

APPLICATION REFERENCE: PF/24/1760

LOCATION: 7 The Close Holt, NR25 6DD

PROPOSAL: Change of use existing detached out-building in rear garden to food processing room and cooking room for business use and erection of extension to house refrigeration (part retrospective)



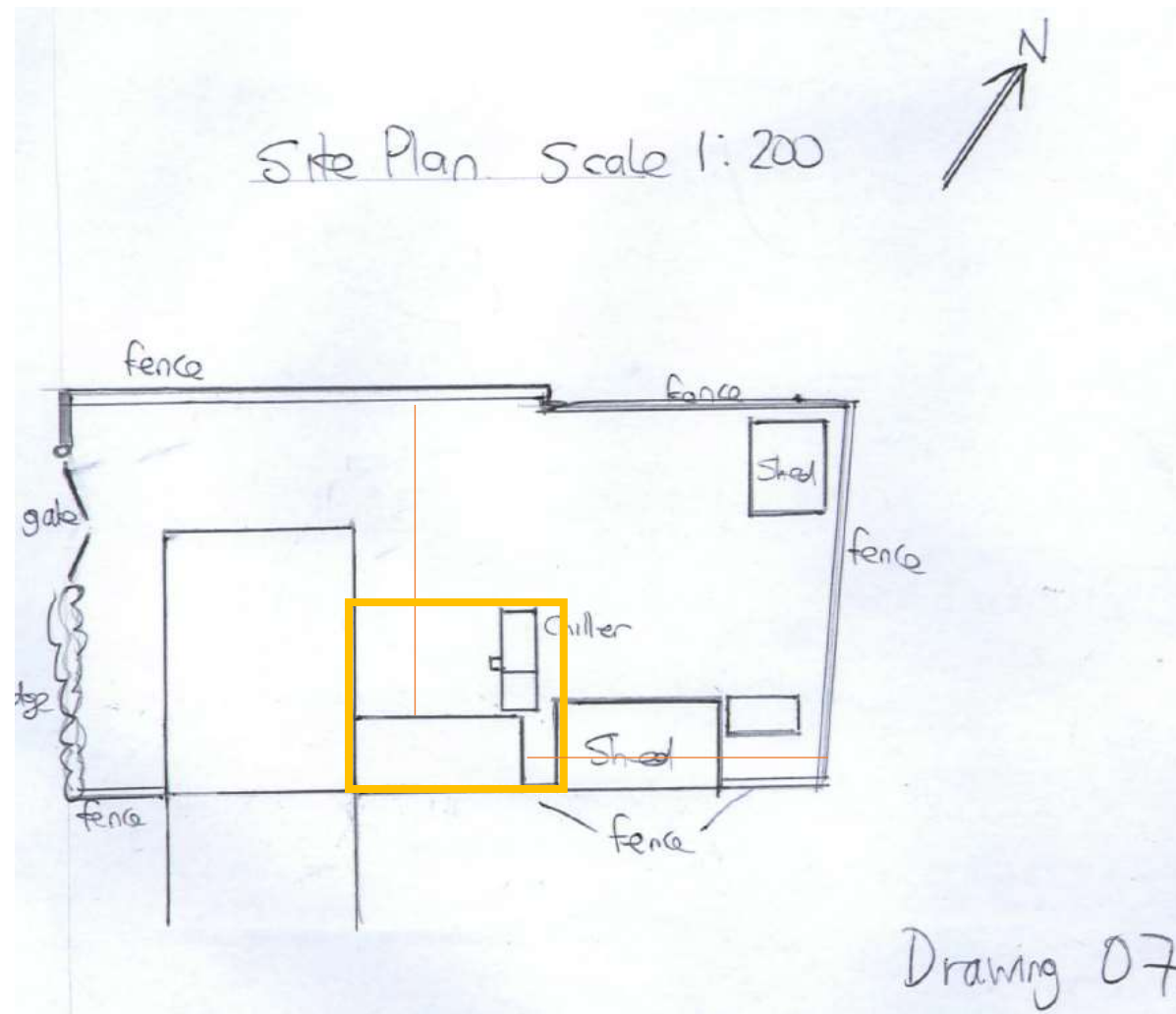
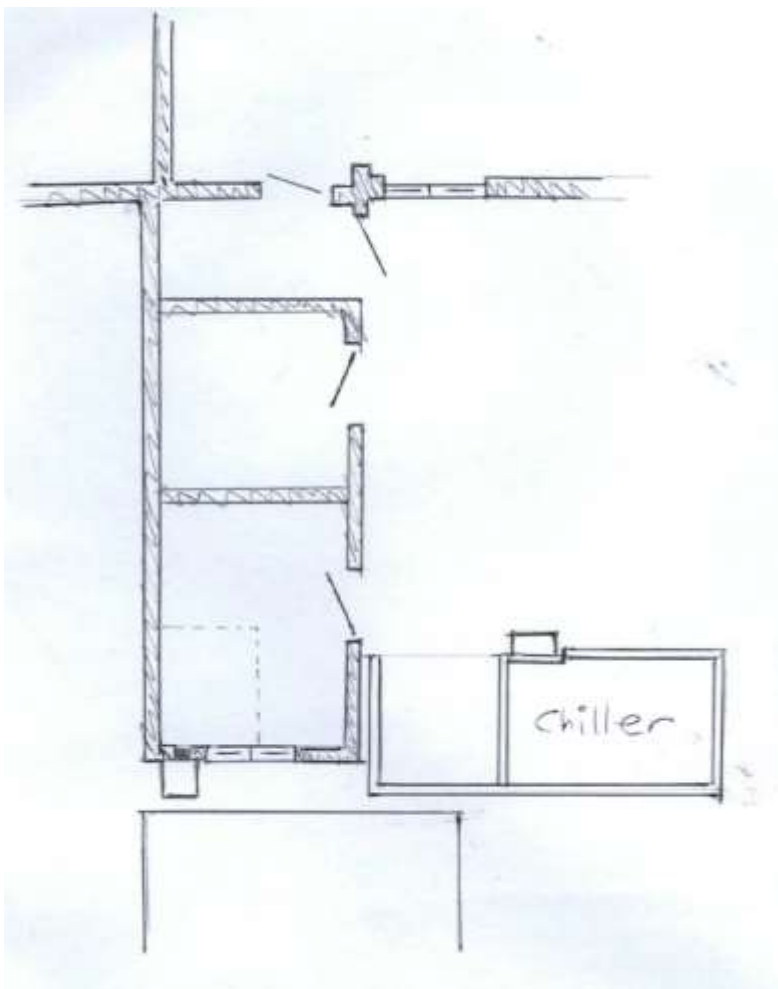
NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

