

**Notice of Planning Committee meeting to be held on
Tuesday 14th October 2025 at 6:15 pm at
Hellesdon Parish Council Offices, Diamond Jubilee Lodge, Wood View Road, Hellesdon
Committee Members are summoned to attend for the purpose of transacting the following
business.**

AGENDA

The Openness of Local Government Bodies Regulations 2014

Under the above regulations, any person may take photographs, film and audio-record the proceedings and report on all public meetings. If you do not wish to be filmed / recorded, please notify an officer prior to the start of the meeting. The Council has a Policy, a copy of which will be displayed outside the Council Chamber or other meeting room as appropriate and is available on request.

WELCOME

1. Apologies and acceptance for absence

- a) To receive and accept valid apologies for absence as previously notified to the Parish Clerk

2. Declarations of Interest and Dispensations

- (a) In accordance with Section 31 of the Localism Act 2011 & the adopted Code of Conduct members should declare any disclosable pecuniary interests, non-disclosable pecuniary interests and non-pecuniary interests in **any item(s) on the agenda**.
- (b) (In the case of disclosable and non-disclosable pecuniary interests the member must withdraw from the meeting room immediately after making representations, answering questions or giving evidence – *Please contact the office should any item need clarification*)
- (c) Report of any written requests for dispensation in respect of items on this agenda.

3. To approve minutes of the committee meeting held on 7th October 2025.

4. Public Participation

- (d) Members of the public are invited to speak and are **only** permitted to speak at this point in the meeting.
- (e) (Public participation shall be in accordance with Standing Orders and shall not exceed 15 minutes unless such time is extended by the Chairman).

5. Planning Outcomes

Updated Information on recent decisions made on planning applications, these are circulated to all members of the committee and noted at the meeting.

6. Planning Applications for Consideration

Application
2025/2288 Location: 27 Bramble Avenue Hellesdon Norfolk NR6 6LN Proposal: Outline planning permission for a detached single-storey dwelling with all matters reserved except for access
2025/3036 Location: Broadland Snooker Centre Reepham Road Hellesdon Norfolk NR6 5NX Proposal: Installation of 3no fascia signs, 3no totem signs and 1no vinyl window graphic
2024/3511 Location: Persimmon Builders Compound Drayton High Road Hellesdon Norfolk NR6 5AH

Proposal: Variation of condition 1 of 20181963 - amend current masterplan RNGCMP01
Revision B to reflect changes to the remaining phases with viability appraisal
and consequential Deed of Variation to the Section 106 Agreement.

7. Date, time and place of the next meeting.

Harry Clark Deputy Clerk to the Council

Dated 8th October 2025

Interests Flowchart

The flowchart below gives a simple guide to declaring an interest under the code.

