

AGENDA ITEM 11: SCHEDULE OF PLANNING APPLICATIONS

Item. 11d: pages 121-137

Location: SHIPDHAM, Old Wagon and Horses, Chapel Street

Proposal: Demolition of old public house and retail. Full planning application for erection of 7 affordable dwellings, access and associated infrastructure.

REFERENCE: 3PL/2021/0625/F

Applicant: Bowbridge Homes

Author: Chris Hobson

REPRESENTATIONS:

Cllr Linda Turner

This application now replaces small retail units with yet more housing. As a local service centre Shipdham needs the variety of shops and facilities for its ever growing population. The applicant says the site of the current garage, dog grooming parlour and take away facility is dilapidated and so it is – because the planning application has taken so long to come to fruition with a constant barrage of variations to the original planning application that the buildings have naturally fallen into disrepair. These facilities were well used by the residents and by a lot of passing trade being on an A road through the village. As the leases ceased, all employees of the three units lost their livelihood, and as it is planning policy not to lose or change local employment facilities or create unemployment we request that this change from retail to housing be refused.

CONSULTATION RESPONSES:

Norfolk Ecology:

With respect to impacts on Great Crested Newts, clarification has been provided that the nearby pond no longer exists. With respect to bats, surveys the surveys undertaken did not identify any roosts. The risk remains that the building to be demolished may contain an occasional day roost and the report includes precautionary measures including certain demolition and tree felling under the supervision of an ecologist. No objections subject to conditions.

Historic Buildings Officer:

No objections.

RECOMMENDATION

The application is recommended for approval subject to the entering into a Section 106 Agreement to secure the provision of seven affordable homes and the conditions set out in the main Committee Report.