

HTC Planning Report for Approval

on Monday 14th September 2026

Dated

1. Current Planning Applications

1.1 Cllrs have all been consulted on the following planning applications;

- PF/26/1335 - Holt - Chestnut Barn, The Grove, Cromer Road – No comments.
- PF/26/1336 - Holt - Chestnut Barn, The Grove, Cromer Road – No comments.
- PF/26/1642 – Holt – Chestnut Barn, The Grove, Cromer Road – No Comments.
- PF/26/1739 Sycamore Barn – The Grove, Cromer Road – No Comments.
- PF/26/1631 – Pathway House – 6 Cromer Road, Holt – No Comments.
- FUL/2025/0028 Holt Quarry – Hunworth Road – No Comments.
- PF/26/1593 – Well Cottage, 2 Cross Street – No Comments.
- PF/26/1499 – Land west of Nightjar Road – 25 Affordable Homes.

Clerk to respond stating the following - Holt Town Council SUPPORT the planning proposal for 25 new affordable homes located off Nightjar Road. There is a local need for affordable housing in Holt for young families, local workers and older residents. As of November 2025, there were 163 households on the Housing Waiting List that have a local connection to Holt or the adjoining parishes. There are over 2231 households needing a new home on the NNDC Housing List. Holt Town Council acknowledge the social benefits of investing in affordable housing as this helps to keep key workers in the town keeping communities balanced and offering young people the opportunity to live near their families. Cllrs support the design of the site and believe it is in keeping with the local area. The only area whereby Cllrs have raised some concern is regarding access to the site. Vehicle access is noted as causing concern for local residents on Partridge Way and it would be better if access could be obtained from Nightjar Road and Pheasant Close. Cllrs note that local connectivity is good, with a local bus route, cycle way and footpaths nearby.

The land is currently earmarked for Employment Land; Cllrs recognise the importance of employment land in the town and are disappointed this land could not be developed to incorporate new industry for the town. Cllrs do understand the benefits the affordable housing will bring to the wider community and support

the proposal but do hope that the recent Call for Sites will lead to Holt further securing new employment land for the town. In recent years the town has lost out on employment land and aside from the two Care Homes have had no new employment opportunities delivered for the town. The motion to support the above proposal was AGREED on a majority vote.

2. Decision Notices

2.1 NMA/26/1452 - Holt Hall – APPROVED

2.2 NMA/26/1448 – Maple House, 5 De Nerford Road – APPROVED

2.3 LA/26/1305 2 The Beeches – APPROVED

2.4 EF/26/1143 15 Kenwyn Close – Permission not required.

3. Planning Appeals

3.1 AP/26/0019 – Apple Yard

4. Tree Preservation Order

4.1 Land at Pearsons Road, Holt, NR25 6EJ