

PLANNING REPORT
TO SALHOUSE PARISH COUNCIL MEETING 10th March 2025
(correct as of 5th March 2025)

Decisions Advised by Broadland District Council since last meeting –

2025/0033 –The Grange, 21 Lower Street, Salhouse, Norfolk, NR13 6RW - Removal of modern cement / waterproof render on the gable & replace with a traditional lime render

SPC Response: **Support**

BDC planning authority decision: Approval with conditions

2024/3756 - Black Barn Farm, Norwich Road, Salhouse, Norfolk, NR13 6QG - Installation of 135 kWp roof-mounted solar PV array and 2 no. EV charge points

SPC Response: **No Objection**, with comments

BDC planning authority decision: Prior Approval not Required

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):

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

BDC planning authority: Pending consideration

UPDATE: 17th February 2025- Emails, site plan and site management plan submitted

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: 10th February 2025 – Environmental management officer comments

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: 28th November 2024 - Extension of time agreed to 28th February 2025.

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.

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

UPDATE: 14th February 2025 – Statutory consultee Natural England comment

2024/3770 - Land East Of Property Number 28 Station Road, Salhouse, Norfolk - Erection of 1no two-storey self build dwelling with alterations to existing vehicular access

SPC Response: **OBJECTION**

BDC Planning Authority: Pending Decision

UPDATE: 19th/20th February 2025 - further papers/Nutrient Neutrality reports submitted

2024/3457 - Bridle Cottage, 7 Upper Street, Salhouse, Norfolk, NR13 6RZ - Proposed First Floor Extension

SPC Response: **OBJECTION**

BDC Planning Authority: Pending Decision

Awaiting Decision by The Broads Authority: None

Awaiting Decision from Planning Inspectorate: None

Planning Applications for Consideration at this Meeting

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

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