HELLESDON PARISH COUNCIL

The Council Office, Diamond Jubilee Lodge, Wood View Road, Hellesdon, Norwich, NR6 5QB
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Minutes of the Planning Committee held on Tuesday 10 November 2026 at 6.15pm at the Council Chambers, Diamond Jubilee Lodge, Wood View Road Hellesdon

PRESENT:
Cllr Roy Forder (Chair), Cllr Robin Sear, Cllr Sue Holland

IN ATTENDANCE:
Jonathan Hall (Clerk)|

The Chair opened the meeting at 6.15 pm

1. Apologies and acceptance for absence

Apologies were received from Cllr Mike Hicks.

2. Declarations of Interest and Dispensations

No declarations of interest made.

3. To approve minutes of the committee meeting held on Tuesday 27 October 2026.

The minutes of 27 October had previously been circulated and the committee **RESOLVED** to agree these as a true and accurate record of the meeting. The minutes were duly signed by the Chair.

4. Public Participation

None

5. Planning Applications for Consideration

Application	Response to Consultation
2026/2688 Proposal: Change velux type rood window for dormer Location: 9 Bush Road Hellesdon Norfolk NR6 6UF Application Type: Householder	The Committee **RESOLVED** to raise no objections to this application.

Approved.....

Date.....

2026/3005 Proposal: Retention of an existing single-storey outbuilding in the rear garden for domestic storage incidental to the enjoyment of the dwellinghouse, together with the installation of gutters and rainwater downpipes. Location: 16 Birchwood Road Hellesdon Norfolk NR6 5FD Application Type: Householder	The Parish Council **RESOLVED** to strongly object to the application and considered the proposal constitutes an overdevelopment of the site and fails to respect the established character and appearance of Birchwood Road. It is therefore contrary to Policies 1 and 2 of the Greater Norwich Local Plan, Policy GC4 of the Broadland Development Management DPD and Policy 3 of the Hellesdon Neighbourhood Plan, which seek to ensure that development is well designed, proportionate to its setting and responsive to local character.
2026/3178 Proposal: Retain single storey extensions and change of use to 9 x bed HMO Location: 25 Cromer Road Hellesdon Norfolk NR6 6NB Application Type: Full Planning Permission	Hellesdon Parish Council strongly objects to this application for the retention of extensions and change of use to a large HMO at 25 Cromer Road which is an overdevelopment of the site. The proposal is considered contrary to the National Planning Policy Framework Chapter 12 on making effective use of land, Chapter 14 on achieving well designed places, and Chapter 17 on pollution, public protection and security, because it does not demonstrate that the development will provide a high standard of residential amenity, protect neighbour amenity, or avoid harmful impacts from parking stress, noise and increased activity. It is also contrary to the Broadland / Greater Norwich development plan framework, including the current Broadland Local Plan and GNLP approach to sustainable communities, in that it fails to show that this intensified residential use can be accommodated without harm to the character of the area, parking conditions, and the amenity of adjoining occupiers. Broadland's local plan documents remain the main guide to determining applications in the district. The proposal conflicts with Hellesdon Neighbourhood Plan Policy 3, which expects development to respect the existing character of Hellesdon, prioritise pedestrian movement and safety, and

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	provide adequate parking. It also conflicts with the Plan's wider objectives to preserve and enhance the suburban character of Hellesdon and maintain a green, peaceful and friendly suburb. Policy 5 is also relevant, as it identifies houses in multiple occupation as a non centre use. For these reasons, Hellesdon Parish Council requests that the application be refused.
2026/3232 Proposal: Variation of condition 2 to amend design of 2026/2145 (which consented to the demolition of conservatory and sub-standard front extension and erection of new larger front and side extensions) Date of Decision 25/08/2026 Location: 22 Firs Road Hellesdon Norfolk NR6 6UP Application Type: Removal/Variation of Condition (S73 / S19)	The Committee **RESOLVED** to raise no objections to this application.

6. Date and time of next meeting is scheduled for 24 November 2026 at 6.15pm.

Meeting closed at 6.45 pm

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Approved.....

Date.....