

Planning Committee Agenda

Members of the Planning Committee:

Cllr J M Ward (Chairman)
Cllr K Vincent (Vice-Chairman)
Cllr A D Adams
Cllr S C Beadle
Cllr N J Brennan
Cllr J F Fisher

Cllr R R Foulger
Cllr L Hemsall
Cllr C Karimi-Ghovanlou
Cllr K Leggett
Cllr S Riley

Date & Time:

Wednesday 22 March 2023
9:30 am

Place:

Council Chamber, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU

Contact:

Dawn Matthews tel (01603) 430404
Email: committee.bdc@southnorfolkandbroadland.gov.uk
Website: www.southnorfolkandbroadland.gov.uk

PUBLIC ATTENDANCE:

This meeting will be live streamed for public viewing via the following link: [Broadland YouTube Channel](#)

You may register to speak by emailing us at
committee.bdc@southnorfolkandbroadland.gov.uk no later than 5pm on Friday 17 March
2023

Large print version can be made available

If you have any special requirements in order to attend this meeting, please let us know in advance.

AGENDA

1. **To receive declarations of interest from members;**
(guidance and flow chart attached – page 4)
2. **To report apologies for absence and to identify substitute members;**
3. **To confirm the minutes of the meeting held on 21 December 2022;**
(minutes attached – page 6)
4. **Matters arising from the minutes;**
5. **Applications for planning permission to be considered by the Committee in the order shown on the attached schedule**
(schedule attached – page 8)
6. **Planning Appeals (for information);**
(table attached – page 35)

DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

<p>Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.</p>
<p>Does the interest directly:</p> <ol style="list-style-type: none"> 1. affect yours, or your spouse / partner's financial position? 2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner? 3. Relate to a contract you, or your spouse / partner have with the Council 4. Affect land you or your spouse / partner own 5. Affect a company that you or your partner own, or have a shareholding in <p>If the answer is "yes" to any of the above, it is likely to be pecuniary.</p> <p>Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.</p>
<p>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</p> <p>If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but you should not partake in general discussion or vote.</p>
<p>Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.</p>
<p>Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.</p>

**FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.
PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST
INSTANCE**

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of Broadland District Council, held on 21 December 2022 at 9:30 am at the Council Offices.

Committee Members Present: Councillors: J Ward (Chairman), A Adams, N Brennan, J Fisher, R Foulger, S Holland (for S Riley), K Leggett and K Vincent

Officers in Attendance: The Development Manager (T Lincoln), the Area Planning Manager (S Everard), the Principal Planning Officer (R Smith) and the Democratic Services Officer (D Matthews)

PERSONAL TRIBUTE

The Chairman referred to the recent sad death of Cllr S Prutton. Members stood for a minutes silence in tribute to Cllr Prutton.

43 DECLARATIONS OF INTEREST

No declarations were made.

44 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S Beadle, C Karimi-Ghovanlou and S Riley.

45 MINUTES

The minutes of the meeting held on 30 November 2022 were confirmed as a correct record and signed by the Chairman.

46 MATTERS ARISING

No matters were raised.

47 PLANNING APPLICATIONS

The Committee considered the reports circulated with the agenda, which were presented by the officers. The Committee had received updates to the report which had been added to the published agenda.

The following speakers addressed the meeting on the applications listed below.

Application	Parish	Speakers
20220739	DRAYTON	Gavin Elsey - applicant
20221684	BURLINGHAM (Lingwood)	Iain Hill – agent for applicant Jason Wood – agent for applicant

The Committee made the decisions indicated in the attached appendix, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Place.

48 PLANNING APPEALS

The Committee noted the appeal decision received.

(The meeting concluded at 10:45 am)

Chairman

NOTE: Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Place's final determination.

- | | | | |
|----------|----------------------------------------------------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Appl. No
Parish
Applicant's Name
Site Address | :
:
:
: | 20220739
DRAYTON
BH Drayton 2020 Ltd
Former David Rice Hospital, Drayton, NR8 6BN |
| | Proposal | : | To modify planning obligations under Section 106a of Variation of Condition 3 20 212012 of 20201990 for Outline planning on 20170196 |
| | Decision | : | Members voted (5 – 4 - the Chairman having used his casting vote) for Approval

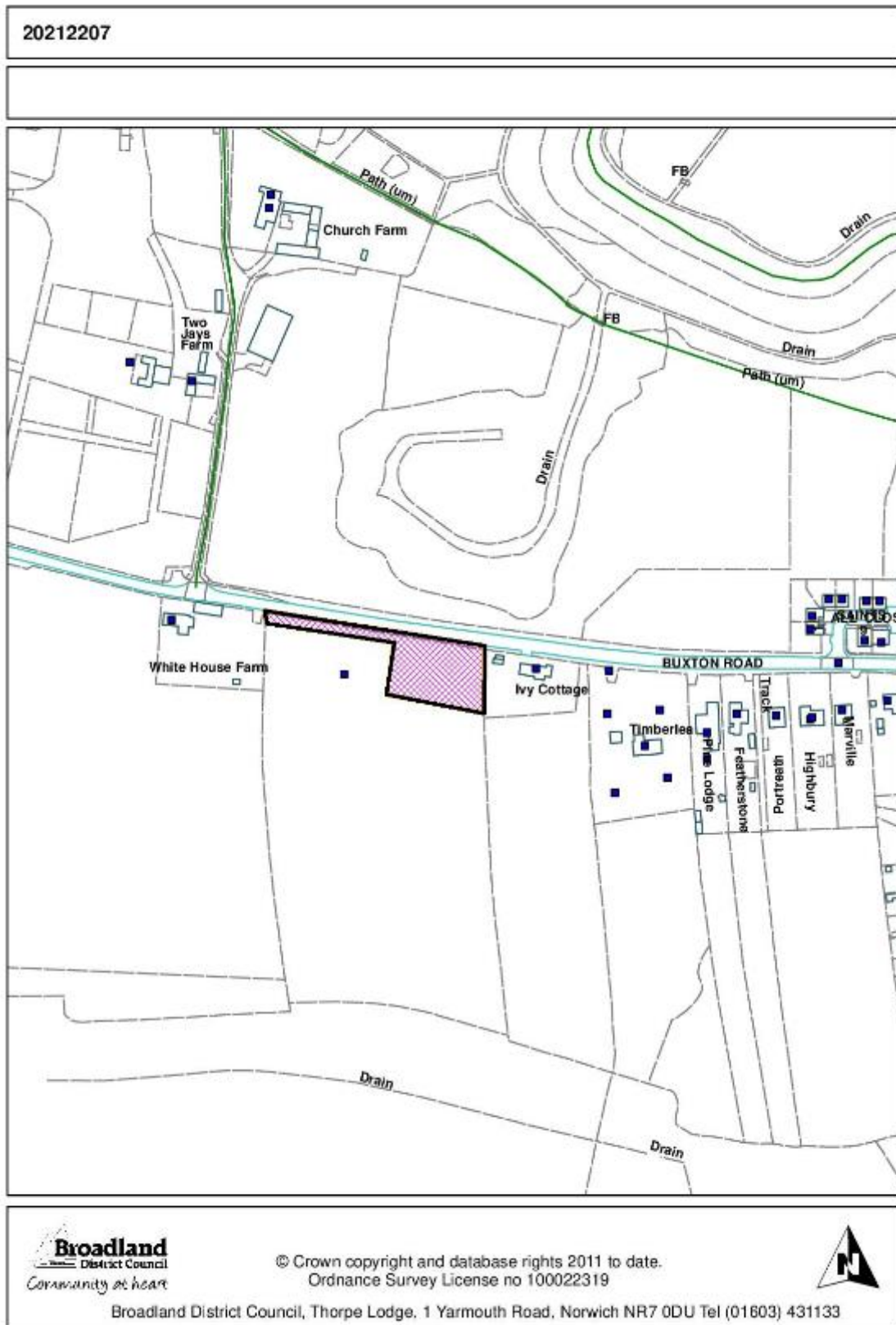
Approved the variation of S106 to remove affordable housing contribution and include a review mechanism within the S106. |
-
- | | | | |
|----------|----------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2 | Appl. No
Parish
Applicant's Name
Site Address | :
:
:
: | 20221684
BURLINGHAM (Lingwood)
Torrington Properties
Former Lingwood First School, Chapel Road, Lingwood, NR13 4NX |
| | Proposal | : | Application for deed of variation of Section 106 Agreement under planning permission ref 20190278 |
| | Decision | : | Members voted (7 - 1) for Approval

