

CLEY PARISH COUNCIL

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Planning Report

The following planning report is for agreement at;

Cley Parish Council Meeting dated 21st November 2024

1. The following applications/comments have been circulated to all Cllrs prior to the meeting.

- **RV/24/2299 Arcady** – Comments to be agreed in the meeting.
- **PF/24/1820 – West Cottage** – Cllrs have no objection (comments submitted on 12th November under delegated powers).
- **PF/24/1939 White Cottage Cley-next-the-Sea** (the following comments were submitted under delegated powers on 24th October 2024).

Thank you for consulting Cley Parish Council on the above planning application. Cley Parish Council wish to OBJECT to the above application.

Cllrs believe it to be less sustainable to demolish a dwelling and build a replacement, rather than redevelop the existing structure. Cllrs commented that the proposal does not comply with Local Plan policy EN6. Cllrs have stated that they disagree with the architect's comments that the existing building is of little architectural merit. This proposed replacement dwelling is extensive, increasing the footprint by 30%, such a large increase in size does not conform to Policy HO8. The increase is significant especially when comparing the proposed property to its neighbours, therefore Cllrs stated they felt the proposal was overdevelopment of the site.

The recommendations of the Cley Conservation Area Appraisal for Church Lane are that replacement dwellings are of an in-keeping scale, design and massing. There will be a dramatic change to the streetscape. Many mature trees (Cllrs indicated up to as many as 9) and a substantial quantity of shrubs are being removed, NNDC Landscape Officers will have to look at the loss of habitat here and decide whether it complies with NNDC policy HO8.

Cllrs raised concerns about the loss of the historical flint front wall caused by widening the access and creating a pedestrian gate, and also of the rebuilding of the wall along the lane will have a negative impact on the street scene. Concerns were raised with the amount of soil that would be removed from site and the extent of the enlarged car parking area. There is a substantial increase in glazing (including 8 roof-lights) which is always concerning in a National Landscape. If this application is approved, reduced VLT glass should be used, especially for the roof-lights, according to the UK Dark Skies Partnerships recommendations. That would bring the proposal closer in line with EN2.

Cllrs were pleased to see note has been taken of Cley Parish Council's Construction Management Policy but think sending heavy traffic southwards, on Church Lane, towards Holt Rd by the church, will contribute to road subsidence and possible further collapse and loss of heritage church wall. It should be noted that some Cllrs liked the design of the building but objected due to the scale and size of the proposed build.

Given the above concerns Cllrs voted to OBJECT to the above planning proposal.

- **LA/24/2054 – Two Hoots, 2 Old Hall Farm Barns** – Cllrs have no objection.

2. Decision Notices

2.1 PF/24/1923 – Weston House – APPROVED

2.2 PF/23/0853 Woodcock Yard, Holt Road - WITHDRAWN