

# APPLICATION REFERENCE: PF/24/2184

LOCATION: Salmonds Lane, Thorpland,  
Fakenham, Norfolk, NR21 0HB

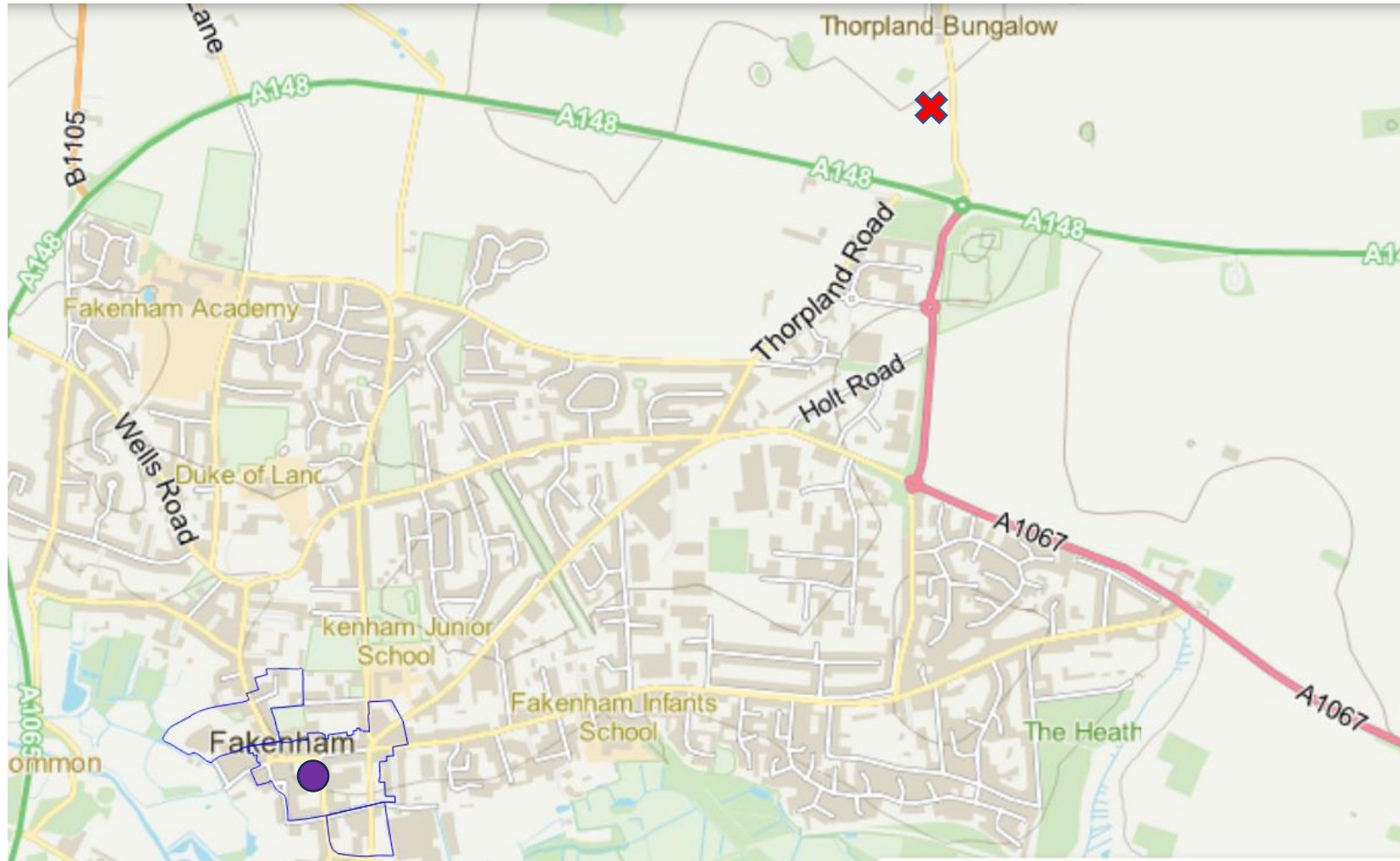
PROPOSAL: Erection of two buildings for use as a restaurant and farm shop, and associated development including a separate wc and bar, two polytunnels, car-parking, paths and access