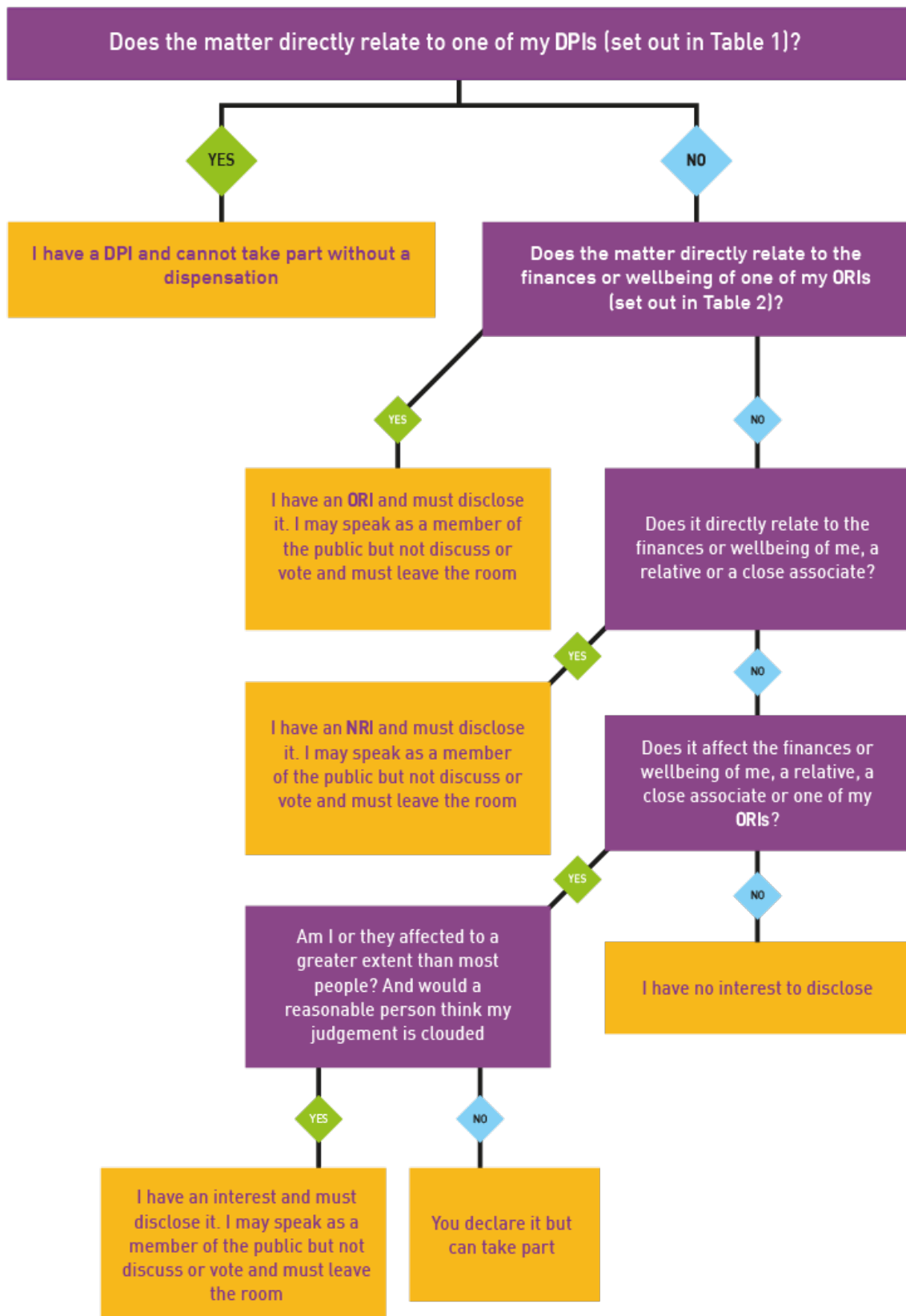


Table 1: Disclosable Pecuniary Interests

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the

[Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012.](#)

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land and Property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licenses	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer

Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.

* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2: Other Registrable Interests

You must register as an Other Registerable Interest :

- a) any unpaid directorships
- b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority
- c) any body
 - (i) exercising functions of a public nature
 - (ii) directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

Minutes of the meeting of the Planning Committee held on Tuesday 7th October 2025 at 6.15pm in The Council Chambers, Diamond Jubilee Lodge, Wood View Road, Hellesdon

PRESENT:

Cllr Greg Britton (Chairman)
Cllr Roy Forder
Cllr Robin Sear

Also, in Attendance Mr H Clark (Deputy clerk, Minute Taker)

1. Apologies and acceptance for absence

Apologies received from Cllr Sue Holland, Cllr David Maidstone and Cllr Mike Hicks and **ACCEPTED**.

2. Declarations of Interest and Dispensations

No declarations of interest made.

3. To approve minutes of the committee meeting held on 23rd September 2025.

The minutes of 23rd September 2025 had previously been circulated. The minutes were AGREED and signed as a true and accurate record of the meeting.

4. Public Participation

- (a) Members of the public are invited to speak and are **only** permitted to speak at this point in the meeting.
- (b) (Public participation shall be in accordance with Standing Orders and shall not exceed 15 minutes unless such time is extended by the Chairman).

