

PLANNING REPORT
TO SALHOUSE PARISH COUNCIL MEETING 3rd OCTOBER 2022
(correct as of 30th SEPTEMBER 2022)

Decisions Advised by Broadland District Council since last meeting

20212082 - The Croft, Bell Lane, Salhouse, NR13 6RR –

Conversion of existing workshop/store into self-contained annexe ancillary to the main dwelling.

SPC Response: **NO OBJECTION**

Full Approval 15th July 2022

20220012 - School Farm, 41 Lower Street –

Proposed riding area/manege with external fixed post lighting

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

Full Approval 20th July 2022 – with conditions applied and lighting withdrawn

20220367 - Meadow Hill, 90 Lower Street, Salhouse, NR13 6AD

Variation of Condition 2 of 20201960 (App/K2610/W/21/3270643) to allow changes to approved plans

SPC Response: **OBJECTION**

WITHDRAWN

20220942 - Woodside, 64 Norwich Road, Salhouse, NR13 6QG

Single storey front extension

SPC Response: **NO OBJECTION**

Full Approval 20th July 2022

20221012 - Fairhaven, 3 Wrights Meadow, Salhouse, NR13 6FF

Erection of Single Storey Rear Gable Roof Extension

SPC Response: **NO OBJECTION**

Full Approval 26th August 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:

No decision yet, but note a number of new documents have been added to the website during August. Most of these relate to the question of Nutrient Neutrality in relation to sewage. The applicant has been denied access to the main sewer by Anglian Water, so is proposing his own independent small scale sewage treatment plant. This will, according to the plans, discharge into a ditch on the southern boundary of the site. A Consultee Comment by the Environment Agency dated 30/8/22 has no problems with this.

Extension of time agreed to 21st October.

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:

None

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:

None

20220641 - 22 Wood Green, Salhouse, NR13 6NS

Proposed front and rear extension.

SPC Response: **NO OBJECTION**

UPDATE:

None

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:

26/08 – Full objection to the whole application by Halsbury Homes, developers of the Trafford land site. THIS IS A MAJOR OBJECTION

26/09 - Comment by National Highways requesting a time extension to 7th November

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:

No decision, but from the correspondence it appears they are likely to allow the discharge of the conditions and the main holdup is due to Nutrient Neutrality.

New documents relating to revised drainage arrangements posted 27-28/09.

Time extension agreed to 14th October.

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:

No decision. Some updated drawings. Extension of time agreed to 25th November.

20221125 - 48 Lower Street, Salhouse, NR13 6RH

Conversion of hair salon to dwelling.

SPC Response: **OBJECTION**

UPDATE:

No decision. From correspondence, delay appears to be due to Nutrient Neutrality.

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

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

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

20221380 - 1 Hewetson Close, Salhouse, NR13 6RE

Proposed two storey dwelling with associated outbuildings

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

Proposed Cart Lodge

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)