

APPLICATION REFERENCE: PF/24/2184

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

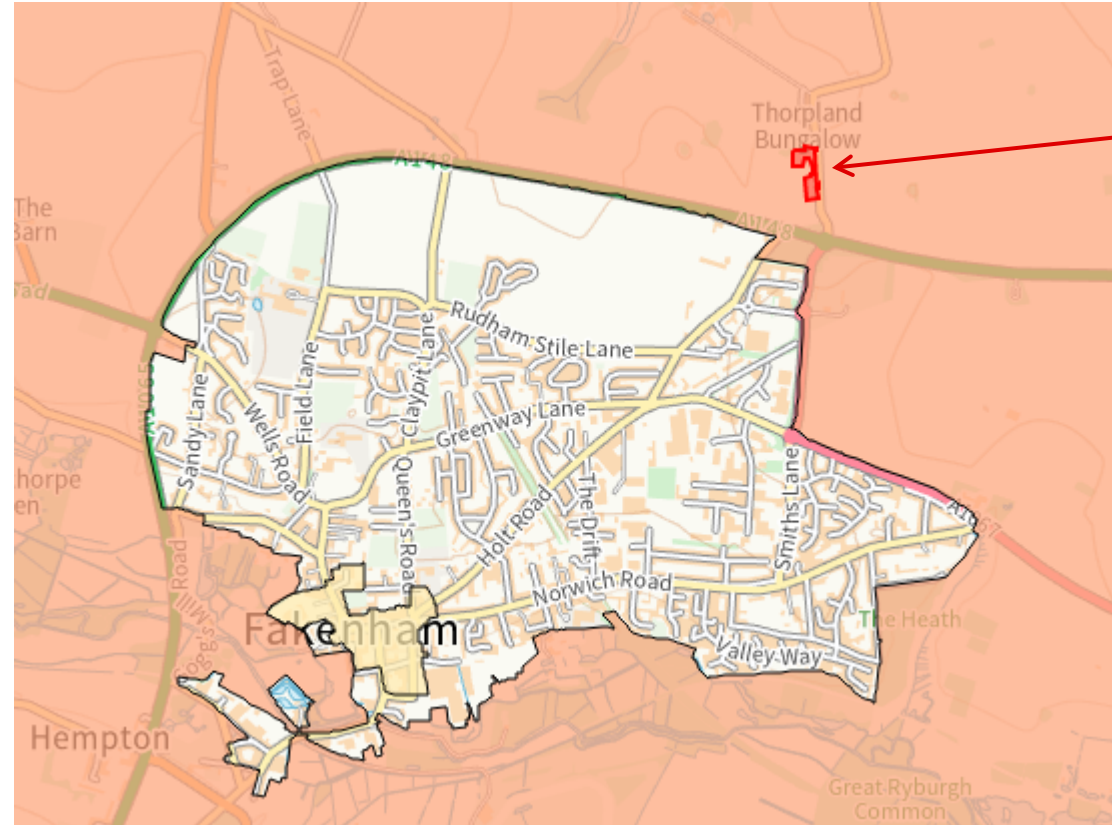
PROPOSAL: Erection of two buildings for use as a restaurant and farm shop, and associated development including a separate wc and bar, two polytunnels, car-parking, paths and access



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

GENERAL LOCATION (showing area designated as Countryside)

