

**PLANNING REPORT
TO SALHOUSE PARISH COUNCIL MEETING 6th July 2026
(correct as of 1st July 2026)**

Decisions Advised by Broadland District Council since last meeting –

2026/0738 Broad Farm Upper Street Salhouse Norfolk NR13 6HE - Internal and external fabric and structural repairs

PC comment: No Objection

Planning Authority Decision: Approval with Conditions

2026/0826 Broad Farm Upper Street Salhouse Norfolk NR13 6HE - Internal and external fabric and structural repairs and addition of single storey bay window on western elevation -
Householder

PC comment: No Objection

Planning Authority Decision: Approval with Conditions

2026/1010 Broad Farm Upper Street Salhouse Norfolk NR13 6HE - Internal and external fabric and structural repairs and addition of single storey bay window on western elevation – Listed Building

PC comment: No Objection

Planning Authority Decision: Approval with Conditions

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.

APPROVED by BDC PLANNING COMMITTEE – with conditions and agreed trigger points.

2026/1203 – Sallows, Chapel Loke, Salhouse, Norfolk, NR13 6RA - Demolition of the existing conservatory and WC extension. Erection of a 2 storey side extension.

PC comment: No Objection

Planning Authority Decision: Approval with Conditions

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Decisions Advised by The Planning Inspectorate since last meeting

CLG Reference 6003543 –

Black Barn Farm, Norwich Road, Salhouse, Norfolk, NR13 6QG - 2025/1044 | 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 | Black Barn Farm Norwich Road Salhouse Norfolk NR13 6QG

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: held up with Nutrient Neutrality

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

SPC Response: **OBJECTION**

Application Update 10th June 2026

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 10th April 2026

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

SPC Response: 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:

FUL/2026/0019 - Salhouse C of E Primary School, Cheyney Avenue, Salhouse, Norwich, NR13 6RJ - Proposed standalone building to provide 2no. classrooms, with associated parking expansion, air source heat pumps, relocation of fencing/gate within the site to create new secure line, new sustainable drainage features, alterations to the hard and soft landscaping and associated works.

2026/1469 - Knollwood 92 Lower Street Salhouse Norfolk NR13 6AD - Variation of condition 2 - change of materials from brick to larch cladding of existing application 2025/3305 (First floor extension above garage to the side, minor adjustment to the rear single storey, formation of open cart shed to the side) dated 18/02/2026

2026/1584 - Land Adj To 27 Lower Street Salhouse Norfolk - Lawful development certificate for the proposed site use to be reinstated to its lawful use as an equestrian and dog training and events centre.

2026/1739 - The Grange 21 Lower Street Salhouse Norfolk NR13 6RW - New lime render, as approved on application 2025/0033, needs to be thicker and extension roof line, to stop water ingress.