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

# GENERAL LOCATION

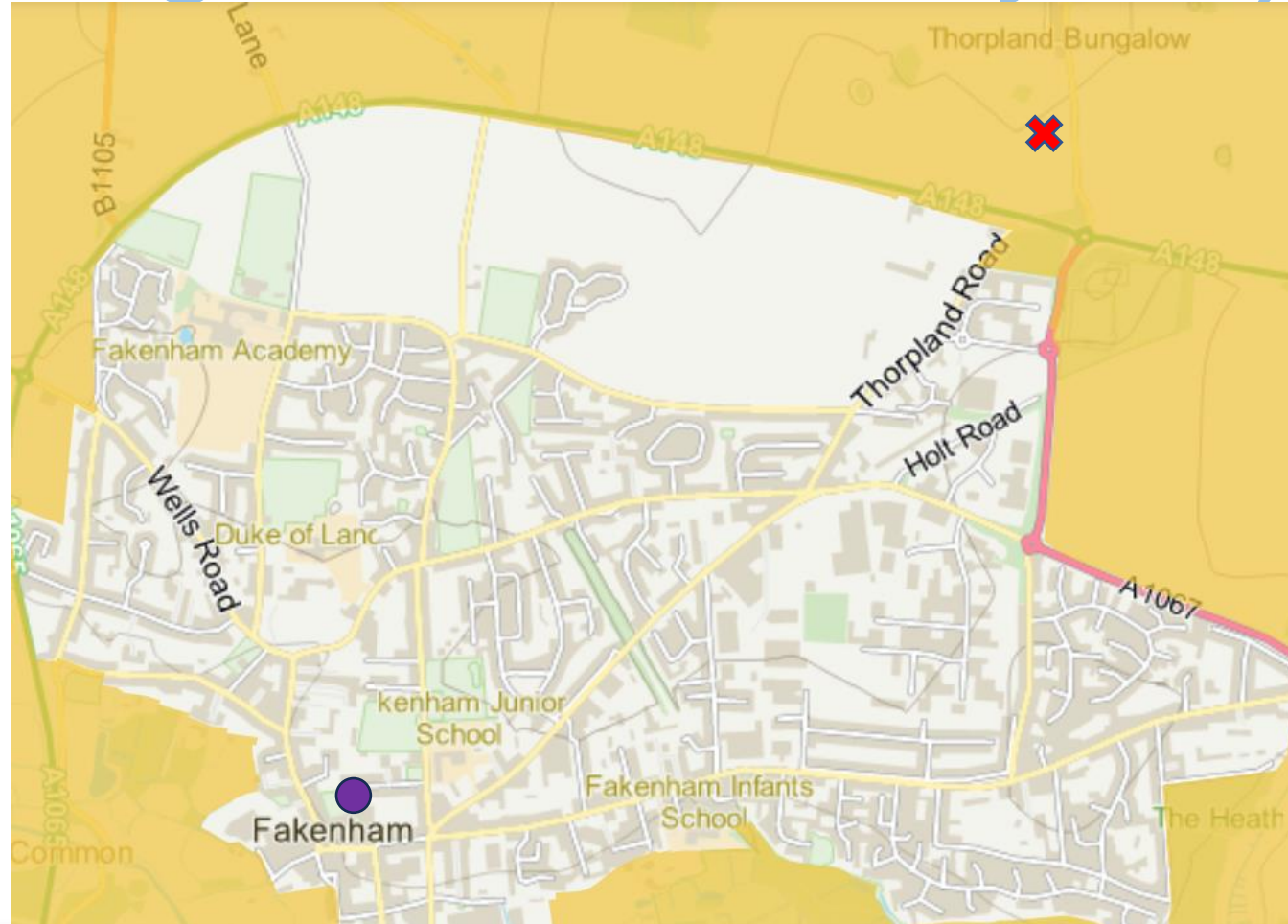


- ✕ = Site
- = LDF Town Centre



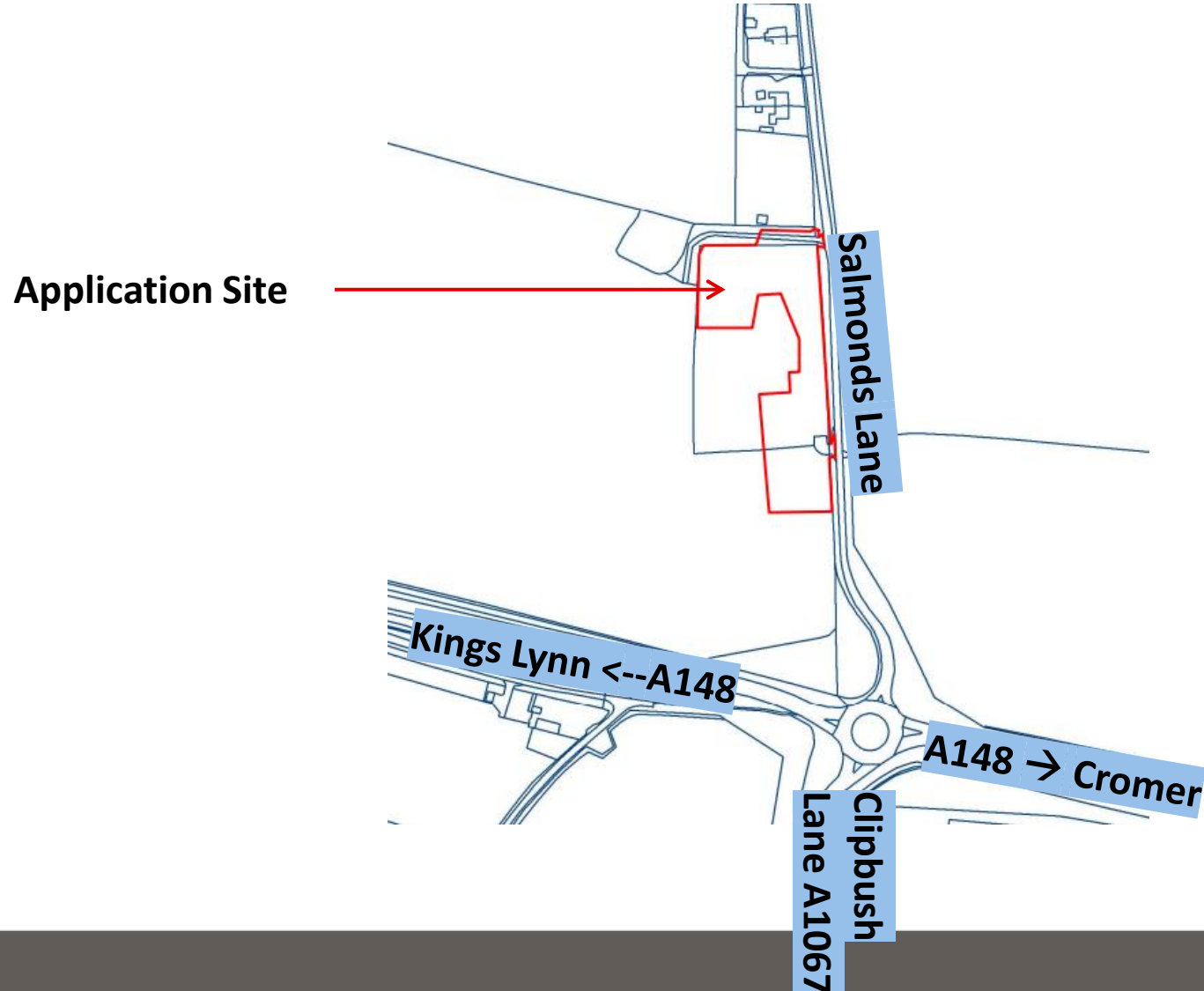
# GENERAL LOCATION (showing area designated as Countryside)