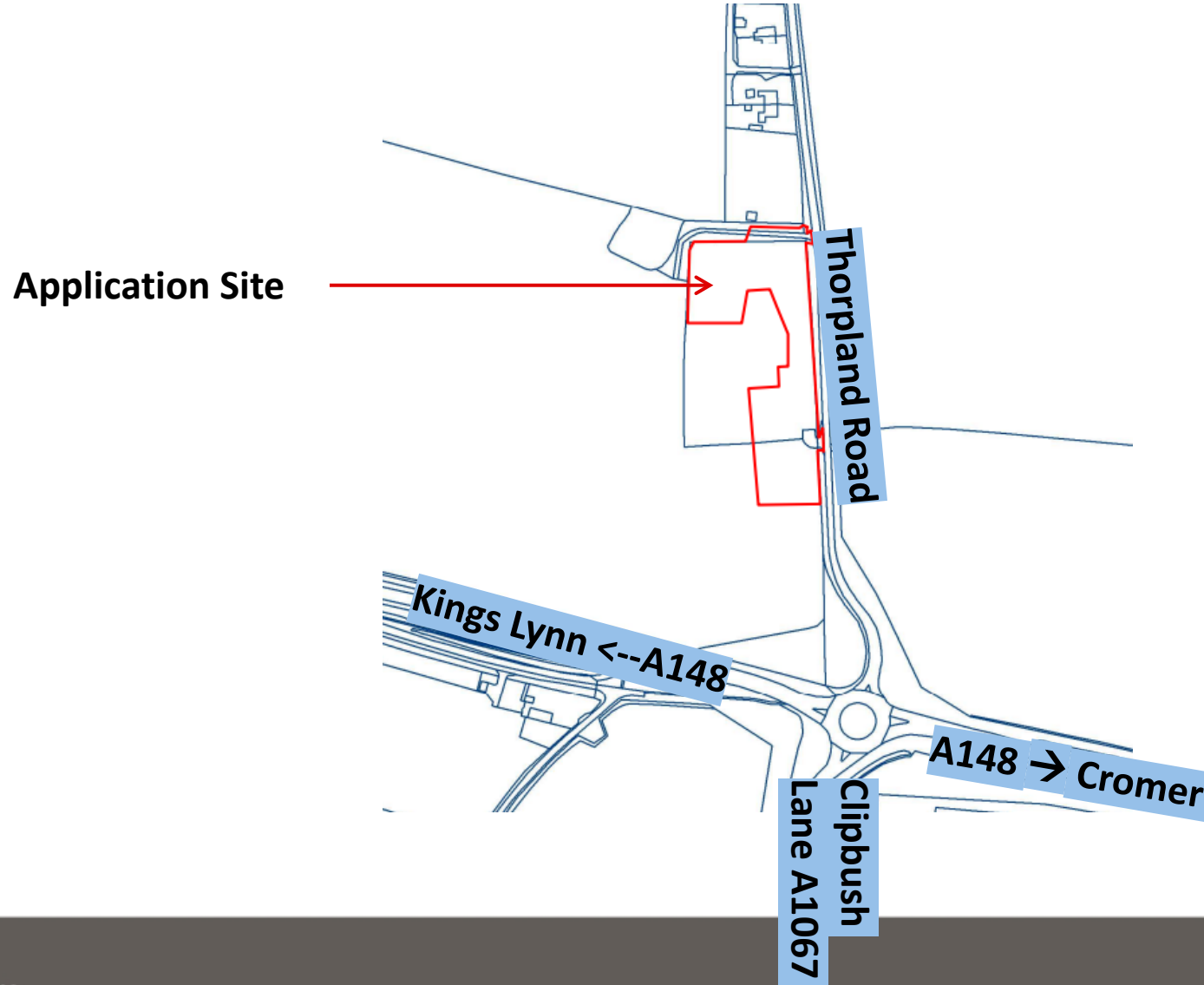


Application Site

 = LDF Town Centre
 = Countryside



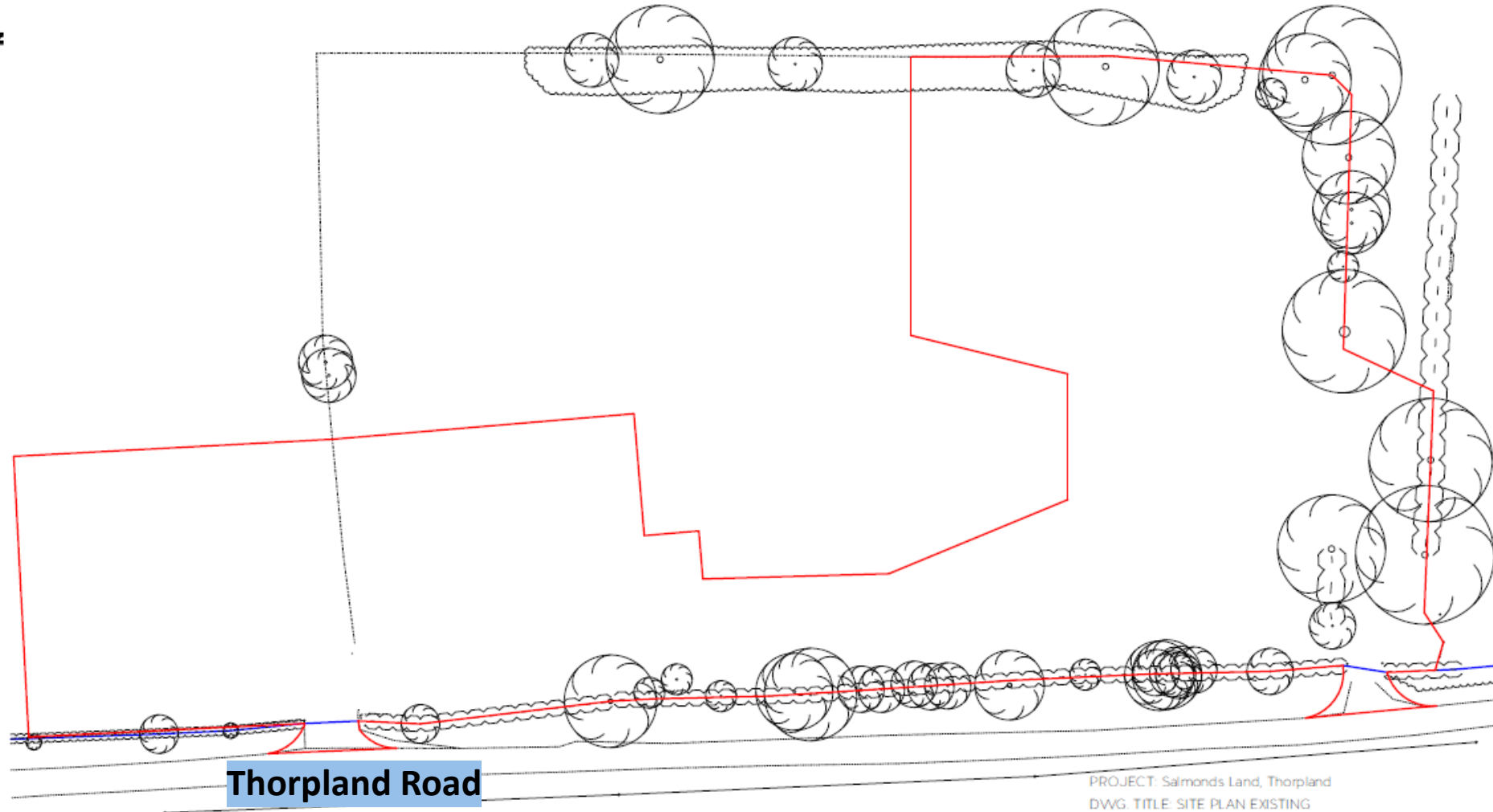
