

**Weekly List - Application Decisions made
during the Week Ending 21 November 2025**



Committee applications are considered by the Planning Committee. Delegated applications are considered by Planning Services.

Appl Number : 2025/1866
App Type : Full
Parish: Barnham Broom
Location : Barn Owl Farm Rush Green Barnham Broom Norfolk NR9 4EA
Proposal : Erection of 5 bay extension to existing agricultural building
Decision : Approval with Conditions
(Delegated)
Date of decision : 21 November 2025

Appl Number : 2025/3384
App Type : Works to trees in Conservation Area
Parish: Bawburgh
Location : East View Harts Lane Bawburgh Norfolk NR9 3LS
Proposal : (T1) Apple - Crown Reduction - Height reduce 0.4m, from 2.5m to 2.1m. Width reduce by 0.4m from 2.6 to 2.2m. Remove water shoots.
(T2) - Hawthorn - Fell
Decision : No objections
(Delegated)
Date of decision : 19 November 2025

Appl Number : 2025/2709
App Type : Full
Parish: Bergh Apton
Location : The Old Rectory The Street Bergh Apton Norfolk NR15 1BN
Proposal : The erection of 3 sheds, installation of hardstanding and entrance gates (part retrospective)
Decision : Approval with Conditions
(Delegated)
Date of decision : 18 November 2025

Appl Number : 2025/1973
App Type : Approval of Condition Details
Parish: Bracon Ash And Hethel
Location : Land West Of Hethel Engineering Centre Chapman Way Hethel Norfolk
Proposal : Details of condition 10 of 2023/2037 - details of implementation, maintenance and management of the remediation plan for the improvement of offsite watercourses and hydraulic structures
Decision : Approval of details - Approved

(Delegated)
 Date of decision : 18 November 2025

Appl Number : 2025/3390
 App Type : Cert. Lawfulness Proposed
 Parish: Brooke
 Location : 45 Norwich Road Brooke Norfolk NR15 1AB
 Proposal : Lawful development certificate for the proposed siting of a mobile home
 Decision : Approval with no Conditions
 (Delegated)
 Date of decision : 20 November 2025

Appl Number : 2025/1835
 App Type : Approval of Condition Details
 Parish: Colney
 Location : John Innes Institute Colney Lane Colney Norfolk NR4 7UH
 Proposal : Details of condition 11 of 2024/3652 - habitat management and monitoring plan and approval of details reserved by the statutory biodiversity gain plan condition
 Decision : Approval of details - Approved
 (Delegated)
 Date of decision : 20 November 2025

Appl Number : 2025/3171
 App Type : Approval of Condition Details
 Parish: Colney
 Location : Norwich Research Park Colney Lane Colney Norfolk
 Proposal : Details of condition 9 of 2012/1477 (as varied by 2014/0030) - Asbestos Removal Method Statement
 Decision : Approval of details - Approved
 (Delegated)
 Date of decision : 17 November 2025

Appl Number : 2025/2293
 App Type : Works to TPO trees
 Parish: Costessey
 Location : 12 Parklands Costessey Norfolk NR8 5AL
 Proposal : Precautionary tip reduction to manage windloading of main stem
 Decision : Approval with Conditions
 (Delegated)
 Date of decision : 18 November 2025

Appl Number : 2025/3031
 App Type : Non Material Amendment
 Parish: Costessey
 Location : Compound Britannia Way Costessey Norfolk

Proposal : Non-material amendment of planning permission 2021/1730 -
Change the dormer detail on four 2.5-storey dwellings, from the
approved traditional GRP dormer to the Modulite System dormer
Decision : Approval with no Conditions
(Delegated)
Date of decision : 17 November 2025

Appl Number : 2025/2043
App Type : Householder
Parish: Cringleford
Location : 34 Colney Lane Cringleford Norfolk NR4 7RE
Proposal : Erection of annexe to create bedroom, bathroom, garden room and
home office
Decision : Approval with Conditions
(Delegated)
Date of decision : 17 November 2025

Appl Number : 2025/2677
App Type : Householder
Parish: Cringleford
Location : Rose Dale 6 Newmarket Road Cringleford Norfolk NR4 6UE
Proposal : New driveway and site access to Newmarket Rd
Decision : Approval with Conditions
(Delegated)
Date of decision : 17 November 2025

