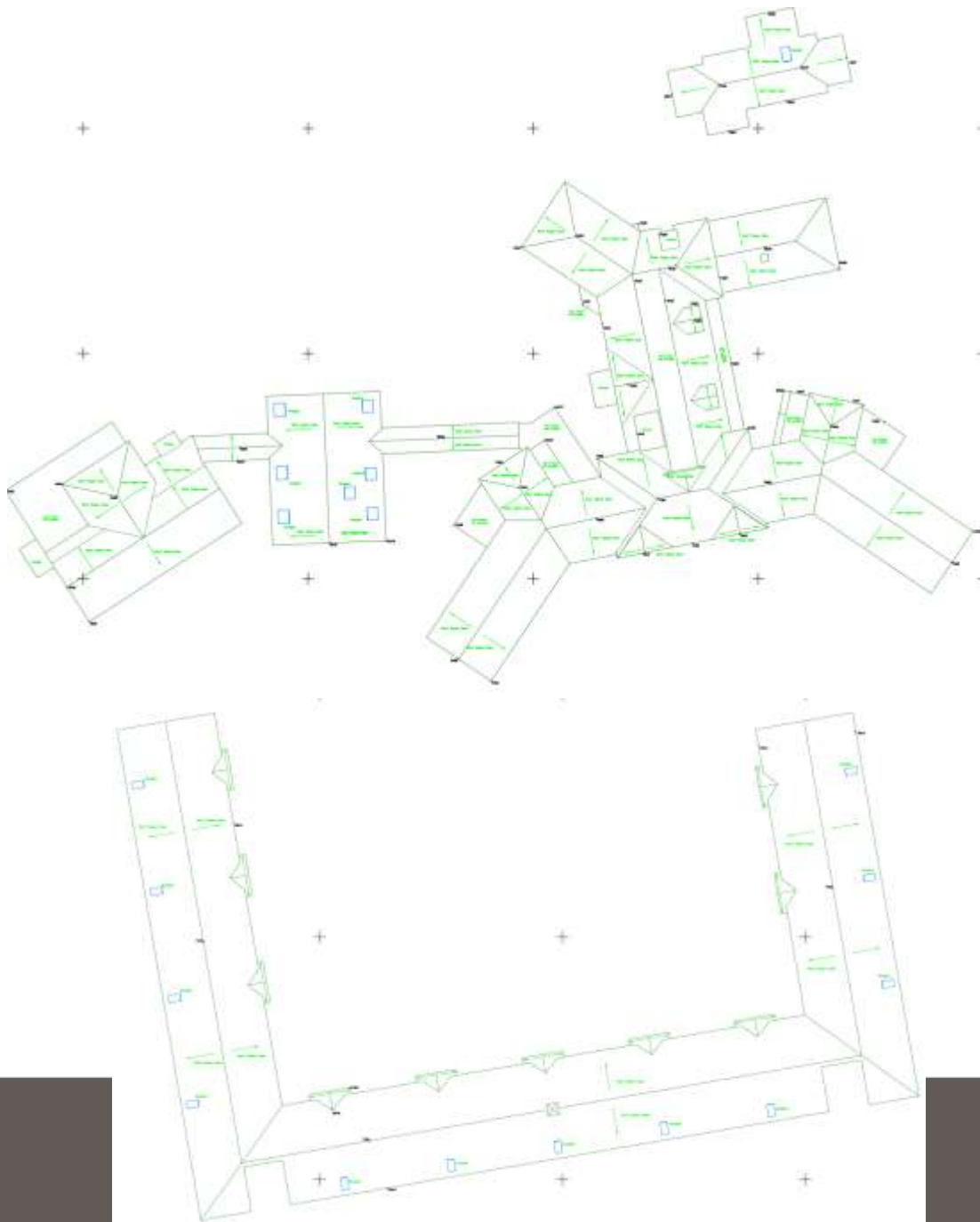
# proposed ground first floor plan



# Proposed first floor plans



# Existing and proposed Roof plans



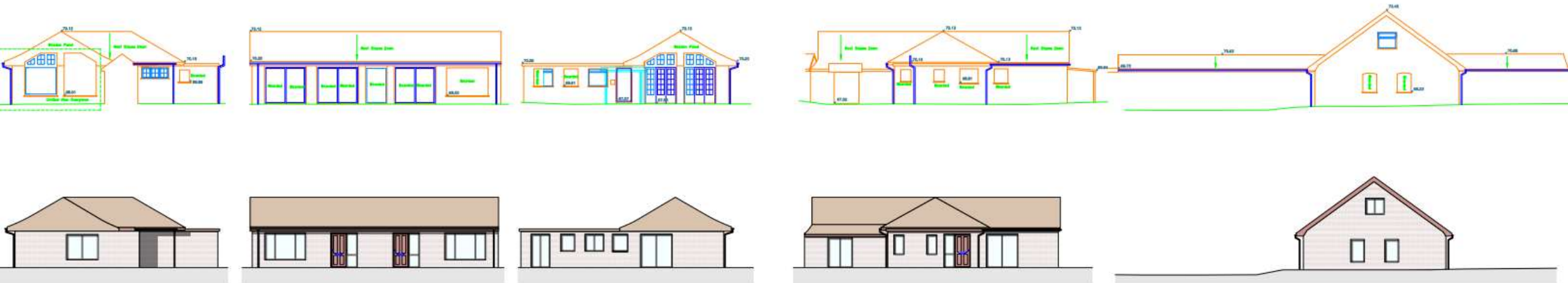




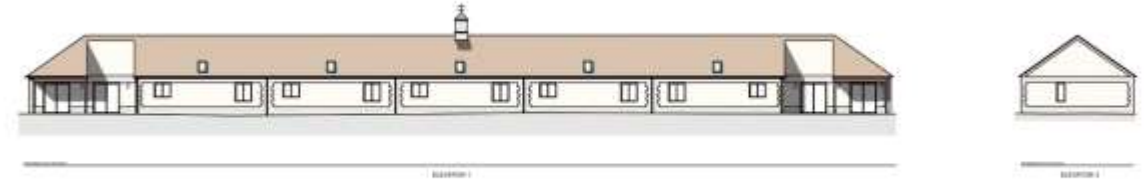
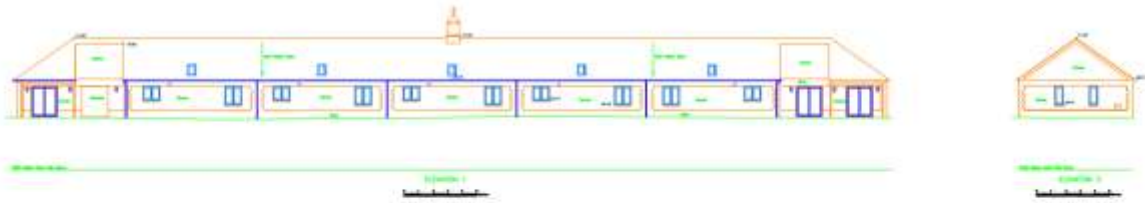
# Block B proposed elevations



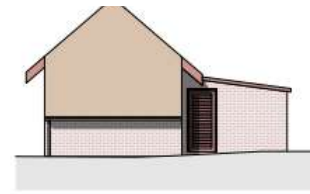
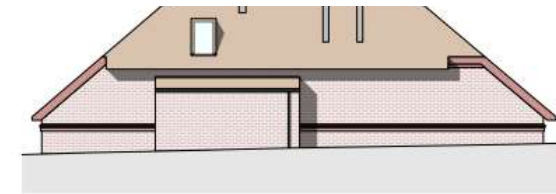
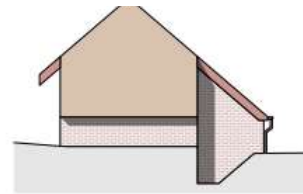
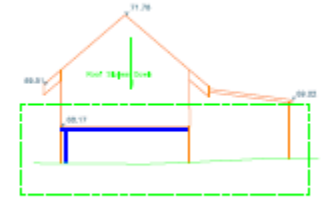
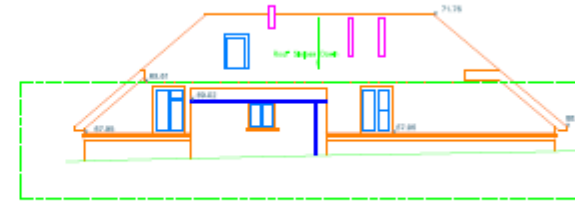
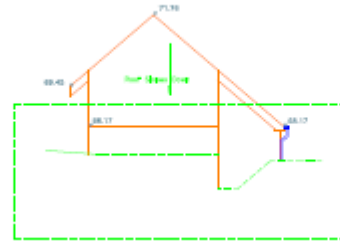
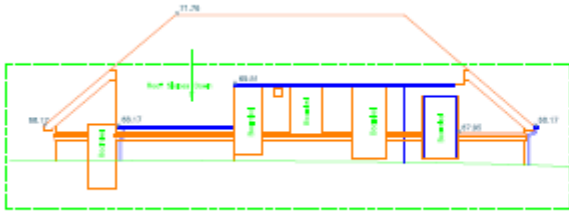
# Block A existing and proposed elevations



# Existing and proposed Block C elevations



# Existing and proposed Block D elevations



# Open space areas



# View block A



# View block B





# View block B



# View block C



# View block D and entrance to the site



# Cromer Road and PROW



# MAIN ISSUES

- 1. Whether the proposed development is acceptable in principle, including the loss of the care home provision and absence of affordable housing provision**
- 2. Whether the proposed development would be acceptable from a highway safety perspective**

# RECOMMENDATION

## Delegate to officers for approval

- 1. Securing of S106 Obligations for open space contributions, and GIRAMS mitigation**
- 2. Delegated Authority being confirmed to the Assistant Director – Planning subject to no objections from the Highway Authority and appropriate imposition of conditions as considered necessary.**
- 3. Imposition of conditions, including Time limit, plans, material details, landscaping, construction management plan, refuse and recycling bin storage, parking provision, details of plant and machinery etc, energy consumption reduction scheme, ecological mitigation/enhancement measures, European Protected Species Licence, BNG Implementation, Habitat Management and Monitoring Plan, tree protection measures, Notification of commencement for GIRAMS, external lighting, fire hydrant**