Approve the variation of S106 to reduce affordable housing contribution (to 2 affordable units) and include a review mechanism within the S106 (including ability to deliver surplus as on site provision). |

Item No.	Planning Ref No.	Parish	Site Address	Page No
1	20212207/O	HORSTEAD WITH STANNINGHALL	Land at Buxton Road, Horstead with Stanninghall, Norfolk, NR12 7EX	10
2	2023/0306/H	ACLE	Southacre, 21 South Walsham Road, Acle, Norfolk, NR13 3EA	27

Other Applications

Application 1



- 1. Application No: 20212207**
Parish: HORSTEAD WITH STANNINGHALL

Applicant's Name: Mr Browne
Site Address: Land at Buxton Road, Horstead with Stanninghall, NR12 7EX
Proposal: Outline application for the erection of two self-build/custom build dwellings and garages together with associated works; construction of new access; construction of pedestrian footpath; planting of woodland and tree buffer

Reason for reporting to Committee

The Local Member has requested that the application be determined by the Planning Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary:

Refusal

1 Proposal and site context

- 1.1. The site is located to the south of Buxton Road and is located between White House Farm to the west of the site and Ivy Cottage to the east. Both of these dwellings are located outside of the settlement limit for Coltishall/ Horstead which is located approximately 110 metres to the east. The application site forms part of an arable field, which extends some distance to the south beyond the site. To the north of the site there is existing boundary treatment which is hedge along Buxton Road which serves as the main road into Horstead to the east.
- 1.2 The proposal seeks outline permission for two self-build/custom build and garages together with associated works; construction of new access; construction of pedestrian footpath; planting of woodland and tree buffer. All matters are reserved apart from access. A single shared access for the dwellings is proposed, which also includes a field access. The application includes a footpath in front of the proposed dwellings. This will result in the existing hedge being removed so new hedge planting is proposed behind the footpath, it is also proposed to provide a permissive path behind the existing hedge to the west to provide a path to White House Farm and Two Jays Campsite. A new hedge is also proposed to the south of this footpath. The proposal is also seeking to provide an area of woodland to the south of the site as well as a woodland buffer to the western side of the site these features sit outside of the red line, but within the same ownership as the applicant.

- 1.3 The site has been the subject of a number of applications previously which are listed in section 2 of this report. Application ref. 892110 was refused outline planning permission for 5 dwellings on the grounds of the site being outside the reasonable confines of the village and there being no case for permitting new dwellings in this rural setting. The application was dismissed on appeal on the basis that it was an unacceptable and visually damaging development.
- 1.4 The site was also subject to another application (20161100) which was refused by the Council and subsequently appealed by the applicant see appendix A. The Planning Inspectorate dismissed the appeal on landscape grounds. The Inspector engaged the tilted balance when making this decision, due to uncertainty on whether a five year housing land supply could be demonstrated.

2 Relevant planning history

2.1	20161100	Erection of 5 no. dwellings with Shared Access (Outline)(Self Build including No. 1 affordable plot)	Refused Appeal dismissed
2.2	20160050	Erection of 4 no. Custom Build/Self Build dwellings with garages & Shared Access (Outline)	Withdrawn
2.3	892110	Five Dwellings	Refused Appeal dismissed
2.4	901382	5 dwellings (outline)	Refused
2.5	812051	Outline House and garage	Refused

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 11 : Making effective use of land
 NPPF 12 : Achieving well-designed places
 NPPF 15 : Conserving and enhancing the natural environment
- 3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing Climate Change and protecting environmental assets
Policy 2 : Promoting good design
Policy 3 : Energy and water
Policy 4 : Housing delivery
Policy 6 : Access and transportation
Policy 15 : Service Villages
Policy 17 : Smaller rural communities and the countryside

3.3 Development Management Development Plan Document (DM DPD) 2015

Policy GC1 – Presumption in favour of sustainable development
Policy GC2 – Location of new development
Policy GC4 – Design
Policy EN1 – Biodiversity and Habitats
Policy EN2 – Landscape
Policy TS3 – Highway Safety
Policy TS4 – Parking Guidelines
Policy CSU5 – Surface water drainage

3.4 Site Allocations Development Plan Document 2016

No relevant documents for this proposal

3.5 Supplementary Planning Documents (SPD)

Landscape Character Assessment

4 Consultations

4.1 Horstead Parish Council

Supports the application

- Footpath would provide a safe space for anyone walking in the parish and would help fill in the 'missing link'
- Changing the road speed limit to 30 along more of the road would improve its safety
- Proposed woodland would be a benefit for the environment both in terms of water drainage and wildlife
- Self builds would be lived in by local families and so support the accommodation needs of a local family

4.2 District Councillor - Cllr Copplestone

Request to call in the application if the recommendation is for refusal as the benefits now have the potential to override any harms that may arise from the development:

- Footpath provided along the frontage of the applicant's land will be of benefit as it will offer a safe route into Horstead, the campsite and

necessitate a reduction in the speed limit which would be to highway safety

- Applicant has proposed a tree buffer to the western boundary and sufficient area of woodland to the southern part of the land
- Applicants are local people who as a family have a historical connection with the area and want to stay in it for generations to come.
- Further to this self-build properties are important in adding to a broad housing mix across the district

