

CLEY PARISH COUNCIL

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Planning Report

**The following planning report is for discussion at the
Extraordinary Cley Parish Council Meeting on Tuesday 20th February 2024 at
6pm**

Cley Parish Council have been consulted on **PF/24/0101 Arcady Erection of Dwelling (Replacement)**. Parish Cllrs have all received and studied plans and documents relating to the application and have had the opportunity to attend a site visit. Cllrs have been encouraged to read the comments posted on the NNDC Planning Portal and speak to residents about their views on the proposed application.

The latest application PF/24/0101 Arcady is an application for a replacement dwelling. This site has a long and complex history of planning applications, planning enforcement cases and most recently a Planning Appeal which was determined by the Planning Inspectorate. This application has been dealt with differently to those previously submitted on the site, with proactive consultation with residents, through Parish Council meetings, and the Parish Council Community Café. Cllrs welcome this approach which has given residents the opportunity to engage with the applicant's planning consultant, have a better understanding of the planning proposal and has ultimately led to more consultation responses on the NNDC planning portal. The overwhelming difference with this application is the support which has been shown from the community. It has demonstrated a feeling within the parish that the proposed new building is more acceptable, with the proposed changes being deemed by some residents as being much more sympathetic to its surroundings.

Some Cllrs are in agreement that the new proposal is much improved, the change in roofline from flat to pitched is a significant change and demonstrates some consideration of the surrounding landscape. Lowering some areas of the proposed dwelling also helps to reduce mass and is much more appropriate, improving views from Newgate Green and Bridgefoot Lane. Cllrs acknowledge the effort of the applicant and their consultants, in submitting an application which has attempted to address many of the previous complaints received, regarding the existing build.

Cllrs initially had concerns about light pollution from the extent of proposed glazing, however, they are content that this can be easily mitigated with reduced visible light transmission glass in the east, north, west elevations, along with any rooflights.

Cllrs have gone back to the original Inspector's Report which stated the existing building, including its foundations, should be removed in its entirety, and the site returned, to what it was before the build took place. Cllrs have thought carefully about the disturbance this would bring for nearby residents and also given careful consideration to associated sustainability issues in doing this. Re-using materials is thought to be much more sustainable.

Cllrs have to also take into account the objections that have been received, the main concern being that in some areas the proposed dwelling is larger than the existing dwelling. The ridge height in the east block is 2.2 metres higher than the adjacent Holly House, which has led to concern from Cllrs that this part of the proposal does not conform to NNDC policies EN2, 4 and 8. Cllrs fear the east block being taller in height and scale may dominate the build, leading to similar massing issues and as such still impact on the surrounding countryside and in particular views from Newgate Green.

The Inspector references the original bungalow on the site, Cllrs feel if the current proposal was a replacement of that bungalow, then it would not conform to NNDC policy HO8. It is clear that the increase on the height and scale is disproportionate compared to the size and height of the original bungalow.

Cllrs are keen any decision reflects fundamental issues raised in the original Inspectors Report, such as height, scale, massing and engineering works to alter land levels. The Inspector made effort to describe the fact that a building on this site should reflect local distinctiveness, taking particular account of its effect on the historic environment, landscape character and the AONB.

The current proposal is closer to what the Inspector has described above, however the height in the east block, brings question marks over the protection and enhancement of the landscape, settlement character, and protection and enhancement of the historic environment.

Cllrs will vote in the Extraordinary Meeting on 20th February to take a stance on this proposal.