SITE LOCATION PLAN



AERIAL PHOTO

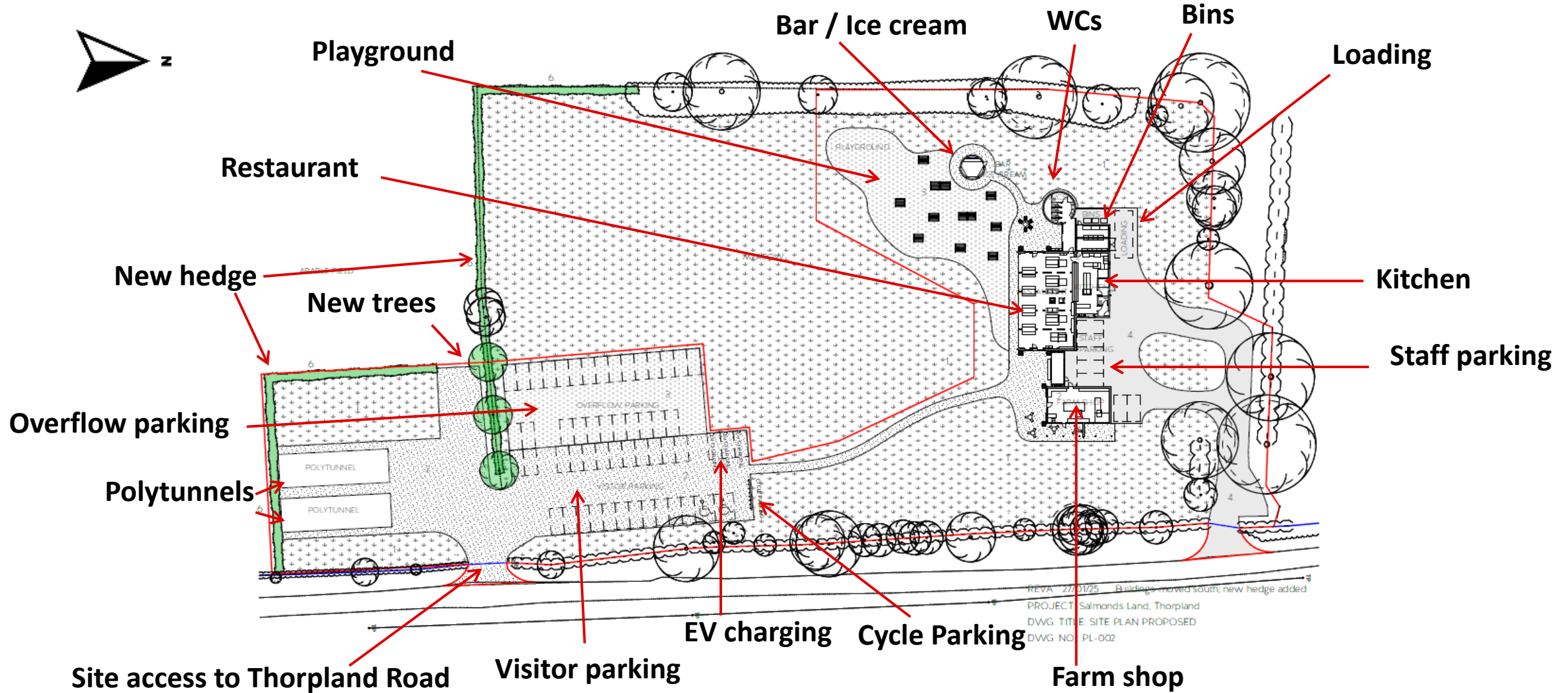


EXISTING SITE PLAN



PROJECT: Salmonds Land, Thorpland