4.3 Campaign to Protect Rural England (CPRE)

Objects to the application on the following grounds:

- Site is outside of the development limits of Horstead and therefore contrary to policy.
- Site is not allocated for housing, therefore contrary to policies 1, 15 and 17 of the Joint core strategy.
- Broadland can demonstrate a five year land supply therefore application should be refused in line with para 11, 12 and 74 of the NPPF.
- Any benefits the proposal could bring are outweighed by the harm of permitted this unplanned building in the countryside.
- Planning statement is incorrect in its assessment of GNLP policy 7.5 in the emerging plan

4.4 Highway Authority

- No objection in principle subject to the highways improvements suggested and speed limit alterations.
- In regards to the footways these would be on private land and could cause disputes in future over public access and maintenance liabilities of the footpath.
- The applicant is encouraged to provide the footpath within the highway verges.
- If the to the footway proposed on private land the applicant is advised to apply for permissive path status to secure its status for public use.
- Should the footway across any part of the site be approved, it will be necessary for the applicant to determine the highway boundary and plot this on a topographic survey plan showing vegetation or other features such as telegraph poles that may need removal.
- With regard to the provision of the field access within the site, there is a highway concern that should an agricultural vehicle encounter a locked gate that this vehicle may obstruct the access to the dwellings and result in other vehicles waiting on the highway to the detriment of highway safety. For this reason my advice is that the field access is specified to allow for large agricultural vehicles to wait in front of a locked gate.

4.5 Ecology & Biodiversity Officer

No objection on ecological grounds. The Preliminary Ecological Appraisal (PEA) is considered fit for purpose.

4.6 Other representations

Three comments received raising the following issues:

- House building should be kept within the settlement limits and not on agricultural land.
- Site is outside the 30mph speed limit where there are very few facilities
- Questions the need for more homes in this area.
- Site represents a loss of green space.
- Environmental impact upon the area
- Additional traffic, the site access is difficult and the road has become additionally busy in recent times
- Reference made to previous objections on the site.

5 Assessment

Key considerations

5.1 The key considerations of the application are:

- The principle of development
- Impact on the character appearance of the area and local landscape
- Connectivity of the site
- Impact on neighbour amenity
- Impact on highway safety
- Impact on ecology
- Impact on protected sites (in respect of Nutrient Neutrality and GIRAMS)

Principle of development

5.2 Planning law requires that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration in determining planning decisions.

5.3 It is evident that the site is located outside of any settlement limit and therefore Policy GC2 of the DM DPD makes provision for new development where it does not result in any significant adverse impact and where it accords with a specific allocation and/or policy of the development plan.

5.4 It should be noted that the Council currently has less than a 5 year supply of deliverable sites having regard to the temporary impact of Nutrient Neutrality

and in noting this regard is given to paragraph 11 of the NPPF which states that:

Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- iii. The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change*

- 5.5 In this instance it is evident that the proposal is affected by policies in the NPPF which relate to the Broads Special Area of Conservation which is a Site of Special Scientific Interest.
- 5.6 With this in mind the “tilted balance” from paragraph 11 is not engaged and the Local Plan policies are not considered “out of date”. On this basis the scheme is assessed against the relevant policies contained within the Local Plan, planning guidance and having regard to any other material considerations.
- 5.7 Therefore in terms of the principle of the proposal, given that the tilted balance is not engaged, the principle of development in this location would not be supported by policies GC1 or GC2 of the DM DPD.

Impact on the character appearance of the area and local landscape

- 5.8 The site is located in an existing open rural gap between the two dwellings at White House Farm and Ivy Cottage, as you enter Horstead. Policy EN2 of the DM DPD requires proposals to have regard to the Landscape Character Assessment SPD and consider protecting and enhancing gaps between settlements. The site is within the A2 River Bure Valley Landscape Character Area as defined by the Broadland Landscape Character Appraisal. The approach to Horstead currently has a spacious rural verdant character which

creates a soft transition from the countryside to the main built up part of the village.

- 5.9 The proposal in its current form does seek to maintain the hedge on the western part of the site. The proposal also seeks to add additional trees and hedging along this western boundary and to the south to help mitigate the impact on the landscape. The existing hedge in front of the proposed dwellings would be removed to facilitate development and a new hedge planted behind the footpath.
- 5.10 The previous planning appeal (20161100) was dismissed on landscape grounds and is a significant material consideration in assessing this application. It is worth noting the Inspector engaged the tilted balance when determining the appeal as at that time, the Council could not demonstrate a five year housing land supply. The appeal Inspector considered *"In my view, this would not amount to infilling and instead would create a ribbon of frontage development along the south side of Buxton Road and thus a narrow linear extension of the settlement into the countryside. The proposed development would therefore restrict views over the open countryside to the south. Moreover, through the inevitable bulk of development in place of an open field, the proposed development would erode the soft transition from the countryside to the main built up part of the village"*.
- 5.11 The applicant has shown on the proposed site plan that an area of woodland would be provided to the south of the site along with planting along the western edge of the site to soften the impact upon the local landscape. This is outside the red line but within the blue ownership line. Nevertheless, it is possible to impose conditions that relate the land within the blue line. The application currently does not secure the long term maintenance of these areas, so any benefit of this has limited weight. This would provide potential mitigation from the scheme by creating an area of woodland and with biodiversity benefits to this area of the site in line with EN1 of the Development Management DPD.
- 5.12 Although this application is for two rather than the five dwellings dismissed on appeal, it is still considered that there would be harm caused by the inevitable bulk of the new dwellings to the character and appearance of the area by restricting views to the south and this would erode the soft transition from the countryside as one enters the village. The proposed planting to the south and west of the field and behind the footpath would not mitigate this harm. Therefore, the proposal would not accord with policy EN2 as this would not protect or enhance the character of the landscape.

Connectivity of the site

- 5.13 Policy 6 of the JCS and policy GC4 of the DM DPD seek to locate new development close to services and encourage the use of walking, cycling or use of public transport. The site is located outside the settlement limit for Coltishall and Horstead which is identified in the JCS as a service village. There is currently a footpath along Buxton Road which stops at the site. The application proposes to extend this footpath along the frontage on the proposed dwellings. The Highway Authority has confirmed that this element of the proposed footpath could be adopted. The site would have links into Horstead via Rectory Road and into wider facilities available in Coltishall via Norwich Road and beyond, including shops, doctors and primary school. As a result, in terms of connectivity the site is considered sustainable.
- 5.14 The applicant in addition is proposing to provide a footpath running westwards from the application site. This footpath would be sited behind the existing hedge to White House Farm on the western side of the site. The footpath would seek to provide better connectivity to the settlement for one residential dwelling (White House Farm) and in addition for Two Jays Farm campsite which is located on the opposite side of the road, albeit a busy road would have to be crossed to get to the campsite. The footpath would facilitate visitors to the campsite being able to access services and facilities in Horstead and Coltishall by foot. However, the Highway Authority has already confirmed that they would not adopt the footpath behind the hedge and as a result, it would only be a permissive path. A permissive footpath can be withdrawn by the landowner at any time and as such its long term availability would not be secured by this application and the weight afforded to this benefit is therefore limited. It is considered that the proposed dwellings would have good connectivity to services as required by policy 6 and GC4, but the benefits of wider connectivity for White House Farm and the campsite have limited weight.

