

CROMER - PF/25/0724 - Installation of 10 sheds (1.58m x 1.58m) on temporary garden plots, Allotments At, Cemetery, Holt Road, Cromer

Minor Development

Target Date: 15th July 2025

Extension of time: n/a

Case Officer: Nicola Wray

Full Planning Permission

RELEVANT SITE CONSTRAINTS:

Within an area of Contaminated Land

Within an area of Undeveloped Coast

Within the Countryside in Policy terms

Within a Mineral Safeguard Area

Within the Norfolk Coast National Landscape

RELEVANT PLANNING HISTORY:

No relevant planning history

THE APPLICATION

The application seeks permission to install 10 sheds on temporary garden plots.

REASONS FOR REFERRAL TO COMMITTEE:

Called in by the Development Manager because an Officer within the Planning Department is an allotment holder on the site. Whilst the Constitution (Part 2 – Functions which are Delegated to Officers, Paragraph 6.2 Note 4(d)) does not necessarily apply, however in the interests of transparency, it is considered appropriate that this matter should be reported to Committee for determination.

REPRESENTATIONS:

No representations have been received at the time of the report compilation.

CONSULTATIONS:

Landscape – No objection.

Given the containment of the site, it is considered this development would not adversely impact the defined special qualities of the National Landscape and would be compliant with Local Plan Policies EN1 and EN2

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.

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

RELEVANT POLICIES:

North Norfolk Core Strategy (September 2008)

SS 1 (Spatial Strategy for North Norfolk)

SS 2 (Development in the Countryside)

EN 1 (Norfolk Coast Area of Outstanding Natural Beauty)

EN 2 (Protection and enhancement of landscape and settlement character)

EN 3 (Undeveloped Coast)

EN 4 (Design)

EN 8 (Protecting and Enhancing the Historic Environment)

CT 6 (Parking Provision)

Material Considerations:

National Planning Policy Framework (NPPF) (December 2024)

Chapter 2 (Achieving sustainable development)

Chapter 4 (Decision-making)

Chapter 9 (Promoting sustainable transport)

Chapter 12 (Achieving well-designed and beautiful places)

Chapter 15 (Conserving and enhancing the natural environment)

Supplementary Planning Documents and Guidance

North Norfolk Design Guide (2008)

OFFICER ASSESSMENT:

Main issues for consideration:

- 1. Principle of Development**
- 2. Impact on the character of the area and design**
- 3. Amenity**
- 4. Landscape**
- 5. Highways**

1. Principle of Development

Policy SS 1 defines this site as being outside the settlement boundary and therefore within the Countryside, Policy SS 2 supports development within the Countryside where the development proposal is for recreation.

The proposal is for 10 wooden sheds to be sited on land leased by Cromer Town Council to community gardeners and growers. The sheds will be purchased and maintained by the tenants with the function behind them to store garden tools and equipment.

The proposal is therefore considered to comply with Policies SS 1 and SS 2.

2. Impact on the character of the area, heritage and design

Policy EN 3 provides that only development that “will not be significantly detrimental to the open coastal character will be permitted.”

Policy EN 4 states that development proposals will be expected to be suitably designed for the context within which it is set and ensure that the scale and massing of buildings relate sympathetically to the surrounding area.

The sheds proposed would be wooden and located well within the site. Any adverse impacts are also mitigated by the small scale and spaced-out nature of the sheds. The proposal is considered to comply with Policies EN 3 and EN 4.

3. Amenity

Policy EN 4 states that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. Whilst the proposal site is a good distance from residential areas, the sensitivity of the site must be considered, given the proximity to Cromer’s Crematorium, Chapel of Rest and Cemetery.

The location and site plan shows that the allotments are set to the side of the parking for the crematorium and are quite separate in nature. The proposed sheds would be sited away from the boundary, with appropriate height, scale and massing of the proposal which is small and unobtrusive.

The proposal is therefore considered to comply with Policy EN 4 in this regard.

4. Landscape

Policy EN 1 specifically relates to The Norfolk Coast National Landscape, which the proposal is within the catchment area of. It specifies that development must not detract from the special qualities of The Norfolk Coast National Landscape.

Policy EN 2 provides that development proposals demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area.

Officers advise that the site is bounded by mature woodland to the north, east and south which restrict long range views from these directions. Views of the allotments from the public car park of the Crematorium are softened by a maturing mixed native hedge approx. 1.5m high on the west site boundary. Given the containment of the site. it is considered this development would not adversely impact the defined special qualities of the National Landscape and would be compliant with Local Plan Policies EN1 and EN2.

5. Highways

Policy CT 5 seeks to ensure that development proposals provide for safe and convenient access for all modes of transport, addressing the needs of all and safe access to the highway network without detriment to the amenity or character of the locality.

Policy CT 6 provides that “adequate vehicle parking facilities will be provided by the developer to serve the needs of the proposed development”.

The proposal is not anticipated to alter the existing parking provisions or increase the traffic demand to the site. It is therefore considered to comply with Policies CT 5 and CT 6.

Planning Balance and Conclusion:

The proposal would accord with the aims of Development Plan policies

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters:

- Time limit
- Development in accordance with approved plans
- Materials as submitted

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director – Planning