

CLEY PARISH COUNCIL

7 Bridge Close, Cromer, Norfolk, NR27 0FJ
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Planning Report

The following planning report is for agreement at;

Cley Parish Council Meeting on Thursday 9th May 2024

The following application has been circulated to all Cllrs prior to the meeting.

1. PF/24/0747 - Cley-next-the-Sea - Cookes Marsh , Holt Road, Cley-next-the-sea– Clerk to respond with -

This building is located within the AONB, where great weight is placed on the conservation and enhancement of the landscape and scenic beauty. It is also within the River Valley landscape type (River Glaven V5), the Glaven Valley Conservation Area and the Undeveloped Coast. In all of these designations, the animation and suburbanisation of a previously agricultural building is considered harmful and will conflict with Local Plan EN 1,2,3 and para 182 of the NPPF. The proposed development (insertion of three windows) will divorce the building from its agrarian function and setting. The drawings also show new glazed doors to the existing opening on the north elevation, which is only 300m south of the North Norfolk Coast SAC/SPA/Ramsar/SSSI and therefore in a highly sensitive location. The building will be more readily apparent in views from the valley sides especially from the north and west, and appear as an anomaly in the grazing marsh. Increased lighting and light pollution will not protect or enhance the special qualities and nocturnal landscape of the AONB. This application should be refused.

2. Decision Notices

2.1 None Received