Impact on neighbour amenity

- 5.15 Policy GC4 of the DM DPD considers the impact of new development on amenity for both neighbouring occupiers and also future occupiers of the dwellings. The proposals due to their outline nature at this stage do not offer detailed designs or layout, which would be covered by a reserved matter. Consideration has been given to the level of space within the site. It is considered that there is sufficient space within the site to accommodate two dwellings without resulting in an adverse impact upon amenity for neighbouring occupiers or the future occupiers of the site. Whilst this would be considered in further detailed at the reserved matters stage but for the purposes of this application, the proposal is considered to conform to the requirements of policy GC4(iii) and (iv).

Impact on highway safety

- 5.16 Policies TS3 and TS4 of the DM DPD require that development does not significantly adversely affect highway safety or residential amenity and seeks to ensure that adequate car parking is provided. The Highway Authority has confirmed that subject to conditions in relation to a reduction in the speed limit, securing visibility splays and footpath improvements, it would not object to the development. In terms of sufficient parking, whilst only indicative at this stage, my assessment is that the site is likely to be capable of providing sufficient parking although in the event of this application being approved, it is a matter that can be considered further at reserved matters stage.
- 5.17 The Highway Authority however did express some concern regarding the field access going through the site and gates would have to be positioned sufficiently back so that farm vehicles did not block the road when accessing the site, this could be conditioned.
- 5.18 Overall though, the proposal is considered to accord with the requirements of policies TS3 and TS4 of the DM DPD subject to the inclusion of conditions.

Impact on ecology

- 5.19 Policy EN1 of the DM DPD requires developments to protect or enhance biodiversity and support the delivery of co-ordinated green infrastructure and so the benefits of the scheme outweigh any harm. Policy EN3 of the DM DPD encourages the opportunities for well managed network of wildlife habitats.
- 5.20 The site has some ecological value in terms of the hedging to the north of the site and the existing uncropped agricultural field. However, the hedgerow itself to the north of the site is understood to be of low ecological value and would not be protected via the Hedgerow Regulations. The loss of the frontage hedgerow would be adequately mitigated by the proposed planting and would result in biodiversity net gain, although the benefits of this are reduced as the long term retention and maintenance of the off-site planting is not secured.
- 5.21 The Council's Ecology and Biodiversity Officer has confirmed that the PEA is suitable for the application and subject to conditions to secure mitigation there are no objections on ecological grounds.
- 5.22 Adequate mitigation and enhancements are proposed and that could be secured in the long term to mitigate the limited harm from the development. However although the proposed off site planting is beneficial it would not be secured in the long term so has limited weight. Notwithstanding that, it is considered that the proposal complies with policy EN1 of the DM DPD.

Impact upon protected sites (Nutrient Neutrality)

- 5.23 With regard to nutrient neutrality, following advice received from Natural England on 16 March 2022, it will be necessary to undertake a Habitat

Regulation Assessment (HRA) before the application can be determined. Natural England has recently reviewed its advice on the impact of nutrients on Habitats Sites which are already in unfavourable condition due to nitrates and phosphates. Within Norfolk, the catchment area for the Broads and the River Wensum have been identified as areas that are already in an unfavourable condition and as such it will be necessary to undertake a HRA for applications in these areas. This advice covers all types of overnight accommodation including, new homes, student accommodation, care homes, tourism attractions and tourist accommodation and permitted development (which gives rise to new overnight accommodation) and other types of development such as large-scale commercial. Mitigation through “nutrient neutrality” offers a potential solution. Nutrient neutrality is an approach which enables the Council to assess and quantify mitigation requirements of new developments. It allows new developments to be approved where there will be no net increase in nutrient loading within the catchments of the affected Habitats Site.

- 5.24 The application does not include any supporting information and assessment such that it has not been demonstrated that nutrient neutrality with regard to its nitrate and phosphate impact on The Broads SAC will not occur. As such, the proposal fails to meet the requirements of the Conservation of Species and Habitats Regulations 2017 (as amended), the aims of Policy 1 of the Joint Core Strategy and Policy EN1 of the Broadland Development Management DPD and paragraphs 174, 180, 181 and 182 of the NPPF.

GIRAMS

- 5.25 In April 2022, the Council resolved to adopt the Norfolk Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy (GIRAMS) and to begin collecting contributions from development in accordance with the requirements of Policy 3 of the emerging Greater Norwich Local Plan (GNLP). These contributions comprise payment of the Recreational Avoidance Mitigation tariff of £185.93 per dwelling (index linked) and the provision of onsite or offsite green infrastructure equivalent to 2ha per 1000 population. The collection of these contributions will enable the Council to conclude through a HRA that a development will not have any adverse impact on the integrity of a Habitats Site as a result of increased recreational usage. To secure the payment of the mitigation contributions on commencement of the development a Unilateral Undertaking is required. The applicant has not entered into this agreement since the principle of development is not considered acceptable. Without a Unilateral Undertaking of planning obligation to secure these contributions, the applicant will not be able demonstrate that they are adequately mitigating recreational impacts on those protected sites and similar to the nutrient neutrality issues above, therefore the proposal will be contrary to Policy 1 of the JCS and Policy EN1 of the DM DPD and paragraphs 174, 179, 180 and 181 of the NPPF.

Other issues

- 5.26 The site itself is not at risk of flooding from rivers and sea as identified by the Environment Agency's flood maps. In terms of surface water flooding there is no identified flood risk within the site itself from surface water flooding. Details of foul and surface water drainage relating to the development can be secured via conditions to ensure compliance with policy CSU5.
- 5.27 Under paragraph 62 of the NPPF requires Councils to plan for people wishing to build their own homes. These dwellings could meet the criteria of being a self-build dwelling. Limited weight is afforded to this having regard to the demand being satisfied through the granting of other permissions.
- 5.28 Paragraph 69 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. The Council has taken a proactive approach to this through the allocation of a range of small and medium sized sites and through defining Development Boundaries for over 80 settlements to facilitate suitable windfall development. Point (c) of NPPF para 69 states that local planning authorities should 'support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'. This is a material planning consideration. However, this site is not considered suitable for the reasons already set out and therefore is considered contrary to paragraph 69, which is not overriding in this instance. The Council is already delivering a number of windfall sites/small sites to align with paragraph 69 and therefore the need for additional small sites is not considered overriding in terms of determining this application and would not outweigh the harm previously identified.
- 5.29 This application would be liable for the Community Infrastructure Levy in the event of the application being approved.

