

## **DEVELOPMENT COMMITTEE**

**Minutes of the meeting of the Development Committee held on Thursday, 16 October 2025 in the Council Chamber - Council Offices at 9.30 am**

<b>Committee</b>	Cllr P Heinrich (Chairman)	Cllr R Macdonald (Vice-Chair)
<b>Members Present:</b>	Cllr A Brown Cllr A Fitch-Tillett Cllr V Holliday Cllr J Toyé Cllr A Varley Cllr L Paterson	Cllr P Fisher Cllr M Hankins Cllr P Neatherway Cllr K Toyé Cllr L Vickers

<b>Officers in Attendance:</b>	Assistant Director for Planning (ADP) Development Manager (DM) Solicitor (Sol) Senior Planning Officer (SPO) Trainee Planning Officer (TPO) Senior Landscape Officer (SLO) Democratic Services Officer (DSO)
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### **1 CHAIRMAN'S INTRODUCTIONS**

The Chair welcomed everyone to the meeting and explained how he would manage the proceedings.

### **2 TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies had been received from Cllr Batey.

### **3 SUBSTITUTES**

None

### **4 MINUTES**

The minutes of the meeting of the Committee held on 18<sup>th</sup> September were approved as a correct record.

### **5 ITEMS OF URGENT BUSINESS**

None

### **7 DECLARATIONS OF INTEREST**

Cllr Holliday noted that in respect of item 8 she was pre-determined and would be abstaining and, whilst she would speak with regards to item 10, she was not

predetermined

Cllr J Toye received advice from the SOL during the meeting that his involvement with the Woodland Trust did not require him to declare an interest in respect of item 10.

**8 BLAKENEY - PF/25/1569 - RETENTION OF SINGLE STOREY EXTENSION TO EAST ELEVATION OF HOUSE; 4-BAY GARAGE TO THE SOUTH OF THE MAIN HOUSE; OUTBUILDING/SUMMERHOUSE TO THE NORTH OF THE MAIN HOUSE; INSTALLATION OF SWIMMING POOL; CREATION OF TENNIS COURT AND ASSOCIATED ENCLOSURE AND ASSOCIATED LANDSCAPE SCHEME AT LARKFIELDS, 144 MORSTON ROAD, BLAKENEY**

SPO-OL presented the report to the Committee. She summarised the background and provided details of the 2019 planning application, site location, site plans, elevations and key issues being design, impact on amenity and biodiversity. The recommendation was for approval.

Public Speakers

Rosemary Thew- Blakeney Parish Council  
Charles Judson (Agent)

Local Member

Cllr Holliday spoke against approval of the application. She noted that the development of the property was in contravention with previous planning applications, notably regarding both the planting scheme and external lighting. Permitted development rights had been removed by the previous planning approval to safeguard the character of the area. She asked the Committee to consider all visual receptors in the area and to consider the unauthorised development and lack of compliance and reject the application.

Members Debate

- a. The Chair reminded members to limit the discussion to planning matters including issues relating to policies detailed in the report.
- b. Cllr Vickers asked for clarification as to whether permitted development rights had been withdrawn under the previous application and whether, in any event, these developments would fall within such rights. The DM and SPO confirmed that permitted development rights had been removed therefore requiring all development to have planning permission and that if that had not been the case some, but not all, of these developments would have been permitted without an additional planning application.
- c. Cllr Fitch-Tillett noted the local concern but also noted that the Committee was here to make policy-based decisions. Having considered the development, she did not believe it to be intrusive on the local landscape.
- d. Cllr Brown noted that the application was a retrospective one but acknowledged that the Committee was not here to act as a judge and jury and indeed noted it was not illegal to build without planning permission, however the developer did run the risk that subsequently planning permission would not be granted. He believed that this development was compliant with policy and caused very limited harm in this important landscape and on this basis was willing to accept the Officer's recommendation.

It was proposed by Cllr Fitch-Tillet and seconded by Cllr Patterson that the application be approved.

It **WAS RESOLVED** by 10 votes for, 2 against with 1 abstention, to approval the application subject to the conditions on areas identified in the recommendation, the final wording of which to be delegated to the Assistant Director of Planning.

The meeting adjourned at 10am and reconvened at 10.10 am

**9 WORSTEAD - PF/25/1687 - ERECTION OF A DETACHED ANCILLARY GARDEN ANNEXE TO PROVIDE ACCOMMODATION FOR A DEPENDENT RELATIVE, INCIDENTAL TO THE MAIN DWELLINGHOUSE AT AMBLESIDE, THE FOOTPATH, AYLSHAM ROAD, SWANTON ABBOTT.**

TPO-NW presented the report to the Committee, providing details of the planning history, including the previous application for a lawful development certificate, details of the access, siting, elevations, CGI visuals, photographs and details of the main issues. The reason for this matter being brought to the Committee was the divergence between the adopted policy H08 and the emerging policy HOU6. The recommendation was for approval.

Public Speakers

Charles Dalton (Agent)

Whilst local parish council were not present the Chair brought the Committees attention to their support of the application.

Member debate

- a. Cllr Vickers, Cllr Neatherway and Cllr MacDonald spoke in support of the application, highlighting the benefit of the development in supporting care for elderly relatives.
- b. Cllr J Toye and Cllr Neatherway asked for clarification over the potential use of the annex for holiday lettings, the DM confirmed that one of the recommended conditions would prevent such use.

It was proposed by Cllr Patterson and seconded by Cllr K Toye to approve the application.

It **WAS RESOLVED** unanimously to approve the application subject to the conditions recommended in the report, the final wording of which to be delegated to the Assistant Director of Planning.

**10 NNDC TPO (HOLT) 2025 NO.13 - CLEY-NEXT-THE-SEA TPO 25 1076 - LAND AT LIME TREE HOUSE, HIGH STREET, CLEY-NEXT-THE-SEA, HOLT, NORFOLK, NR25 7RG**

SLO-IM presented the report to the Committee providing details of the site location, tress history together with relevant photographs and maps. The recommendation was to confirm the TPO.

Public Speakers

Adrian Kingsbury- supporting

Local Member

Cllr Holliday spoke in support of confirming the order, noting that there were in fact few trees in Cley and that this tree positively contributed to the landscape.

Members Debate

- a. Cllr Brown, Cllr Neatherway and Cllr Varley all spoke in support of confirming the order

It was proposed by Cllr Neatherway and seconded by Cllr Varley that the Tree Preservation Order be confirmed.

It **WAS RESOLVED** by 12 votes for, with 1 abstention to confirm the Tree Preservation Order.

**11 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE**

The DM presented the report to the Committee.

**12 APPEALS SECTION**

The DM presented the report, noting that the Planning Inspectorate had not considered any of the enforcement appeals. With regard to Planning appeals, he confirmed there had been 3 recent decisions, of which 2 appeals had been dismissed.

The meeting ended at 10.35 am.

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Chairman