

**PLANNING REPORT
TO SALHOUSE PARISH COUNCIL MEETING 14th NOVEMBER 2022
(correct as of 11th NOVEMBER 2022)**

Decisions Advised by Broadland District Council since last meeting

20220641 - 22 Wood Green, Salhouse, NR13 6NS

Proposed front and rear extension.

SPC Response: **NO OBJECTION**

FULL APPROVAL: 4th October 2022

20221359 - 19 Mallard Close, Salhouse, NR13 6SE

Erection of Enclosed Lean-To Porch to Front; Provision of Shed to Front; and

Conversion of Garage into Bedroom

SPC Response: **NO OBJECTION**

FULL APPROVAL: 13th October 2022

20221435 - 18B Station Road, Salhouse, NR13 6NX

Proposed Cart Lodge

SPC Response: **NO OBJECTION**

FULL APPROVAL: 27th October 2022

Decisions Advised by The Broads Authority since last meeting

None

Decisions Advised by The Planning Inspectorate

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**

UPDATE:

None

20212212 - Black Barn Farm, Norwich Road, Salhouse, NR13 6QG

Change of use of agricultural barn to mixed uses. Retrospective; loose boxes, haystore and tackroom with change of use of outdoor space to mixed livestock grazing including equestrian, caravan pitches and retention of bunding. New parking area.

SPC Response: **OBJECTION** to certain aspects

UPDATE:

The applicant has now indicated that he wishes to pursue a mains sewage connection in preference to a private sewage treatment plant, despite the fact that this will cause significant delay due to the Nutrient Neutrality issue. The planning officer has indicated that this is now the only issue preventing consent being granted.

Extension of time agreed to 20th January.

20212219 - Salhouse Broad Campsite, Lower Street, Salhouse

Installation of 4 shower cubicles, 1 aquaboost pump unit and 4 composting toilets

SPC Response: **NO OBJECTION**, with comments

UPDATE:

26th October - Salhouse Broad have submitted a design for a reedbed filtration system to address the Nutrient Neutrality issue.

20220373 - Land at Mill Bungalow, Wood Green, Salhouse, NR13 6NS

Erection of one dwelling

SPC Response: **NO OBJECTION**

UPDATE:

None

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**

UPDATE:

19th October – Highways have indicated no objections, subject to conditions being met, therefore the only delay is now due to the Nutrient Neutrality issue.

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:

07/11 - Comment by National Highways requesting a further time extension to 14th November due to insufficient information provided.

No comments yet by Norfolk County Council, including Highways.

20220711 - Meadow Hill, 90 Lower Street, Salhouse, NR13 6AD

Details reserved by condition 3, 4, 5, 7 and 17 of planning permission 20201960 - materials, drainage details and highway details.

SPC Response: **OBJECTION**

UPDATE:

Time extension agreed to 11th November.

20221003 - Land off Green Lane East, Little Plumstead

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

SPC Response: **NO OBJECTION**

UPDATE:

None. Extension of time agreed to 25th November.

20221125 - 48 Lower Street, Salhouse, NR13 6RH

Conversion of hair salon to dwelling.

SPC Response: **OBJECTION**

UPDATE:

Extension of time agreed to 21st September, but no further extension recorded.

20221380 - 1 Hewetson Close, Salhouse, NR13 6RE

Proposed two storey dwelling with associated outbuildings

SPC Response: **OBJECTION** to proposed tree removal

UPDATE:

No decision. Comments from Highways 10th October

20221462 - Park House, Vicarage Road, Salhouse, NR13 6HD

Erection of West Side Flat Roof Bay Window; Alteration of Existing Single Storey Rear Hipped Lean-To Roof to Flat Roof and Erection of Single Storey Rear Flat Roof Extension Including Outdoor Alfresco Dining Space, Glazed Link to Existing Garage, Roof Lantern and Extended Balcony; and Provision of Double Carport to Front and Outbuilding to Rear (Part Retrospective)

SPC Response: **NO OBJECTION**, but requested Arboricultural Impact Assessment

UPDATE:

No decision.

Awaiting Decision by The Broads Authority

None

Awaiting Decision from Planning Inspectorate

20210420 – 82b Lower Street, Salhouse NR13 6AD

Change of use from shop/café (A1/A3) to dwelling C3

SPC Response: **OBJECTION**

BDC Response: **REFUSED** - Appeal Lodged

UPDATE:

None

Planning Applications for Consideration at this Meeting

20221631 - 9 Otter Close, Salhouse, NR13 6SF

Erection of Single Storey Front Lean-To Extension Across Front Entrance and Garage;
Addition of Gable Roof to Flat Roof on North-West Side; and Conversion of Garage.

20221633 - Woodland Crescent, 114 Lower Street, Salhouse, NR13 6AD

Demolition of Existing East Side Conservatory and Erection of Single Storey Flat Roof East
Side Extension

20221770 - North End, 38 Norwich Road, Salhouse, NR13 6QG

Side, rear and first floor extension. Construction of a new garage.