DWG. TITLE: SITE PLAN EXISTING

PROPOSED SITE PLAN



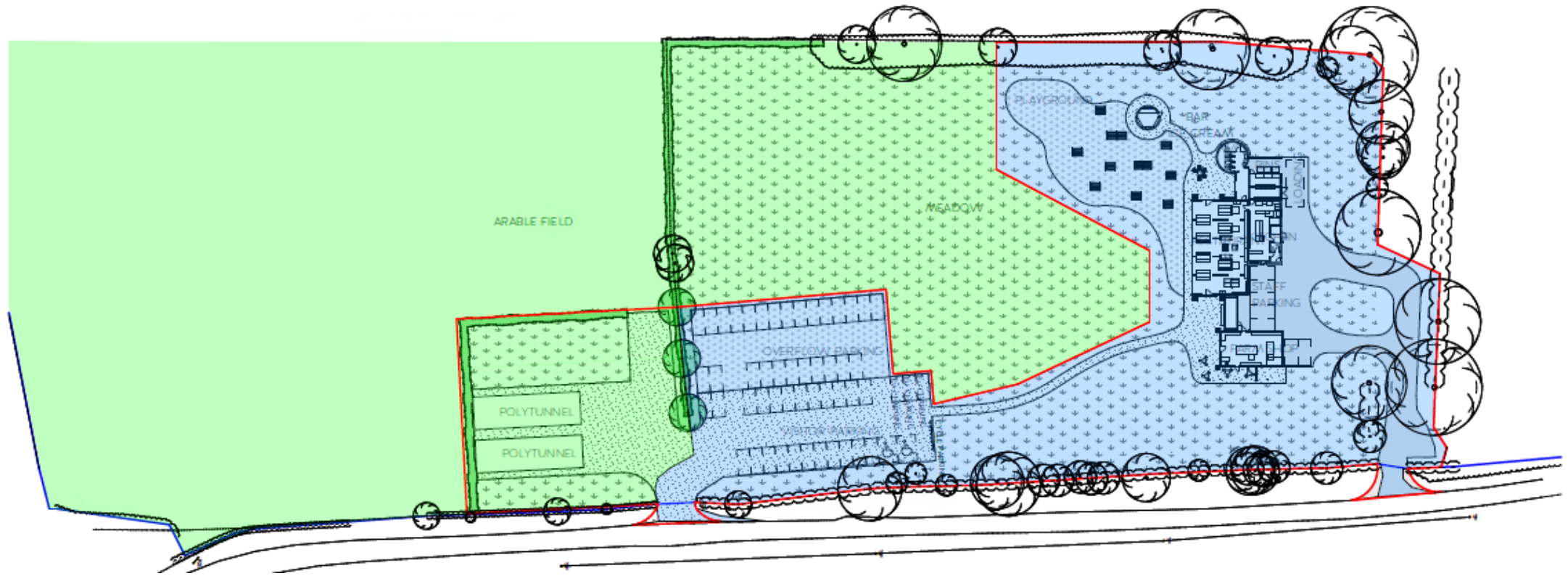
PROPOSED WIDER SITE PLAN



