

**PLANNING REPORT**  
**TO SALHOUSE PARISH COUNCIL MEETING 8<sup>th</sup> September 2025**  
**(correct as of 3<sup>rd</sup> September 2025)**

**Decisions Advised by Broadland District Council since last meeting –**

**2025/1404** – Thirfield, 8 Station Road, Salhouse, Norfolk, NR13 6NX - Proposed front porch, single storey rear extension, loft conversion and raising the ridge (amended)  
SPC Response: **NO OBJECTION**  
BDC Planning Authority Decision: **REFUSAL**

**Decisions Advised by The Planning Inspectorate since last meeting - None**

**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**

**UPDATE:** 18<sup>th</sup> May 2023 - Extension of time granted until 3<sup>rd</sup> November 2023. Held up in Nutrient Neutrality.

**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:** 27<sup>th</sup> June 2025 – Extension granted until 30<sup>th</sup> October 2025.

22<sup>nd</sup> July 2025 - Lead local flood authority comments

**20221125 - 48 Lower Street, Salhouse, NR13 6RH**

Conversion of hair salon to dwelling.

SPC Response: **OBJECTION**

**UPDATE:** 18<sup>th</sup> August 2023 – Extension of time granted to 29<sup>th</sup> September 2023.

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

SPC Response: **OBJECTION**

**2025/0524** - Dancing Bee Lodge, Honeycombe Road, Salhouse, Norfolk, NR13 6JP - Demolition of existing redundant structures and replacement with new cattery

SPC Response: **NO 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**

**2025/1044** - Black Barn Farm, Norwich Road, Salhouse, Norfolk, NR13 6QG - Variation of conditions 5 (Opening hours), 7 (Vehicular access), 8 (Visibility splays), 9 (Road access), 10 (Cycle parking) and 13 (Landscaping) and removal of condition 11 (Highway improvement drawings) of existing application 20212212 (Change of use of agricultural barn to mixed uses and associated works. Retrospective; loose boxes, haystore and tackroom with change of use of outdoor space to mixed livestock grazing including equestrian, retention of bunding and new parking area.) Dated 25/11/2022

SPC Response: **Various comments submitted**

**19<sup>th</sup> August 2025 - Amended description** - removal of condition 11 (Highway improvement drawings) of existing application 20212212

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

SPC Response: **NO OBJECTION**

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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:**

**2025/2144** - 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

**2025/2395 – Amended** - Thirfield, 8 Station Road, Salhouse, Norfolk, NR13 6NX - Proposed front porch, single storey rear extension, loft conversion and raising the ridge (amended)

**2025/1044 – Amended** - Black Barn Farm Norwich Road Salhouse Norfolk NR13 6QG - Variation of conditions 5 (Opening hours), 7 (Vehicular access), 8 (Visibility splays), 9 (Road access), 10 (Cycle parking) and 13 (Landscaping) and removal of condition 11 (Highway improvement drawings) of existing application 20212212 (Change of use of agricultural barn to mixed uses and associated works. Retrospective; loose boxes, haystore and tackroom with change of use of outdoor space to mixed livestock grazing including equestrian, retention of bunding and new parking area.) Dated 25/11/2022

**2025/2423** – Oakapples, 12 Lower Street, Salhouse, Norfolk, NR13 6RW - Apply beige coloured render to the exterior brickwork and replace the existing pintiles with vertical cladding in natural larch

