

CROMER TOWN COUNCIL

PLANNING POLICY

Planning Policy Guidance

1. The Planning Policy Framework

The development plan for the area is made up of, not only the Local Plan but also the Norfolk Structure Plan (providing strategic policy framework for planning and development), the Norfolk Minerals Local Plan, the Norfolk Waste Local Plan and the East of England Regional Guidance.

2. Scope of Policy

- 2.1** The conservation of the physical environment.
- 2.2** The improvement of the physical environment.
- 2.3** The management of traffic.
- 2.4** The support of objectives in respect of community, economic and social development.
- 2.5** This Policy also aims to achieve environmentally sustainable growth, that is, development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Town Council will support these policies through its planning observations and any of its own proposals.

3. Observations

- 3.1** This Policy will generally follow NNDC guidance in respect of the conservation area. “An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 3.2** To consider proposed development (ie. New development or alterations) in the context of adjacent properties and the wider conservation area giving consideration to:-
- a)** High standard of design both traditional and innovative, sympathetic with the character of the area.
 - b)** Compatibility with the scale, mass and form of adjacent buildings and their settings.
 - c)** Uses of appropriate materials.
 - d)** Includes good quality and appropriate landscaping that complements the area.
 - e)** Does not result in loss of important open space.
 - f)** Does not result in loss of important features of interest.

4. Listed Buildings

Listed buildings, whether within the conversation area or outside, will give consideration to:-

- 4.1** Necessary alterations being carried out using good quality materials.
- 4.2** Necessary alterations being carried out should respect the detail and form of the old including scale, design and proportion to the existing building.

5. Advertisements, Shop Fascias and Signs

- 5.1** Shop fascias and signs (including advertisements) should integrate into the character of the building or locality ie the display does not appear as an unsympathetic appendage. Integration can be best achieved with consideration to scale, form, detail, letting style and colour.
- 5.2** Illuminated signs should be discreet.
- 5.3** Support will be given only to signs which do not create inappropriate visual clutter.

6. Shop Fronts

- 6.1** Designs based on the traditional English shop front (with fascia, vertical divisions and pilasters) are preferred. In the case of a new shop front for a historic building, classical elements should be respected.

7. Use of UPVC

- 7.1** Plastic materials in the conservation area and on listed buildings may be strongly resisted.

8. Landscaping, Screening, Trees and Hedging

- 8.1** Indigenous trees and hedging will be supported in landscaping and screening.
- 8.2** Generally the Council will not support the removal of mature trees to assist development.
- 8.3** When development requires the removal of a hedge, it should be replanted wherever possible by a traditional hedging species.

9. Car Parking Spaces and Highway Concerns

9.1 The Council appreciates the problems of on street parking in a seaside town. It will take into consideration any parking problems, which could result from planning applications, and make appropriate observations.

10. New Development

10.1 New development will be supported only when in accordance with the development strategy (ie inside the planning envelope).

10.2 The Council is very concerned about the need for affordable housing. It would give consideration to such small scale development (whether inside or outside the planning envelope), provided the proposal will meet genuine local needs and where there would be no significant adverse effect on the character of the town, its environment and its surroundings, and the infrastructure and services.

11. Development Other Than Housing

11.1 Such development will be supported in accordance with the development strategy when it supports objectives in respect of community and economic development and provides for management of traffic.

12. Amusements

12.1 Amusements requiring a gambling licence should be restricted to New Street and High Street.

13. Cycles and Footpaths

13.1 This Policy encourages the use of cycle ways and footpaths.