

Borough Council of
**King's Lynn &
West Norfolk**



Planning Committee

Agenda

**Monday, 3rd April, 2017
at 9.30 am**

in the

**Committee Suite
King's Court
Chapel Street
King's Lynn**



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200
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PLANNING COMMITTEE AGENDA

Please note that due to the number of applications to be considered it is proposed that the Committee will adjourn for lunch at approximately 12.30 pm and reconvene at 1.10 pm.

Please ensure that all mobile phones are switched to silent

DATE: Monday, 3rd April, 2017

VENUE: Committee Suite, King's Court, Chapel Street, King's Lynn

TIME: 9.30 am

1. APOLOGIES

To receive any apologies for absence and to note any substitutions.

2. MINUTES

To confirm as a correct record the Minutes of the Meeting held on 6 March 2017.

3. DECLARATIONS OF INTEREST

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting from the public seating area.

4. URGENT BUSINESS UNDER STANDING ORDER 7

To consider any business, which by reason of special circumstances, the Chairman proposes to accept, under Section 100(b)(4)(b) of the Local Government Act, 1972.

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before the meeting commences.

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

To receive the Schedule of Late Correspondence received since the publication of the agenda.

8. INDEX OF APPLICATIONS (Pages 6 - 7)

The Committee is asked to note the Index of Applications.

(a) Decisions on Applications (Pages 8 - 100)

To consider and determine the attached Schedule of Planning Applications submitted by the Executive Director.

9. DELEGATED DECISIONS (Pages 101 - 129)

To receive the Schedule of Planning Applications determined by the Executive Director.

To: Members of the Planning Committee

Councillors Mrs C Bower, A Bubb, Mrs S Buck, C J Crofts, Mrs S Fraser, A Morrison, T Parish, M Peake (Vice-Chairman), Miss S Sandell, Mrs V Spikings (Chairman), M Storey, D Tyler, G Wareham, Mrs E Watson, A White, Mrs A Wright and Mrs S Young

Site Visit Arrangements

When a decision for a site inspection is made, consideration of the application will be adjourned, the site visited, and the meeting reconvened on the same day for a decision to be made. Timings for the site inspections will be announced at the meeting.

If there are any site inspections arising from this meeting, these will be held on **Thursday 6 April 2017** (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

Please note:

- (1) At the discretion of the Chairman, items may not necessarily be taken in the order in which they appear in the Agenda.
- (2) An Agenda summarising late correspondence received by 5.15 pm on the Thursday before the meeting will be emailed (usually the Friday), and tabled one hour before the meeting commences. Correspondence received after that time will not be specifically reported during the Meeting.
- (3) **Public Speaking**

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday 31 March 2017**. Please contact Planningadmin@west-norfolk.gov.uk or call (01553) 616818 or 616819 to register.

For Major Applications

Two speakers may register under each category: to object to and in support of the application. A Parish or Town Council representative may also register to speak. Each speaker will be permitted to speak for five minutes

For Minor Applications

One Speaker may register under category: to object to and in support of the application. A Parish or Town Council representative may also register to speak. Each speaker will be permitted to speak for three minutes.

For Further information, please contact:

Kathy Wagg on 01553 616276
kathy.wagg@west-norfolk.gov.uk

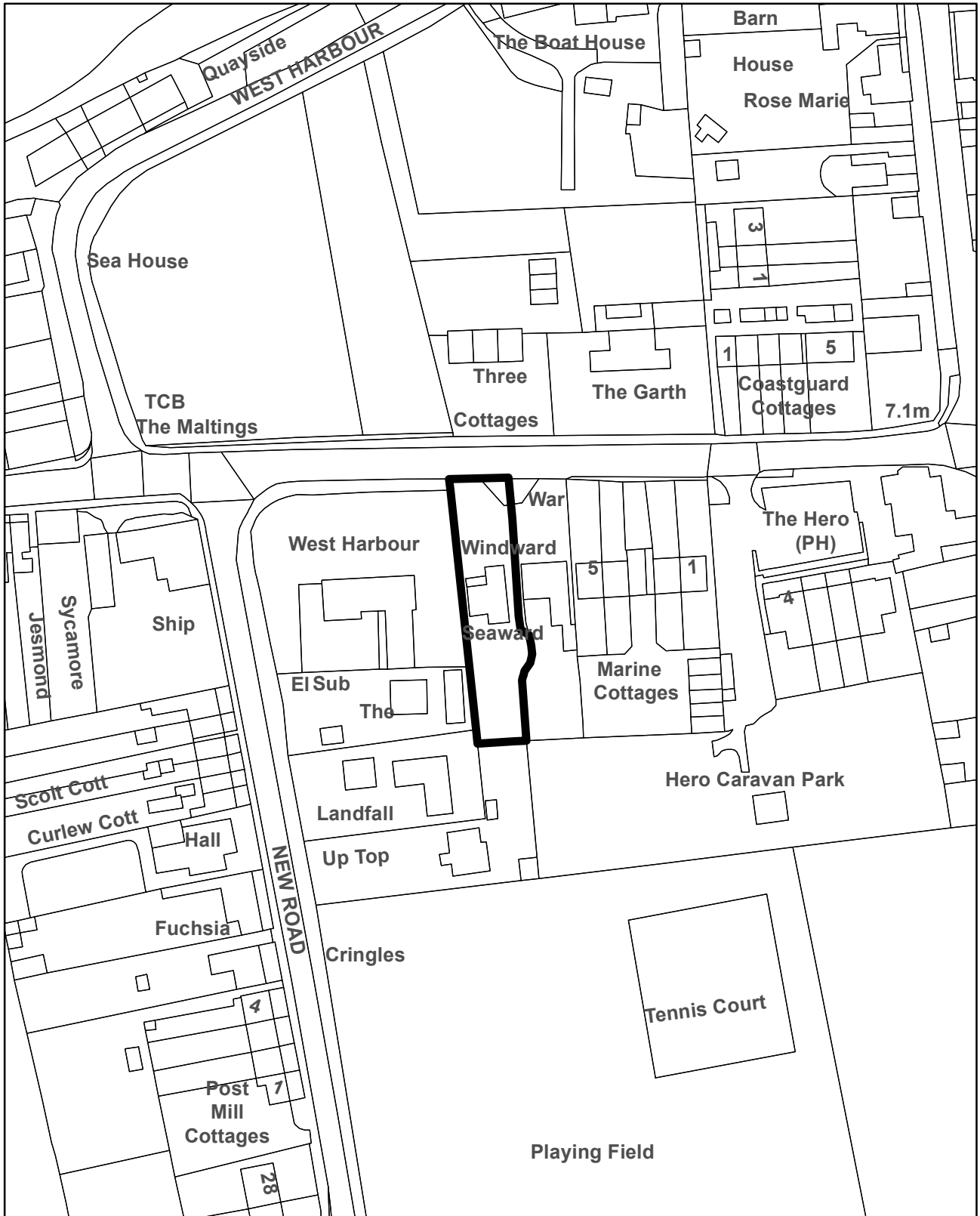
**INDEX OF APPLICATIONS TO BE DETERMINED BY
THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 3 APRIL 2017**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	MAJOR DEVELOPMENTS			
8/1(a)	16/01322/OM Land at Nightingale Lane Outline Application: up to 300 dwellings and associated infrastructure and access.	DOWNHAM MARKET	REPORT TO FOLLOW	
8/2	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE BOARD			
8/2(a)	16/01708/F Seaward House Wells Road Burnham Overy Staithe Demolition of existing house and construction of new house and boatshed.	BURNHAM OVERY	APPROVE	8
8/2(b)	16/02012/O Land between Shangri La and Bluebell Lodge St Andrews Lane Outline Application: Construction of two dwellings and formation of new access onto St Andrews Lane.	CONGHAM	APPROVE	22
8/2(c)	16/01826/CU 91 Railway Road Continued Use of store as car body shop business.	DOWNHAM MARKET	APPROVE	35
8/2(d)	16/02117/F Hayfields 11a Chequers Road Pott Row Proposed site for construction of two log cabin holiday lets.	GRIMSTON	APPROVE	45
8/2(e)	15/01728/F Thornham Lake Thornham Road Six additional holiday lodges and managers dwelling.	METHWOLD	APPROVE	56
8/2(f)	17/00170/O Woodlands 11 Little London Road Outline Application: Proposed residential development.	NORTHWOLD	REFUSE	66

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/2(g)	16/02185/RM Pentney Lane Reserved Matters Application: Construction of dwelling.	PENTNEY	APPROVE	74
8/2(h)	17/00223/O Land at 16 the Drove Barroway Drove Outline Application: Two executive type detached chalet properties with detached garages.	STOW BARDOLPH	APPROVE	80
8/2(i)	17/00113/F Coach House High Street Erection of two detached 2 storey dwellings, new shared vehicular access and boundary treatments.	THORNHAM	APPROVE	90

16/01708/F

Seaward House Wells Road Burnham Overy Staithe



AGENDA ITEM NO: 8/2(a)

Parish:	Burnham Overy	
Proposal:	Demolition of existing house and construction of new house and boatshed	
Location:	Seaward House Wells Road Burnham Overy Staithe King's Lynn	
Applicant:	Mr Tim Holmes	
Case No:	16/01708/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 24 November 2016

Reason for Referral to Planning Committee – The views of Burnham Overy Parish Council is contrary to the Officer recommendation; former appeal for similar development.

Case Summary

The site comprises a two storey detached dwelling and associated garden land. It is bounded to the east and west by other detached dwellings fronting Wells Road. To the north, on the opposite side of the road is a row of three terraced properties, beyond which is the creek and marshes. To the south is garden land associated with a property fronting New Road and to the south east is a caravan park.

This application seeks full planning permission for the construction of a replacement dwelling and boatshed following the demolition of the existing property.

Key Issues

Planning History
Principle of the development
Design and scale
Impact on Conservation Area and Heritage Assets
Impact on neighbour amenity

Recommendation

APPROVE

THE APPLICATION

The application is made for the demolition of the existing 2 story dwelling at Seaward House Wells Road, Burnham Overy Staithe and its replacement with a 2 ½ storey dwelling with a boathouse to the rear.

SUPPORTING CASE

The application is supported by an extensive planning, design and access statement setting out the applicant's contention that the proposal is appropriate in terms of scale, appearance and impact having regard to the recent appeal decision and material planning policy.

