

DEVELOPMENT COMMITTEE

**Minutes of the meeting of the Development Committee held on Thursday, 14 May 2026
in the Council Chamber - Council Offices at 9.30 am**

Committee Members Present:	Cllr R Macdonald Chairman)	(Vice- Cllr M Batey
	Cllr P Fisher	Cllr A Fitch-Tillett
	Cllr M Hankins	Cllr V Holliday
	Cllr P Neatherway	Cllr L Paterson
	Cllr K Toye	

Substitute Members Cllr W Fredericks

Officers in Attendance: Assistant Director – Planning
Development Manager (DM)
Solicitor
Senior Planning Officer- JS (SPO-JS)
Senior Landscape Officer – IM (SLO -IM)
Democratic Services and Governance Officer.

136 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr A Brown, Cllr J Toye, Cllr A Varley, Cllr L Vickers, and Cllr P Heinrich (Chairman).

The Vice-Chairman, Cllr R Macdonald served as Chairman for the meeting.

137 SUBSTITUTES

Cllr W Fredericks was present as a substitute.

138 ITEMS OF URGENT BUSINESS

None.

139 DECLARATIONS OF INTEREST

Cllr V Holliday, Local Member for each of the applications being presented, declared a non-pecuniary interest. She advised that she would not speak or vote on the applications in her capacity as Development Committee Member and would instead exercise her right to speak as Local Ward Member only.

140 BLAKENEY - PO/25/2837 - RESIDENTIAL DEVELOPMENT OF UP TO 30 DWELLINGS (INCLUDING AFFORDABLE HOUSING), AMENITY SPACE, LANDSCAPING AND ALL ASSOCIATED INFRASTRUCTURE AND WORKS (OUTLINE WITH DETAILS OF ACCESS ONLY, ALL OTHER MATTERS RESERVED) AT LAND WEST OF LANGHAM ROAD, BLAKENEY, NORFOLK.

Officer's Report

The SPO-JS introduced the Officer's report and recommendation for approval. The Case Officer confirmed this was an allocated site within the adopted Local Plan, and that the application broadly complied with the site-specific policies identified within the Local Plan. Accordingly, this should be given significant weight. Officers recognised that there was a limited departure from the Criterion 5 in respect of access to Morston Road, attracting negative weight.

The SPO-JS outlined the site's location, and relationship with the village of Blakeney, and provided images in and around the site. The indicative site plan and images of the access arrangement including a sectional view were provided.

The main issues for consideration were detailed within the Officer report (pages 17-44). The development would secure 35% affordable housing and 10% Biodiversity Net Gain secured by S106 agreement.

The application proposed open public spaces, tree lined landscaping to the south, additional landscaping to the eastern boundary to provide additional screening and a landscape buffer, and intentional placement of single storey dwellings to limit the impact to neighbours in respect to residential amenity.

Objections had been received from the Parish Council and local residents. Several concerns identified issues that the flooding and drainage scheme was insufficient. The Case Officer confirmed the site lay in Flood Zone 1 and was considered at the lowest risk across all sources. The proposed SuDs would ensure a controlled release of outflows from the site through the application of the infiltration basin, crates, swales and permeable paving.

Public Speakers

Rosemary Thew – Blakeney Parish Council
Jane Armstrong – Objecting
William Page – Supporting

Local Member

The Local Member Cllr V Holliday objected to the application. It was noted that this site had previously been removed from Local Plan considerations and was reintroduced at a later stage in order to meet revised housing targets. She maintained her earlier objections to the principle of development on the site on grounds of landscape and heritage harm. Further, she believed development would lead to significant negative impacts on nearby European protected landscapes and have a material impact on the North Norfolk Coast National Landscape, which the Council had a duty to protect. Development may impact the Blakeney Downs, and a rare archaeological schedule monument.

The Local Member shared in the resident concerns regarding matters of highway safety, landscape harm, loss of amenity, surface flooding, light pollution and sewage processing.

Construction of the access road alone would have a detrimental impact on neighbouring residents, due to surface water runoff, increased light pollution, and potential destruction of heritage artefacts.