- ✗ = Site
- = LDF Town Centre
- = Countryside





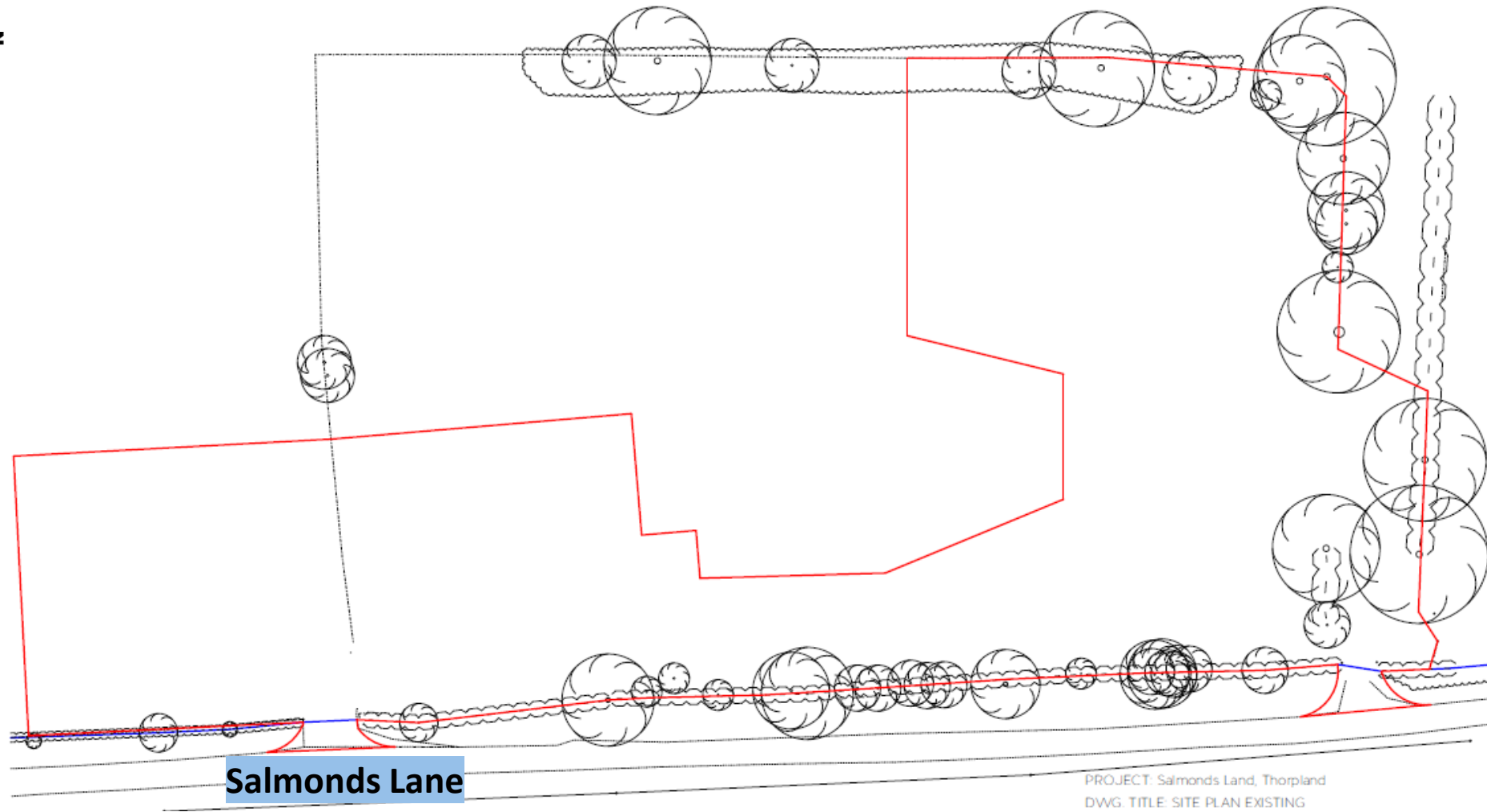
# SITE LOCATION PLAN



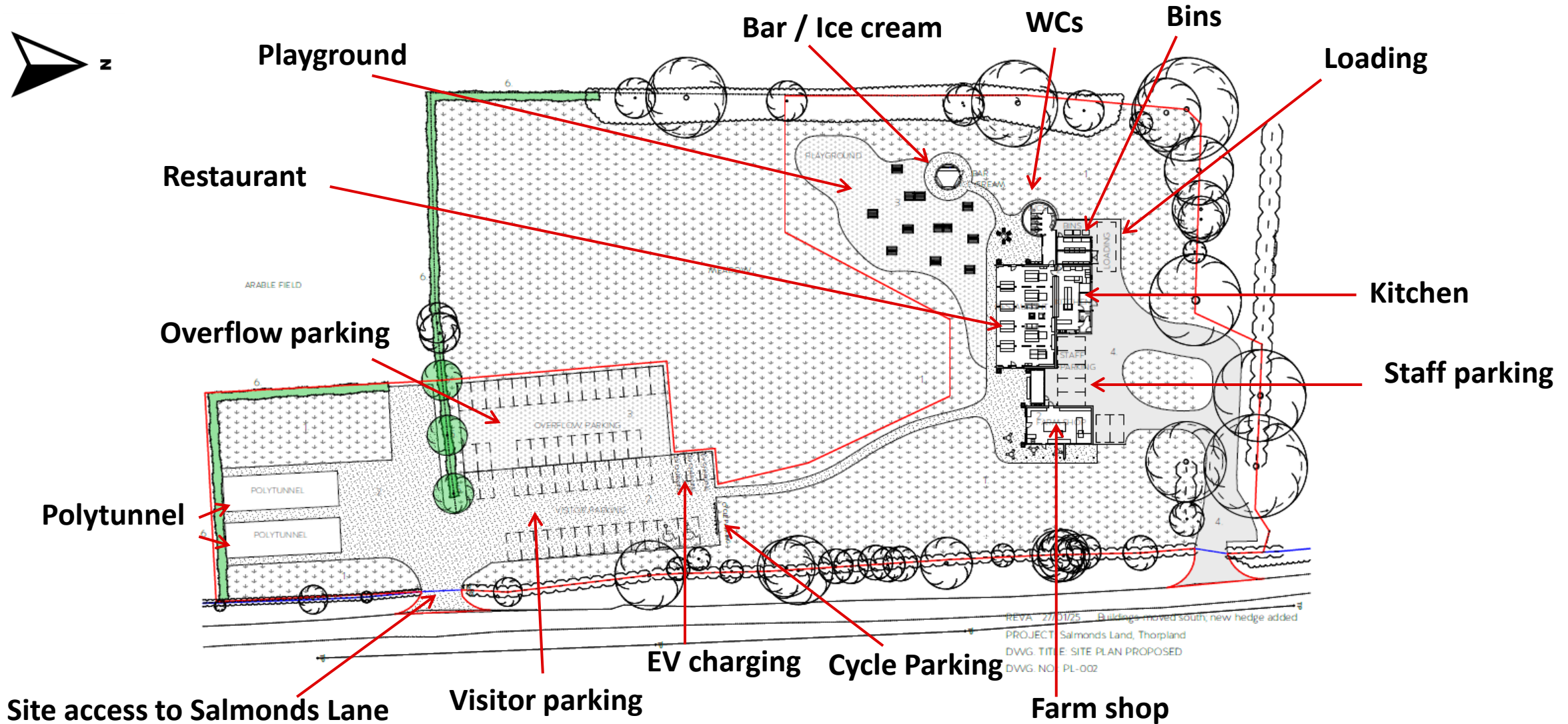