No members of public present

5. Planning Outcomes

Updated Information on recent decisions made on planning applications, these are circulated to all members of the committee and noted at the meeting.

6. Planning Applications for Consideration

The following applications were considered and responses to the relevant consultation agreed:

Application	Response to Consultation
20220391 Location: The Norwich Golf Club, Drayton High Road, Hellesdon NR6 5AH Proposal: Reserved Matters application for appearance, scale, landscaping and layout following Outline Planning Permission 20151770 (as amended by S73 Permission 20171514 (for up to 1000 dwellings)), for phase 3 comprising 127 dwellings and associated works including open space, sustainable urban drainage systems, landscaping, infrastructure and	Parish Council maintains objection from previous comment made in May 2025 and August 2025

Approved.....

Date.....

earthworks (20181963 approved)	
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7. Date, time and place of the next meeting.

14th October 2025 6.15pm in the Council Chambers, Diamond Jubilee Lodge, Hellesdon Parish Council

Meeting concluded at 18.24

DRAFT

Approved.....

Date.....

Application number	Site Address	Description of Proposal	Parish Council meeting	Parish Council Decision	BDC require observations by	BDC Decision	Planning Officer Comments	Appeals
2024/3710	2 - 3 Blackberry Court Sweet Briar Retail Park, NR6 5DH	Variation of condition 3 of 2023/3279 - (3) Specific use Application Type: Removal/Variation of Condition (S73 / S19).	14/01/2025	No objections		Approval with conditions		
2024/3542	51 Saracen Road, NR6 6PB	Proposed extension of kitchen wall on front of dwelling.	14/01/2025	No objections		Approval with conditions		
2024/3740	12 Meadow Way, NR6 5NW	Single storey flat roof rear extension.	14/01/2025	No objections		Approval with conditions		
2024/3596	73 Meadow Way, NR6 6XZ	Demolition of existing dwelling and erection of new two-storey dwelling.	14/01/2025	No objections		Approval with conditions		
2024/3832	167 Middletons Lane Hellesdon Norfolk NR6 5SF	First floor extension over existing garage	14/01/2025	No objections		Approval with conditions		
2024/3826	19 Gowing Road, NR6 6UN	Rear extension, loft conversion with front and rear dormers, new front entrance and demolition of existing rear extension and conservatory.	28/01/2025	No objections		Approval with conditions		
2025/0053	33 Lilian Close Hellesdon Norfolk NR6 6RZ	Single storey rear extension with single storey side extension to facilitate a garage and carport	11/02/2025	No objections		Approval with conditions		
2025/0329	9 Meadow Way Hellesdon Norfolk NR6 5NW	Two storey rear extension (incl loft conversion) & single storey side extension	11/02/2025	No objections		Approval with conditions		
2025/0280	158 Gowing Road NR6 6PY	Single storey flat roof rear extension	25/02/2025	No objections		Approval with conditions		
2025/0514	156 Reepham Road NR6 5SN	Single Storey Rear Extension	11/03/2025	No objections		Approval with conditions		
2025/0575	13 Eversley Road	Single Storey Rear Extension	11/03/2025	No objections		Approval with conditions		