PLANNING HISTORY

16/01708/F: - Demolition of existing house and construction of new house and boatshed - Seaward House, Wells Road, Burnham Overy Staithe;

14/01316/F: Application Refused: 09/06/15 - Demolition of existing house and erection of new house and boatshed - Seaward House, Wells Road, Burnham Overy Staithe - **Appeal Dismissed 15/04/16**;

11/00119/TREECA: TPO Work Approved: 04/01/12 - Remove 4 Leylandii conifers. 1 in front garden and 3 in rear garden in a conservation area - Seaward House, Wells Road, Burnham Overy Staithe;

09/00450/CA: Application Permitted: 18/08/09 - Construction of dwelling following demolition of existing dwelling - Seaward House, Wells Road, Burnham Overy Staithe;

09/00448/F: Application Permitted: 19/06/09 - Construction of dwelling after demolition of existing dwelling - Seaward House, Wells Road, Burnham Overy Staithe;

08/01376/F: Application Refused: 17/09/08 - Construction of dwelling following demolition of existing - Seaward House, Wells Road, Burnham Overy Staithe;

08/01377/CA: Application Refused: 17/09/08 - Demolition of existing dwelling prior to construction of new - Seaward House, Wells Road, Burnham Overy Staithe;

RESPONSE TO CONSULTATION

Parish Council: OBJECT to most recent amendments:

1. Not in keeping with surrounding properties
2. Five bedroomed house – not enough car parking spaces.
3. Too big for plot
4. The ridge is higher than the next door property of Windward
5. The balcony will overlook the Sisters Cottages opposite
6. It is very intrusive for the neighbours.
7. The war memorial is adjacent which is listed
8. This will be a business and will be intended as a holiday let

Highways Authority: NO OBJECTION

In relation to highway issues only, given that this application is for a replacement dwelling with existing access from the highway, there is no objection to the above proposal, subject to planning condition to retain parking facilities.

Conservation Officer:

Comments on original proposal: - This is broadly as per the previous approval and seems to address the Inspectors comments made in respect of the second proposal which was

dismissed on appeal. I therefore do not have any objection in principle but I do think that the windows need to be reconsidered. Having large windows on all three floors along with the front door and full length central doors on the first floor puts the solid/void relationship out of balance and the overall effect is uncomfortable.

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to conditions in respect to demolition.

Arboricultural Officer: NO OBJECTION.

REPRESENTATIONS

Letters of objection from **4** households have been received in relation to the application raising the following:-

- Proposal being out of scale,
- Ridgeline higher than neighbouring property to the east
- Out of character with surroundings,
- Visual impact of balcony,
- Parking issues,
- Impact on privacy and amenity from balcony,
- Scale and detail of fenestration,
- Sewage capacity,
- General noise and disturbance conflict with policy
- Amended plans welcomed, but ridgeline should be reduced further and balcony removed.

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

This application raises the following issues: -

- Planning History
- Principle of development;
- Design and scale
- Impact on Conservation Area and Heritage Assets
- Residential amenity;
- Other matters

Planning History

The planning history of the site reveals that planning permission was refused for a replacement dwelling on this site in 2008 due to the scale and mass of the proposed replacement dwelling being too great for the site and dominating the streetscene, to its detriment. The mass of the proposed dwelling, combined with the erosion of the spacing between existing buildings, was considered to neither preserve nor enhance the character of the Conservation Area. Further it was considered that the scale and mass of the dwelling would have an overbearing impact and overlook neighbouring properties and have a significantly detrimental impact upon the amenity of the occupants of these dwellings.

In 2009 planning permission for a replacement dwelling, of an amended design of more modest proportion, was approved. However, this permission was not implemented.

In 2014 planning permission for a revised replacement dwelling, of similar proportions to the 2008 application, was refused planning permission for similar reasons to the 2008 refusal above. An appeal was lodged but was dismissed. The Inspector concluded that the works failed to preserve or enhance the character or appearance of the Burnham Overy Staithe Conservation Area, causing less than substantial harm to the significance of this heritage asset and would conflict with Policies CS08 and CS12 of the Council's Core Strategy and the Framework. However, he concluded that the proposal would not unreasonably harm the living conditions of neighbouring residents and would not conflict with the Council's Core Strategy and the Framework in this regard.

Principle of development

The site is located within the settlement of Burnham Overy Staithe, which is a Rural Village where limited minor development will be permitted, which meets the need of settlements and helps to sustain existing services in accordance with Policy CS06. The site is also within the Conservation Area and there is a listed war memorial in the front garden of the adjoining property to the east.

The site is within the AONB but is surrounded by other residential development so cannot be seen from long views across the countryside. The proposed development is not in such an

open setting or of significant enough dimension to have a significantly detrimental impact upon the natural beauty of the landscape in this designated area.

As stated above, planning permission was previously refused for a replacement residential property on the site in 2008 (08/01376/F) and 2014 (14/01316/F). This was because the scale and mass of the proposed replacement dwelling was considered too great and dominated the streetscene and the Conservation Area and raises neighbour amenity issues. It therefore did not accord with national, regional or local planning policy.

However, the principle of a residential property in place of an existing dwelling is considered appropriate in this residential area, subject to any such proposal preserving and/or enhancing the character and appearance of the Conservation Area.

Design and scale

The existing dwelling is a two storey brick and slate roof detached property stated as being constructed in the 1960's. Its design does not particularly reflect typical, traditional design elements of north Norfolk villages.

Nationally, the NPPF seeks a high standard of design, and design that takes the opportunity to improve an area. Some of the key objectives referred to in the NPPF are for development which responds to their local context and creates or reinforces local distinctiveness, are visually attractive as a result of good architecture and appropriate landscaping.

Government Guidance also seeks quality design in housing, and states that Local Planning Authorities should encourage applicants to bring forward sustainable and environmentally friendly development. It also states that design should be well integrated with, and complements neighbouring buildings and the local area more generally in terms of scale, density, layout and access. Design should promote local distinctiveness.

The NPPF states that new development should make a positive contribution to the character and local distinctiveness of the historic environment and preserve the heritage assets of the Conservation Area.

The proposed replacement dwelling is essentially a two storey property with accommodation in the roof. Dormer windows are to the front and rear of the property. To the rear there is a two storey projection and a single storey projection which runs along the western boundary. A boatshed is proposed in the south east corner of the rear garden. Access to this building would be gained from the eastern side of the dwelling.

Currently there is space on either side of the existing dwelling which breaks up the mass of the built form in the streetscene. The previous applications that were refused showed the dwelling spanning the full width of the plot and the combined width and height was considered too much for this site. This current proposal retains a spacing of approximately 2.7 m between the eastern flank wall and the nearest property to the east, Windward, which allows access to the rear garden. This is a similar amount of spacing as between Windward and the nearest property to the east, Marine Cottages.

Other dwellings along this stretch of Wells Road break up their principle elevation by dropping the ridge line or stepping back part of the frontage. This dwelling has submitted a continuous eaves line across the frontage but this front elevation is broken up by a projecting first floor balcony.

It is worth noting that the Planning Inspector for the previous appeal commented on the design of the former dwelling thus:

'...because of their size I am not satisfied that the front dormer windows would satisfactorily reflect what is otherwise characteristic of the Conservation Area. Moreover, the size, design, materials and prominence of the front balcony mean it would be a discordant and unduly striking feature that would contrast in a jarring manner with the more traditional form and arrangement of housing around.'

Following discussions with the applicant amended plans have been received which show the extent of the balcony now reduced in depth from 3m at its longest to just over 1m. These amended plans also show a reduction in the overall ridge and eaves heights of the proposed dwelling and amendments to the shape of the dormer windows from flat roof to catslide, and a reduction in the width of the windows at first floor level and dormer windows from three panes to two.

An illustrative streetscene elevation has been provided which shows the replacement dwelling in context with the adjoining dwelling to the east, Windward and the property to the west, West Harbour House. This shows the eaves height of the proposed dwelling would be similar to that of Windward. Although the ridge height would be slightly higher, it would not be as high as that of the property to the west or the row of cottages two doors away to the east.

It is considered that these changes result in a dwelling which is now more in keeping with surrounding properties. The materials of brick and flint with pantile roof are traditional and reflect those found locally.

There are a few examples of balconies in the village, although none so prominent on the main coast road through the village. The amendments to reduce the size of the windows and balcony are welcomed and, combined with the overall reduction in scale of the building which retains a significant amount of spacing between properties; it is considered that it will no longer be unduly prominent in the streetscene.

Third party comment has been made regarding the details of the materials for the windows, claiming that they should be of timber construction in the Conservation Area. The plans show powder coated aluminium frame windows and there is no objection to the use of this material as they can offer a slender profile. It is recommended that a planning condition be imposed to submit the window details should planning permission be forthcoming.

In this case, however, the combined reduction in height of the property and improvements to the windows, dormer windows and balcony are considered to result in a dwelling which would no longer dominate the plot or the streetscene to its detriment. In context the reduced mass and the retention of a significant degree of spacing between existing buildings, now results in a dwelling which preserves and enhances the character of the Conservation Area. It would be sufficiently in harmony with the building characteristics of the area, and accord with national and local policy.

Impact on Conservation Area and Heritage Assets

The loss of the existing 1960's dwelling does not raise concern as it does not contribute to the character of the Conservation Area. The Conservation Officer has no objection to the loss of this dwelling in principle.

The proposed replacement dwelling should preserve or enhance the character of the Conservation Area, and, for the reasons set out in the section above, the proposed dwelling is considered to now sit within the existing street scape and no longer dominate its plot. It is considered that the proposal, as amended, now preserves and enhances the character of the Conservation Area.

To the front of the property to the east, Windward is a Grade II listed war memorial. The impact upon the setting has been considered as part of this proposal and found that it will not harm its character.

This memorial was listed when the Planning Inspector considered the previous appeal and he commented:

‘...it is already seen within the context of the existing house on the appeal site and its associated parking, and I consider that the setting of the memorial is quite tightly defined. Taking these points together...I conclude the proposal would not have an unacceptable effect on the setting of this listed building.’

Residential amenity

The relationship between the dwelling as proposed and existing dwellings has been examined. Consideration has been given to overlooking, overshadowing and the whether the dwelling is overbearing.

The applications refused in 2008 (Ipa ref: 08/01376/F) and 2014 (14/01316/F) both cited the impact upon neighbouring properties as the second reason for refusal. However, the Inspector into application 14/01316/F did not share these concerns and found the proposal would not unreasonably harm the living conditions of neighbouring residents and therefore found no policy conflict.

The applicant has submitted section drawings to demonstrate there will be no significant overlooking between properties from some of the proposed new windows.

In this case it is not considered there will be a significantly detrimental impact upon the amenity of the occupants of the adjoining properties in terms of overlooking, being overshadowed or the dwelling being over bearing, as a result of this proposal.

Parish Council and third party concern has been raised regarding overlooking from the balcony proposed to the front of the house facing north. The balcony overlooks the front gardens of neighbouring properties and does not overlook private rear gardens of neighbouring properties. The floor area of the balcony is fairly modest, and it will not allow for large groups of people to congregate at any one time. Its use will likely be sporadic during bouts of good weather. It is not considered this will lead to an unneighbourly situation with any significant detriment to neighbour amenity.

Crime and Disorder Act 1998

Section 17 of the above act requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application before the Board will not have a material impact upon crime and disorder.

Other considerations

Most of the Parish Council and third party comments have been addressed earlier in the report.

Parish and third party concern has been raised regarding the lack of on-site parking. The site is currently used for holiday rentals but in planning terms this is the same use as a dwellinghouse and the parking standards are the same. The site currently has parking to the front of the site and three parking spaces are shown to the front of the site with adequate turning space for vehicles to leave in forward gear. .

The greater number of bedrooms may encourage more visitors to the site but the parking requirement is the same. Concerns about the parking and turning facilities are therefore noted, but sufficient facilities have been provided to cater for their own use according to the adopted parking standards. The Highways Authority raises no objection to this proposed provision and parking layout for this five bedroom property.

Third party comment has been made regarding sewage capacity in the village; however, this is a replacement dwelling and the current situation will remain unchanged.

