

# CROMER TOWN COUNCIL



23 September 2020

Dear Sir/Madam

You are hereby summoned to the meeting of the **PLANNING, TRANSPORTATION AND ENVIRONMENT COMMITTEE** on **THURSDAY 08 OCTOBER 2020** at **7.00 pm** via Zoom.

Zoom ID: 968 1247 7030

Passcode: 295141

Yours faithfully

**Julie Chance FSLCC**  
**Town Clerk**

Public Welcome

## **AGENDA**

1. To consider the minutes of the meeting held on 05 March 2020
2. To receive declarations of interest in items on the agenda and requests for dispensations
3. To consider apologies for absence
4. Public Participation – To allow members of the public opportunity to inform the meeting (limited to 15 minutes – 3 minutes per person)
5. Planning applications
  - 5.1 To note decisions made under planning protocol (list attached)
  - 5.2 To receive update on live planning applications
  - 5.3 To receive any other planning matters - for information only
6. Highway & public realm matters
  - 6.1 To receive update on Highway and Public Rights of Way matters
  - 6.2 To receive update in respect of Parish Partnership Scheme
  - 6.3 To receive any other highway or public realm matters – for information only
7. Environment
  - 7.1 To receive update on Environmental matters
  - 7.2 To consider any other environment matters – for information only
8. Budget
  - 8.1 To consider committee budget
9. Correspondence & other matters
  - 9.1 To receive any correspondence (for information only)
10. Date of next meeting – To set date of meeting

**Distribution:** The Mayor and Deputy Mayor, Cllrs. Adams, Bartlett, Hayhurst, Harris, and Spagnola and all other members for information

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PLANNING DECISIONS MADE UNDER PLANNING PROTOCOL SINCE 05 MARCH 2020

CTC NO	Planning Application reference	Detail of application	Location
1	PF/20/0182	<p>Single storey link extension and conversion of outbuilding into a kitchen</p> <p><i>Planning Protocol – No objections</i></p> <p><i>Updated application – No objections</i></p>	14 Chapel Street
2	ADV/20/0224	<p>Installation of 2 non-illuminated fascia signs</p> <p><i>Planning Protocol - No objections</i></p>	Hethersett House Bond Street
3	PF/20/0225	<p>Change of use of ground floor for A1 (Retail) to A2 (Financial &amp; professional services)</p> <p><i>Planning Protocol - No objections</i></p>	Hethersett House Bond Street
4	PF/20/0442	<p>Detached garage to front including new retaining wall, single storey extension to side/rear with first floor balcony to part; replacement windows including alterations to some openings in front elevation</p> <p><i>Planning Protocol - No objections</i></p>	19 Cliff Drive
5	PF/20/0476	<p>First floor balcony to front elevation</p> <p><i>Planning Protocol - No objections</i></p>	53 Runtun Road
6	PF/20/0487	<p>Single storey front extension (porch)</p> <p><i>Planning protocol – No objections</i></p>	11 High View Park

7	PF/20/0533	<p>Single and part two storey detached dwelling</p> <p><i>Planning Protocol – No objections</i></p> <p><i>12/05/2020 Above response withdrawn and replaced with ‘no comment’.</i></p>	Former zoo site Howards Hill
8	PF/20/0646	<p>Single storey extension to east elevation and infill to bay window; demolition of conservatory and erection of single-storey extension to west elevation, exiting flat roof extension to west elevation to become a detached pitched-roof outbuilding; replacement windows, re-rendering of entire building (part retrospective)</p> <p><i>Planning protocol – No objections to the proposed changes to the dwelling but would like to know the intended purpose of the outbuilding before making any comments on that part of the plan.</i></p>	5 Roughton Road
9	LA/20/0648	<p>Internal and external alterations to facilitate the change of use and conversion of Cromer Baptist Church to residential holiday use</p> <p><i>Planning protocol – No comment</i></p>	Baptist Church Church Street
10	PF/20/0627	<p>Change of use and conversion of church to holiday accommodation with associated internal and external alterations</p> <p><i>Planning protocol – No comment</i></p>	Baptist Church Church Street

11	PF/20/0490	Two storey detached dwelling and outbuilding (part retrospective)  <i>Planning protocol – No comment</i>	27 Shipden Ave
12	PF/20/0769	Erection of garage to rear elevation  <i>Planning protocol – Cromer Town Council appreciate the retention of the trees but raise objections to this application. It is not in accordance with EN4 policy on page 83(73) of the Core Strategy or the amenity criteria on page 21 of the Design Guide. There is less than 11 metres between the primary windows of the living space at No 15 The Croft and the blank walls of the new building. Members also question the purpose of the garage extension as the plans do not show what will happen to the existing garage. With the bend, is it possible to get two cars in?</i>  <i>APPLICATION WITHDRAWN</i>	Holmoak 13 The Croft
13	PF/20/0864	Single storey rear extension and removal of roof of outbuilding to allow for conversion to a walled garden  <i>Planning protocol – No objections</i>	14 Chapel Street
14	PF/20/0881	Change of use from A1 (Retail Use) to A1 & A3 (Mixed use) as retail, café and restaurant  <i>Planning protocol – No objections</i>	Shop 2 Balcony House 1 Mount Street