LAND REMAINS IN AGRICULTURAL USE



CHANGE OF USE TO CLASS E



PROPOSED ELEVATIONS



01 EAST ELEVATION

02 WEST ELEVATION



03 SOUTH ELEVATION

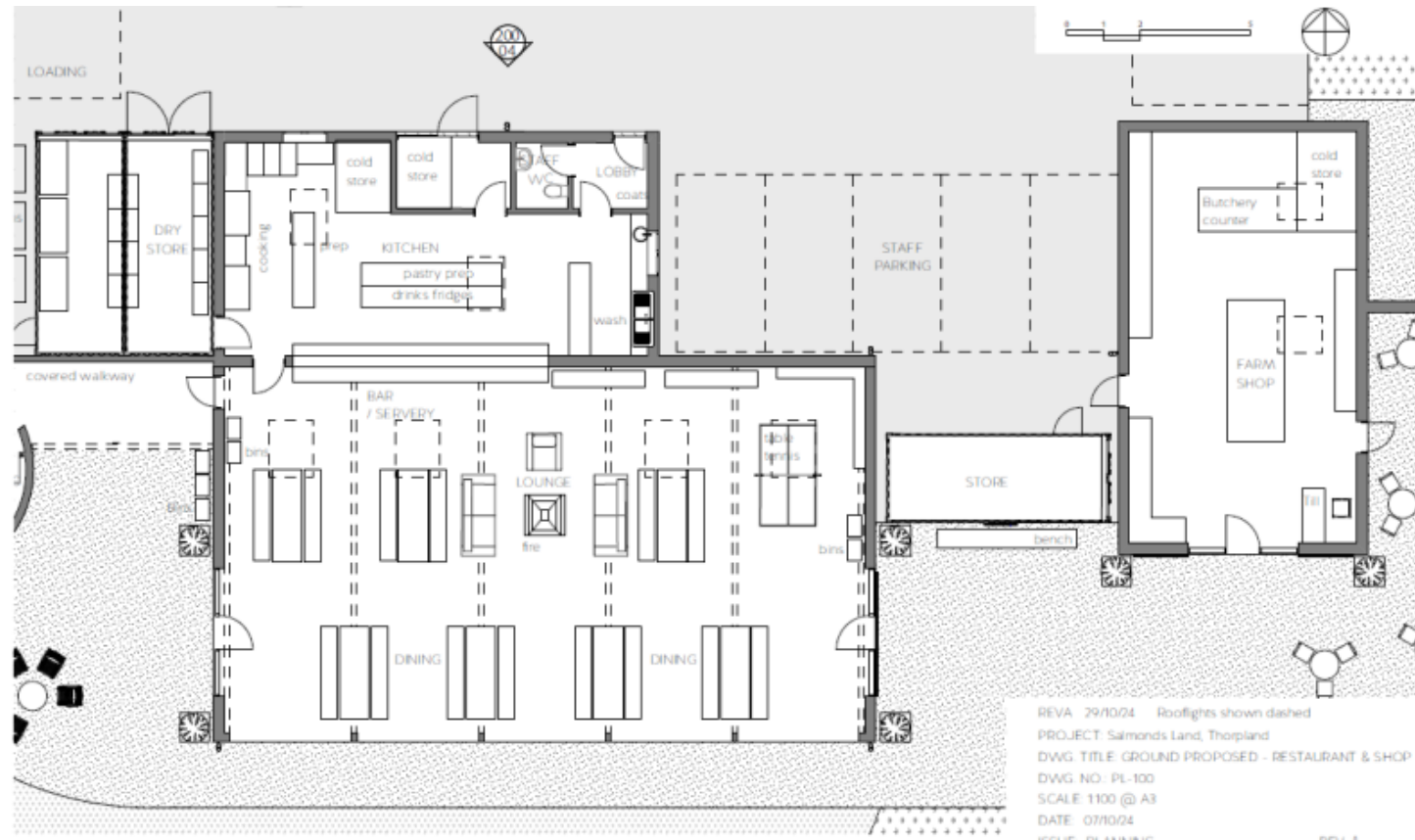


04 NORTH ELEVATION

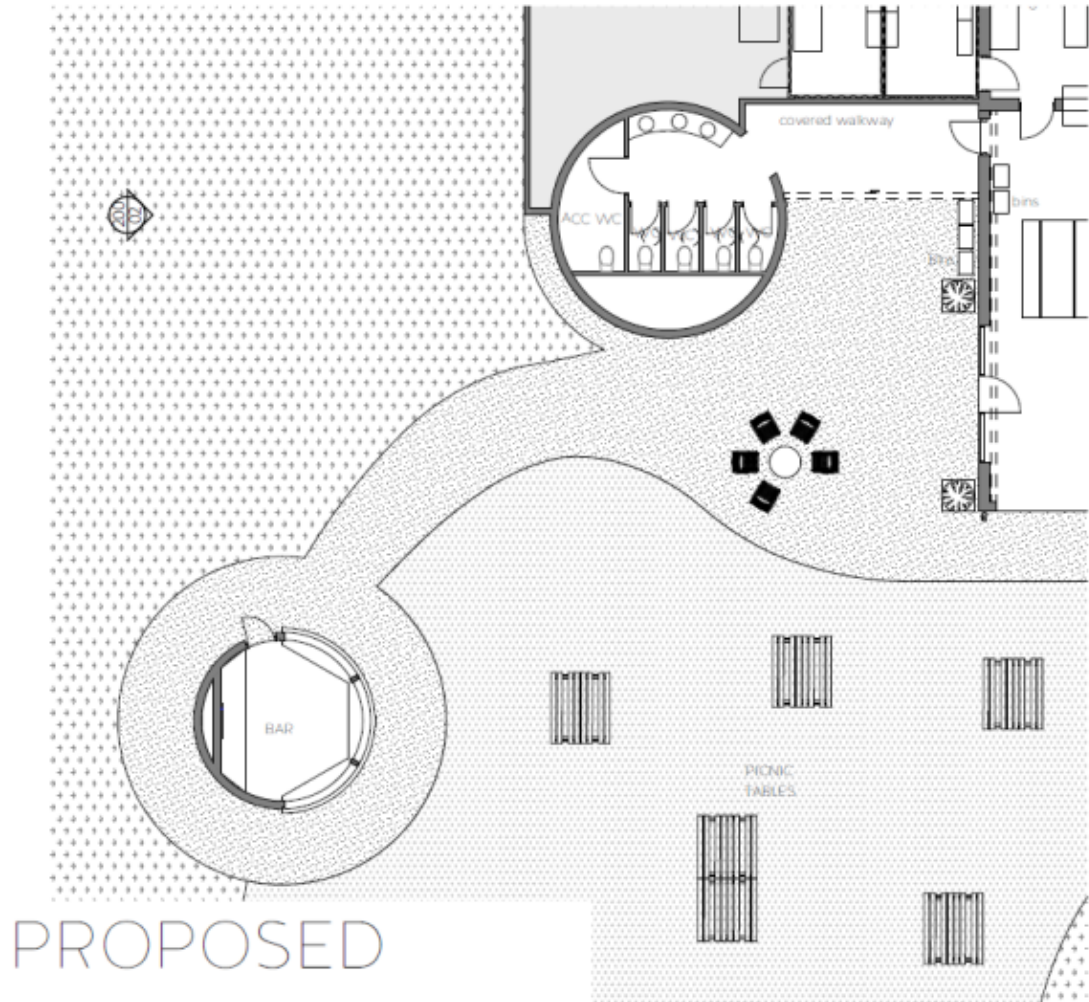
KEY:

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

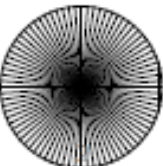
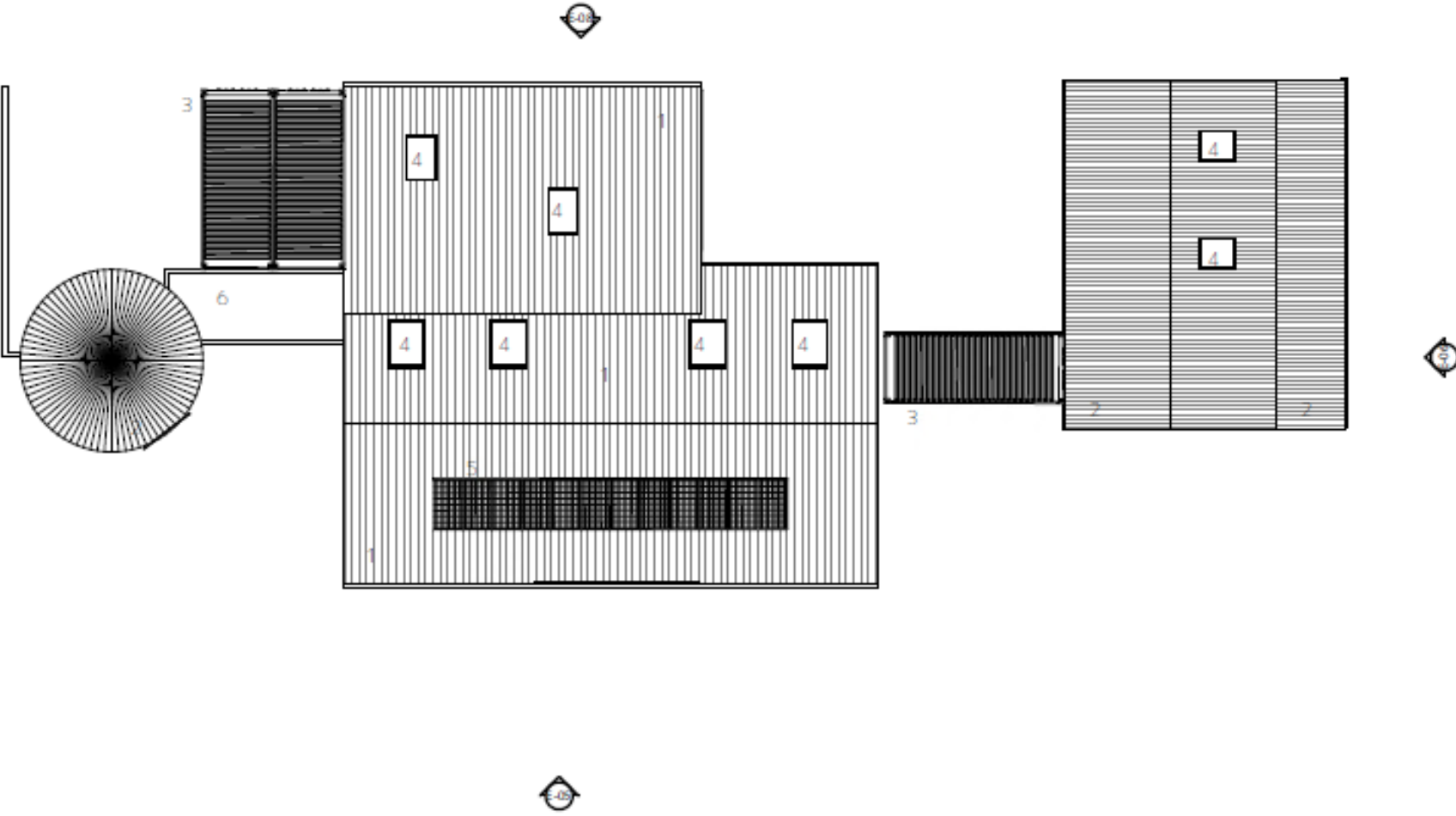
PROPOSED RESTAURANT AND SHOP FLOOR PLAN



PROPOSED WC AND BAR FLOOR PLAN



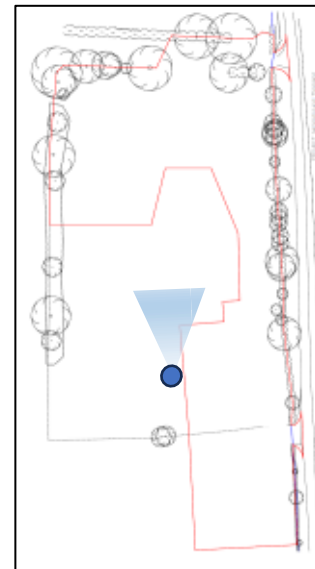
PROPOSED ROOF PLAN



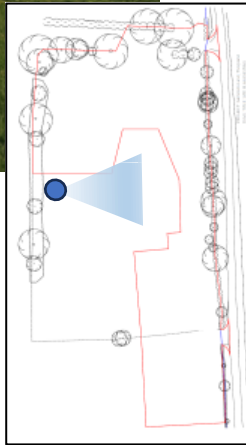
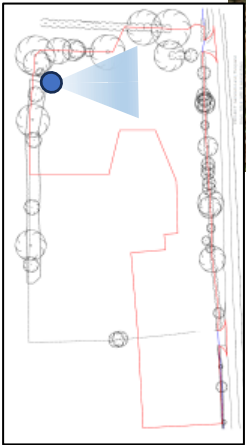
PROPOSED VISUALISATION



