

CABINET MEMBERS REPORT TO COUNCIL

17 December 2025

COUNCILLOR ANDREW BROWN - CABINET MEMBER FOR PLANNING AND ENFORCEMENT

For the period November to December 2025

1 Progress on Portfolio Matters.

Planning Policy

The final report from the Planning Inspectorate has been received following the independent examination of the North Norfolk Local Plan. The Local Plan has been found 'sound' subject to the incorporation of several modifications. A report seeking adoption of the Local Plan goes to Cabinet on 1 December and full Council on 17 December for consideration.

The team are currently reviewing the statutory reporting requirements and internal recording in order to comply with the Biodiversity Duty reporting requirements as set out in the Environment Act. A reporting deadline for the quantitative delivery of Biodiversity Net Gain to date is required up to the 1 January 2026 with the publication deadline of 26 March 2026. In addition, officers must give a wider summary of how the Council has (or intends to) comply with the biodiversity duty itself i.e. what policies the Council has put in place to ensure the relevant provisions of the Act have been implemented. Going forward, the Council must have in place sufficient measures to enable it to fulfill its statutory reporting duties every five years.

Conservation, Design & Landscape

In the case of NNDC v STAIRS: Breach of a Tree Preservation Order, a conviction has been secured against the defendant who felled a maximum of 20 trees at Broomhill in East Runton. In finding against the defendant, the judge took account of the guilty plea entered and the fact that a replanting scheme had been offered in mitigation. The defendant received a fine and the Council recovered its costs.

A report is being taken to Cabinet on 1 December asking members to endorse the Draft Norfolk Coast Landscape Management Plan (2025-2030). This formulates the policy and guidance for the management of the designated landscape for the next 5 years and enables this Council, as a relevant authority, to fulfil its statutory duty.

At the recent Design & Craftmanship Awards 2025 for Norwich and Norfolk,

the restoration of Church Farm at Wiveton won the Conservation Award (ahead of Norwich Castle). CD&L worked closely with Wray McCann Architects and RJ Bacon Builder Ltd to see this impressive project through to fruition. The project also jointly won the Sustainability Award alongside the restoration and extension of Coastal Cottage in Cley. Again, CD&L offered input into this project which was designed by Hudson Architects and built by Mode Construction. It was also a winner in the House and Housing category. Congratulations to both winners. For more information see: [Winners 2025 - Norwich and Norfolk Design and Craftsmanship Awards](#)

Planning Enforcement

During this period the team has concentrated efforts on closing older cases, successfully reducing the total number of open cases to 204. This represents a significant decrease of approximately 30 cases within just three weeks. As we approach the Christmas break, our priority will be to further reduce the number of open cases to approximately 160, aligning with our targets.

The team has achieved two successful appeals recently. The first appeal is in relation to the unauthorised residential use of land at Field View, Alby Hill, along with the unauthorised erection of a garage. We are currently working with the occupant to ensure that the residential use ceases, and the garage is demolished. The second appeal, which is particularly encouraging, focused on the construction of several shepherd's huts and the siting of a shipping container used for toilet facilities, in connection with an unauthorised campsite at Damn Hill Plantation, Edgefield. The Planning Inspector agreed that these huts constitute as buildings that require planning permission. As a result, the Notice was upheld and so the huts alongside the shipping container must be removed within a three-months. Additionally, it is worth noting that this appeal included a costs application, which was also dismissed.

While the Enforcement Notice in a third appeal was quashed, it is important to highlight that this occurred because the Planning Inspector granted planning permission, ultimately resulting in the matter being regularised, which is still a positive outcome.

Condition Monitoring is on-going with regular checks being undertaken.

Building Control

The Government have launched a consultation on the Building Regulations charges legislation. This seeks views on reforming Local Authority Building Control services which would allow Local Authorities to charge users for more activities on a fuller cost-recovery basis.

The expected outcomes of these reforms include:

- making services more financially sustainable
- more recruitment and development of Registered Building Inspectors
- better compliance with the building regulations

This is a positive move as the fees legislation was last reviewed in 2010. It will assist the service to improve resilience and financial planning.

2 Forthcoming Activities and Developments.

Development Committee is scheduled for 22nd January 2026.