Conclusion

- 5.30 The proposal results in an encroachment into the open countryside and harm to the character and appearance of the area and local landscape along with the potential recreation impact harm and nutrient harm to the designated conservation sites. These harms do not outweigh the benefit of two self-build dwellings which with the provision of the footpath, would be in a sustainable location and there would be a small economic benefit during construction and development would help to maintain the vitality of the settlement. There would be some minor benefits in terms of biodiversity, but most of the proposed planting is outside the site of the application so its long-term retention and maintenance is not secured and therefore the weight given to this benefit is limited. The proposed footpath to connect White House Farm and Two Jays Camping would only be a permissive path so its long-term use could not be ensured. As such, the benefit of this can only be seen as limited.

- 5.31 Given the harms identified, the conflict with the Development Plan identified and there being no material considerations of sufficient weight to warrant granting planning permission for new residential development outside the defined settlement limit, the application is therefore recommended for refusal. The application is considered to conflict with policies 1 of and 2 of the Joint Core Strategy GC1, GC2, EN1, EN2 of the Broadland DM DPD and 174, 179, 180 and 181 of the NPPF.

Recommendation: Delegated authority to refuse subject to no new issues being raised by the re-consultation in respect of the revised red line. Refusal on the following grounds:

Reasons for refusal

1. The proposed development is not supported by any specific Development Management policy which allows for development outside of the settlement limit and neither does it present material considerations to justify a departure from policies. As such, the application does not satisfy the requirements of either GC1 or GC2 of the Broadland Development Management Development Plan Document.
2. The development would cause harm to the verdant rural landscape along Buxton Road and have a detrimental impact on both views to the south and the character of the immediate area. The proposal would, due to the inevitable bulk of development in place of an open field, erode the soft transition from the countryside into the main built up part of the village. The proposal would therefore adversely affect the character and appearance of the area. The application is therefore contrary to Policies 1 and 2 of the Joint Core Strategy and Policies EN2 of the Broadland Development Management Development Plan Document.
3. By virtue of the lack of supporting information and assessment, the proposal has not demonstrated nutrient neutrality with regard to its nitrate and phosphate impact on The Broads SAC for which it is within the catchment. As such, the proposal fails to meet the requirements of the Conservation of Species and Habitats Regulations 2017 (as amended) and the aims of Policy 1 of the Joint Core Strategy and Policy EN1 of the Broadland Development Management Development Plan Document.

4. No measures have been provided to adequately mitigate the recreational impacts of the proposal on the protected sites of The Broads SAC of which the site is within both catchment areas. As such, the proposal fails to meet the requirements of the Conservation of Species and Habitats Regulations 2017 (as amended) and the aims of Policy 1 of the Joint Core Strategy and Policy EN1 of the Broadland Development Management Development Plan Document and paragraphs 174, 179, 180 and 181 of the NPPF.

Contact Officer, Andrew Parnell
Telephone Number 01508 533573
E-mail andrew.parnell@southnorfolkandbroadland.gov.uk

Appendix A



Appeal Decision

Site visit made on 11 April 2017

by L Fleming BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 28 April 2017

Appeal Ref: APP/K2610/W/16/3165420

**Land at Buxton Road, Buxton Road, Horstead With Stanninghall, Norwich
NR12 7EX**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Alan Browne against the decision of Broadland District Council.
 - The application Ref 20161100, dated 14 June 2016, was refused by notice dated 16 August 2016.
 - The development proposed is erection of 5 No dwellings with shared access (outline) (self-build including 1 No affordable plot).
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The application was submitted in outline with all detailed matters reserved apart from the access. I have dealt with the appeal on that basis, treating the plans as illustrative only.
3. I have also taken the development description from the Council's decision notice as this more accurately describes the proposal following an amendment made to the scheme during the planning application process.

Main Issues

4. The main issues are:
 - The effect of the proposed development on the character and appearance of the area;
 - whether the proposed development would amount to sustainable development having regard to the development plan and the National Planning Policy Framework (the Framework).

Reasons

Character and appearance

5. The appeal site is a narrow strip of land which forms part of a wider field positioned between two detached properties in spacious plots on the edge of the village of Horstead. There is a hedgerow along the appeal site road frontage and to the north and south are views over the open countryside. Thus
-

Appeal Decision APP/K2610/W/16/3165420

- the area has a spacious rural character which creates a soft transition from the countryside to the main built up part of the village.
6. I acknowledge that the appeal site does not form part of any significant or historic landscape features which the Landscape Character Assessment Supplementary Planning Document (SPD) suggests need to be retained or enhanced. I also note that design parameters would be provided to prospective self-builders and landscaping including hedgerows and trees could be provided to soften views of the development in any direction.
 7. However, the illustrative details show five relatively large detached dwellings and garages. Even though the proposed dwellings could be set back from the road and positioned with space between them, the proposal would inevitably introduce a significant bulk of development along the Buxton Road frontage on the edge of the village. In my view, this would not amount to infilling and instead would create a ribbon of frontage development along the south side of Buxton Road and thus a narrow linear extension of the settlement into the countryside.
 8. The proposed development would therefore restrict views over the open countryside to the south. Moreover, through the inevitable bulk of development in place of an open field, the proposed development would erode the soft transition from the countryside to the main built up part of the village. This would be harmful to the character and appearance of the area and harmful to the landscape setting of the village.
 9. For these reasons, the proposed development would be in conflict with Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2014), Policies GC4 and EN2 of the Broadland District Council Development Management Development Plan Document (2015) (DMDPD) and the National Planning Policy Framework (the Framework) which, taken together, aim to ensure good design and that new development does not harm the character and appearance of an area and important views over the landscape.

Sustainable development

10. Policy GC2 of the DMDPD states new development will be accommodated within settlement limits. Furthermore, outside of these limits development which does not result in any significant adverse impact will be permitted where it accords with a specific allocation and/or policy of the development plan.
11. The appeal site is close to the village of Horstead, but outside of the settlement limit. It does not form part of an allocation nor does the proposal accord with any other specific policy in the plan. Thus whilst close to the village of Horstead the appeal site is effectively in the countryside.
12. It is contested whether the Council is able to demonstrate a five year supply of deliverable housing land in accordance with paragraph 49 of the Framework. I have considered the detailed evidence with regard to the correct geographical areas to use for the purpose of the calculation and whether the development plan figures reflect the objectively assessed need for housing in the area. I have also considered the local sites referred to as COL1 and COL2 in the Broadland District Council Site Allocations Development Plan Document (2016) and the appellants concerns over their deliverability as well as the overall delivery rates of new housing in the area. I have also noted the appeal