Third party comment has been made regarding the insertion of a rooflight into the boat shed building and potential future uses of the building. However, the building is shown to be used for the storage of boats and bikes and this raises no amenity issues. It is recommended that a planning condition be imposed to ensure that this is not used for business purposes.

CONCLUSION

To summarise, the proposed amendments to the submitted scheme now result in a dwelling which no longer dominates the streetscene to its detriment. In its setting a reduction in the mass of the proposed replacement dwelling, combined with the retention of a significant amount of the spacing between existing buildings, is now considered to preserve and enhance the character of the Conservation Area. It is now sufficiently in harmony with the building characteristics of the area and therefore accords with national and local plan policy.

The proposal raises no significant neighbour amenity issues.

In the light of National Guidance, Development Plan Policies and other material considerations it is recommended that planning permission be approved for the development as proposed subject to the following conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Drawing No GA 01 Rev No. 3, Proposed Ground Floor
 - Drawing No GA 03 Rev No. 3, Proposed First Floor
 - Drawing No GA 03 Rev No. 3, Proposed Second Floor
 - Drawing No GA 04 Rev No. 2, Proposed Roof Plan
 - Drawing No GA 05 Rev No. -, Proposed Elevations
 - Drawing No GA 06 Rev No. -, Proposed Elevations
 - Drawing No GA 07 Rev No. 4, Proposed Site Plan
 - Drawing No GA 08 Rev No. -, Proposed Boat Shed and Bike Store
 - Drawing No GA 09 Rev No. -, Section
 - Drawing No GA 10 Rev No. 2, Proposed Long Elevation
 - Drawing No EX 00 Rev No. -, Existing Site Plan

- Site Location Plan, Scale 1:1250

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition Prior to the first occupation of the development hereby permitted the proposed access/ on-site parking/ turning shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- 4 Reason To ensure the permanent availability of the parking/ manoeuvring area in the interests of highway safety.
- 5 Condition The first floor windows to the east and west elevations shown on Drawing Nos. GA06 and GA05 serving the Drawing Room, Bedroom 1 and Bathrooms 1 and 2 shall be fitted with obscure glazing and non-opening and thereafter permanently retained as such.
- 5 Reason In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 6 Condition No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 6 Reason To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 7 Condition The boat shed building shall only be used for purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 7 Reason In order that the Local Planning Authority may retain control over the development in the interests of the residential amenities of the locality in accordance with the NPPF.



Appeal Decision

Site visit made on 23 March 2016

by Mr JP Sargent BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 15 April 2016

Appeal Ref: APP/V2635/W/15/3139129

**Seaward, Wells Road, Burnham Overy Staithe, King's Lynn, Norfolk
PE31 8JD**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Tim Holmes against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 14/01316/F, dated 19 August 2014, was refused by notice dated 9 June 2015.
 - The development proposed is the demolition of the existing house and the erection of a new house and boatshed.
-

Procedural matters

1. Despite the details on the planning application form, I understand the full name of the settlement to be Burnham Overy Staithe.

Decision

2. The appeal is dismissed.

Main Issues

3. The main issues in this case are whether the proposal would preserve or enhance the character or appearance of the Burnham Overy Staithe Conservation Area, and its effect on the living conditions of adjacent residents.

Policy

4. I received a copy of the *Branchester Parish Neighbourhood Plan* but Burnham Overy Staithe appears to lie outside of the plan area. This has therefore not had a bearing on my decision.
5. Moreover, the Council submitted policies from its *Site Allocations and Development Management Policies Pre-submission Document (DMP)*. Whilst I have noted these, I cannot be confident they will be adopted in the form before me, and so the weight they have been given is limited.

Reasons

Effect on the conservation area

6. The conservation area covers much of the older part of Burnham Overy Staithe, and its significance lies in part in the way it illustrates the incremental growth of this small historic coastal settlement over the years. It contains buildings of differing ages, styles and scales that are arranged in an informal

manner with some gaps and spaces in between, and these elements all contribute to the significance of the conservation area by emphasising the organic and loose-knit nature of the village.

7. The appeal property sits in a row of newer houses to the south of Wells Road and to the east of its junction with New Road. The existing dwelling on the site is of a design and detailing that contributes relatively little to the conservation area, but it nonetheless respects the conservation area's spacious, loose-knit arrangement with its hipped roof, its set back from the road and its relatively wide gap to Windward, the neighbouring house to the east. Such factors ensure the built form on the site does not appear cramped in a manner that would be in conflict with the surrounding conservation area.
8. I raise no objections in principle to the demolition of the existing dwelling, considering the conservation area would not be harmed by its removal.
9. The proposed would run across virtually the full width of the plot, and have a gabled roof. It would also be taller than the present building with 2 relatively large front dormer windows emphasising its height and scale still further. As a result, the proposal would appreciably diminish the way in which the site now reflects the spaciousness of the surroundings. This adverse impact would be further exacerbated by its proximity to Windward and the terrace of Marine Cottages beyond, as the size of these building and the limited gaps in between mean that together they would create an unduly dominant mass of built form. Such an arrangement would again be at odds with the sense of spaciousness that contributes to the significance of the conservation area.
10. In coming to this view I appreciate that there are some larger properties in the conservation area, but their arrangement in relation to their plots means they do not appear as bulky or dominant as would the development before me, and so they do not affect the significance in a comparable manner. I have noted that the ridge would be slightly lower on the eastern side, but consider this would not be sufficient to affect my findings. Reference was also made to an approval for a dwelling on the site in 2009, but that permission has now lapsed and so it cannot have a significant bearing on my reasoning.
11. Furthermore, the Appellant contended that the considerable scale and mass of West Harbour House to the west and Marine Cottages to the east set a precedent to which comparisons can be made, but this is not a view I share. Although the main part of West Harbour House is large, it sits in the middle of a sizeable plot with single storey wings to either side, and so maintains some sense of spaciousness. With regard to Marine Cottages, I accept that terrace has a considerable scale and mass, which is further emphasised by its closeness to Windward. However, I see no reason why that should, in turn, justify this scale and mass of built form being extended further.
12. Turning to design, conditions could control much of the fine detail without affecting the nature of the development. However, because of their size I am not satisfied that the front dormer windows would satisfactorily reflect what is otherwise characteristic of the conservation area. Moreover, the size, design, materials and prominence of the front balcony mean it would be a discordant and unduly striking feature that would contrast in a jarring manner with the more traditional form and arrangement of housing around. While there is a large balcony of a contemporary appearance on West Harbour Way, the

arrangement of buildings near that property mean that is not as prominent as the balcony now proposed.

13. Finally, it was contended cars would be parked much closer to the highway. There was some debate between the parties as to the accuracy of the plans in this respect, but that is not a matter on which I can arbitrate. However, I note the site plan indicates that the parking spaces would be some 8m or so from the road and on that basis I consider this to be satisfactory in visual terms.
14. I therefore find the proposal would fail to preserve the character or appearance of the conservation area, and would cause harm, albeit less than substantial, to its significance as a designated heritage asset.
15. In front of Windward is the Grade II listed Burnham Overy Staithe War Memorial. However, it is already seen within the context of the existing house on the appeal site and its associated parking, and I consider that the setting of the memorial is quite tightly defined. Taking these points together, and despite my concerns above, I conclude the proposal would not have an unacceptable effect on the setting of this listed building.
16. In the *National Planning Policy Framework* (the Framework) one of the core planning principles is the need to conserve heritage assets in a manner appropriate to their significance. Paragraph 132 says great weight should be given to the conservation of a designated heritage asset, and any harm requires clear and convincing justification. In paragraph 134 it goes on to state that where a proposal would lead to less than substantial harm to the significance of such an asset that harm should be weighed against the proposal's public benefits.
17. In this case the scheme is providing no more housing. I accept that it would be resulting in the loss of a dwelling of little design merit, and would be creating improved holiday accommodation with possible economic benefits. However, I consider the visual impact of what is proposed to be unacceptable and, given the emphasis in paragraph 132 of the Framework referred to above, any benefits from those elements do not outweigh the harm identified.
18. Accordingly I conclude that the works would fail to preserve the character or appearance of the Burnham Overy Staithe Conservation Area, causing less than substantial harm to the significance of this heritage asset. In the absence of any public benefits to outweigh this harm I conclude the works would conflict with Policies CS08 and CS12 in the Council's Core Strategy and the Framework.

Living conditions

19. A core planning principle in the Framework is the need to seek a good standard of amenity for all existing residents and future occupiers.
20. The proposal would include a part 2 storey/part single storey element along the boundary with West Harbour House. The 2 storey section would project only a little beyond the side wing of that neighbouring dwelling, and so would not be unduly dominant and would not have an appreciable effect on sunlight. The single storey portion would project somewhat further. However, it would be at a lower ground level and that area of West Harbour House's plot is already enclosed to some degree by the tall hedge and the various buildings in the curtilage of that property. Therefore, the proposal would not have an unacceptable effect on the living conditions of those residents.

21. The new dwelling would be to the north-west of the rear garden of Windward, and so in my opinion it would have no significant effect on sunlight to that house or garden while its impact on daylight would be limited.
22. With regard to overlooking, the side window to Bedroom 3 could be obscured as there is a second window to that room facing the south. The closest first floor window to Windward, which would serve a bathroom, could also be obscured. The dormer window and the bedroom windows on the first floor would be in a roughly central position on the rear elevation, and so would only allow angled views to Windward that were not uncommon in a village context. In the light of these factors, and mindful that a house is already present, I consider there would not be unacceptable overlooking of that neighbouring curtilage. I also have no reason to assume the proposal would cause unacceptable noise nuisance.
23. There was a further concern raised about the new house being overdominant when seen from Windward. I accept that it will be bigger and more bulky than what is now present, and also nearer to the boundary. However, to my mind the resultant relationship would not be particularly unusual. Windward also has a sizeable rear garden and so, taking these points together, the dominance of the development would not be sufficient to create unreasonable living conditions for that neighbour. Any difficulties of maintenance that may arise from the development would not justify dismissing this planning appeal.
24. A boat house is proposed at the end of the garden, but that would be a relatively low structure and would not be unduly dominant. In this case whether or not it could be used for that purpose has no bearing on its planning merits.
25. Accordingly I conclude the proposal would not unreasonably harm the living conditions of neighbouring residents and so would not conflict with Core Strategy Policy CS08, Policy DM15 in the DMP or the Framework.

Other matters

26. The site lies within an Area of Outstanding Natural Beauty, and as stated in the Framework, great weight should be given to conserving the landscape and scenic beauty in this area. However, noting the proposal's location in a settlement and the fact that it is replacing an existing dwelling, it would not cause harm in this regard.