15	PF/20/0897	<p>Erection of two storey side extension and two storey / single storey rear extensions</p> <p><i>Planning protocol – No objections but concern that the development may be overpowering and have a negative impact of neighbouring properties</i></p>	4 Cliff Road
16	ADV/19/1122	<p>Two externally illuminated signs on brick plinths with frontage onto Holt Road (amended designs)</p> <p><i>Planning Protocol: No objection but would prefer non-illuminated signage</i></p>	Co-op Foodstore Middlebrook Way
17	ADV/20/0954	<p>Electronic notice board to display future events taking place at Community Centre</p> <p><i>Planning protocol: No comment</i></p>	Community Centre Garden Street
18	PF/20/1046	<p>Conversion of building to 6 residential flats and associated development</p> <p><i>Planning protocol: CTC would like to make a holding comment on heritage grounds. The loss of timber frames windows and no information clearly available on the retention of the decorative railings and lettering indicating its history as the hospital. The building is locally significant in the context of the conservation area. There was also a request that the flats are residential not holiday use and are bought locally.</i></p>	8 Louden Road

19	PF/20/1046	<p>Outline application for a mixed use scheme consisting of up to 185 homes, an Extra Care Home (Use Class C2), supported living for adults with learning difficulties (Use Class C2), a sports &amp; leisure park, together with associated infrastructure (Outline – details of access only)</p> <p><i>Planning protocol:</i> Further to our previous objections of 29th October 2018, which we request are still noted, we have the remaining concerns: -</p> <p>Concern about the long term sustainability and viability of potential for open space being maintained by management company. Such a body may have problems securing capital funding for renewals of items and infrastructure in the long term.</p> <p>-We await the NCC Highways response to the application.</p> <p>We have concerns about the increased traffic queuing on B1436 Felbrigg Road to turn right onto Old Mill Road and the safety implications of queuing around a bend with limited visibility.</p> <p>We cautiously welcome the possibility of a vehicle activated signs, but the above remains an overriding concern.</p> <p>The viability for Old Mill Road, a road of limited width on approach to the Carr Lane junction, to accommodate additional traffic needs to be considered carefully.</p>	Land East & West of Roughton Road
20	PF/20/1052	<p>Replacement of wooden single glazed sash windows with like-for-like upvc double glazed sash windows.</p> <p>Replacement of single glazed porch door frame, windows and door with like-for-like upvc double glazed units</p>	9 Mount Street

		<p><i>Planning protocol: Objections – Not appropriate replacement materials in conservation area. Heritage statement gives no information on heritage and appears insufficient. No justification made for changes.</i></p>	
21	PF/20/1204	<p>Installation of two replacement windows from wooden sash to upvc</p> <p><i>Planning protocol: Objections – Not appropriate replacement materials in conservation area. Heritage statement gives no information on heritage and appears insufficient. No justification made for changes.</i></p>	38 St Mary's Road
22	ADV/20/1289	<p>Installation of 2 externally illuminated fascia signs and 4 digitally printed overlays</p> <p><i>Planning Protocol – No objections</i></p>	Cooperative Foodstore Holt Road
23	FUL/2020/0022	<p>Replacement of existing hose drying tower with the erection of a taller fire training tower facility</p> <p><i>Planning protocol - Support</i></p>	Cromer Fire Station
24	PF/20/1351	<p>Construction of single storey rear extension following demolition of existing outdoor WC</p> <p><i>Planning protocol – Support</i></p>	Daisy Cottage 13 Cross Street
25	PF/20/1364	<p>Siting of seasonal tipi tents for use as a restaurant and function room; creation of additional two car parking spaces, construction of a new path;</p>	The Grove Overstrand Road

		<p>construction of a new shed with screening</p> <p><i>Planning protocol – Support. Assume that NNDC will look at any potential noise impact on neighbouring properties.</i></p>	
26	PF/20/1427	<p><i>Construction of single storey rear extension and conversion and extension of garage to a living/bedroom and en-suite</i></p> <p><i>Planning protocol -</i>  <i>Concern that it is not being demonstrated whether the garage conversion is ancillary to the house.</i>  <i>Concern that the proposed porch at the front of the property is too far forward of the building line.</i>  <i>Concern that the property is increasing from a 4 to a 5 bedroom house with the garage being converted potentially to another bedroom. The parking space in the garage will be lost and with the increasing number of bedrooms how many cars would they have or another family moving in. Would this create a parking problem?</i>  <i>Concern that this is possibly overdevelopment.</i>  <i>If permission for the conversion of the garage is granted, will NNDC stipulate that it cannot be used as a separate dwelling at a later date with new external access?</i></p>	1 Nelson Heights
27	PO/20/1374	<p>Erection of 2no dwellings (Outline with all matters reserved)</p> <p><i>Planning Protocol –</i>  <i>No objections but urge caution re rainwater drainage bearing in mind that this section of road is not adopted highway and the local authority is not</i></p>	



		<p><i>responsible for the drainage. We would not want to see any issues in the future.</i></p> <p><i>Could this development be carbon neutral and for local residence</i></p>	
28	LA/20/1458	<p>Internal and external works to facilitate disabled access and open plan layout</p> <p><i>Planning Protocol – No objections</i></p>	31 Church Street
29	PF/20/1516	<p>Construction of a rear extension; loft conversion with 2 dormer windows to front and replacement garage</p> <p><i>Planning Protocol – No objections</i></p>	11 Carrington Road
30	PF/20/1619	<p>Single storey extension to ground floor flat</p> <p><i>Planning protocol – No objections</i></p>	1 Larchwood Court