Appeal Decision APP/K2610/W/16/3165420

- decision¹ relevant to this matter. However, overall I find the evidence on the five year land supply to be inconclusive.
13. Nevertheless, even if the Council cannot demonstrate a five year supply, and saved Policy GC2 of the DMDPD which seeks to restrict new dwellings in the countryside is therefore out of date, the proposal would need to be considered in accordance with the presumption in favour of sustainable development. In which case, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Framework taken as a whole.
14. Paragraph 55 of the Framework encourages housing in rural areas where it will maintain or enhance the vitality of rural communities but requires isolated new homes in the countryside to be avoided unless there are special circumstances. The proposed dwellings would be close to the village of Horstead, which benefits from a range of services and facilities and public transport connections to larger settlements. Thus, I do not consider the occupants of the proposed dwellings would be isolated.
15. The proposal would provide five new dwellings adding to the supply of housing in the area. I am satisfied there is a strong demand for serviced self-build plots in the locality and the appeal proposal would make a significant contribution towards meeting that demand. I have also considered the Unilateral Undertaking which would ensure that one of the proposed dwellings would be affordable. There would also be economic benefits in terms of customers and employees for local businesses and economic benefits associated with construction. I have also noted the benefit of extending the footpath.
16. However, due to the scale of the proposed development the benefits to the rural community are relatively small in scale and would have a negligible influence on the vitality of the community. Thus, whilst the vitality of the rural community would be maintained it would not be enhanced.
17. Therefore, whilst the provision of five self-build plots weighs significantly in favour of the proposal and even if I were to accept that affordable housing should be provided on the site, when all of the benefits of the scheme are combined they are significantly and demonstrably outweighed by the harm to the character and appearance of the area I have identified above. Consequently, when assessed against the policies in the Framework taken as a whole, I conclude that the proposal is not sustainable development.

Conclusion

18. For the reasons set out above, I therefore conclude that on balance the proposed development would not accord with the development plan and would be in conflict with the Framework. Thus having had regard to all other matters raised the appeal should be dismissed.

L Fleming

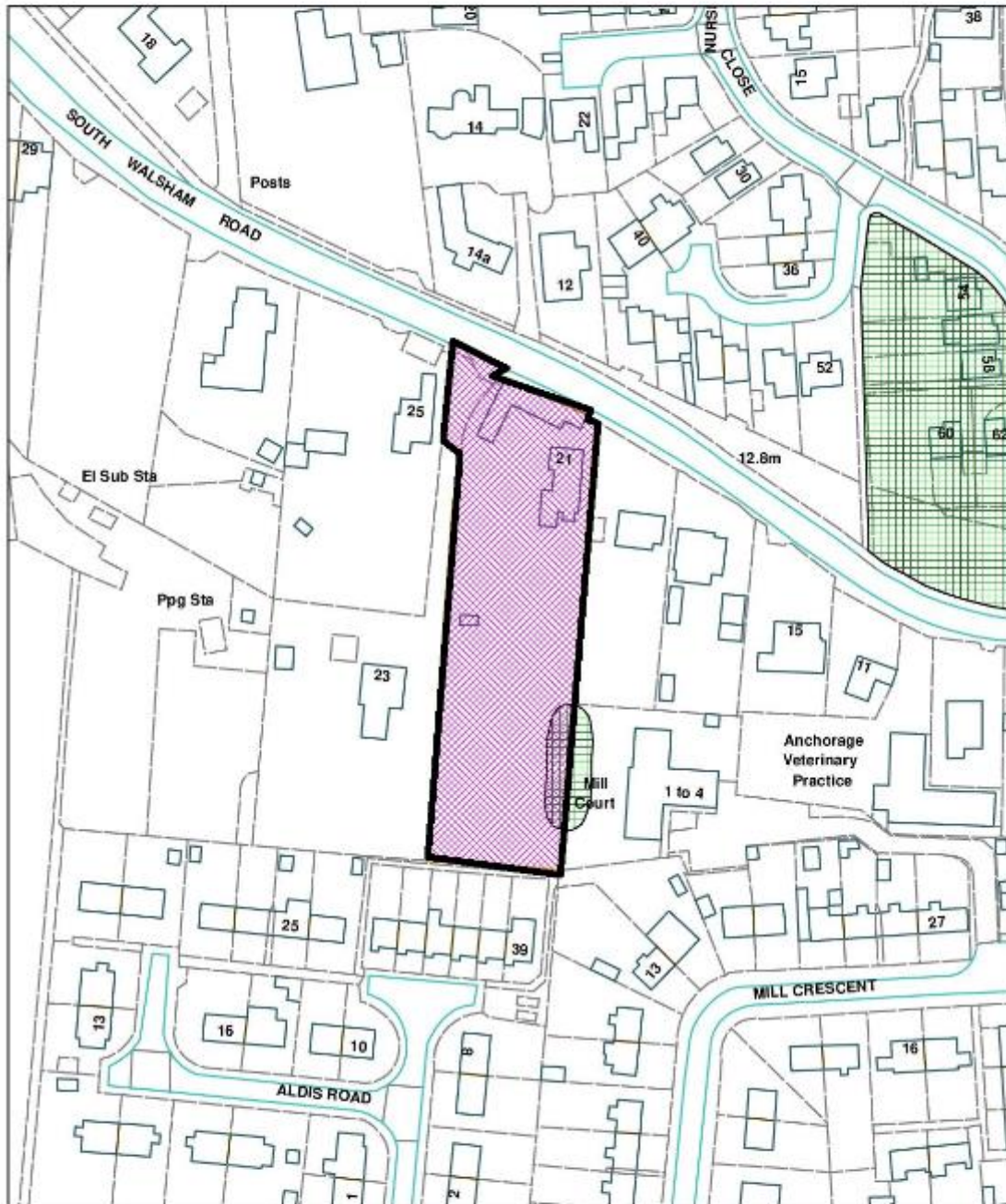
INSPECTOR

¹ Appeal reference: APP/D/0840/A/13/2209757

Application 2

Planning App No. 2023/0306

Provision of Building in Rear Garden for Use as Gymnasium Incidental to Main House



- 2. Application No : 2023/0306/H**
Parish : ACLE

Applicant's Name: M and L Hempsall
Site Address Southacre, 21 South Walsham Road, Acle, Norfolk, NR13 3EA
Proposal Provision of Single Storey Flat Parapet Roof Building in Rear Garden for Use as Gymnasium Incidental to Main House

Reason for reporting to committee

A member of Broadland District Council is the applicant.

Recommendation summary:

Authorise the Assistant Director of Planning to Approve with conditions subject to the expiry of publicity.