Appl Number : 2025/1409
App Type : Removal/Variation of Condition
Parish: Deopham And Hackford
Location : Park Lane Farm Park Lane Deopham Norfolk NR18 9HL
Proposal : Variation of conditions (2) - reposition dwelling and garage
amendment to plans & (5) provision of parking - rewording of
condition to 'Prior to the first occupation of the development hereby
permitted the existing access/ proposed on-site car parking area
shall be laid out, levelled, surfaced and drained in accordance with
the approved plan and retained thereafter available for that specific
use'. Removal of condition (3) - new access over ditch/watercourse
as existing access now to be retained of consented permission
2013/1200 (Demolition of existing dwelling and outbuildings and
provision of replacement dwelling and garage building) dated 2
December 2013
Decision : Approval with Conditions
(Delegated)
Date of decision : 21 November 2025

Appl Number : 2025/3085
App Type : Removal/Variation of Condition
Parish: Deopham And Hackford
Location : Hawthorn Barn Morley Road Deopham Norfolk NR18 9DG

Proposal : Variation of condition (2) following Structural Engineer Report replace the existing new cut roof with visible trusses of permission 2025/1754 (Variation of condition 2 - To cover clients revisions to design on consented permission 2022/1685 (which gave permission for Conversion and extension of out buildings to form new dwelling with associated works, including; demolition of buildings and provision of access and landscaping) Date of decision: 4 April 2024) Date of Decision: 18/07/2025
 Decision : Approval with Conditions (Delegated)
 Date of decision : 21 November 2025

Appl Number : 2025/3091
 App Type : Removal/Variation of Condition
 Parish: Deopham And Hackford
 Location : Hawthorn Barn Morley Road Deopham Norfolk NR18 9DG
 Proposal : Variation of condition (2) following Structural Engineer Report replace the existing new cut roof with visible trusses of permission 2025/1313 (Variation of condition 2 - Revised plans for conversion of consented planning permission 2022/1684- Conversion and extension of out buildings to form new dwelling with associated works, including; demolition of buildings and provision of access and landscaping. Date of decision: 4th September 2024) Date of Decision: 18/07/2025
 Decision : Approval with Conditions (Delegated)
 Date of decision : 21 November 2025

Appl Number : 2025/2046
 App Type : Full
 Parish: Diss
 Location : 41 - 43 Sawmills Road Diss Norfolk IP22 4GG
 Proposal : Change of use of site from car sales to car valeting centre with erection of 2no carwash canopies
 Decision : Approval with Conditions (Delegated)
 Date of decision : 17 November 2025

Appl Number : 2025/3332
 App Type : Works to trees in Conservation Area
 Parish: Diss
 Location : 26 Sunnyside Diss Norfolk IP22 4DS
 Proposal : 1 No. False Acacia - Current height 6m, width 3m. Finished height 4.5m, width 2m. Top by 1/4 and reduce boughs
 Decision : No objections (Delegated)
 Date of decision : 17 November 2025

Appl Number : 2025/3032
 App Type : Approval of Condition Details
 Parish: Easton

Location : Phase 2 Land North And South Of Dereham Road Easton Norfolk
 Proposal : Details reserved by condition 10 of 2014/2611 - water conservation measures
 Decision : Approval of details - Approved (Delegated)
 Date of decision : 17 November 2025

Appl Number : 2025/3083
 App Type : Full
 Parish: Flordon
 Location : Tas Valley Mushrooms Bungalow The Street Flordon Norfolk NR15 1RN
 Proposal : Agricultural barn with roof mounted solar array
 Decision : Approval with Conditions (Delegated)
 Date of decision : 19 November 2025

Appl Number : 2025/1601
 App Type : Full
 Parish: Framingham Earl
 Location : Framingham Earl High School Norwich Road Framingham Earl Norfolk NR14 7QP
 Proposal : Provision of a new car park to accommodate 67 car parking spaces and installation of electric vehicle charging points for 8 existing car parking spaces
 Decision : Approval with Conditions (Delegated)
 Date of decision : 21 November 2025

Appl Number : 2025/3325
 App Type : Works to trees in Conservation Area
 Parish: Gissing
 Location : Tall Trees Lower Street Gissing Norfolk IP22 5UJ
 Proposal : Sycamore - remove
 Decision : No objections (Delegated)
 Date of decision : 17 November 2025

Appl Number : 2025/3514
 App Type : Non Material Amendment
 Parish: Great Moulton
 Location : Ketts Farm Old Road Great Moulton Norfolk NR15 2HA
 Proposal : Non material amendment of 2025/1427 - reduction of building length from 14.3m to 11m. Amended door and window positions
 Decision : Approval with no Conditions (Delegated)
 Date of decision : 19 November 2025