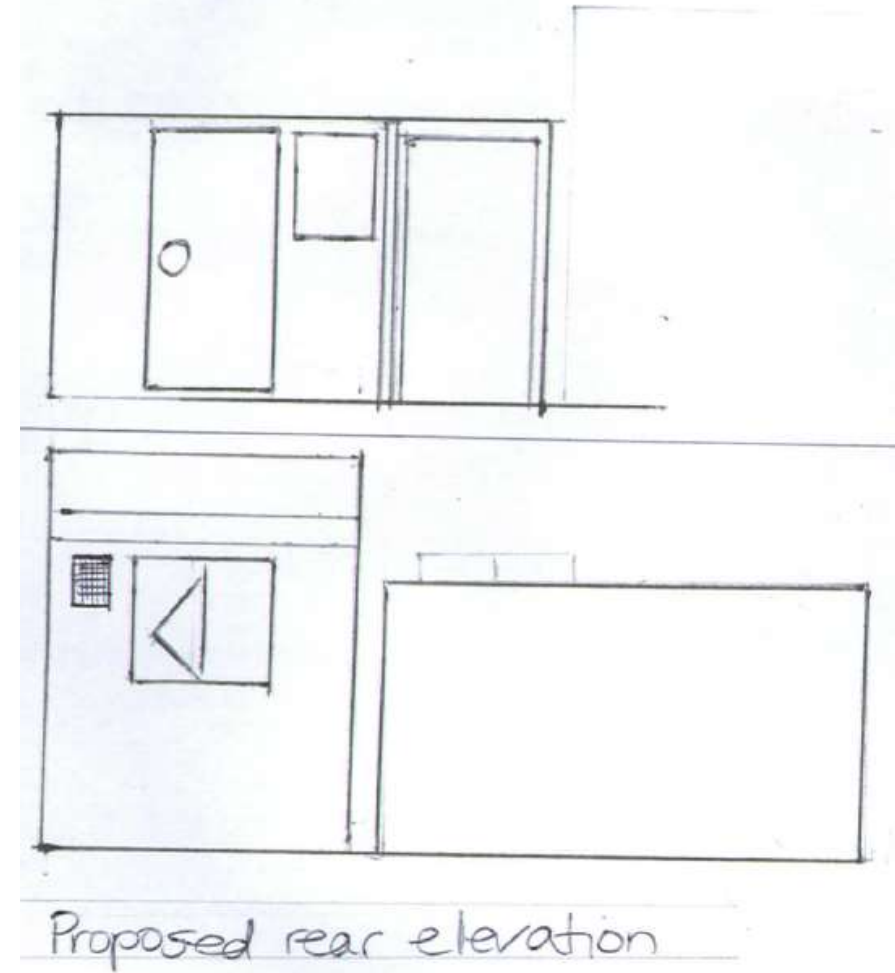
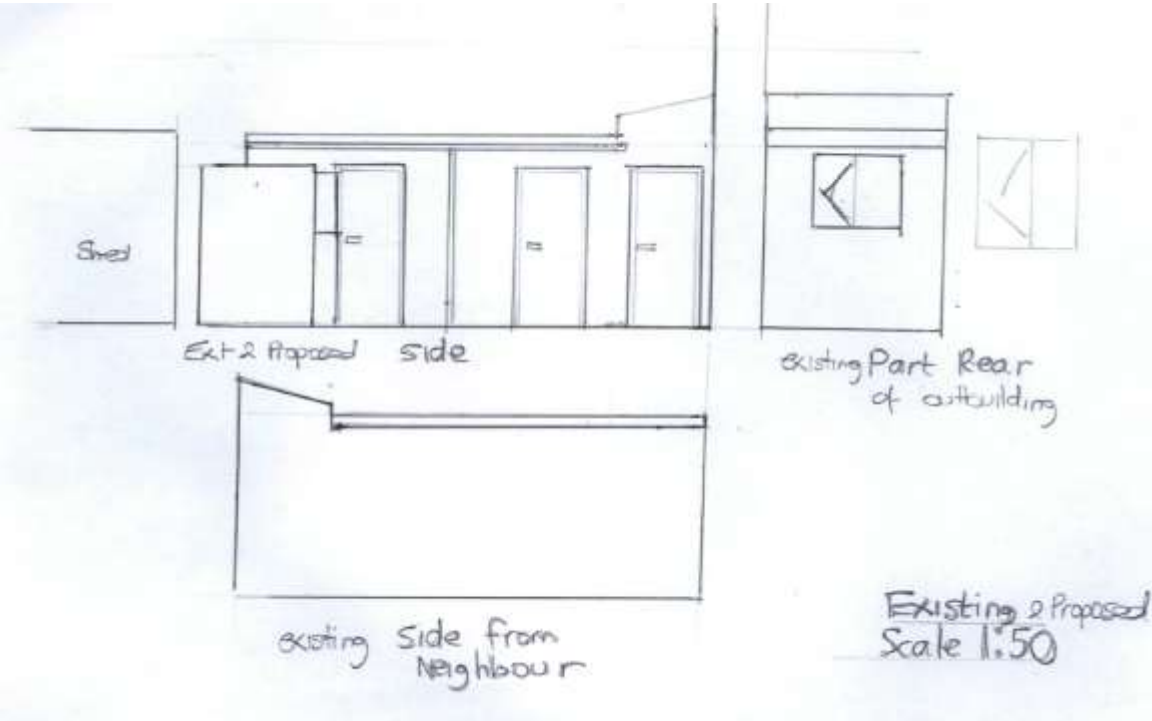
Site location plan and aerial