Conclusions

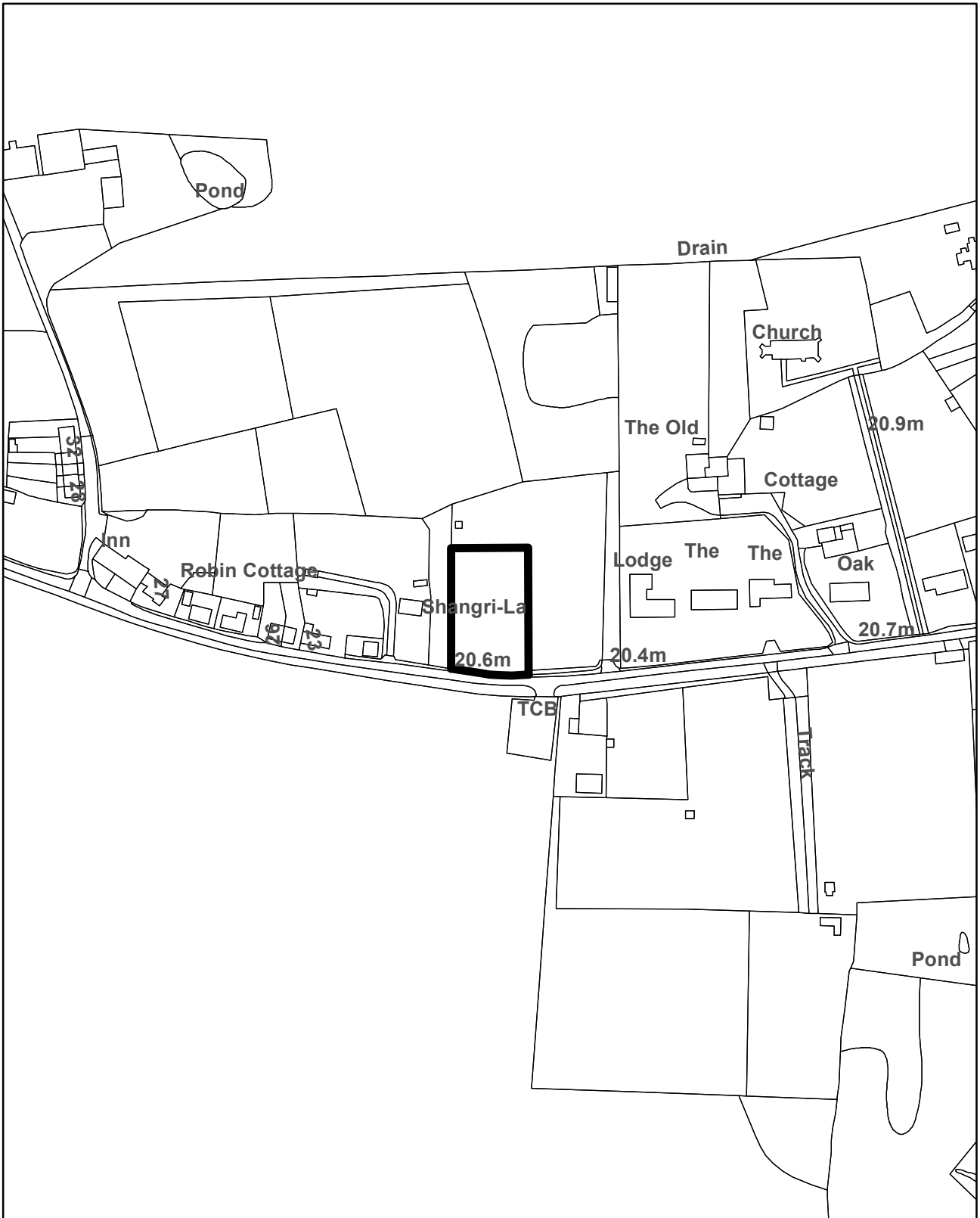
27. For the reasons stated in relation to the first issue I conclude the appeal should be dismissed.

J P Sargent

INSPECTOR

16/02012/O

Land between Shangri La and Bluebell Lodge
St Andrews Lane Congham



1:2,500

AGENDA ITEM NO: 8/2(b)

Parish:	Congham	
Proposal:	Outline Application: Construction of two dwellings and formation of new access onto St Andrews Lane	
Location:	Land between Shangri La and Bluebell Lodge St Andrews Lane Congham Norfolk	
Applicant:	Mr W Simper	
Case No:	16/02012/O (Outline Application)	
Case Officer:	Mr C Fry	Date for Determination: 12 January 2017 Extension of Time Expiry Date: 13 March 2017

Reasons for Referral to Planning Committee – The views of Congham Parish Council are contrary to the Officer recommendation

Case Summary

The site comprises of a rectangular parcel of land measuring 0.184 ha on the northern side of St Andrew's Lane Congham.

Congham is classified as a Smaller Village and Hamlet according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The applicant has had the benefit of planning permission granted for a detached cottage (14/00988/F) on adjacent land, which has since been erected.

The application seeks outline consent for two detached dwellings with access only being determined at this stage.

Key Issues

Principle of Development and Planning History
Form and Character
Impact upon Neighbour Amenity
Highway Impact
Affordable Housing
Ecological Interests
Arboricultural Implications
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site is within Congham, a Smaller Village and Hamlet, according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The site comprises of a rectangular field, grade 4 in quality that contains two established trees and hedging along the western boundary of the site. The site has post and mesh fencing that is set back from the verge. The very rear of the site has temporary HERAs fencing.

The form and character of development comprises both chalet and 2 storey dwellings. The dwellings are constructed from brick and chalk (west) and chalet dwellings that are painted/rendered (east). The applicant has recently constructed a cottage style dwelling from red brick, chalk and pantile on land immediately to the east of the site.

The majority of the development is linear in form. Development to the east of the site is set back behind hedging; development to the west is generally hard on to the road development.

The proposal seeks outline consent, with access only being determined at this stage, for two detached properties set back in line with the cottage that has been built to the east. The proposal has a single point of access, between two significant trees, onto St Andrew's Lane to serve the two detached properties.

SUPPORTING CASE

The application is not required to be support by a Design and Access Statement, however the agent has put forward the following supporting case:-

The site of the proposal is an area of paddock land that fronts St Andrews Lane and which has previously been partitioned to allow the construction of the adjacent dwellinghouse and as such now represents a void in the linear nature of development within this area of the village.

The nature of the site, within a village classified as a Smaller Village or Hamlet within the LDF Core Strategy, means that Policy contained within the same document for the development of infill sites can be appropriately applied to the proposal.

The site itself is located within Flood Zone 1 so is at little or no risk of flooding and the area of land available means that it will be capable of accepting any drainage/soakaway measures required to ensure that there is no increased risk of flooding as a result of the modest development upon it.

The site is fronted by a pair of large trees between which a new access way is to be formed.

This access will be subject to future design and approval by Arboricultural specialists and will rely on well proven methods of "no-dig" construction meaning that the trees need not be affected by its presence.

The need for provision of affordable housing by the development has been raised during the application process on the basis that, judged by its site area alone, Policy suggests that when considered in conjunction with the recently developed land adjacent the whole, combined area of the site could have accepted five plus dwellings.

In practical terms, even when ignoring the adjacent property, it has been successfully demonstrated that it would not be feasible to develop the site to this extent in a manner that was commensurate with the form and character of the surrounding area in terms of density and typology.

These restrictions are further compounded by site specific constraints in the form of large root protection areas required to protect the trees and a previously enforced notional building-line which effectively renders the front of the site undevelopable.

Whilst access to Congham is via quite narrow roads, it is not atypical for a rural village of this scale and for this reason developments within villages is restricted and controlled by the implement of Planning policies that restrict development to small, infill plots such as this application proposes.

In recent months, as part of a larger development, the road has benefited from off-site upgrades in the form of three new passing bays which were designed to NCC Highways standards as an act of betterment in readiness for new increased traffic.

The location of the site almost centrally along the road means that there are in effect two-three routes that can be taken from the villages towards larger settlements meaning that any potential increase in traffic is at least diluted to only a very small number of movements.

It is our belief that the site and development proposed upon it are wholly suitable in terms of scale and suitability. The proposal is compliant with the specific policy applied to developments of its nature and does so in a scale and manner which is befitting the site and its immediate surrounding built environment.

PLANNING HISTORY

In respect to this application site:-

13/01202/LDE: Application Permitted: 14/10/13 - Application for Lawful Development Certificate: Use of land for the standing of a caravan in excess of 10 years for the purposes of making tea and lunch while tending to animals on land edged in red as shown on drawing numbered TF7123NW

In respect to the land to the east:-

16/00835/F: Application Permitted: 06/07/16 - Variation of Condition 2 of planning permission 15/00813/F to allow the use of design drawings other than those listed in condition to allow minor adjustment conservatory roof material

15/00813/F: Application Permitted: 17/07/15 - Variation of Condition 2 attached to planning permission 14/00988/F: Construction of a detached cottage style house

14/00988/F: Application Permitted: 02/09/14 - Construction of a detached cottage style house

14/00500/F: Application Withdrawn: 19/05/14 - Construction of a three bedroom cottage style house

RESPONSE TO CONSULTATION

Parish Council: OBJECT 08.12.16 It is felt that this outline planning application should have been considered as part of 16/02012/O and previous applications 14/00988/F and 16/00835/F and should be treated as a single application.

This applicant originally was granted approval by the Parish Council reluctantly, on condition that no further building was considered on this plot of land. The applicant agreed at the time and has now reneged on this commitment.

The approach to planning proposals has been an attempt to circumvent the requirement for affordable housing on the site, something that Congham needs.

Natural England: NO OBJECTION in respect to the statutory nature conservation sites. Impact upon Protected Species have not been assessed in this application, the Local Authority would need to apply standing advice.

Public rights of Way Officer: NO OBJECTION

NCC Highways Officer: NO OBJECTION subject to condition

Arboricultural Officer: NO OBJECTION requires a full tree survey, this will include an arboricultural implications assessment, arboricultural method statement and tree protection plan. Conditions to be imposed in regards to tree protection.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

Housing Enabling Officer Comments that if it's under 1,000m² GIA across the two sites – then no contribution.

If the two sites combined are over 1,000m² GIA then I fall back on your professional decision regarding whether the site is capable of accommodating five no. dwellings. If that decision is no, then no Affordable Housing is provided. If however you feel that five no. dwellings could be provided across the two sites then one on site unit will be due with no option of a commuted sum.

Historic Environment Service: NO OBJECTION subject to conditions.

REPRESENTATIONS

TWO letters received **OBJECTING** to the proposal on the following grounds:-

- Congham has no bus service,
- Lanes are narrow for pedestrians,
- More houses will add to the traffic issues
- Single track lane cannot accommodate more traffic
- No affordable housing provided.

ONE letter received raising **NO OBJECTION** to the application.

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM8 – Delivering Affordable Housing on Phased Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM22 - Protection of Local Open Space

PLANNING CONSIDERATIONS

The main planning considerations in regards to this planning application are:-

- Principle of Development and Planning History
- Form and Character
- Impact upon Neighbour Amenity
- Highway Safety
- Affordable Housing
- Protected Species
- Other Material Considerations

Principle of Development and Planning History

The site lies within the village of Congham. Congham is classified as a Smaller Village and Hamlet in accordance with Policy CS02 of the Local Development Framework Core Strategy 2011.

Development in Smaller Villages and Hamlets will be limited to specific identified needs in accordance with Policy CS06 – Rural Areas – Local Development Framework Core Strategy 2011.

Policy CS06 states that in Smaller Villages and Hamlets, more modest levels of development, will be permitted to meet local needs and maintain the vitality of the communities, where this can be achieved in a sustainable manner, particularly in regard to accessibility to housing.

