

PLANNING COMMITTEE

7 September 2026

SUMMARY OF ADDITIONAL CORRESPONDENCE RECEIVED SINCE THE PUBLICATION OF THE AGENDA AND ERRATA

Item No 9/2(a) 26/01054/F Page No. 39

Correction: Page 49, paragraph 2:

Little Massingham Manor is **not Listed but is an undesignated heritage asset** ~~a Grade II Listed Building~~, however the separation distance between the site and the Manor itself, the landscaping and screening between these, alongside the minimal scale of the development means that there would be negligible impact on the Manor or its setting. ~~The Conservation Officer agrees that the shepherds hut is not within any principal views.~~

Assistant Director's Comments: Correction is noted.

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Clarification from Agent: The proposal is for a self-build dwelling and garage which will ideally be located within close proximity of a number of his clients, where he travels to undertake his farrier business (remote from the dwelling).

The majority of horseshoes are purchased pre-formed.

The client is aware that running a business from the premises would require planning permission. The self-build housing need is for our client as a rural worker, with established work as a farrier and farmer within the local area.

Assistant Director's Comments: Clarification from the agent is welcomed that the applicant is not going to be running his farrier business from the proposed 4x bay garage (which would require planning permission).