

PLANNING REPORT
TO SALHOUSE PARISH COUNCIL MEETING 13th October 2025
(correct as of 4th De 2025)

Decisions Advised by Broadland District Council since last meeting –

2025/2144 - Land Adjacent To Lonicera, 96 Norwich Road - Approval of all reserved matters following outline permission 2024/0907 - design, appearance, scale and location of one of the two dwellings, revised access and landscaping

SPC Response: **NO OBJECTION**

PLANNING AUTHORITY DECISION: Approval with conditions

2025/3131 - 2 Farman Close Salhouse Norfolk NR13 6QD - Single-storey Side / Rear Extension and new garage to Semi-detached Bungalow

SPC Response: No Objection.

PLANNING AUTHORITY DECISION: Approval with conditions

Decisions Advised by The Planning Inspectorate since last meeting –

Decisions Advised by The Broads Authority since last meeting - None

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Awaiting Decision by Broadland District Council (Planning Authority):

20220497 - Land off Bell Lane, Salhouse, NR13 6RW

Construction of two detached domestic dwellings with double garages, associated access and parking. (Outline)

SPC Response: **OBJECTION**

20220663 - Land North of Green Lane West, Rackheath, NR13 6NZ

Outline application for a mixed use residential led development with up to 3,850 dwellings, etc.

SPC Response: **COMMENTS**

UPDATE: further comments submitted.

2025/0443 – Lindum, 81 Norwich Road, Salhouse, Norfolk, NR13 6QQ - Proposed extension of existing bungalow to provide additional bedroom accommodation

SPC Response: **OBJECTION**

20221003 - Land off Green Lane East, Little Plumstead –

Application for Details of Appearance, Layout, Landscaping, Scale and Access of 130 Residential Dwellings following Outline Planning Permission 20200202

SPC Response: **NO OBJECTION**

Reserved Matters Application for Details of Appearance, Layout, Landscaping, Scale and Access of 130 Residential Dwellings & a Medical Centre following Outline Planning Permission 20200202

RECONSULTATION - SPC Response: **NO COMMENT**

UPDATE: extension granted to Friday 23rd January 2026

2025/1085 - Land South Of Chapel Loke, Salhouse, Norfolk - Erection of 1no self build dwelling

SPC Response: **NO OBJECTION**

UPDATE: extension granted to Tuesday 9th December 2025

2025/2900 Amended - Land East Of Property Number 28 Station Road, Salhouse, Norfolk - Part retrospective - Variation of Condition 2 of 2024/3770 - Amendment to house and garage design (which consented the erection of 1 no. two-storey self-build dwelling and alterations to vehicular access).

SPC Response: Object – due to tree comments raised.

2025/2901 Amended - Land East Of Property Number 28 Station Road, Salhouse, Norfolk -Retrospective - Construction of driveway (in conjunction with concurrent S.73 application 2025/2900)

SPC Response: Object – due to tree comments raised.

2025/3264 - Black Barn Farm, Norwich Road, Salhouse, Norfolk, NR13 6QG - Retention of front porch and rear extension to retail/café

SPC Response: No Objection

2025/3305 – Knollwood, 92 Lower Street, Salhouse, Norfolk, NR13 6AD - First floor extension above garage to the side, minor adjustment to the rear single storey, formation of open cart shed to the side.

SPC Response: No Objection, however tree comments

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Awaiting Decision by The Broads Authority: None

Awaiting Decision from Planning Inspectorate: None

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Planning Applications for Consideration at this Meeting:

2025/3264 – AMENDED - Black Barn Farm, Norwich Road, Salhouse, Norfolk, NR13 6QG - All retrospective - two storey front extension and porch, single storey rear extension with first floor terrace, and infill single storey side extension for commercial units

20220663 - Land North Of Green Lane West Rackheath Norfolk - Proposal: Outline application for a mixed use residential led development with up to 3,850 dwellings (class C3); employment land, local centres and community facilities (classes Eg(i, ii, iii) , B2 & B8, C2, C3, E, F1, F2, sui generis); two primary schools, one secondary school (F1 (a)); cycle and vehicle parking for residents, visitors & staff, formal & informal open space, formal & informal landscaping, sports provision (classes E(d), F2(c) & (d), sui generis), orchards & allotments; utilities; energy centres, primary substation, substations, foul water treatment works and pumping stations, sustainable urban drainage infrastructure; internal access and pedestrian & cycle infrastructure, EV charging infrastructure with all matters reserved except vehicular accesses (and associated drainage infrastructure)

2025/3714 - Thatchers Walk, 124 Lower Street, Salhouse, Norfolk, NR13 6RX - Front extension & dormer roof extension