

APPLICATION REFERENCE: RV/24/2059

LOCATION: Glebe Farm, Marsh Road, Potter
Heigham, Norfolk, NR29 5LN

PROPOSAL: Change of use of agricultural land and part of building, including external alterations, to fitness studio and car park (retrospective) without complying with condition 2 (opening hours) of appeal decision APP/Y2620/W/19/3229508 (NNDC ref. PF/18/1298) in order to extend the opening hours from 0615 - 1930 Mondays to Fridays to 0615 - 2000 Mondays to Fridays and 0800 - 1200 Saturdays.

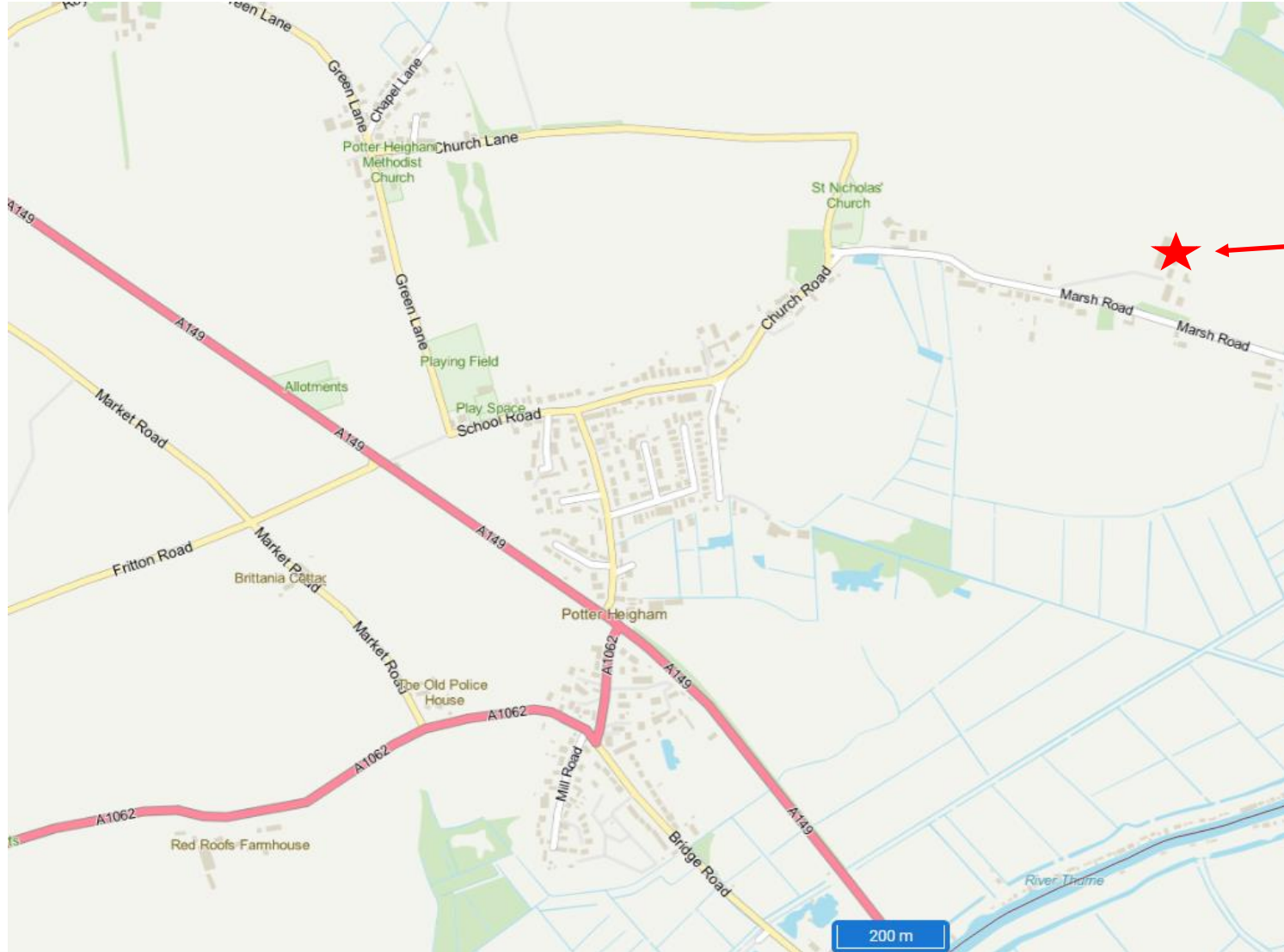


NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

