

**PLANNING REPORT**  
**TO SALHOUSE PARISH COUNCIL MEETING 12<sup>th</sup> August 2024**  
**(correct as of 7<sup>th</sup> August 2024)**

**Decisions Advised by Broadland District Council since last meeting**

**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:** APPROVAL with conditions

**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

**BDC Planning Authority:** 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 17<sup>th</sup> 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:** 18<sup>th</sup> May 2023 - Extension of time granted until 3<sup>rd</sup> 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:** 22<sup>nd</sup> 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:** 18<sup>th</sup> July 2024 - Extension of time agreed to 31<sup>st</sup> October 2024.

**20221125 - 48 Lower Street, Salhouse, NR13 6RH**

Conversion of hair salon to dwelling.

SPC Response: **OBJECTION**

**UPDATE:** 18<sup>th</sup> August 2023 – Extension of time granted to 29<sup>th</sup> 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:** 3<sup>rd</sup> 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 12<sup>th</sup> 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

**2024/1588 - 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

**UPDATE:** 14<sup>th</sup> August – extension until 30<sup>th</sup> August 2024

**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**

**UPDATE:** 14<sup>th</sup> August 2024 – extension until 30<sup>th</sup> August 2024

**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.

SPC Response: **OBJECTION**

**UPDATE:** 9<sup>th</sup> September 2024 – revised site plan submitted showing area of retained and enhanced amenity land

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

SPC Response: **NO OBJECTION**

**Awaiting Decision by The Broads Authority**

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

**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 OUTCOME**– DISMISSED

**Planning Applications for Consideration at this Meeting**

**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)

**2024/2441** - Low Hamlet, 86 Norwich Road, Salhouse, Norfolk, NR13 6PB - Variation of condition 2 of 20212186 and 2023/1684 - changes to size of garage

**2024/2510** – Manestee, 42 Lower Street, Salhouse, Norfolk, NR13 6RH - Rear dormer window