# AERIAL PHOTO



# EXISTING SITE PLAN

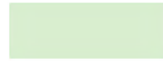


# PROPOSED SITE PLAN





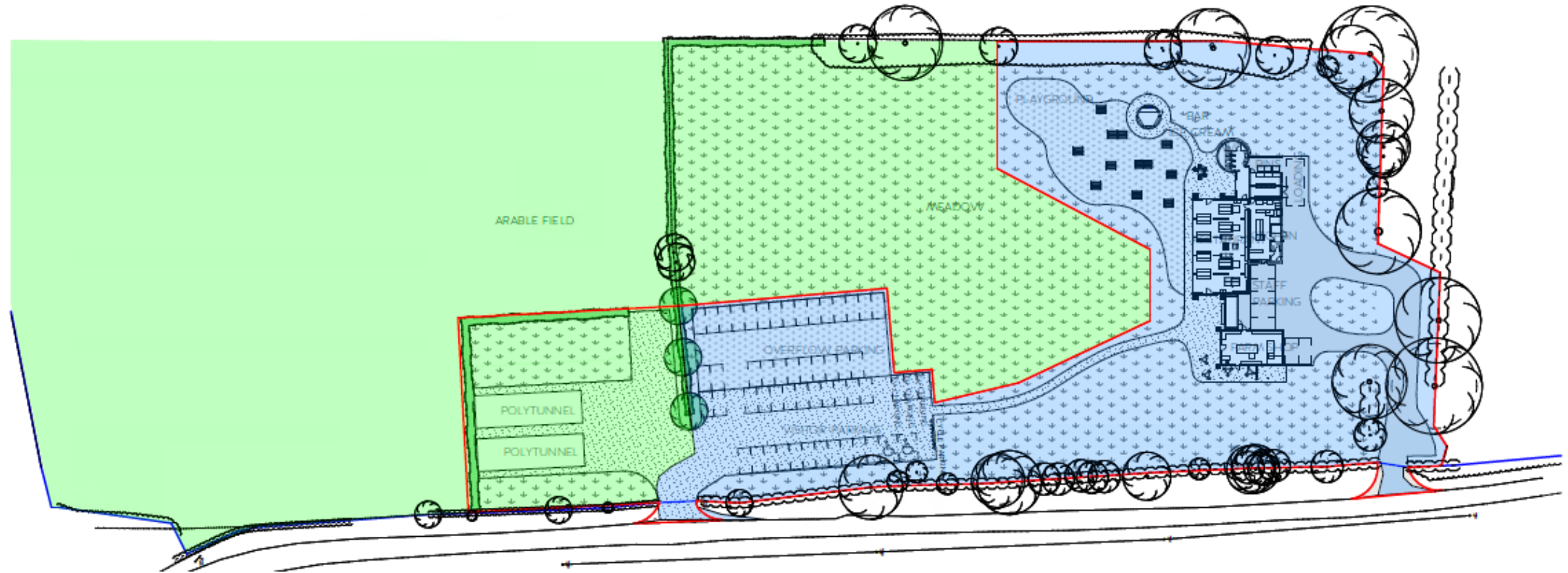
# PROPOSED WIDER SITE PLAN



LAND REMAINS IN AGRICULTURAL USE



