

PLANNING REPORT
TO SALHOUSE PARISH COUNCIL MEETING 12th August 2024
(correct as of 7th August 2024)

Decisions Advised by Broadland District Council since last meeting

2024/1710 - 7 Greylag Close, Salhouse, Norfolk, NR13 6SD - Single storey side extension and front porch

BDC Planning Authority Decision: Approval with conditions

Decisions Advised by The Planning Inspectorate since last meeting- None

Decisions Advised by The Broads Authority since last meeting – None

Awaiting Decision by Broadland District Council (Planning Authority):

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: No update since 17th January 2023 – pending consideration

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: 18th May 2023 - Extension of time granted until 3rd 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: 22nd July 2024 – revised documents submitted for consultation

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: 18th July 2024 - Extension of time agreed to 31st October 2024.

20221125 - 48 Lower Street, Salhouse, NR13 6RH

Conversion of hair salon to dwelling.

SPC Response: **OBJECTION**

UPDATE: 18th August 2023 – Extension of time granted to 29th September 2023.

20222076 - Black Barn Farm, Norwich Road, Salhouse, NR13 6QG

Change of use of the land for the retention of caravan pitches (Retrospective) approved application 20212212

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

UPDATE: 3rd April 2024 – Requested with agent extension of time to 14th June 2024.

2023/2017 - Land East Of Property Number 28 Station Road Salhouse Norfolk -
Erection of 3 no. single storey dwellings with carport and garages, construction of a vehicular access and associated highway improvement works
SPC Response: **OBJECTION**

UPDATE: Natural England comment received 12th March 2024

2024/0907 – Lonicera, 96 Norwich Road, Salhouse, Norfolk, NR13 6PB - Outline application with all matters reserved except access for the erection of two custom/self build dwellings

SPC Response: **OBJECTION**

BDC Planning Authority: Pending Decision

2024/1584 - Salhouse Garden Centre, Honeycombe Road, Salhouse, Norfolk, NR13 6JP - Variation of condition 8 of permission 20221784 - increase number of dogs allowed from 4 to 6 (Change of use from agricultural to use field for dog exercise field including fencing, access and parking.)

SPC Response: **SUPPORT** – comment: it would be a safer route for pedestrians if a path were installed from village to this site.

BDC Planning Authority: Pending Decision

2024/1588 - Providence Cottage, 5 Lower Street, Salhouse, Norfolk, NR13 6RW -

Demolition and replace lean-to extension and rear roof with two storey side extension. Repurpose double garage to provide additional accommodation to main house with single storey pitched roof corridor.

SPC Response: **NO OBJECTION**. Comment- would request a list of materials to be used shared and to be in keeping with the rest of the property as within conservation area and Grade II listed building.

BDC Planning Authority: Pending Decision

2024/1712 - Providence Cottage, 5 Lower Street, Salhouse, Norfolk, NR13 6RW -

Demolition and replace lean-to extension and rear roof with two storey side extension. Repurpose double garage to provide additional accommodation to main house with single storey pitched roof corridor.

SPC Response: **NO OBJECTION**

2024/1726 - 1 Potters Meadow, Salhouse, Norfolk, NR13 6GL - Change of use of land to residential garden and erection of garage

SPC Response: **OBJECTION** - The amenity land should be retained as per the original planning application for this site and therefore object to the change of use to residential and object to the erection of a garage on this amenity land.

Awaiting Decision by The Broads Authority - None

Awaiting Decision from Planning Inspectorate:

20230123 - Barnes Cottage, 9 Upper Street, Salhouse, NR13 6RZ - Erection of dwelling in rear garden and conversion of two semi-detached dwellings into a single detached dwelling with associated alterations to parking and access

PLANNING AUTHORITY DECISION – REFUSAL

APPEAL – not yet decided

Planning Applications for Consideration at this Meeting

2024/1980 – Oakdene, 21 Station Road, Salhouse, Norfolk, NR13 6NX - Part removal of pitched roof and construction of increased ground floor footprint with first floor and pitched roof over

2024/2122 - School Farm, 41 Lower Street, Salhouse, Norfolk, NR13 6RE - Proposed first floor extension and single storey flat roof extension

BA/2024/0246/FUL - Salhouse Broad, Lower Street, Salhouse, Norwich - Installation of 3no. cycle charging boxes

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 (C3)