

**PLANNING REPORT**  
**TO SALHOUSE PARISH COUNCIL MEETING 13<sup>th</sup> FEBRUARY 2023**  
**(correct as of 10<sup>th</sup> FEBRUARY 2023)**

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

**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)

SPC Response: **NO OBJECTION**, but requested Arboricultural Impact Assessment

**FULL APPROVAL** 13/01/23, following removal of the proposed carport.

**20221832 - Manor Farm, Wroxham Road, Salhouse, NR13 6NH.**

Change of Use from C3 (Dwellinghouses) to C2 (Residential Institutions)

SPC Response: **NO COMMENT** pending further information on access.

**FULL REFUSAL:** 16/01/23

**20221933 - 1 Hewetson Close, off Lower Street, Salhouse, NR13 6RE**

Removal/Variation of a Condition 25 20171302) Approval of 5 Bedroom Multi-storey Detached Residential Dwelling Former Outline Permission 20151129.

SPC Response: **NO OBJECTION**

**FULL APPROVAL** 07/02/23

**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

**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:** New correspondence 17/1/23 from Natural England requesting more information relating to Nutrient Neutrality.

**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.

**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:** None. Extension of time agreed to 30<sup>th</sup> June 2023.

**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:** None. Extension of time agreed to 24<sup>th</sup> February 2023.

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

Conversion of hair salon to dwelling.

SPC Response: **OBJECTION**

**UPDATE:** None. Time limit expired 21<sup>st</sup> September 2022, but no further extension recorded.

**20221770 - North End, 38 Norwich Road, Salhouse, NR13 6QG**

Side, rear and first floor extension. Construction of a new garage.

SPC Response: **NO OBJECTION**

**UPDATE:** Out for re-consultation

**20221784 - Salhouse Garden Centre, Honeycombe Road, Salhouse, NR13 6JP -**

Change of use from agricultural to use field for dog exercising will be fenced.

SPC Response: **NO OBJECTION**

**UPDATE:** No decision. A survey has shown that the tree adjacent to the entrance subject to Highways' objection does not in fact obscure the visibility splay.

**20221795 - Old Hall Farm, Howletts Loke, Salhouse, NR13 6EX**

Subdivision of land and change of use of existing outbuilding into a dwelling.

SPC Response: **OBJECTION**

**UPDATE:** None

**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**

**20221770** - North End, 38 Norwich Road, Salhouse, NR13 6QG - Side, rear and first floor extension. Construction of a new garage (re-consultation)

**20222038** - Lonicera, 96 Norwich Road, Salhouse, NR13 6PB - Installation of external cladding upon front gable projection and replacement of all existing windows and doors

**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

**20230011** - Plot 2, Land to the Rear of 68 Lower Street, Salhouse, NR13 6RB - Erection of 5 bedroom dwelling

**20230123** - Barnes Cottage, 9 Upper Street, Salhouse, NR13 6RZ - Erection of dwelling within rear garden.

**20230135** - Longacre, Howletts Loke, Salhouse, NR13 6EX - Provision of Double Bay Hipped Roof Cart Lodge to Front

**BA/2023/0028/COND** - Car Park, Lower Street, Salhouse, Norwich - Amended timings for landscaping works, variation of condition 5 of permission  
BA/2021/0414/FUL