CHANGE OF USE TO CLASS E





# PROPOSED ELEVATIONS

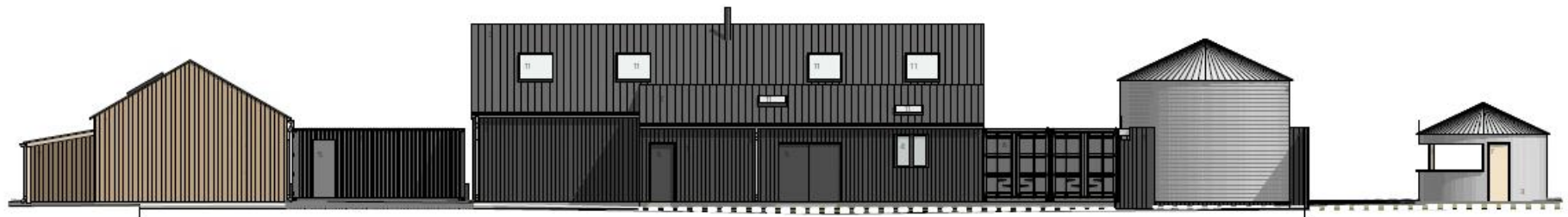


01 EAST ELEVATION

02 WEST ELEVATION



03 SOUTH ELEVATION

