

**From:** webmaster@norfolk.gov.uk  
**Sent:** 18 March 2024 00:03  
**To:** Planning Services  
**Subject:** New comments for application FUL/2023/0005

**Categories:** BSA

New comments have been received for application FUL/2023/0005 from [REDACTED]

**Comments:**

Planning Application - FUL/2023/0005 Land off Holt Road Sheringham NR26 8TW (in the parish of Beeston Regis)  
Applicant, Director of Highways, Transport & Waste, Norfolk County Council

At the meeting of Beeston Regis Council on Wednesday 13th March 2024, when noting the above formal planning application for the creation of a new recycling centre within the parish, and discussing their obligations in respect of the Area of Outstanding Natural Beauty, in which the recycling Centre will be built, the Council were reminded that the owner of the land which is being leased to the Norfolk County Council started a concrete crushing facility in 2022 on part of the said land north of the proposed site of the new recycling centre without planning permission. The landowner was served with an Enforcement Order by the North Norfolk District Council under ENF/22/0289 following refusal of retrospective planning application PF/22/2262 on the grounds (inter alia) that the development was contrary to the following policies of the adopted North Norfolk Core Strategy.

SS1-Spatial strategy for North Norfolk

SS2-Development in the Countryside

SS4-Environment

SS6- Access and infra structure

En3-Undeveloped Coast

EN8-Protecting and enhancing the historic environment.

CT5 -Transport impact of new development.

In justifying the above application, the Norfolk County Council addressed the conflict with the North Norfolk Planning Constraints and other issues including the AONB in a letter dated 4th May 2023 from Peter Barnes to Michael Zieja.

However, If the NCC are minded to permit the application under FUL/23/0005 for an industrial development within the AONB, and contrary to the above, then Beeston Regis Parish Council believe s a legally enforceable condition or covenant would be appropriate on the remaining land adjacent to the new recycling site so that it may not be further developed and must remain as agricultural land in perpetuity. Without such a legal agreement Beeston Regis Parish Council foresee further applications for industrial encroachment into the AONB to the north and east of the new recycling centre, which the North Norfolk District Council local planning authority may find difficult to prevent in view of the precedent being set by the NCC in respect of planning application FUL/2023/0005.

For the avoidance of any doubt that no further development will be permitted on the adjacent land the Parish Council believes a condition requiring the owner of the land to remove any bunds, structures remaining from the illegal site and its use to revert to agricultural land within the AONB.

Further the Parish Council have received an unredacted version of the response from Hilltop Outdoor Centre 20240221 Respondee 3 posted on 21st February and Beeston Regis Parish Council are fully supportive of the comments and observations therein particularly regarding the AONB and the traffic management outside of the proposed site with regard to the Holt Road and the A148.

Beeston Regis Parish Council

14th March 2024