To provide further guidance in considering proposals for residential development in Smaller Villages and Hamlets, Policy DM2 of the Site Allocation and Development Management Policies Plan states that “New development in the designated Smaller Villages and Hamlets will be limited to that suitable for rural areas including; - the sensitive infilling of small gaps within an otherwise continuously built up frontage will be permitted in Smaller Village and Hamlets where:-

1. The development is appropriate to the scale and character of the group of buildings and its surroundings; and
2. It will not fill a gap which provides a positive contribution to the street scene.

Provided that the site is not considered to provide a positive contribution to the street scene the proposal could be supported subject to other material considerations.”

Other matters, whilst the application site has not been the subject of a planning application, the adjacent site has recently had consent granted for a detached dwelling (14/00988/F) which at the time of the site visit was almost complete. The planning history of that site and this proposal is pertinent in regards to whether this proposal should be contributing towards affordable housing provision. This is discussed later in the report.

Form and Character

The application site is rectangular shaped and can be described as scrub land. The site formed part of a certificate of lawful development for the tendering of horses. However upon site visit, the use of the site was left over to scrub.

There are no structures on the site; however there is a substantial hedgerow on the western boundary and two significant trees on the site’s frontage. The trees are setback from the road by virtue of the highway verge in front of the site and the post and mesh fencing on this particular boundary.

The site appears relatively flat and at present is only temporarily enclosed on the northern boundary by virtue of Heras fencing and open is on the eastern boundary.

The form and character of development comprises of both chalet and two storey dwellings.

Development to the west of the site, with the exception of a dwelling set back screened from the St. Andrews Lane, comprises of 2 storey cottages hard onto the street.

To the east there are substantial detached chalet styles dwellings set back behind trees and hedging.

The recently constructed property to the east uses red brick and red pantiles and chalk in its construction.

The proposal seeks outline consent with only access being determined at this stage for two dwellings. The indicative layout and plans shows two dwellings set back in line with the adjacent cottage. The properties will have a shared driveway constructed between two substantial trees on the roadside frontage.

Even though layout, appearance, scale and landscaping are reserved for later consideration it is considered that the indicative layout shown, two detached dwellings, can be accommodated on the site without detrimentally affecting the form and character of the development in the locality.

Impact upon Neighbour Amenity

The neighbour to the west of the site is set behind substantial hedging from the indicative siting shown, this neighbour is unlikely to be detrimentally affected by dwellings on this site.

The property to the east is within the applicant's ownership. That dwelling has a conservatory projecting from its western elevation that would, from the indicative siting, be slightly forward of one of the dwellings. The relationships albeit shown indicatively and subject to internal layouts should not cause a detrimental impact upon this neighbour's amenity. However, if approval is granted these issues would be considered at the reserved matters stage.

There are no residential neighbours to the North (rear) and South (front) of the site.

Highways Impact

Third Party correspondence raises highway safety issues.

The application seeks outline planning permission with access being determined at this stage only. The highways officer has no objection to the proposal subject to conditions. One such condition, recommended by the Officer, in regards to the layout of the private driveway, is not to be conditioned. This is because as layout is a matter reserved for later consideration.

Affordable Housing

Albeit the proposal is for two dwellings, this site is over 0.165ha in size and would therefore be the subject of affordable housing contribution at 20% if five or more units could be accommodated on the site and where the gross internal floor space of the five dwellings is likely to be over 1000m². The form and character of development in the locality comprises of detached dwellings set back in the street scene, on a linear frontage and it is considered that the site is not capable of accommodating five dwellings. Accordingly no affordable housing contribution is sought.

The Parish Council has raised issue that the applicant has artificially subdivided their land holdings in order to avoid affordable housing contributions.

The applicant has recently gained permission on an adjacent site for a detached property, (14/00988/F), which was almost complete at the time of the site visit.

The size of that site alone would have triggered the requirement of affordable housing contributions, but no contributions were sought for form and character reasons. Nevertheless, when combining the 14/00988/F site with the application site, it is considered that five units with a combined gross internal area of over 1000m² cannot be accommodated across the two sites, as a proposal of that nature would still advocate a cramped form of development contrary to the characteristics of development in the locality and contrary to Policy DM15 – “Environment, Design and Amenity of the Site Allocation and Development Management Policies Plan”. Therefore in line with Policy DM8, of the Site Allocation and Development Management Plan “Delivering Affordable Housing on Phased Development” affordable housing is not sought on this application site as it would fail to comply with the other policies of the Local Plan.

Fundamentally, the 14/00988/F dwelling is almost complete, and thus the issue of affordable housing provision should only be considered on the basis of the size of this application site alone and its capability of providing five units or more with a gross floor area in excess of 1000m².

The Housing Enabling officer has looked at the history of the two sites and does not require affordable housing contributions based on the findings above.

Ecological Interests

The site contains established hedging, trees with crevices and from aerial photography there appears to be a number of ponds within a 500m distance of the site. Furthermore the site is approximately 1.5km away from Roydon Common Special Area of Conservation (SAC).

Accordingly, in line with Natural England’s Standing Advice a Phase 1 protected species report has been submitted.

The result of the report concludes that there will be a neutral impact upon the Roydon Common.

In terms of protected species the following has been concluded:-

- Badgers – no evidence of badger was found on the site, although given its small size the site is not thought to be an important foraging area, some standard avoidance and mitigation measures would be necessary during the construction phase as a precaution.
- Bats – the horse chestnut tree has a small rot-hole in the south east side on the lower part of the trunk, but there were no signs of any bat roosting. No other suitable features such as crevices, niches, loose bark or woodpecker holes were noted within these horse chestnut trees or the beech or elm to the west.
- Great Crested Newts – the site does provide a moderately suitable habitat for GCN, with the pile of spoil offering potential for use by hibernating newts. Overall the risk to GCN if present in nearby ponds is deemed to be low due to separation factors, therefore no licence would be required.
- Nesting Birds- the trees on the site and the shrubs bordering it could provide a suitable habitat for nesting birds and will support some nesting by common garden birds. None of the trees or shrubs is expected to be removed a neutral impact to nesting birds is certain.
- Reptiles – the site lacks the structural variation in ground vegetation to support reptiles.

The report refers to avoidance and mitigation measures that can be implemented such as the felling, clearing or pruning of any trees or shrubs on or bordering the site would need to occur outside of the main bird nesting season which runs from 1st March to 31st August.

A condition will be attached that refers to avoidance and mitigation measures outlined in section 7 of the report.

Arboricultural Implications

The proposed access to serve the two dwellings will be in between two horse chestnut trees.

The Arboricultural Officer has no principle objection to the application, subject to conditions that require an arboricultural report to be submitted and the retention of trees on the site.

The Arboricultural Officer, at the time of writing the report, is investigating whether the two horse chestnut trees are worthy of being protected by a Tree Preservation Order. The Arboricultural Officer's comments will be referenced in late correspondence.

Other Material Consideration

The Environmental Health and Housing – Environmental Quality Officer has no objection to the proposal.

Historic Environment Service state that archaeological artefacts have been found within the vicinity of the site and so recommend archaeological conditions are imposed on the decision notice. This is considered to be a reasonable request.

CONCLUSION

The application seeks consent for outline consent for erection of two dwellings on the site with only access to be determined at this stage.

It is your officer's opinion that the principle of developing the site can be accepted as a form of infill development in a linear frontage. The site has no redeeming features, with the exception of the two horse chestnut trees, which at the time of writing this report are not protected by way of a Tree Preservation Order.

The objection raised by the Parish Council in respect to the proposal not providing affordable housing provision is noted; however the site when combining this application site with the site to the east, the two sites as a whole would not be capable of providing five or more dwellings with a gross floor area in excess of 1000m² for form and character reasons. Accordingly in line with policy DM8 – Affordable housing on phased development, a proposal of that nature (five or more dwellings with a combined 1000m² floorspace) would not have conformed with the other policies contained in the Site Allocation and Development Management Policies Plan – namely Policy DM 15 in terms of impact upon form and character, given the linear character of development in the locality.

There are no outstanding matters that need to be addressed in this proposal which is therefore recommended to be approved subject to the following conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

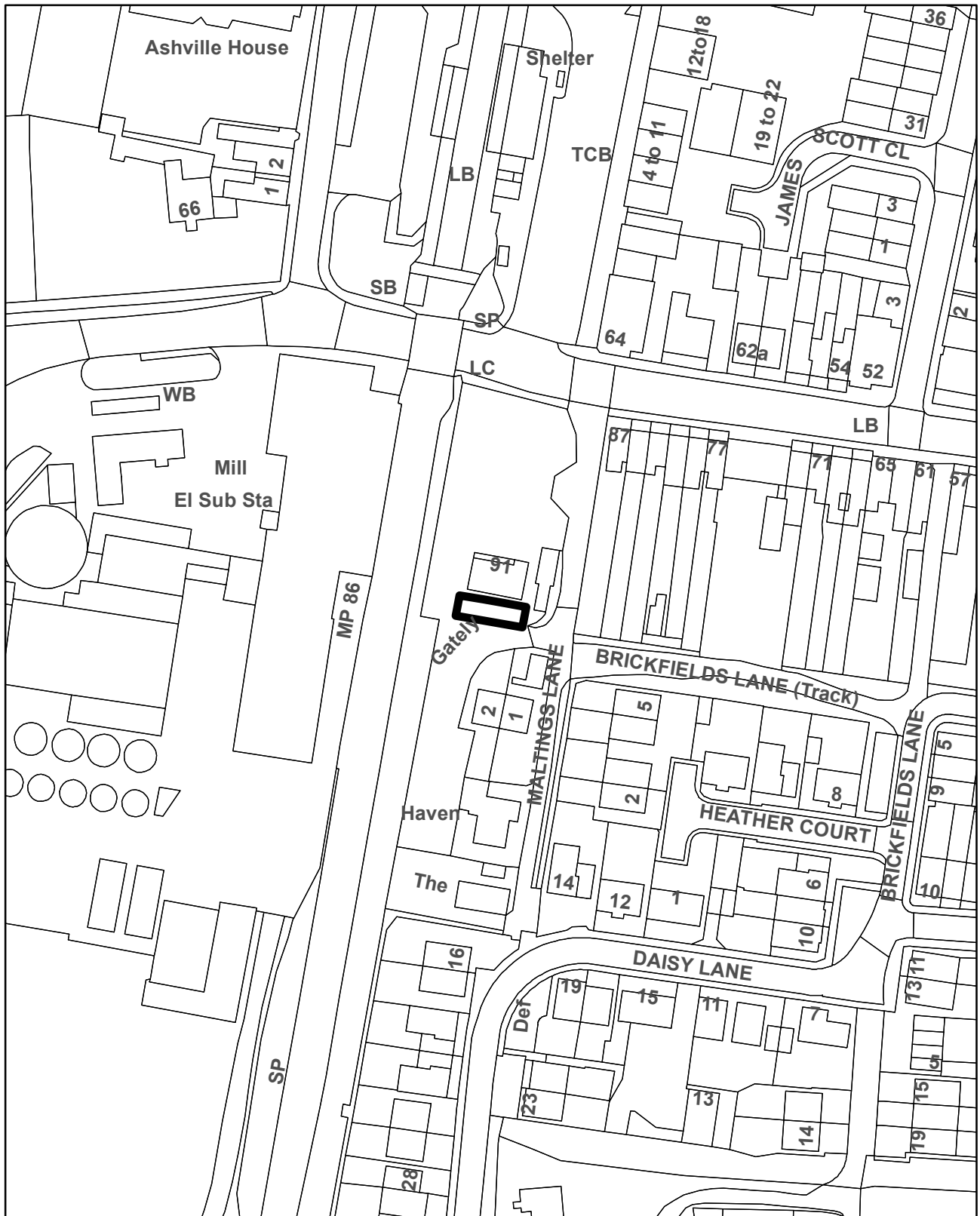
- 1 Condition Approval of the details of the means of layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition The development hereby permitted shall be carried out in accordance with the following approved plans (in regards to access only):-
 - Location Plan drawing no. 2/963/1B dated 3rd November 2016 received 16th November 2016.
- 5 Reason For the avoidance of doubt and in the interests of proper planning.
- 6 Condition Prior to the first occupation of the development hereby permitted the vehicular access shall be provided measuring a minimum of 4.2m in width and thereafter retained at the position shown on the approved plan 2/963/1B date 3rd November 2016. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 6 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 7 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 7 Reason In the interests of highway safety.