1 Proposal and site context

- 1.1 The proposal is to provide a building within the rear garden of the existing dwelling for personal use by the occupant as a gymnasium.
- 1.2 The building will be rectangular in plan with vertical timber cladding on the external walls, glazing down to floor level in the north and east elevations of the gymnasium and a flat roof with single row of three rooflights over the gymnasium and five rows of solar panels behind all hidden by a parapet. Furthermore, it will include a steel framed veranda on its north and east elevations with paving.
- 1.3 A re-consultation on a corrected red line (denoting the extent of the application site) is underway and the recommendation reflects this outstanding re-consultation.
- 1.4 The application site is a dwelling within the settlement limit of Acle on the southern side of South Walsham Road. The dwelling consists of a largely two storey red brick hipped and gable slate roof house with single storey elements of varying materials. In addition there is an L-shaped coach house. Dwellings opposite on the northern side of South Walsham Road are bungalows.
- 1.5 The eastern side boundary partly adjoins a neighbouring dwelling on South Walsham Road consisting of a hipped roof bungalow and partly adjoins a care home on Mill Crescent. There is a row of trees along the southern end of the eastern boundary adjoining the care home subject to a tree preservation order.

- 1.6 The southern rear boundary adjoins the rear gardens of a row of two storey gable roof terrace houses on Aldis Road.
- 1.7 The western side boundary partly adjoins a neighbouring dwelling on South Walsham Road consisting of a similar two storey red brick hipped and gable slate roof house and partly adjoins a neighbouring back-land gable roof bungalow which with which access to South Walsham Road is shared.
- 1.8 The long rear garden consists of a number of trees and shrubs.

2. Relevant planning history

2.1	781402	Bungalow and Garage	Approved
2.2	772189	Renewal of 74.1825 (House)	Approved
2.3	741825	House	Approved
2.4	740081	House	Refused
2.5	20070710	Erection of a Single Storey Garage/Workshop/Store	Approved

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
NPPF 02 : Achieving sustainable development
NPPF 04 : Decision-making
NPPF 09: Promoting sustainable transport
NPPF 12 : Achieving well-designed places
NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
NPPF 15 : Conserving and enhancing the natural environment
- 3.2 Joint Core Strategy (JCS)
Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 3 : Energy and water
Policy 14 : Key Service Centres
- 3.3 Development Management Development Plan Document (DM DPD)
Policy GC1 : Presumption in favour of sustainable development
Policy GC2 : Location of new development

Policy GC4 : Design
Policy GC5 : Renewable energy
Policy EN1 : Biodiversity and habitats
Policy EN2 : Landscape
Policy TS3 : Highway safety
Policy TS4 : Parking guidelines

- 3.4 Acle Neighbourhood Plan
No policies relevant to the proposed development.

- 3.5 Supplementary Planning Guidance (SPG)
Broadland Design Guide

4. Consultations

- 4.1 Acle Parish Council

Made comments neither supporting nor objecting to the proposal.

- Request a condition is imposed that the building cannot be used for overnight accommodation and only to be used ancillary to the main house.

- 4.2. District Councillor: Lana Hemsall

The Local Member is the applicant.

Senior Heritage and Design Officer

- 4.3 No objections

- 4.4 Ecologist and Biodiversity Officer

Responded verbally with no objection.

- 4.5 Other representations

No comments made to date.

5 Assessment

Key considerations

- 5.1 The key considerations for consideration are as follows:
- Principle of development;
 - Impact upon the character and appearance of the area;

- Impact upon the amenities of the property and neighbouring properties;
- Impact upon protected species; and
- Impact upon highway function and safety and parking and manoeuvring space.

Principle of development

- 5.2 Policy GC1 of the DM DPD states that there will be a presumption in favour of sustainable development. Policy GC2 of the DM DPD states that new development will be accommodated within the settlement limits.
- 5.3 Notwithstanding the location of the development within the settlement limit the provision of a building within the curtilage of the existing dwelling for purposes incidental to it is acceptable in principle. Furthermore, its provision only requires planning permission due to its height (required to allow for gym equipment) and inclusion of a veranda.
- 5.4 Any change of use of the building for other purposes incidental to the main dwelling would be acceptable. A change of use into a separate dwelling or unit would require full planning permission and cannot form part of the consideration of this application.
- 5.5 In view of the above the principle of development is considered acceptable therefore the proposal complies with Policies GC1 and GC2 of the DM DPD.

Impact upon the character and appearance of the area

- 5.6 Policy GC4 of the DM DPD states that development will be expected to achieve a high standard of design and avoid any significant detrimental impact, paying adequate regard to the character and appearance of an area; reinforcing local distinctiveness through careful consideration of the treatment of space throughout the development, the appearance of new development, the scale of new development and landscaping. Policy GC5 of the DM DPD states that proposals for integration of renewable technology will be encouraged where its impacts are (or can be made) acceptable. Policy EN2 of the DM DPD states that, in order to protect the character of the area, development proposals should consider any impact upon as well as seek to protect and enhance where appropriate natural and semi-natural features which make a significant contribution towards defining the character of an area.
- 5.7 The flat parapet roof design of the building is recessive to the main house and landscape given its scale, height and appearance with use of timber cladding and large areas of glazing. It would be acceptable in relation to the built form of the area given its scale in relation to the size of the plot, low height in

relation to the height of neighbouring buildings and siting within the rear garden of the main house.

- 5.8 Although there are no details on the proposed solar panels, these are shown to be screened from view on the section of the proposed building by the parapet as would the rooflights. Details on the rooflights shall be obtained prior to determination for clarity. Furthermore, the Senior Heritage and Design Officer advised that a timber clad parapet flat roof building within the rear garden of the main house is an acceptable design approach and he does not raise any objections to the proposed development.
- 5.9 The impact on surrounding trees has been considered. Due to the distance of the proposed building to the nearest tree there would be no adverse impact on trees from the provision of the building itself. However, the mains water and electricity run would run through the root protection areas of several trees to reach the proposed building from the east side of the main house. Therefore, to ensure existing trees are protected during site works in the interests of the visual amenity of the area and the satisfactory appearance of the development, it is recommended that details of the proposed line and dimensions of the service trench (and method for installation) to the development will be submitted prior to determination. Furthermore, to ensure existing trees are protected during site works in the interests of the visual amenity of the area and the satisfactory appearance of the development, it is recommended that a scheme for the protection of the retained trees guided by the recommendations set out in BS5837 (Trees in Relation to Construction) will be submitted prior to determination. It shall be a condition that all approved tree protection measures shall be installed prior to the commencement of development work. It is considered that, subject to these additional details and recommended conditions, the works will not adversely impact on the trees.
- 5.10 In view of the above, it is considered that, subject to additional tree protection details, the proposed development would have no significant detrimental impact upon the character and appearance of the area therefore it complies with Policies GC4 and EN2 of the DM DPD.

Impact upon the amenities of the property and neighbouring properties

- 5.11 Policy GC4 of the DM DPD states that development will be expected to achieve a standard of design and avoid any significant detrimental impact, paying adequate regard to meeting the reasonable amenity needs of all potential future occupiers (of the main dwelling) and considering the impact upon the amenity of existing neighbouring properties.
- 5.12 With regards to impact upon residential amenity, there is not considered to be an adverse impact on the amenity needs of occupants of the main dwelling by

virtue of the size of the plot, furthermore, there is not considered to be an adverse impact on the amenity of neighbouring properties in terms of the privacy, daylight, direct sunlight or outlook they enjoy by virtue of the siting of the proposed building, being single storey and the distance of the proposal to the nearest neighbouring residential property.

