

PLANNING REPORT
TO SALHOUSE PARISH COUNCIL MEETING 11th MARCH 2024
(correct as of 6th March 2024)

Decisions Advised by Broadland District Council since last meeting

2023/3781 - Nelson Barn, 23 Lower Street, Salhouse, Norfolk, NR13 6RW - Brick & mortar repairs to external wall

SPC Response: **NO OBJECTION**

PLANNING AUTHORITY DECISION: Approval with conditions

2023/3821 - 82B Lower Street, Salhouse, Norfolk, NR13 6AD - Change of use from shop to holiday let

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

PLANNING AUTHORITY DECISION: Refuse

Decisions Advised by The Broads Authority since last meeting

BA/2024/0017/TCAA - Salhouse Broad, Lower Street, Salhouse, Norwich - Proposal: G1: Plum (ht 4.5m, partially failed) - fell. G4: Goat Willow, Sallow - Fell and eco plug coppices which are forming within outline area G4. T433: Ash (ht 15, w5) - fell. T435: Oak (ht 11.2, w9) - Reduce crown by up to a maximum of 2.5m to relieve pressure on major cavity. T436: Sweet Chestnut (ht 17.2, w9) - Remove suspended branches. T2348: Oak (ht 13.2, w10) - Raise crown to 3m over path and reduce end weight by 2.5m. T11: 2 Alders, 3 Ash trees (ht 7.5, w 5) - Fell remainder of group after recent failure has destabilised the root plates. T2: Oak (ht 11, w 6) - deadwood crown. T10: Oak (ht 9, w6) - Remove damaged limb. T352: Oak (ht 13.2, w 8)- deadwood crown.

SPC Response: **NO OBJECTION**

BROADS AUTHORITY DECISION: NO OBJECTION

Awaiting Decision by Broadland District Council

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: January 2024 - TW are to make a major resubmission amendment to the Masterplan. Following this there will be a full re-consultation for all consultees.

UPDATE: 29th August 2023 – Extension granted until 31st March 2024.

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: Extension of time agreed to 23rd February 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: 26th May 2023 – Extension granted until 24th November 2023.

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: Habitats Regulations Assessment submitted 21/02/24

2023/2145 - Plot 2, Land To The Rear Of 68 Lower Street, Salhouse, Norfolk -

Erection of 4 bedroom dwelling

SPC Response: **NO OBJECTION**

2024/0127 - 4 Topcliffe Avenue, Salhouse, Norfolk, NR13 6RN - Extension to existing garage

SPC Response: **OBJECTION** due to being too close to neighbouring boundary.

2024/0202 - The Thatched House, 24 Station Road, Salhouse, Norfolk, NR13 6NX -

Removal of conservatory. Erection of two storey rear extension and installation of driveway with double gates

SPC Response: **NO OBJECTION** (with comment)

Awaiting Decision by The Broads Authority

Awaiting Decision from Planning Inspectorate

2023/2020 - Mill Bungalow Wood Green Salhouse Norfolk NR13 6NS - Erection of one dwelling (Resubmission of 20220373)

BDC DECISION - REFUSAL

Planning Applications for Consideration at this Meeting

2023/2471 - Land To The Rear Of 68 Lower Street Salhouse Norfolk - Variation of condition of 2 of 20171302 - changes to design type for plot 2 (Removal/Variation of Condition (S73 / S19))

2024/0380 - 1 Potters Meadow Salhouse Norfolk NR13 6GL Change of use of land to residential garden, erection of detached garage, erection of rear single storey extension and conversion of existing garage.