- 8 Condition Prior to the first occupation of the development a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall 0.6 metres above the level of the adjacent highway carriageway. The splay shall be retained thereafter as such.
- 8 Reason In the interests of highway safety.
- 9 Condition Notwithstanding the details received on Site Plan drawing no. 2/963/1B, no building or other operation shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, engineering work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles) until a tree survey showing the following has been submitted to and approved in writing by the Local Planning Authority:
- a) a plan indicating the location of and allocating a reference number to each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing clearly which trees are to be retained and which trees are to be removed, and the crown spread of each tree;
 - b) details of the species, diameter, approximate height and condition of each tree in accordance with the current version of BS:5837, and of each tree which is on land adjacent to the site where the crown spread of that tree falls over the application site and where any tree is located within 15m in distance from the application site.
- 9 Reason To ensure that the existing trees are properly surveyed and full consideration is made of the need to retain trees in the development of the site in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for trees to be lost during development.
- 10 Condition No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained (on site plan 2/963/1B) have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 10 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 11 Condition The development shall be carried out in accordance with section 7 "avoidance and mitigation" of Wildlife Frontier ecology report received February 2017 unless otherwise agreed in writing by the Local Planning Authority.
- 11 Reason In the interests of safeguarding protected species in accordance with the provisions of the NPPF.

- 12 Condition No development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and
1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation
- 12 Reason To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 13 Condition No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 12.
- 13 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 14 Condition The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 12 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 14 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.

16/01826/CU

91 Railway Road Downham Market



AGENDA ITEM NO: 8/2(c)

Parish:	Downham Market	
Proposal:	Continued Use of store as car body repair shop	
Location:	91 Railway Road Downham Market Norfolk PE38 9EP	
Applicant:	Mr Jon Attenborough	
Case No:	16/01826/CU (Change of Use Application)	
Case Officer:	Mr Bryan Meredith	Date for Determination: 12 December 2016 Extension of Time Expiry Date: 7 April 2017

Reason for Referral to Planning Committee –The views of Downham Market Parish Council is contrary to the Officer recommendation

Case Summary

The application site is the store which amounts to approximately 89 square metres and is located to the south of Railway Road, to the west of Maltings Lane and to the east of the railway line. The building that comprises the site lies on the very edge of the Downham Market Conservation Area, but outside its boundary.

This application seeks to continue the use of the former store as a car body shop business at the address of 91 Railway Road.

Planning permission was recently granted for the change of use of the land north of the application site at 91 Railway Road from car sales and light van hire to mixed use as a commercial car park and car valeting service.

Key Issues

Principle of Development
Residential Amenity
Highways
Other Considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks planning permission for the continued use of a car and body repair shop on the application site. The site area measures approximately 89 square metres and comprises a store which includes paint spraying and body shop facilities in the store.

The northern part of the site at 91 Railway Road has most recently been granted planning permission for a commercial car park and car valeting service. The building is located just outside the Downham Market Conservation Area.

SUPPORTING CASE

The application is accompanied by a Noise and Odour Management Plan for this car and body repair shop. This plan is summarised and set out below:

- The car and body repair shop is to be used for repairing and re-spraying vehicles.
- The following information sets out the controls that will be used to ensure that noise and odour does not have an unreasonable effect on neighbouring properties.
- This plan is an official document affiliated with the following condition attached to planning reference 16/01826. Deviations from the controls set out within this plan may be considered as a breach of the condition;
- All activities on the site will be conducted in accordance with the document 'Noise and odour management plan 16/01826/noise and odour' at all times'.
- The business will only be operated from 08.30 to 16.00 on weekdays. The business will not be used at any time on Saturdays, Sundays or bank and Public holidays.
- Noise
- Fixed plant and machinery – Compressor
- The compressor will not be used for periods longer than 30 minutes.
- Following each use the compressor will be switched off for a minimum time period of 15 minutes.
- Driving cars in and out of the garage and booth
- Unnecessary starting of car engines will be avoided and car movements on site will be kept to the minimum.
- Hand tools
- No power tools will be used on site only hand tools to remove body work and attach new parts.
- Panel beating will not take place on site.
- Sprayer
- The sprayer does not emit any significant noise.
- Odour

The paints used at the site will be Octobase Eco Plus W00 – W99 or equivalent that are water based and of low solvent content.

The booth that spraying takes place in will always be completely enclosed and a two stage filtration method will be used.

The booth will be checked weekly to ensure that the enclosure is appropriately sealed.

The filtration material will be Star Chem FR-1, FR-2 or equivalent.

The filtration materials will be International Filter Classification EUROVENT 4/5 class: EU2 or equivalent at all times.

Two sets of filtration material will be used at each stage of filtration.

The filters will be changed weekly.

After filtration the extracted air will enter a flue that disperses above ridge height to provide maximum dispersion in accordance with approved plan 16-L15-PL101A for planning application reference 16/01826.

PLANNING HISTORY

16/00991/F: Application Permitted: 25/10/16 - Change of Use of the land from car sales and light van hire to mixed use as a commercial car park and a car valeting service - The Quality 4x4 Sales, 91 Railway Road, Downham Market, Norfolk, PE38 9EP;

12/00509/CU: Non-determined Invalid now returned: 09/04/15 - Change of Use to a mixed use incorporating car sales, light van hire, car park, car wash, shed assembly and display and general store - 91 Railway Road, Downham Market, Norfolk, PE38 9EP;

RESPONSE TO CONSULTATION

Parish Council: Downham Market Town Council **OBJECT** and recommended refusal amid concerns of insufficient clarity contained within the application in respect of waste disposal/recycling arrangements/storage of hazardous products on site/Environmental Permits, none of which appeared to have been satisfactorily addressed.

Highways Authority: NO OBJECTION- This application provides a plan that would relocate the point of access for the site and would close the site off from its current substandard access position.

Given that the new access would provide an improvement to highway conditions as visibility would be increased, the Officer would not be against the approval of the application subject to conditions, which are submitted, be attached to a decision notice.

CSNN: NO OBJECTION- In relation to this planning application the Officer has the following comments and recommendations;

There have recently been complaints about this site in terms of odour which have not been substantiated but are still ongoing.

The Officer has been to the site and made observations whilst spraying takes place and after. A noise and odour management plan is also now in place which the Officer attached.

Information from the operator has been provided about the filtration and the application also now includes the use of a flue that has an outlet above ridge height.

The operator does not meet the criteria to be required to apply for a permit from the Environment Agency.

The CSNN Officer is now satisfied that the use of the premises as a car body repair shop will not cause dis-amenity as long as the conditions which deal with issues of extraction, hours of use and a noise and odour management plan are applied to the permission.

Scientific Officer – Environmental Quality:

Contaminated land: From a review of the site, its existing use and the proposed use, no increase in risk to human health from contaminated land has been identified. As such the Officer has No Comments to make regarding contaminated land.

Groundwater: We have assessed this application with regard to potential impacts on human health as required by National Planning Policy Framework paragraph 120. Groundwater protection and potential pollution of controlled waters is the responsibility of the Environment Agency and their advice should be sought on this.

Air Quality: We have visited the site as paint spraying may fall under the environmental permitting regime and we are concerned that potential air pollution from the site should be controlled. Based on current information, the operation is unlikely to exceed the threshold at which environmental permitting will apply and so it will fall to the planning system to manage any potential effects on local air quality and general amenity. The Officer understands that their colleagues in the CSNN team will provide comments and recommend conditions regarding noise and odour. Should the applicant significantly increase the amount of spraying carried out then the operation would then require an environmental permit. The Officer recommends an informative be included should permission be granted.

Conservation Officer: NO OBJECTION to the proposed change of use - but we need to ensure that any new signage is not excessive in terms of amount and/or size because it could adversely affect the setting of the grade II listed Station & Signal Box as well as the entrance to the conservation area. The Officer requests adding an informative pointing out the need for advertisement consent.

REPRESENTATIONS

TWO individuals have both made numerous representations with regard to this application throughout the timeframe of the application. A summary of the concerns listed by both individuals is set out below.

- The planning authorities have a duty of care to the public.
- The application site is in a residential, designated conservation area - Downham Market Old Town.
- Spray booths can cause serious health concerns.
- Even with water based paints, spray booths produce Isocyanates (see HSE website) that can lead to breathing problems.
- Local residents have been subject to sickly smells which suggests Isocyanates leading to distress and having to get indoors as soon as possible.
- Suggest that any planning permission be delayed until the operator can confirm 100 percent that this cannot happen again. Even if it means re-building the Nissan hut and getting rid of the vent that faces the residential area.
- Concerned with how the Council will monitor any breaches of safety regulations and that the spray booth conforms to all HSE standards.
- Request confirmation that a stop notice would be issued with immediate effect should there be any risk to public health.
- Request confirmation on how the chemicals needed to operate such a booth will be stored safely as spray booths can represent a fire risk/hazard to the environment.
- How the waste material will be disposed, including the risk to surface water contamination.

- This is really not a suitable building nor a suitable area for a spray painting / panel beating business (which is still functioning despite being unauthorised).
- This use causes considerable disamenity to the neighbouring residential area and the sickly fumes and loud panel beating noise from the rusty/leaking Nissan hut is at an unacceptable level.
- Individuals have stated they have asthma and believe that the fumes have made this condition worse over the past couple of months
- This is an 'old town' conservation area with several close by homes and the fumes - despite an apparent homemade filter that has been put in place, are spreading over the local area and this has to be a serious public health & safety concern.
- Lingering/potentially toxic fumes and smells don't just disappear when the spraying stops. Not all the residents in the neighbouring homes work full time.
- The potentially harmful fumes and panel beating would be more at home/appropriate on an industrial estate, a location which doesn't cause clear disamenity to local residents and genuine public health concerns.
- Information provided by the HSE states that water based paints make no difference. Spraying will involve using chemicals that are harmful to health regardless of the type of paint and it is obvious the filter system is not working at the moment.
- Querying why is there an apparent proposal that the business will now be functioning on a Saturday until lunchtime? The understanding that in previous documentation that the suggestion was it would be just Monday-Fridays.
- In addition to the comments above about opening on Saturdays, the individual quoted the planning agent's correspondence dated 23 Dec which confirmed that the opening hours will be limited to 8am - 4pm Monday - Friday (therefore all neighbours will be at work), the business will be closed on weekends and bank / public holidays. Question why Saturdays are now included?
- Acknowledge that the flour mill and railway have functioned there for a long time and are both great assets to the area. But other than that, there is one bakery and previously a caravan selling business.
- The title is a vague title that leaves the permission open to interpretation regarding the types of activities that would be permitted there.