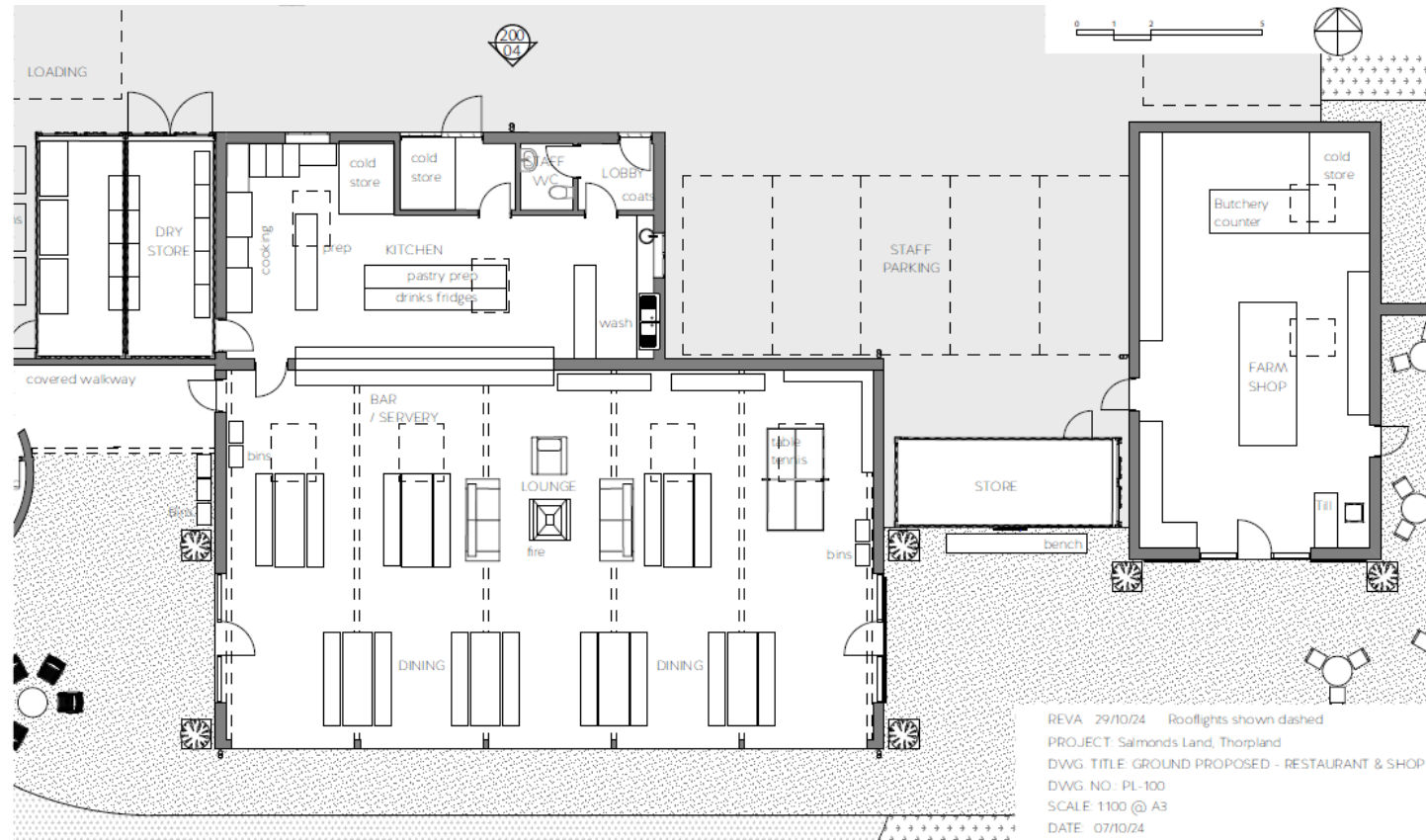


04 NORTH ELEVATION

KEY:

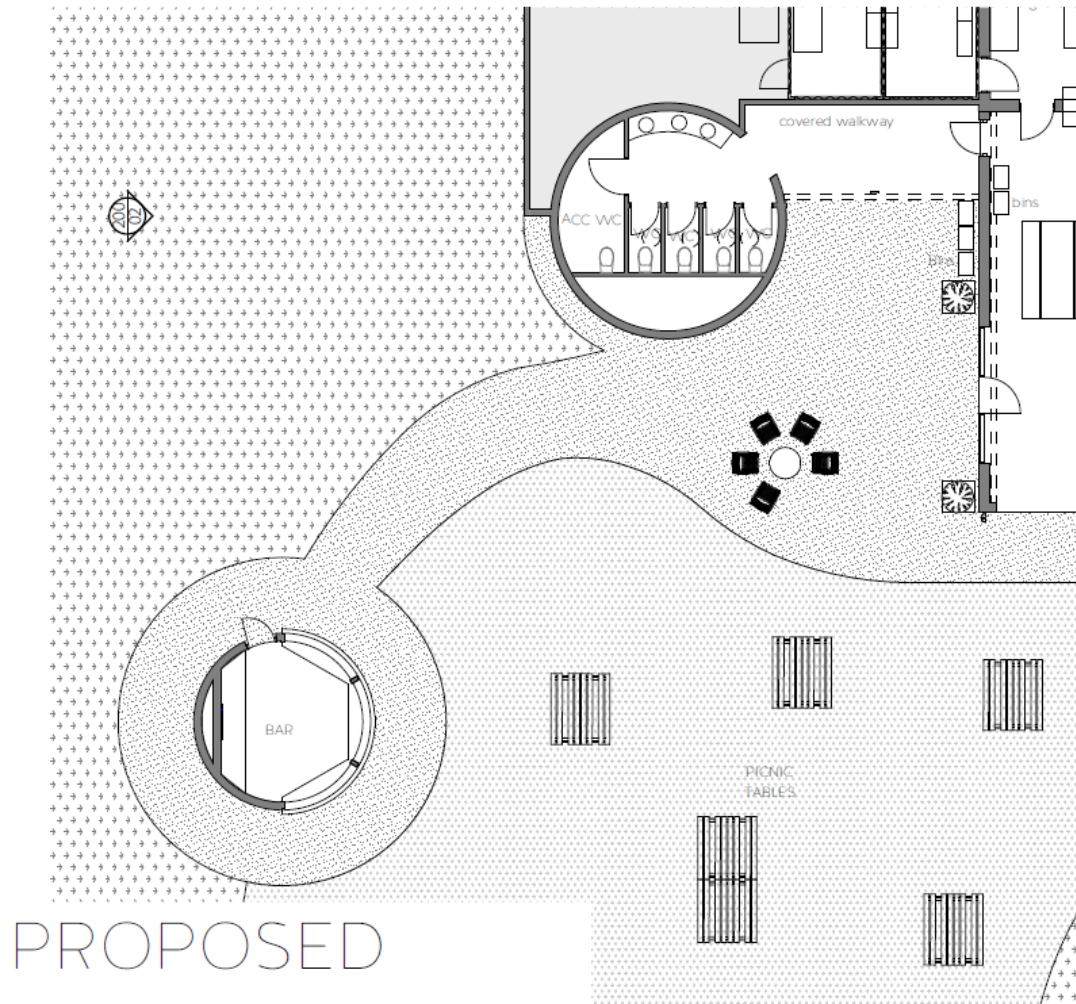
REV A 29/10/24 North elevation extended to show bar + store door

