

CLEY PARISH COUNCIL

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Planning Report

The following planning report is for agreement at;

Cley Parish Council Meeting dated 12th June 2025

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

1.1 PF/25/0779 Woodcock Yard – Cllrs object to this planning proposal.

Cllrs are unclear as to whether this is a new build in the countryside and therefore is counter to LP policies SS1 and 2, and constitutes harm to the National Landscape. Is the location sustainable or is the use of the private car required? Services are at the centre of the village.

Cllrs have stated the proposal, at 9 dwellings, has quite a dense and urban feel. Cllrs recognise the design may be reminiscent of the built form in Cley in the centre of the village, Cllrs question whether it's as appropriate at a gateway to Cley. The proposed houses are considerably taller (4.5-3.5 m) than neighbouring dwellings, this will increase their impact. There is community concern over both these points. Will the screening by shrubs and trees be sufficient? Plots 6-9 are very tight against the northern boundary and might seem quite prominent from the north.

Does the density fit with the North Norfolk Design Guide and does it offer sufficient amenity to households? Some of the gardens seem quite small, especially for families. Is there overlooking of any of the properties or of neighbours? There is quite an extent of new close board fencing which isn't vernacular to Cley and feels suburban. Does the proposal fit with Local Plan Policies EN2 and EN4?

There is a great deal of hard standing. Concerns have been expressed about increased surface water run off impacting Holt Hill, leading to increased erosion of Newgate Green, which is a recurrent problem.

There is community concern around the quantum of parking. Does the parking provision comply with CT6? It is important not to have overflow parking on the verge to Holt Hill which sees daily vehicle movements of over 2000. Cllrs are concerned

about safe access to and from the site from the 60-mph section of Holt Hill. They have also commented that there is no proposed footway or cycle path into the village. Given the vehicle speeds along this section of road, residents will likely use their car to drive into the village, as it should be unsafe to walk or cycle.

The design is dependent on current screening by trees, shrubs and hedges, and should this application proceed it is important this is retained.

With regard to the public benefit, these are proposed as market houses. The community welcomes genuine starter homes. However, it isn't possible to determine who buys these houses or whether they become principal residences.

There is community support regarding principal residency.

1.2 PF/25/0641 The Saltings – Cllrs do not object but ask that the glazing used is reduced VLT glass to reduce light spill and protect the dark skies and conform to Local Plan Policy EN2. Cllrs commented that the timber cladding was out of keeping with the age and style of the house and character of the area.

1.3 PF/25/0830 Swan Cottage – Cllrs do not object to this application provided that the root protection area of the trees 1,3 and 4 are sufficiently protected. Cllrs have asked that the proposed removal of mature hedging and shrubs are replaced elsewhere on site. Cllrs are also keen to ensure that the gravel proposed will be sufficiently porous to prevent surface water run off onto the highway.

1.4 PF/25/1174 Ankerland Bay, Wrights Yard – Cllrs object to the proposals as the solar panels are visible and intrusive in the conservation streetscape. The proposed velux whilst a heritage version is very large and out of keeping with the house. Cllrs asked whether the proposal complies with Local Plan Policy EN8? There are concerns regarding overlooking from the new rooflight.

Decision Notices

2.1 PF/25/0663 3 Maisons Bienvenues – APPROVED

2.2 PF/25/0054 Wrights Yard Cottage - APPROVED