This was not a sustainable location, as the site was not close to the village centre

and residents would likely make use of cars for short journeys, further, the Local Member was critical of the vehicle number figure provided.

Whilst assurances had been received that there was capacity in the sewage network to deal with increased load, the Local Member enquired whether the Environment Agency had been consulted about the increased nutrient load given where the treated water was dispersed to.

Speaking on the merit of the development, Cllr V Holliday welcomed the principle residence restriction, and the provision of affordable housing, but was concerned that this was not enough.

The Local Member considered the application failed to accord with Local Plan Policies ENV2, ENV7 and ENV13, nor Blakeney Local Plan Policies 6, 10 and 12.

Should the application be approved, the Local Member sought the following conditions be imposed: that the 30mph speed limit be clearly defined, a light pollution plan be produced, an archaeological assessment takes place in advance of construction, that the sewage network and capacity be scrutinised closely prior to development, appropriate S106 contributions are made available to the parish, principal residence occupancy is required, proposed complement of affordable housing is built out, effective mitigation of water drainage is in place, great attention is paid to any sources of light pollution, a habitat management and maintenance plan is put in place and onsite habitat delivery is not watered down at the Reserve Matters stage.

Committee Debate

- a. Cllr M Hankins commended the Officers report, though shared in the concerns raised by local residents. He noted 135 households were on the waiting list for a home in Blakeney, indicating there was a clear demand for affordable housing. Cllr P Fisher recognised that most of the site allocations within the Local Plan were contentious. He considered the housing proposed to be proportionate and reasonable, and that there was a high level of demand to live in Blakeney. Cllr K Toye also expressed her support for the application and argued there was a need for this type of housing in Blakeney as those on the open market in the parish were closer to £1 million and was simply unaffordable for local people.
- b. Cllr A Fitch-Tillett objected to the application, she considered greater weight should be afforded to Norfolk Coast Partnership feedback and considered the scheme would lead to the erosion of the National Landscape.
- c. Cllr L Paterson asked whether matters of dark skies and glazing could be considered at this stage. The Case Officer confirmed these were Reserved Matters issues and would be dealt with as part of the Reserve Matters application.
- d. Cllr L Paterson asked what the fall-back position would be if the Committee were minded to refuse the application. The DM advised the Applicant would likely seek to appeal the decision, and Planning Inspectorate would place significant weight that this was an allocated site within the Local Plan. It was unlikely the Planning Inspectorate would support the Council in its refusal.

- e. Cllr W Fredericks expressed some concern that the developer may or may not themselves build out the scheme, or they may sell the permission on.
- f. Through the Chairman, the Applicant advised that house prices were governed by market forces. The % of affordable housing was dictated by policy.
- g. Cllr M Hankins proposed acceptance of the Officer's recommendation, seconded by Cllr P Fisher.

RESOLVED

That Planning Application PO/25/2837 be APPROVED in accordance with the Officer's recommendation.

141 NNDC TPO (WIVETON) 2025 NO. 27 TPO 25 1090 - LAND AT LONG FURLONG HOUSE AND LONG FURLONG COTTAGE

Officers Report

The SLO-IM introduced the Officer's report and recommendation that the TPO be confirmed. She outlined the sites' location, historical context, aerial maps, and images in and around the site. The proposed Order was made following the removal of a boundary hedgerow in 2025.

Local Member

Cllr V Holliday expressed her support for the order.

Committee Debate

- a. Cllr L Paterson proposed acceptance of the Officer's recommendation, seconded by Cllr A Fitch-Tillett.

RESOLVED

That TPO/25/1090 be confirmed

142 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

The DM introduced the Officer's report and spoke positively of the council's performance with respect to speed and quality of decisions made.

The Committee thanked Officers for their continued hard work and excellent platinum service performance.

143 APPEALS SECTION

The Committee noted the appeals and enforcement reports.

Cllr L Paterson noted that the applicant for the garages in North Walsham had submitted an appeal on a decision made in April. The DM advised that applicants had the right to appeal the Council's decisions, and from an enforcement perspective, the enforcement team wouldn't serve an enforcement notice whilst there was a live planning application.

144 EXCLUSION OF PRESS AND PUBLIC

The meeting ended at 10.24 am.

Chairman