2024/3381	24 Sutherland Avenue	Erection of bungalow	25/03/2025	Objection: Unacceptable access to highways, detrimental to neighbouring properties		Refusal		
2025/0672	80 Raymond Road	Proposed single storey rear flat roof extension and loft conversion	25/03/2025	No objections		approval with conditions		
2025/0727	2 - 3 Blackberry Court Sweet Briar Retail Park	Erection of main entrance flex face signage, goalpost entrance surround, totem graphic overlay only and installation of various window graphics	25/03/2025	No objections		approval with conditions		
2025/0785	Holiday Inn Express Hotel Drayton High Road Hellesdon Norfolk NR6 5DU	Addition of one floor of 32 no. hotel rooms, extended emergency external stairs, ground floor extension and solar panels to roof Application	25/03/2025	No objection subject to the air extraction system to be monitored & prevent additional noise pollution.		Pending consideration		
2025/0730	75 Bush Road Hellesdon Norfolk NR6 6UD	Rear extension, roof conversion with rear dormer and replacement of hipped roof with gable end.	08/04/2025	No Objections		Approval with conditions		
2025/0769	173 Middletons Lane Hellesdon Norfolk NR6 5SF	Proposed single storey rear and side extensions and associated works	08/04/2025	No Objections		Approval with conditions		
2025/0962	Land East Of Heath Crescent Hellesdon Norfolk NR6 6XD	Erection of 40 dwellings, vehicular access, pedestrian/cycle access, public open space, landscaping, and associated infrastructure (existing dwelling and changing rooms/pavilion building to be demolished)	08/04/2025	Withdrawn, extraordinary full council meeting being held on 16/04/25 at 7pm to discuss application.		Pending Consideration		
2025/0980	Location: 73 Westwood Drive, Hellesdon, Norfolk, NR6 5DF	Loft conversion extension	22/04/2025	No Objection		Approval with conditions		
2025/0984	Location: 60 Westwood Drive, Hellesdon, Norfolk, NR6 5DF	Single Storey Rear Extension and Loft Conversion Extension	22/04/2025	No Objection		Approval with conditions		
2025/0985	57 Low Road, Hellesdon, Norfolk, NR6 5AF	Front porch and garage door infill	22/04/2025	No Objection		Approval with conditions		
2025/1022	8-10 Cromer Road, Hellesdon, Norfolk, NR6 6ND	Change of Use, alterations and extensions of former insurance office to create 2no 3 bed dwellings with associated gardens	22/04/205	No Objection		Pending Consideration		
2025/1238	24 Meadow Way Hellesdon Norfolk NR6 5NN	Single Storey Rear Extension	13/05/2025	Not enough for quorum		Approval with conditions		
2025/1060	2 Heath Crescent Hellesdon Norfolk NR6 6XD	Loft conversion and new hipped roof over garage	13/05/2025	Not enough for quorum		Approval with conditions		
2025/1052	94 Hercules Road Hellesdon Norfolk NR6 5HJ	Variation of conditions 2 and 3- Revised design of consented permission: 20221903 (which gave consent for two storey rear extension and front porch) Dated: 6th Feb 2023	13/05/2025	Not enough for quorum		Approval with conditions		
2025/1008	46 Dennis Road Hellesdon Norfolk NR6 6UB	Erection of single storey side extension	13/05/2025	Not enough for quorum		approval with conditions		
2025/1014	17 Meredith Road Hellesdon Norfolk NR6 6PE	Single storey rear extension	13/05/2025	Not enough for quorum		Approval with conditions		