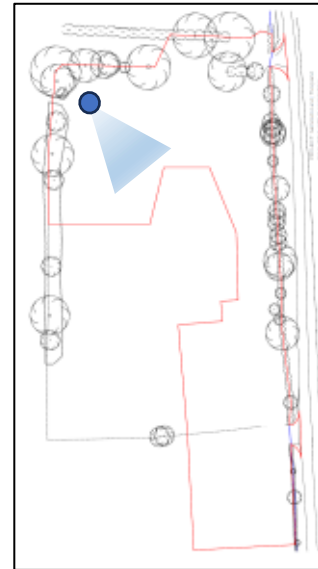
LOOKING NORTH



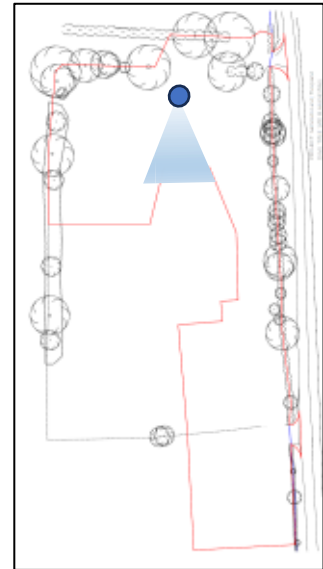
LOOKING EAST



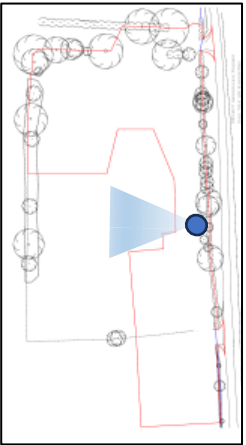
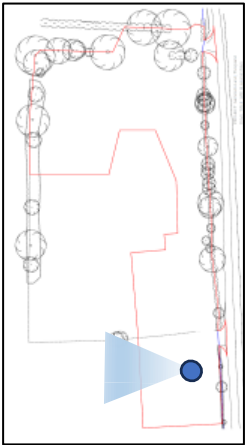
LOOKING SOUTH EAST



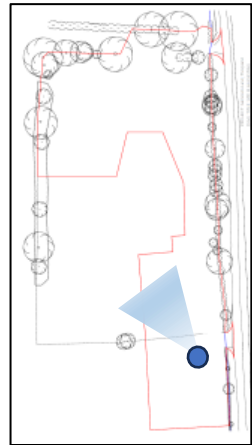
LOOKING SOUTH



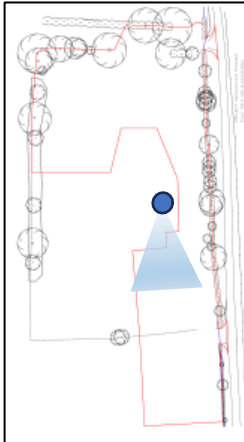
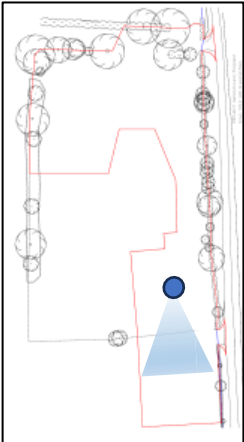
LOOKING WEST



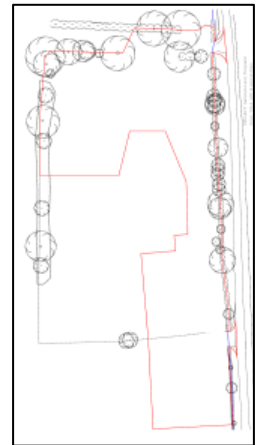
LOOKING NORTH WEST



LOOKING SOUTH TOWARDS ACCESS POINT TO THORPLAND ROAD



SITE ACCESS TO THORPLAND ROAD



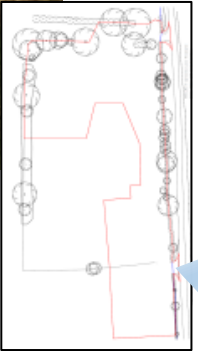
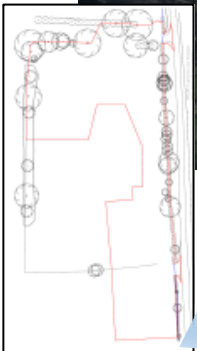
THORPLAND ROAD ACCESS



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

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 policies SS1, SS2 and CC9 of the North Norfolk Local Plan 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 CC9 of the North Norfolk Local Plan and paras 115, 116 and 117 of the NPPF.

The scale of the proposed development is considered significant, and the proposal is therefore not of a proportionate small scale as required by Policy E4 of the North Norfolk Local Plan.

The application fails to demonstrate how it would accord with Policy CC3 of the North Norfolk Local Plan in terms of Sustainable Construction, Energy Efficiency and Carbon Reduction.

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