Proposed site plans



Proposed elevations



Extraction system

PROPOSED EXTRACTION SYSTEM
FOR
J&S SHELLFISH LTD
NO 7 THE CLOSE
NR256DD
HOLT NORFOLK
SCALE : 1 : 25
DATE : 30.01.2025
DRAWN BY : SIMON BEAN
CONTACT No 07984750845
OR
01603 783783
Email:
simonbean35@hotmail.com

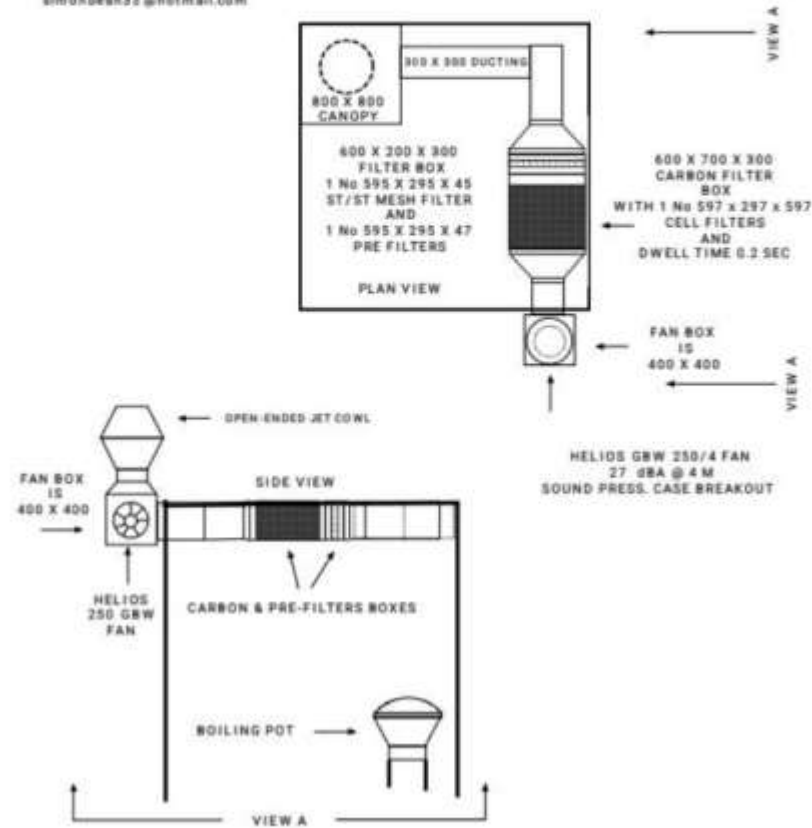
CLEANING SCHEDULE
FOR J & S SHELLFISH LTD

MESH FILTERS TO BE CLEANED WEEKLY BY PROPRIETOR

PRE-FILTERS TO BE CHANGED EVERY 3/4 MONTHS

CARBON FILTERS TO BE CHANGED EVERY 9/12 MONTHS

EXTRACTION TO BE CLEANED EVERY 12 MONTHS



Steetscene



Outbuilding and chiller from rear garden



Processing room



Boiling room



MAIN ISSUES

- 1. Supporting a local fishing business**
- 2. Impact of the cooking processes on neighbouring residential amenities**

RECOMMENDATION

Refuse

- 1. The proposed development is not of an appropriate use or scale to the otherwise residential use of the application site and its surroundings. It is not robustly demonstrated that there is sufficient noise or odour abatement that would otherwise mitigate the impact of the commercial processes involved with the proposed food processing. The proposals will create an unacceptably adverse impact on neighbouring amenity - contrary to Policies EN 4, EN 13 of the adopted Core Strategy and paragraph 135 of the NPPF.**