2025/1301	255 Drayton High Road Hellesdon Norfolk NR6 5BP	Two storey side extension	27/05/2025	meeting cancelled		Approval with conditions		
2025/0923	20 Devon Avenue Hellesdon Norfolk NR6 5BH	Front porch. Side and rear extension. 3no front dormers. Rear dormer. Proposed render and Cladding	27/05/2025	meeting cancelled		Approval with conditions		
2025/1022	8 - 10 Cromer Road Hellesdon Norfolk NR6 6ND	Change of use, alterations and extensions of former insurance office to create 2no 3 bed dwellings with associated gardens	27/05/2025	meeting cancelled		Pending Consideration		
2025/1379	23 Links Avenue Hellesdon Norfolk NR6 5PE	Proposed annex, and adaption of existing extension and converted loft	24/06/2025	No Objection subject to the proposed annexe not being let out/sold/hired out as a separate dwelling		Pending Consideration		
2025/1156	188 Middletons Lane Hellesdon Norfolk NR6 5SF	Proposed single storey porch and garage conversion	24/06/2025	No Objection		Approval with conditions		
2025/1922	Land At Carrowbreck Close Hellesdon Norfolk NR6 5FB	The installation of a new 25m lattice mast, hosting 6no. antennas and 2no. dish antennas, with 3no. equipment cabinets and 1no meter cabinet all within a fenced compound. All other associated ancillary apparatus and permitted development thereto.	08/07/2025	Objection: unacceptable location due to placement near dwellings		Approval of details- Refused		
2025/2064	5 Brandon Close Hellesdon Norfolk NR6 5SE	Demolition of garage and single storey side extension	22/07/2025	No Objection		Approval with conditions		
2025/1762	The Whiffler Boundary Road Hellesdon Norfolk NR6 5JB	Alterations to the existing beer garden located to the front of the site, additional windows and the provision of additional parking to the rear of the site	22/07/2025	Insufficient parking for numbers of customers & staff and will cause additional parking on adjacent street causing a deterrent to residents of city view road. Council recommends if application goes ahead to put double yellow lines to prevent traffic congestion of the area.		Pending Consideration		
2025/2075	51 Brabazon Road Hellesdon Norfolk NR6 6SZ	Single storey extension to rear and side of property	22/07/2025	No objection		Approval with conditions		
2025/1301	255 Drayton High Road Hellesdon Norfolk	Two storey side extension	22/07/2025	No objection		Approval with conditions		
2025/1156	188 Middletons Lane Hellesdon Norfolk NR6 5SF	Proposed single storey porch and garage conversion	22/07/2025	No objection provided that extension not to be let/ sold as a separate unit.		Approval with conditions		
2025/1783	50 Middletons Lane Hellesdon Norfolk NR6 5NG	Change of use only - private swimming pool to a hired swimming pool by the public	12/08/2025	Objection, parish Council supports the highway authority report and parish council further objects to the impact on neighbours.		Pending consideration		
2025/2157	162 Reephams Road Hellesdon Norfolk NR6 5SN	Removal of conservatory and replacement with single storey rear extension	12/08/2025	No Objection		Approval with conditions		
20220391	The Norwich Golf Club Drayton High Road Hellesdon NR6 5AH	Reserved Matters application for appearance, scale, landscaping and layout following Outline Planning Permission 20151770 (as amended by S73 Permission 20171514 (for up to 1000 dwellings)), for phase 3 comprising 128 dwellings and associated works including open space, sustainable urban drainage systems, landscaping, infrastructure and earthworks (20181963 approved)	12/08/2025	Parish Council continues objection in reference of report dated back on 12th May 2025		Pending Decision		
2025/1060	2 Heath Crescent Hellesdon Norfolk NR6 6XD	Loft conversion and new hipped roof over garage	12/08/2025	No Objection		Approval with conditions		
2025/2280	Mawkins Manor Riverside Close Hellesdon Norfolk NR6 5AU	Erection of single storey rear extension	12/08/2025	No Objection		Pending decision		
2025/2359	80 Raymond Road Hellesdon Norfolk NR6 6PW	1.5 storey side extension and loft conversion	12/08/2025	Parish Council objects due to the over development of the property		Pending decision		
2025/2433	Willow House 14 Princess Beatrice Close Hellesdon Norfolk NR6 5DB	T3 Lime tree in rear garden- Reduce tops of crown by 2m, Crown lift to 5m, Thin out crown by 20%	26/08/2025	No Objection, subject to the officer at Broadland are happy work required to be done.		Approval with conditions		
2025/2493	2 Hamond Road Hellesdon Norfolk NR6 5RR	Change of use from residential to mixed residential and Class E veterinary services	09/09/2025	Parish Council has no objection and supports application subject to environment report suggestions being followed.		Pending consideration		
2025/2288	27 Bramble Avenue Hellesdon Norfolk NR6 6LN	Removal of 44 Leylandii and concrete hardstanding and erection of two bedroom bungalow	09/09/2025	The parish council objects to this application as it is dangerous access to the highway and is out of character with the development of the area.		Pending consideration		

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