# PROPOSED RESTAURANT AND SHOP FLOOR PLAN



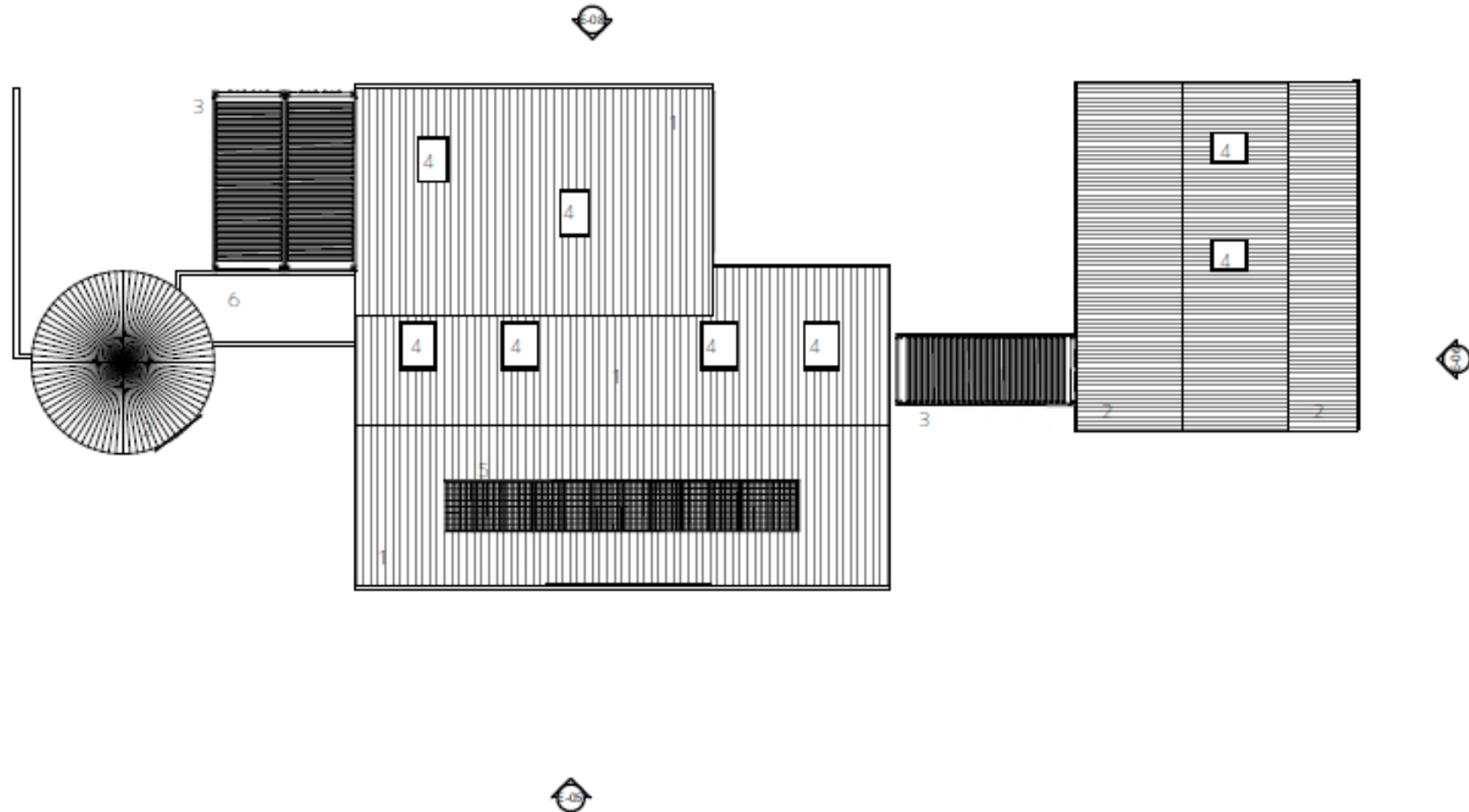
REVA 29/10/24 Rooflights shown dashed  
PROJECT: Salmonds Land, Thorpland  
DWG TITLE: GROUND PROPOSED - RESTAURANT & SHOP  
DWG NO: PL-100  
SCALE: 1:100 @ A3  
DATE: 07/10/24  
DRAWN BY: [illegible]

# PROPOSED WC AND BAR FLOOR PLAN





# PROPOSED ROOF PLAN

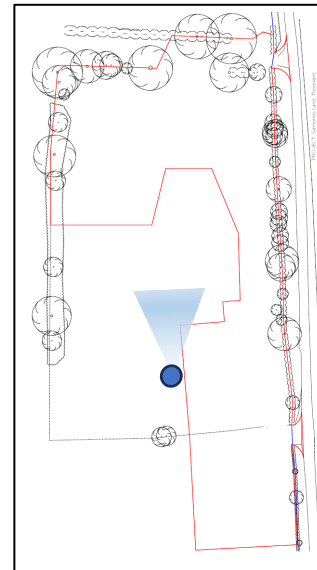


# PROPOSED VISUALISATION



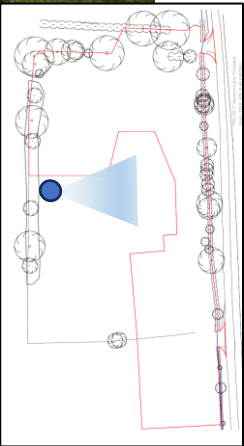
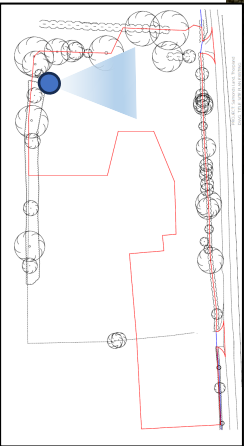