Appl Number : 2025/2773
 App Type : Approval of Condition Details

Parish: Hempnall
 Location : Poultry Farm Road Green Hempnall Norfolk
 Proposal : Details of condition 4, 7 and 12 of 2024/3752 - (4) Noise and dust management plan, (7) Potential Passing Place Locations plan and (12) Tree protection plan.
 Decision : Approval of details - Approved (Delegated)
 Date of decision : 17 November 2025

Appl Number : 2023/2445
 App Type : Approval of Condition Details
 Parish: Hethersett
 Location : Land North Of Hethersett Village Centre Little Melton Road Hethersett Norfolk
 Proposal : Details of condition 14 of 2011/1804 for phase B3 - road, footway, and cycleway construction
 Decision : Approval of details - Approved (Delegated)
 Date of decision : 17 November 2025

Appl Number : 2025/2928
 App Type : Removal/Variation of Condition
 Parish: Hethersett
 Location : Land North Of McDonalds Restaurant Norwich Road Hethersett Norfolk
 Proposal : Variations of conditions (2) revised drawings (3) construction managements plan (5) landscape plantings (6) archaeology (7) air handling plan (8) ecology mitigation plan (10) access roads (13) construction workers parking (14) construction traffic management plan (15) highway improvements offsite & (19) drainage of permission 2024/0222 (which consented to variation of condition 2,15 and 19 of 2022/0201 - Minor revisions to both the off site highway improvement works/road design and the drainage strategy)
 Date of Decision: 18/03/2024
 Decision : Withdrawn
 Date of decision : 17 November 2025

Appl Number : 2025/3323
 App Type : Works to trees in Conservation Area
 Parish: Hingham
 Location : 1 Baxter Road Hingham Norfolk NR9 4HY
 Proposal : T1 Birch -Reduction of overall crown 1.5-2m in line with BS3998
 Decision : No objections (Delegated)
 Date of decision : 17 November 2025

Appl Number : 2025/2584
 App Type : Approval of Condition Details
 Parish: Long Stratton

Location : Phase 1 Land West Of The A140 Norwich Road Long Stratton Norfolk
 Proposal : Details of condition (19A) of 2024/1245 - detailed drawings for the off-site highway improvements works.
 Decision : Approval of details - Approved (Delegated)
 Date of decision : 21 November 2025

Appl Number : 2025/3599
 App Type : Conservation Area - Dead Tree Notification
 Parish: Morningthorpe And Fritton
 Location : Church Farm House The Street Fritton Norfolk NR15 2QU
 Proposal : 3 No. Elm - Fell under an exception of the Conservation Area Restrictions for dead trees
 Decision : Exempt Tree Works (Delegated)
 Date of decision : 18 November 2025

Appl Number : 2025/3067
 App Type : Householder
 Parish: Poringland
 Location : 11 Norwich Road Poringland Norfolk NR14 7QR
 Proposal : Proposed single storey rear extension and conversion of roof.
 Decision : Approval with Conditions (Delegated)
 Date of decision : 20 November 2025

Appl Number : 2022/2394
 App Type : Full
 Parish: Pulham St Mary
 Location : Land To South Of Chestnut Road Pulham St Mary Norfolk
 Proposal : Erection of eleven new dwellings including three affordable dwellings
 Decision : Approval with Conditions (Delegated)
 Date of decision : 19 November 2025

Appl Number : 2025/2886
 App Type : Listed Building
 Parish: Pulham St Mary
 Location : Crossingford Farm Garlic Street Pulham St Mary Norfolk IP21 4RL
 Proposal : Remove the non-breathable cement render & bitumen from the external walls & replace with a traditional lime-based render & lime wash or breathable paint
 Decision : Approval with Conditions (Delegated)
 Date of decision : 21 November 2025

Appl Number : 2025/0831
 App Type : Approval of Condition Details
 Parish: Redenhall With Harleston

Location : Land North Of Spirketts Lane Harleston Norfolk
Proposal : Details of conditions 11, 12, 13, 15, 19, 27, 28, 29, 30 and 31 of 2023/1418. (11) TRO to Spirketts Lane, (12) Ecological Design, (13) Landscape & Ecological Management, (15) Hard & Soft Landscaping Design, (19) Kissing Gate, (27) Surface Water Management, (28) Water Usage, (29) Fire Hydrants & Washout Design, (30) Energy Statement and (31) Secured by Design.
Decision : Approval of details - Approved (Delegated)
Date of decision : 21 November 2025