24th July 2025

Site location

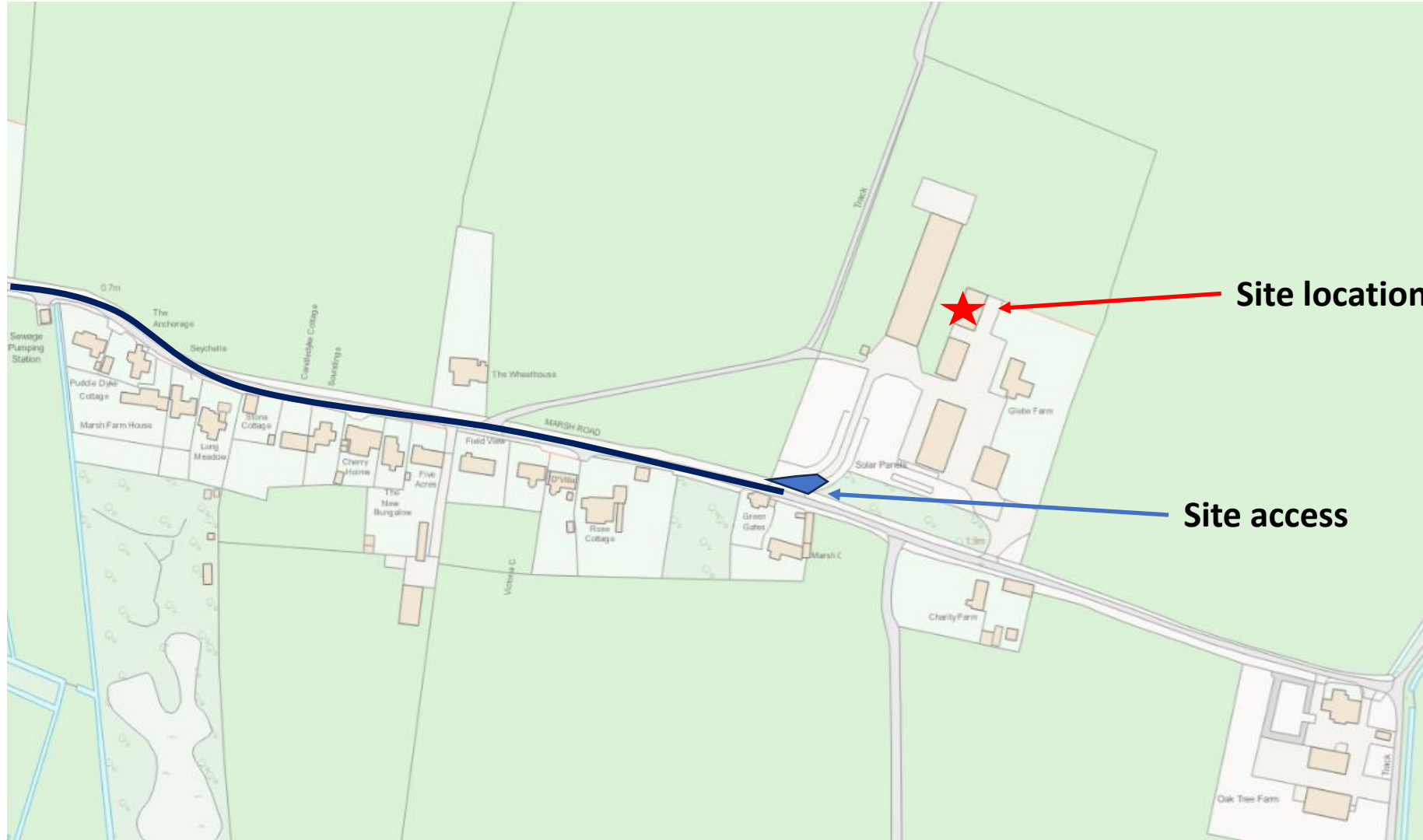


Site location

Site location



Marsh Road



Site location

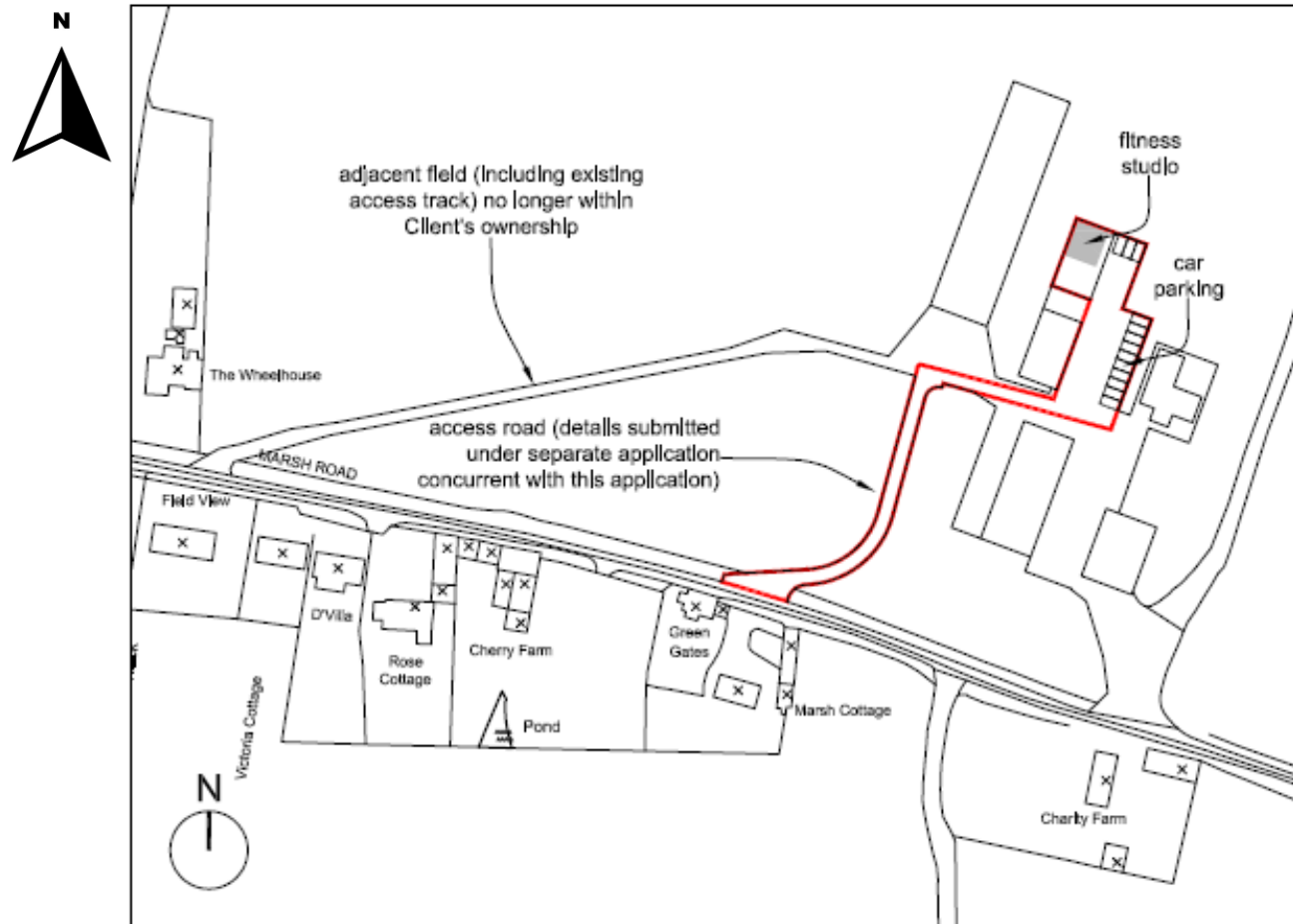
Site access

Aerial view



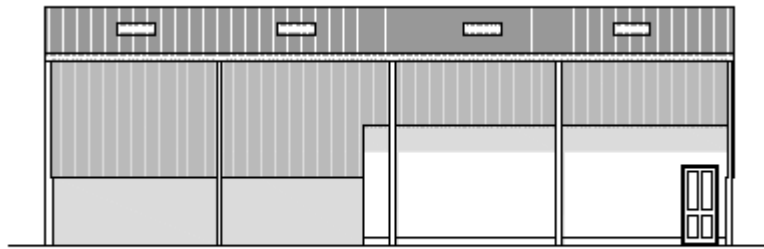
Site location

Approved site plan (2018)