# LOOKING NORTH



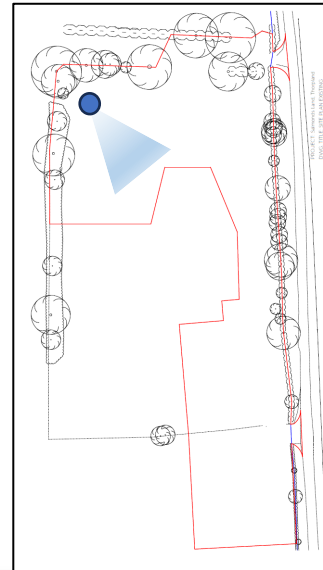


# LOOKING EAST

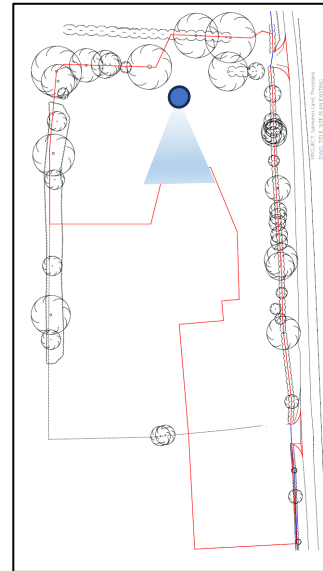




# LOOKING SOUTH EAST

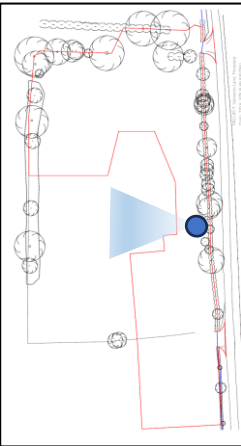
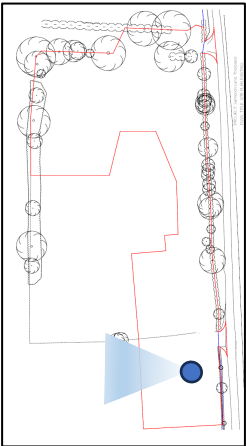


# LOOKING SOUTH

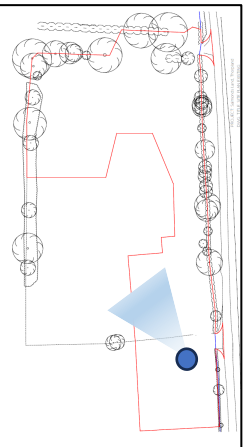




# LOOKING WEST

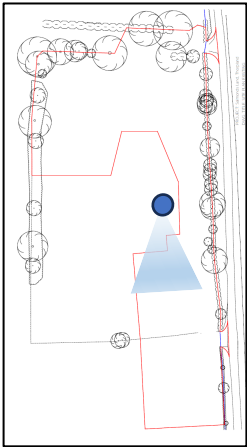
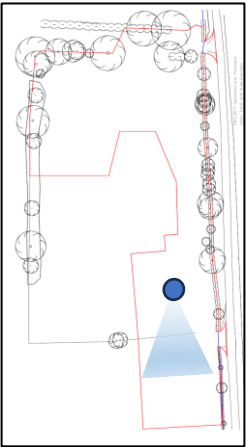


# LOOKING NORTH WEST



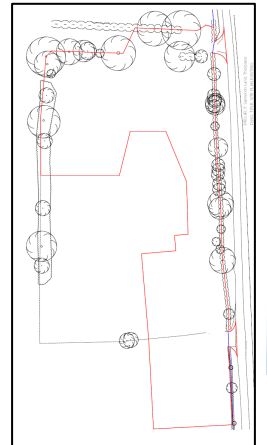


# LOOKING SOUTH TOWARDS ACCESS POINT TO SALMONDS LANE





# SITE ACCESS TO SALMONDS LANE



# SALMONDS LANE ACCESS



LOOKING SOUTH



LOOKING NORTH



# MAIN ISSUES

1. Principle of development
2. Location, sustainability and impact on highway network
3. Design and landscape character
4. Residential amenities
5. Trees
6. Ecology



# RECOMMENDATION

## REFUSAL

Insufficient information has been provided by the applicant in order to sufficiently demonstrate that the proposal would meet the tests of agricultural diversification as required by Policy EC 1 of the adopted North Norfolk Core Strategy.

In particular, it has not been demonstrated that the overall scale of the proposed farm shop and café as part of the diversification scheme is based on the existing farm operations already in place, as opposed to the creation of a new unrestricted retail development within an area designated as Countryside under Policy SS 1 of the adopted North Norfolk Core Strategy.

The proposal would result in an unsustainable form of development where sustainable modes of transport such as walking and cycling cannot be accessed nor improved, such that the vast majority of trips would be to be made by car. The proposed development would therefore be in conflict with Policy EC 1 of the adopted North Norfolk Core Strategy and contrary to its strategic aims of achieving sustainable development and give rise to accessibility concerns as set out within Policies SS 1, SS 2 and CT 5 of the adopted North Norfolk Core Strategy and paras 115, 116 and 117 of the NPPF.

Final wording of refusal to be delegated to the Assistant Director - Planning.