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS10 - The Economy

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

OTHER GUIDANCE

Downham Market by Design

PLANNING CONSIDERATIONS

The main considerations in the determination of the application are:

- Principle of Development
- Residential Amenity
- Highways
- Other Considerations
- Conclusion

Principle of Development

Downham Market was designated a 'Main Town' in the settlement hierarchy of the Core Strategy (2011). Significant development will take place in these locations with a focus on maintaining and enhancing the role of a main town in delivering essential convenience services and opportunities for employment. Policy CS04 Downham Market states the role of Downham Market is to continue as a main town providing and supporting employment and essential services for the southern part of the borough. Focus in the town centre will be on maintaining and enhancing a strong local service offer and accommodating a balanced diversity of uses.

The proposed unit is an existing building, which lies just outside the Downham Market Conservation Area. The Conservation Officer has been consulted and has no objection to the proposal to continue the use of repairing and re-spraying vehicles within the car body repair shop.

The proposal complies with both local and national policy subject to the consideration of other material considerations.

Residential Amenity

Although there are existing residential properties to the north, east and south of the application site and adjacent to Maltings Lane, various commercial uses have taken place from this site for many years. That said previously some of those uses have been subject to enforcement action and the wider site has relatively recently been granted consent for a commercial car park and car valeting use.

In terms of this proposed use, the repairing and re-spraying of vehicles use could be acceptable providing the amenity of nearby residential properties is not adversely affected.

The proposed plan, drawing number 16-L15-PL101A, includes the use of a flue that has an outlet above ridge height. The flue will not be capped in line with the details set out in the Noise and Odour Management Plan accompanying the application.

The application is accompanied by a Noise and Odour Management Plan which sets out the controls that will be used to ensure that noise and odour does not have an unreasonable effect on neighbouring properties.

In relation noise on site, of particular note are that the compressor will not be used for periods longer than 30 minutes. Following each use the compressor will be switched off for a minimum time period of 15 minutes.

Unnecessary starting of engines will be avoided and car movements on site will be kept to a minimum. No power tools will be used on site only hand tools to remove body work and attach new parts. Panel beating will not take place on site. The sprayer does not emit any significant noise and will have minimal impact.

In relation to odour emitting from the site, the paints used at the site will be Octobase Eco Plus W00 – W99 or equivalent that are water based and of low solvent content. The booth that spraying takes place in will always be completely enclosed and a two stage filtration method will be used. The booth will be checked weekly to ensure that the enclosure is appropriately sealed. The filtration material will be Star Chem FR-1, FR-2 or equivalent.

The filtration materials will be International Filter Classification EUROVENT 4/5 class: EU2 or equivalent at all times. Two sets of filtration material will be used at each stage of filtration. The filters will be changed weekly. After filtration the extracted air will enter a flue that disperses above ridge height to provide maximum dispersion in accordance with approved plan 16-L15-PL101A.

The business will only be operated from 08.30 to 16.00 on weekdays. The business will not be used at any time on Saturdays, Sundays or bank and Public holidays.

Given the distances between the unit and neighbouring properties, 35 metres to the rear of the properties facing onto Railway Road adjacent to Maltings Lane and 10 metres from the two dwellings located to the south of the repair shop; with the implementation of the noise and odour management plan it is not considered there will be a significantly detrimental impact upon the amenity of neighbouring residents.

The CSNN and Environmental Quality Officers have no objection to this proposal subject to compliance with conditions.

Highways

The scheme proposes to access onto Railway Road using an access point to the north of the site. The Highways Officer has no objection to this proposal subject to compliance with the conditions which the officer provided.

Other Considerations

Downham Market Town Council have recommended the application be refused amid concerns of insufficient clarity contained within the application in respect of waste disposal/recycling arrangements/storage of hazardous products on site/Environmental Permits, none of which appeared to have been satisfactorily addressed.

There were two individuals who submitted third party representations throughout the application. The comments which they made are summarised above and have been fully taken into consideration when making a recommendation.

The Noise and Odour Management Plan submitted by the applicant provides amendments and restrictions to the initially submitted plans which address the concerns raised by the Town Council and third party representations in relation to the proposals impact on residential amenity and hours of use.

The Scientific Officer from the Environmental Quality section has visited the site and stated that the size of operation with this proposal is unlikely to exceed the threshold at which environmental permitting will apply. Should the applicant significantly increase the amount of spraying then the operation would then require an environmental permit. In terms of groundwater protection the site is not in a groundwater protection area and the EA would not normally be consulted in these circumstances.

CONCLUSION

The site lies within the development boundary of Downham Market but the building is just outside the Downham Market Conservation Area. The proposal includes a body shop and paint spraying facility at 91 Railway Road.

Subject to planning conditions the proposed development is considered to be acceptable with regards to highway safety, residential amenity, noise and odour.

The proposal accords with general principles of the NPPF, Core Strategy and Site Allocations and Development Management Policies Plan.

It is recommended the application be approved subject to the following conditions.

RECOMMENDATION:

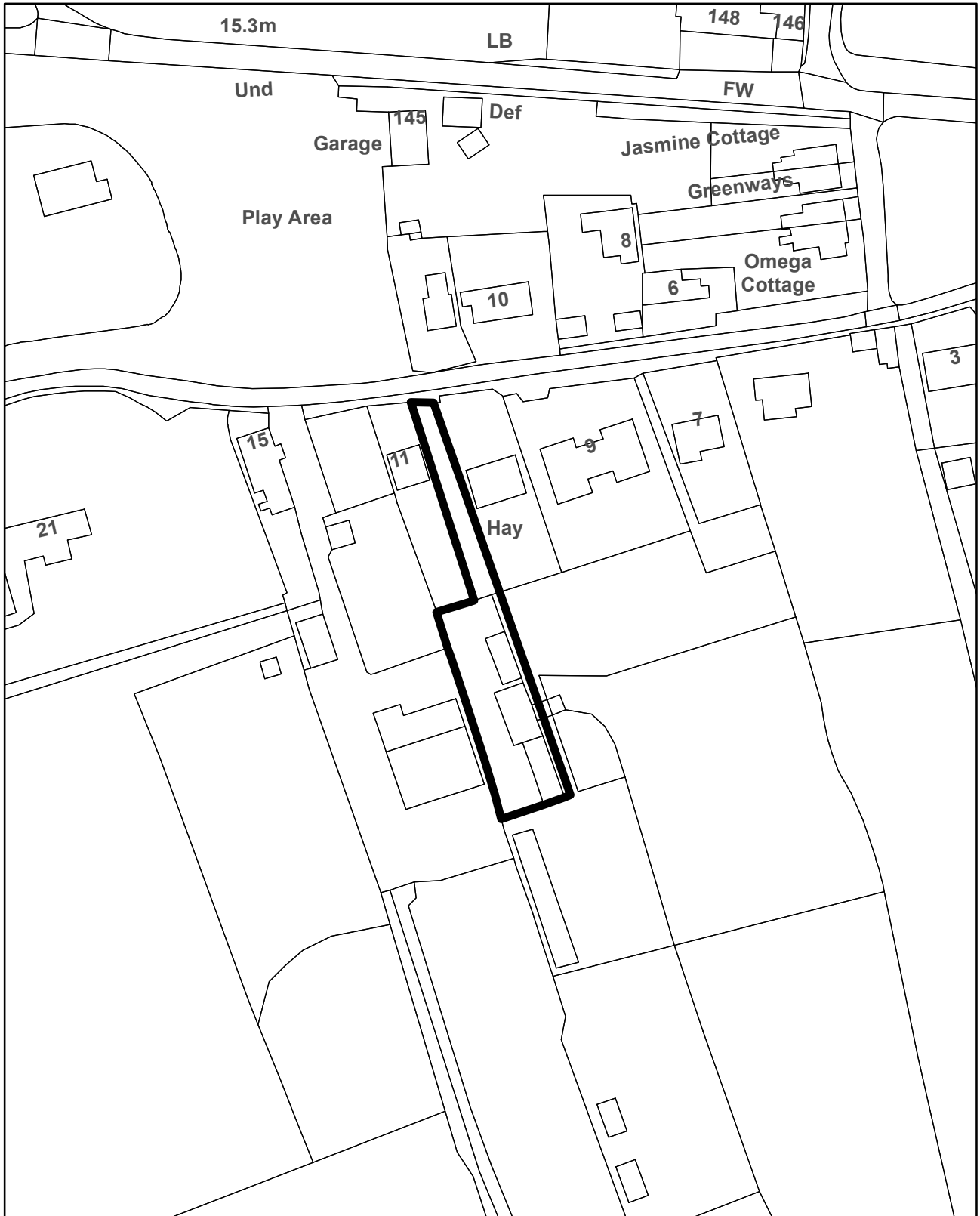
APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans titled:
 - Location Plan, drawing number PL100, scale 1:1250 and
 - Proposed Plans, Elevations and Site Plans, drawing number PL101 A.
- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition Within one month of this permission the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 16-L15-PL101) in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 2 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

- 3 Condition Vehicular and pedestrian (and cyclist) access to and egress from the adjoining highway shall be limited to the access shown on drawing No 16-L15-PL101A only. Any other access or egresses shall be permanently closed in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.
- 3 Reason In the interests of highway safety.
- 4 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 4 Reason In the interests of highway safety.
- 5 Condition Within one month of this permission a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- 5 Reason In the interests of highway safety.
- 6 Condition Within one month of this permission the proposed access / on-site car parking / turning / area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 7 Condition An extraction flue shall be installed in accordance with approved plan 16-L15-PL101A, within one month of the grant of this permission. The flue will not be 'capped' and the outlet must be above ridge height.
- 7 Reason In the interests of the amenities of the locality in accordance with the NPPF.
- 8 Condition The premises shall only be used between the hours of 08.30 to 16.00 Monday to Friday, and at no time on Saturdays, Sundays, Bank or Public Holidays unless otherwise approved in writing by the Local Planning Authority
- 8 Reason In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 9 Condition All activities on the site will be conducted in accordance with the document 'Noise and odour management plan 16/01826/noise and odour' at all times'.
- 9 Reason In the interests of the amenities of the locality in accordance with the NPPF.

16/02117/F

Hayfields 11A Chequers Road Pott Row
Grimston



1:1,250

AGENDA ITEM NO: 8/2(d)

Parish:	Grimston	
Proposal:	Proposed site for construction of two log cabin holiday lets	
Location:	Hayfields 11A Chequers Road Pott Row Norfolk	
Applicant:	John Wicks	
Case No:	16/02117/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 9 February 2017

Reason for Referral to Planning Committee – The views of Grimston Parish Council is contrary to the Officer recommendation.