Appl Number : 2025/3242
App Type : Approval of Condition Details
Parish: Redenhall With Harleston
Location : Land North Of Spirketts Lane Harleston Norfolk
Proposal : Details reserved by condition 20C of 2023/1418 - archaeology report
Decision : Approval of details - Approved (Delegated)
Date of decision : 21 November 2025

Appl Number : 2025/3076
App Type : Listed Building
Parish: Rockland St Mary
Location : Chantry House Run Lane Rockland St Mary Norfolk NR14 7EZ
Proposal : Installation of roof lights and insulation
Decision : Approval with Conditions (Delegated)
Date of decision : 21 November 2025

Appl Number : 2025/3303
App Type : Works to TPO trees
Parish: Saxlingham Nethergate
Location : Orchard View Barn Church Hill Saxlingham Nethergate Norfolk NR15 1TD
Proposal : Ash T1 - repollard - ongoing maintenance, Yew T2 - reduce southern canopy spread from 3m to 2m
Decision : Approval with Conditions (Delegated)
Date of decision : 17 November 2025

Appl Number : 2025/2236
App Type : Full
Parish: Shotesham
Location : Land North Of Priory Lane Shotesham Norfolk
Proposal : New single storey dwelling
Decision : Refusal (Delegated)
Date of decision : 21 November 2025

Appl Number : 2025/3338
 App Type : Works to trees in Conservation Area
 Parish: Shotesham
 Location : Naidens The Street Shotesham Norfolk NR15 1YG
 Proposal : T1 (Spruce) - Removal down to ground level. T3 (Spruce) - Removal down to ground level. T5 (Spruce) - Removal down to ground level. T6 (Cypress) - Removal to ground level
 Decision : No objections
 (Delegated)
 Date of decision : 21 November 2025

Appl Number : 2025/2295
 App Type : Approval of Condition Details
 Parish: Starston
 Location : Highland Cottage Hardwick Road Starston Norfolk IP20 9PJ
 Proposal : Details of conditions 3, 4, 5, 8 & 12 - (3) details of the materials used in the construction of the external surfaces, (4) scheme of the positions, designs, materials, planting and type of boundary treatment to be erected/planted/retained, (5) landscaping scheme, (8) full details of the design, location and sound levels of the Air Source Heat Pump & (12) full details of the means of surface water drainage of planning permission 2024/0362
 Decision : Approval of details - Approved
 (Delegated)
 Date of decision : 21 November 2025

Appl Number : 2025/2880
 App Type : Listed Building
 Parish: Stockton
 Location : Manor Farm Bungay Road Stockton Norfolk NR34 0HR
 Proposal : Replacement windows and doors
 Decision : Approval with Conditions
 (Delegated)
 Date of decision : 20 November 2025

Appl Number : 2025/3388
 App Type : Works to TPO trees
 Parish: Stoke Holy Cross
 Location : Norwich Main Substation Mangreen Hall Lane Dunston Norfolk NR14 8PG
 Proposal : (T9.1) Fraxinus excelsior - fell (11.1) Pinus Species - fell (G168) Fraxinus excelsior - fell x 3 trees (G169) Fraxinus excelsior - fell x 4 trees (G170) Fraxinus excelsior - fell x 3 trees (185) Pinus sylvestris - fell (186) Pinus sylvestris - fell
 Decision : Approval with Conditions
 (Delegated)
 Date of decision : 19 November 2025

Appl Number : 2025/2562
 App Type : Full

Parish: Swainsthorpe
 Location : 11 Briar Lane Swainsthorpe Norfolk NR14 8PJ
 Proposal : Change of use of land from equestrian to private residential curtilage and retention of 2no existing garage buildings (retrospective)
 Decision : Approval with Conditions
 (Delegated)
 Date of decision : 20 November 2025

Appl Number : 2025/3628
 App Type : Section 106 Agreement
 Parish: Swardeston
 Location : The Coach House Mangreen Swardeston Norfolk NR14 8DD
 Proposal : Upgrade of septic tank with package treatment plant
 Decision : Signed Agreement
 (Delegated)
 Date of decision : 16 November 2025

Appl Number : 2025/2615
 App Type : Householder
 Parish: Tasburgh
 Location : Watermill House Low Road Tasburgh Norfolk NR15 1AR
 Proposal : Double garage, gates and estate iron fence
 Decision : Approval with Conditions
 (Delegated)
 Date of decision : 17 November 2025