- 5.13 The proposed use of the building is to be incidental to the use of the main dwelling. It's use as a separate planning unit may be detrimental to the amenities of the occupiers of the main dwelling and occupiers of neighbouring properties. Therefore, as suggested by Acle Parish Council, for clarity and to enable the local planning authority to retain control over the proposed development which is to meet a specific personal need it shall be a condition that the building shall not be used as a separate and un-associated planning unit to the main dwelling.
- 5.14 It is considered, in view of the above, that the proposed development would have no significant detrimental impact upon the reasonable amenity needs of all potential future occupiers (of the existing dwelling) or the amenity of existing (neighbouring) properties therefore it complies with Policy GC4 of the DM DPD.

Impact upon protected species

- 5.15 Policy EN1 of the DM DPD states that development proposal will be expected to protect and enhance the biodiversity of the district and avoid fragmentation of habitats.
- 5.16 Protected species have been considered on this site. The Ecologist and Biodiversity Officer advised that no further information is required in respect of protected species given the character of the area. It is therefore considered that the proposed development would have no significant adverse impact on any protected species and therefore it complies with Policy EN1 of the DM DPD.

Impact upon highway function and safety and parking and manoeuvring space

- 5.17 Policy TS3 of the DM DPD states that development will not be permitted where it would result in any significant adverse impact upon the satisfactory functioning or safety of the highway network. Policy TS4 of the DM DPD states that, within new development, appropriate parking and manoeuvring space should be provided to reflect the use and location.
- 5.18 Highway safety, parking and manoeuvring has been considered on this site given concern implied about the use of the building should it be used as a separate and unassociated planning unit to the main dwelling. It's use as a

separate planning unit would lead to traffic generation which may be detrimental to highway function and safety and the property may not be able to provide appropriate parking and manoeuvring space. Therefore, as aforementioned, for clarity and to enable the local planning authority to retain control over the proposed development which is to meet a specific personal need it shall be a condition that the building shall not be used as a separate and un-associated planning unit to the main dwelling.

- 5.19 It is considered that the proposed development would have no significant adverse impact upon highway function and safety, or parking and manoeuvring space given the use of the building as a gymnasium is to be incidental to the main dwelling therefore it complies with Policies TS3 and TS4 of the DM DPD.

Other Issues

- 5.20 With regards to nutrient neutrality, this application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The Habitat Regulations require Local Planning Authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads prior to granting planning permission. The proposal relates to an existing residential unit and will not increase the number of dwellings. Using the average occupancy rate of 2.4 people, the proposal is unlikely to lead to a significant effect as it would not involve a net increase in population in the catchment and is not considered a high-water use development. This application has been screened, using a precautionary approach, as is not likely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).
- 5.21 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.22 With regards to CIL Liability, this application is not liable for CIL under the regulations given the proposed building would be less than 100 square metres. Furthermore, this application is not liable for Green Infrastructure Recreational Avoidance Mitigation Strategy (GIRAMS).

Conclusion

- 5.23 It is considered that the principle of development is acceptable given the proposed building would be within the curtilage of the existing dwelling and it is for purposes incidental to it.
- 5.24 The proposed development would have no significant detrimental impact upon the character and appearance of the area subject to additional tree protection details; would have no significant detrimental impact upon the reasonable amenity needs of all potential future occupiers (of the existing dwelling) or the amenity of existing (neighbouring) properties; would have no significant detrimental impact upon protected species; and would have no significant adverse impact upon highway function and safety or parking and manoeuvring space given the use of the building as a gymnasium is to be incidental to the main dwelling.
- 5.25 As such the proposal is considered to comply with the relevant policies of the local development plan; these being Policies GC1, GC2, GC4, GC5, EN1, EN2, TS3 and TS4 of the DM DPD.

Recommendation Authorise the Assistant Director of Planning to approve with conditions subject to the expiry of publicity:-

1. Time limit
2. In accordance with submitted drawings
3. Use incidental to main dwelling
5. Tree Protection (implementation only)

Contact Officer : Phil Baum
Telephone Number : 01603 430555
E-mail : phil.baum@southnorfolkandbroadland.gov.uk

Planning Appeals

Appeals received from 10 December 2022 to 9 March 2022

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
20220220	Hainford The Hollies, 43 Waterloo Road, Hainford, NR10 3AX	Ms Deborah Leonard	Tree 1 species unknown - Fell Tree 2 species unknown - Fell Tree 3 species unknown - Remove dead overhanging branches.	Delegated	Approval in part, refusal in part
20212248	Lingwood and Burlingham Land at Burlingham Green, The Green, North Burlingham	Mr & Mrs Trett	Erection of 1 single storey dwelling and garage with associated garden and parking	Delegated	Refusal
20211750	Weston Longville Weston Covert, Field Road, Weston Longville, NR9 5JN	Mr T Pimlott	A change of use of part of an existing enclosure of agricultural land to a camp site for five non-permanent glamping pods to be used in conjunction with the dwelling and leisure centre.	Delegated	Refusal
20220964	Thorpe St Andrew 15 Stanmore Road, Thorpe St Andrew, NR7 0HB	Dax & Lucy Galea	T1 Cedar - fell & replace with liquid amber	Delegated	Refusal

Planning Appeals**Appeals received from 10 December 2022 to 9 March 2022**

20210856	Brundall 2 Yare Valley Rise, Brundall, NR13 5JW	Mr Graham Parker	T2 Lime - Crown reduction of 10m. Current height 25m. G1 Leyland Cypress - Crown reduction of 3m. Current height 13-15m.	Delegated	Refusal
----------	-------------------------------------------------------	------------------	-----------------------------------------------------------------------------------------------------------------------------------------	-----------	---------

Planning Appeals**Appeals decisions from 10 December 2022 to 9 March 2023**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
20210767	Frettenham Land between Court Hill/Buxton Road & Pound Hill, Opposite 39 Buxton Road, Frettenham, NR12 7NL	Mr Benedict Carver	1 No. new self build home	Delegated	Refusal	Appeal dismissed

Planning Appeals

Appeals decisions from 10 December 2022 to 9 March 2023

20220170	Gt & Lt Plumstead (Thorpe End) Land adjacent Brooklyn House, Broad Lane, Great Plumstead, NR13 5DA	Mr Paul Parker	Proposed 1 no. new dwelling and new access	Delegated	Refusal	Appeal dismissed
20211682	Thorpe St Andrew Jagona, 113 Thunder Lane, Thorpe St Andrew, NR7 0JG	Mr Ed Pinch	Single and two storey rear and side extension	Delegated	Refusal	Appeal Allowed
2020ENF343	7 Station New Road Brundall NR13 5PQ	Mr & Mrs Loveland	High hedge	N/a	N/a	Appeal Dismissed