

**PLANNING REPORT
TO SALHOUSE PARISH COUNCIL MEETING 13th October 2025
(correct as of 7th October 2025)**

Decisions Advised by Broadland District Council since last meeting –

20221125 - 48 Lower Street, Salhouse, NR13 6RH

Conversion of hair salon to dwelling.

SPC Response: **OBJECTION**

BDC Planning Authority UPDATE: WITHDRAWN

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**

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

BDC Planning Authority Decision: REFUSAL

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)

BDC Planning Authority Decision: Approval with Conditions

Decisions Advised by The Planning Inspectorate since last meeting –

Planning Inspectorate Decision - APP/K2610/W/25/3365648 - Black Barn Farm, Norwich Road, Salhouse, NR13 6QG – 20222076

Decision: Appeal Dismissed

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: 16th September 2025 – Revised documents submitted by developer

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**

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

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**

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
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:

2025/2900 - Land East Of Property Number 28 Station Road Salhouse Norfolk Variation of condition (2) amendment of house and garage design and driveway position of permission 2024/3770 (which consented to erection of 1no two-storey self build dwelling with alterations to existing vehicular access) Date of Decision: 02/04/2025 - **Proposal: Variation of condition (2)** amendment of house and garage design and driveway position of permission 2024/3770 (which consented to erection of 1no two storey self build dwelling with alterations to existing vehicular access) Date of Decision: 02/04/2025 Condition Number(s): Condition 2 (approved plans/drawings) Conditions(s) **Removal:** Amendment to house design, garage design, and driveway position. Substitute reference to relevant plans and elevation drawings Location: Land East Of Property Number 28

Station Road Salhouse Norfolk Applicant: Mr M Jones Application Type:
Removal/Variation of Condition (S73 / S19)

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)