Appl Number : 2025/2616
 App Type : Listed Building
 Parish: Tasburgh
 Location : Watermill House Low Road Tasburgh Norfolk NR15 1AR
 Proposal : Double garage, gates and estate iron fence
 Decision : Approval with Conditions
 (Delegated)
 Date of decision : 17 November 2025

Appl Number : 2025/3515
 App Type : Non Material Amendment
 Parish: Tasburgh
 Location : Land Adjacent To Howard Low Road Tasburgh Norfolk
 Proposal : Non material amendment of 2022/0063- Changes to internal layout causing minor changes to position of windows and doors. Squaring of chimney. Shrinking of footprint through brick dimensioning.
 Decision : Approval with no Conditions
 (Delegated)
 Date of decision : 17 November 2025

Appl Number : 2025/3565
 App Type : Non Material Amendment
 Parish: Thurlton
 Location : 38 Links Way Thurlton Norfolk NR14 6RF

Proposal : Non material amendment of 2022/1928 - Installation of velux windows in the roof
 Decision : Approval with no Conditions (Delegated)
 Date of decision : 20 November 2025

Appl Number : 2025/3043
 App Type : Approval of Condition Details
 Parish: Tivetshalls
 Location : 1 Barn Cottage Station Road Tivetshall St Margaret Norfolk NR15 2ED
 Proposal : Details reserved by condition 4 (doors), 5 (wall section), 6 (paint) of 2025/2103
 Decision : Approval of details - Approved (Delegated)
 Date of decision : 20 November 2025

Appl Number : 2025/3086
 App Type : Approval of Condition Details
 Parish: Tivetshalls
 Location : 1 Barn Cottage Station Road Tivetshall St Margaret Norfolk NR15 2ED
 Proposal : Details reserved by condition 3 of 2025/2103 - repairs
 Decision : Approval of details - Approved (Delegated)
 Date of decision : 20 November 2025

Appl Number : 2025/3227
 App Type : Removal/Variation of Condition
 Parish: Tivetshalls
 Location : Croft Lea The Street Tivetshall St Mary Norfolk NR15 2BT
 Proposal : Variation of condition 2 to reduce floor area and amend approved elevations of 2024/2568 (which consented to erection of side extensions and rear extension with associated internal reconfiguration works and material change to the elevations) Date of Decision: 20/01/2025
 Decision : Approval with Conditions (Delegated)
 Date of decision : 21 November 2025

Appl Number : 2025/3335
 App Type : Householder
 Parish: Toft Monks
 Location : 1 Church Farm Cottages Pound Lane Toft Monks Norfolk NR34 0EX
 Proposal : Proposed cartlodge with games room over
 Decision : Withdrawn
 Date of decision : 19 November 2025

Appl Number : 2025/3398
 App Type : Works to trees in Conservation Area

Parish: Trowse With Newton
 Location : Newton Cottage The Street Trowse Norfolk NR14 8AH
 Proposal : T1 Acer Negundo - dismantle tree to ground level and replant with a standard replacement tree
 Decision : No objections
 (Delegated)
 Date of decision : 19 November 2025

Appl Number : 2025/3489
 App Type : Approval of Condition Details
 Parish: Trowse With Newton
 Location : 32 Russell Terrace Trowse Norfolk NR14 8TQ
 Proposal : Details reserved by condition 3 (materials), 4 (brickwork) and 6 (rooflight specification) of 2025/1504
 Decision : Approval of details - Approved
 (Delegated)
 Date of decision : 19 November 2025

Appl Number : 2023/2012
 App Type : Outline
 Parish: Wreningham
 Location : Land South Of Elm Tree Farmhouse Hethel Road Wreningham Norfolk
 Proposal : Outline permission for the erection of 1no. self-build dwelling with creation of new access (resubmitted)
 Decision : Approval with Conditions
 (Delegated)
 Date of decision : 17 November 2025

Appl Number : 2024/3356
 App Type : Full
 Parish: Wymondham
 Location : 45 Market Street Wymondham Norfolk NR18 0AL
 Proposal : Change of use and minor external alterations to provide 4 no. residential flats and 2 no. commercial units
 Decision : Approval with Conditions
 (Development Management Committee)
 Date of decision : 19 November 2025

Appl Number : 2025/3038
 App Type : Listed Building
 Parish: Wymondham
 Location : 7A Vicar Street Wymondham Norfolk NR18 0PL
 Proposal : Internal alterations to remove ground floor partitions and first floor cupboard, replace front door and glass in bathroom window, external redecoration
 Decision : Approval with Conditions
 (Delegated)
 Date of decision : 21 November 2025