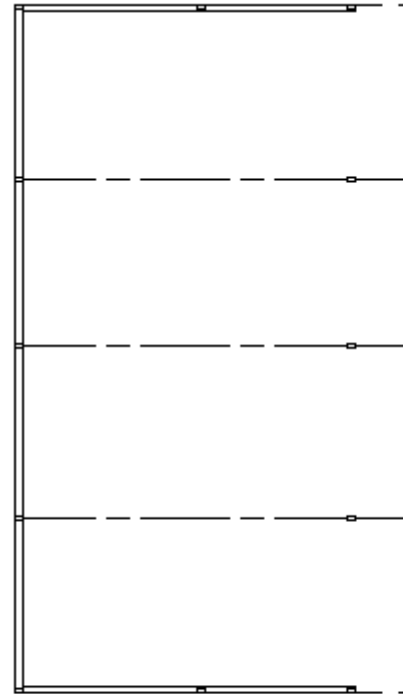


Proposed Site Plan
Scale 1:1000

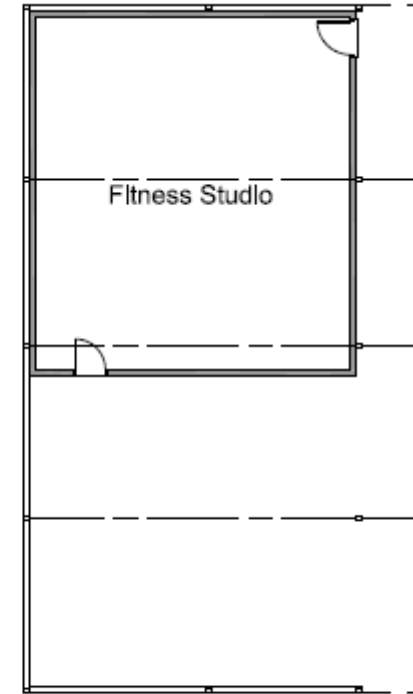
Approved front elevation and floor plan



Proposed Front Elevation (East)
Scale 1:100



Existing Floor Plan
Scale 1:100



Proposed Floor Plan
Scale 1:100

Gym location



Site entrance



Site entrance looking west



Towards site entrance (east)



Marsh Road



Marsh Road (old site entrance)



Marsh Road



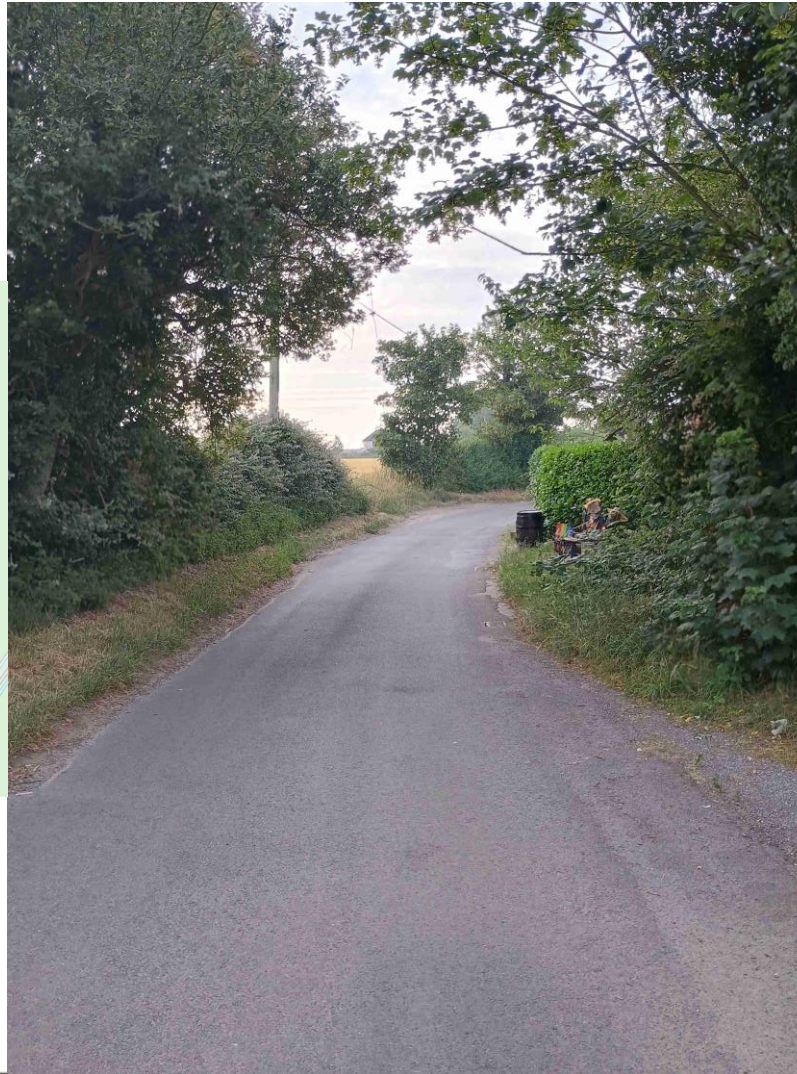
Marsh Road



Marsh Road



Marsh Road



MAIN ISSUES

1. Principle of Development and Site History (Policies SS 1 and SS 2)
2. Residential Amenity (Policies EN 4 and EN 13)
3. Landscape Impact (Policy EN 2)
4. Flood Risk (Policy EN 10)
5. Highway Safety and Parking (Policies CT 5 and CT 6)
6. Other Material Considerations

RECOMMENDATION

APPROVAL subject to conditions relating to the following matters:

- Revised opening hours
- Restriction on amplified music externally

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