

**PLANNING REPORT
TO SALHOUSE PARISH COUNCIL MEETING 22nd SEPTEMBER 2021
(correct as of 21st SEPTEMBER 2021)**

Decisions Advised by Broadland District Council since last meeting

20210858 - Holly Gate, Mill Hill, Salhouse, NR13 6RU –

Front Covered Verandah

SPC Response: **NO OBJECTION**

Decision: **FULL APPROVAL** 17th August 2021

20211133 – Ashleigh, 28 Thieves Lane, NR13 6RQ

Rear and side extension.

SPC Response: **NO OBJECTION**

Decision: **FULL APPROVAL** 8th September 2021

20211144 – 31 Lower Street, Salhouse NR13 6RH

Single storey rear extension (Conservation Area)

SPC Response: **NO OBJECTION**

Decision: **FULL APPROVAL** 19th August 2021

20211443 - 38 Station Road, Salhouse, NR13 6NY –

Rear Extension & Roof Alterations (Revised Proposal)

SPC Response: **NO OBJECTION**

Decision: **FULL APPROVAL** 21st September 2021

Decisions Advised by The Broads Authority since last meeting

None

Awaiting Decision by Broadland District Council

20170243: Land to the Rear of 74-90 Norwich Road, Salhouse, NR13 6PB

Residential development comprising a minimum of 95 dwellings including affordable housing, landscaping, car parking and 7.01 hectares of publicly accessible green infrastructure containing children's play equipment, tree planting and a 30 space visitor car park (Outline)

SPC Response: **OBJECTION**

20210376 - Salhouse Railway Station, Station Road, Salhouse, NR13 6NZ –

Demolition of a platform building (certificate of lawful use - Permitted Development)

SPC Response: **OBJECTION** (not a Statutory Consultation)

20211330 - Thatched Bungalow, 18 Station Road, Salhouse, NR13 6NX –

Proposed Timber Cart Lodge & New Entrance from Station Road

SPC Response: **NO OBJECTION** (but comment).

Awaiting Decision by The Broads Authority

None

Planning Applications for Consideration at this Meeting

20211471 - Lonicera, 96 Norwich Road, Salhouse, NR13 6PB –

Sub-division of plot & erection of two detached houses (Self Build Plots) (Outline)

20211630 – 82B Lower Street, Salhouse, NR13 6AD –

Prior Notification - Change of use from office to residential.

20211652 - Lavender Hill, Chapel Loke, Salhouse, NR13 6RA –

Internal alterations and proposed new porch (Conservation Area)

BA/2021/0198/COND - Haughs End Road, Lower Street, Hoveton, Norfolk –

Changes to design of barriers, variation of conditions 2, 11 & 12 of permission

BA/2016/0228/COND

Planning Inspectorate

20201960 - Meadow Hill, 90 Lower Street, Salhouse, NR13 6AD – (Refused)

Proposed Development: Residential development of 4 new dwellings, bin store & new access drive – **Appeal lodged.**

BRIEFING NOTES FOR COUNCILLORS ON NEW PLANNING APPLICATIONS

Councillors are recommended to examine online ALL the following applications:

20211471 - Lonicera, 96 Norwich Road, Salhouse, NR13 6PB –

Sub-division of plot & erection of two detached houses (Self Build Plots) (Outline)

This is a revised submission of **PA 20202045**. This was withdrawn in December 2020 in anticipation of refusal, on what grounds we don't know. Although as an outline application there is not much detail, the new application is very similar to the old, but the applicant is now giving a lot more information in support of the demand for self build/custom build plots. This might be a clue that he is under pressure to justify the proposal.

Since the previous application, the speed limit past the plot has been reduced to 40mph. The plot is substantially screened from the road by the hedge planted in recent years; ironically, this would have to be removed in order to provide a visibility splay as one of the Highways' conditions.

The previous application received objections from SPC and CPRE, but no objections from other statutory consultees. The objections were based on the fact that the site lies outside the village development boundary and is not an allocated site for housing. The new application has so far been objected to by CPRE but had no objections from Highways.

20211630 – 82B Lower Street, Salhouse, NR13 6AD –

Prior Notification - Change of use from office to residential.

This is a Prior Notification of an application for Change of Use under new Permitted Development provisions introduced on 1st September 2020 as part of the government's drive to increase the supply of homes by making it easier to convert commercial premises into dwellings through permitted development rights instead of a full planning application. Classes of premises which are eligible have been re-classified as 'Class E'. Not all types of premises are eligible; most offices, shops and cafes are eligible; pubs are not.

There are other criteria which premises must meet: adequate natural light; adequate fire escape provision; and a minimum internal floor area of 37 square metres.

This application, so far as we understand it, is not for a decision to approve the change of use or not, but will be the means by which the Planning Officer determines whether the application meets the criteria. She has indicated that the rules are 'black and white', which presumably means there is no room for discretion in the decision and the application will automatically pass or fail, based on the above criteria.

On this basis it appears that there is no need for the PC to make any comment, as it will not affect the outcome. However, we are not prevented from commenting if we wish to do so.

20211652 - Lavender Hill, Chapel Loke, Salhouse, NR13 6RA –

Internal alterations and proposed new porch.

The alterations are mainly internal in order to convert the bungalow to accommodate an elderly parent. The external alterations are minimal, but planning consent is required due to being in the Conservation Area. Very little visual impact on Chapel Loke and none on Lower Street.

BA/2021/0198/COND - Haughs End Road, Lower Street, Hoveton, Norfolk –

Changes to design of barriers, variation of conditions 2, 11 & 12 of permission BA/2016/0228/COND

Detail changes to the works at Hoveton Great Broad which have been going on for a long time. No impact on Salhouse.

20211960 - Meadow Hill, 90 Lower Street, Salhouse, NR13 6AD –

Planning Appeal for Proposed Development: Residential development of 4 new dwellings, bin store & new access drive.

The PC has to decide whether to leave its existing comments in place (in which case no action is necessary) or to amend or withdraw its comments. The closing date is 23rd September.

I have to declare an interest as a neighbour, and I have submitted my own comments.

Colin