Case Summary

The application seeks consent to demolish the existing structures on the site and provide 2 log cabins for holiday accommodation.

The majority of the site is outside of the development boundary of Pott Row. Pott Row combined with Grimston and Gayton is a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy

The application site measures 942m² is rectangular in shape and is accessed to the side of the donor property, Hayfields. These are wooden and concrete block structures on the site.

Key Issues

Principle of Development
Impact upon Visual Amenity
Impact upon Neighbour Amenity
Highway Safety
Protected Species
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site straddles the development boundary of Pott Row. The access to the site is contained within the development boundary with the buildings on the site outside of the development boundary.

Pott Row combined with Gayton and Grimston is a Key Rural Service Centre which can accommodate limited growth of a scale and nature appropriate to secure the sustainability of each settlement.

Access to the site is provided to the west of the donor property, Hayfields. The access is flanked by 2m close boarded fencing and is gated. The access point is higher than the Chequers Road.

Beyond the access gates, the site opens up into a field that contains stables; a concrete sectional building and an open fronted cart-shed building that flank the eastern side of the site. The western boundary of the site contains established hedging and the northern boundary is enclosed by fencing. Conifer hedging runs along the eastern boundary but there is no southern boundary at present.

The surrounding land use is predominantly residential with the exception of agricultural fields beyond the site and to the west of the site.

The proposal seeks consent to demolish the buildings on the site and to provide two log cabins for holiday accommodation. The log cabins will be sited adjacent to the western boundary of the site and will be orientated on a northwest-south east axis. The log cabins will remain in association with the applicant, who is the owner of the donor property.

The log cabins will be served by extending the existing driveway.

SUPPORTING CASE

The application has been supported by a Planning Statement and a Business Plan:-

Planning Statement

- Comprising of 0.09ha of land, the site is located on the southern side of Chequers Road, Pott Row, approximately 220m from the junction with Lynn Road to the east and 440m to the west of the junction with chapel Road, Pott Row.
- The buildings that are contained on the site are redundant and somewhat rundown, including a former stable block, a larger general use post war building and a former cartshed/storage building. The existing buildings are constructed of timber and concrete panel, with corrugated iron and fibre cement sheeting.
- Following demolition of the buildings, two log cabins with a footprint of 49m² each self-contained with 2 bedrooms. The design of the units minimises overlooking and loss of privacy
- Access to the site is between no.11 and Hayfields which is bounded by 2m high fencing. No windows are contained in the flank elevation of no.11. The access route would be of a width of 4.2m for a maximum length of 19m. Adequate parking and turning is provided within the site.
- Dwellings have recently been approved at 15 Chequers Road, 15/01999/F following the demolition of large scale barns. The extent of this application site is no deeper than the site which has been permitted residential development.
- The proposed cabins are of subordinate scale to the existing buildings on the site and would have reduced impact on the local form and character of the area.
- The site is located within a sustainable location close to the centre of the settlement, which has regular bus service between Kings Lynn and the surrounding villages, public houses and other services.
- The site is contained within flood zone 1

Business statement

- Policy DM11 of the Local Plan allows for touring and permanent holiday sites subject to a number of criteria including a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses.
- The applicants occupy the adjacent dwelling and the occupiers of the holiday accommodation would be closely monitored, all vehicle movements to and from the site can be overseen and appropriately checked in accordance with terms of any permission.
- Two log cabins would be modest proposal and allow for reasonable and non-congested access arrangement, in control over the development and occupiers necessary to ensure that there would be no detrimental impact on the applicants and adjoining residents.
- Furthermore, the physical character and appearance of the development is a visual and structural improvement upon the buildings which presently exist
- The limited level of the development proposed indicates that the proposal would supplement the existing established business (John Wicks Caravans), albeit quite different in character in form to that currently operation off-site.
- The site unlike some other tourism proposals within the borough, the application site is not situated in an isolated location, having ready access to local facilities and public transport, in addition to local visitor attractions.
- The applicant is completely willing to accept reasonable conditions restricting occupation of the holiday chalets accordingly and would personally keep a register of occupiers and periods of occupation as required under policy DM11.

PLANNING HISTORY

15/01155/CU: Application Withdrawn: 27/08/15 - Change of use from agricultural small holding to caravan and motorhome storage yard

RESPONSE TO CONSULTATION

Parish Council: OBJECTION outside of the development boundary

Highways Authority: NO OBJECTION subject to conditions

Arboricultural Officer: NO OBJECTION subject to condition

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to conditions in regards to asbestos

Environmental Health & Housing – CSNN: NO OBJECTION subject to conditions

REPRESENTATIONS

None received

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The main planning considerations in regards to this application are:-

- Principle of Development
- Impact upon Visual Amenity
- Impact upon Neighbour Amenity
- Highway Safety
- Protected Species
- Other Material Considerations

Principle of Development

The site straddles the development boundary of Pott Row. The access to the site is contained within the development boundary and the remainder of the site contained outside of the development boundary.

Pott Row combined with Grimston and Gayton is a Key Rural Service Centre which can accommodate limited growth of a scale and nature appropriate to secure the sustainability of each settlement, will be supported within the development rural.

Policy DM 2 of the Site Allocation and Development – Development Boundaries – states that areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan, including:- tourism facilities (Policy CS10)

Policy CS10 – The Economy states that the Council will permit the development of new tourism accommodation in rural areas subject to the following being met:-

- It should be located in or adjacent to our villages and towns
- It should be of a high standard of design in line with national guidance;
- Will not be detrimental to the landscape
- Mechanisms in place to permanently retain the tourism related use.

This particular proposal relates to holiday accommodation, which is a tourist facility in line with Policy CS10 and Policy DM2. How tourism accommodation is considered is also set out in Policy DM11. DM11 states

Proposals for new holiday accommodation sites or units will not normally be permitted unless:-

- The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;
- The proposal demonstrates high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and the historical and natural environmental qualities of the surrounding landscape and surroundings; and
- The site can be safely accessed
- In accordance with the national policies on flood risk
- The site is not within Coastal Hazard Zone; indicated on the policies map, or within areas identified as tidal defence breach hazard zone.

When assessing the proposal against the terms of the policy, the proposal has been supported by a business plan. The plan outlines that the applicant living in the adjacent dwelling will be in charge of the day to day operations (cleaning the log cabins, landscape maintenance, booking in and out of patrons) of the site. It is currently not the intention to employ anyone with the operations of the site. As mentioned in the Planning Statement and the Business Plan, the site is in a sustainable location as there are recreational facilities in the form of Public Houses, a convenience shop, a health spa/leisure complex and a playing field close by and there is a bus service to King's Lynn for other tourist attractions. The site is also within a short cycling distance to King's Lynn and historical interests such as the queen's residence at Sandringham. There will obviously be reliance on the motor car to visit places, but the Planning Practice Guidance does acknowledge that there is some reliance on the motor car for people in the rural locality.

Design, impact upon amenity and highway safety issues is discussed below.

The site is within flood zone 1, the least restrictive flood zone and is not contained within the Coastal Hazard Zone.

It is considered that the proposal could be supported in principle depending on other material considerations.

Impact upon Visual Amenity

The existing buildings are in need of refurbishment and will be removed from the site and replaced by low height log cabins set behind the existing built form on Chequers Road.

There are no other public vantage points of the site.

The log cabins are an acceptable design.

Accordingly there is minimal impact in terms of visual amenity and there is no requirement to supplement existing boundary treatments or to provide southern boundary treatment to the site.

Impact upon Neighbour Amenity

No.11 Chequers Road has no windows in its eastern elevation (adjacent to the access track) and has 2m high close boarded fencing enclosing its private amenity space. The nearest log cabin will be set 10m away from the shared boundary with this particular neighbour and extends in a south easterly direction away from this neighbour. The log cabin is relatively low in height at 2.8m to ridge. With the proposed use of the site being a restricted residential use, controlled by way of condition, in a residential area and the scale and siting of the log cabin structure, it is considered that there would be no detrimental impact upon this neighbour's amenity as a result of the proposal.

Three new dwellings have been permitted on the site, to the west, 15/01999/F, with one dwelling flanking the eastern boundary of that particular site. Whilst, this particular dwelling known as "cart-shed", has habitable room windows in its east elevation, only the northernmost log cabin will be in close proximity to these habitable room windows. However, the log cabin is not hard onto the boundary and is orientated away from this boundary. The southernmost log cabin is towards the rear of this neighbour's garden area. With the log cabins at only 2.8m and the bulk extending away from this shared boundary, this neighbour would not be detrimentally affected by the proposal.

The Environmental Health and Housing – Community Safety Neighbourhood and Nuisance recommend a construction management plan, which includes timescale and proposed hours of the construction phase of the development be conditioned. Given the scale of the development this condition is not considered to be reasonable and is accordingly not recommended to be imposed on the decision notice.

Highway Safety

The proposal utilises an existing access which serves the barns and provides adequate turning facilities on the site to enable the cars to leave the site in forward gear. The Highways Officer has no objection to the arrangements subject to conditions that improved the vehicular access to the site, removal of permitted development rights for gates, bollards or other means of obstruction access the access, and the development being laid out in accordance with the approved plan.

Impact upon Protected Species

The site contains 3 buildings; one stable building, one enclosed concrete sectional building (the largest of the three) and one open-fronted corrugated barn.

The site has a hedgerow on the western boundary and a conifer hedging along the eastern boundary.

A phase 1 protected species report has accompanied the application which states the following:-

- No bat evidence was noted in either of the outbuildings and the buildings have low roost potential
- There was some potential that the hedgerows could support foraging hedgehog but no direct evidence was noted
- In regards to breeding birds – an old swallow nest was found in the stable block.
- No further surveys are required.
- The works are not required to have an EPS license

Mitigation in the form of additional bat roosts, restriction on the timing of the demolition of the buildings, checking for birds prior to the commencement of the demolition of the buildings are all to be conditioned.

Other Material Considerations

The proposal does not cause any material impact upon Roydon SSSI.

A condition will be imposed that this hedgerow is protected during the construction period of the development, as recommended by the Arboricultural Officer.

Surface Water will be via soakaway and Foul Water by means of package treatment plant.

CONCLUSION

It is your officer's opinion that in line with Policy DM 2 and DM11 of the Site Allocation and Development Management Policies Plan that this proposal for tourist accommodation is acceptable. The proposal has been accompanied by a business plan that details how the site will be managed and how the proposal relates to supporting other tourist uses within the area. The site is in a sustainable location and the log cabins are of a scale and siting that overcomes any visual or neighbour amenity issues.

There are no outstanding issues that cannot be addressed by way of condition.

The proposal is therefore recommended for approval subject to the following conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:-
 - Proposed Site Plan - dwg. 1373 dated October 2016 received 5th December 2016.
 - Proposed Elevations of log cabins received 5th December 2016.

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The log cabins hereby approved shall be held at all times in conjunction with the land and buildings outlined in blue on plan received 5th December 2016.
 - The use of the log cabins hereby approved shall be limited to occupation for holiday accommodation purposes only and shall be made available for rent or as a commercial holiday let, and
 - The accommodation shall be for short stay accommodation only (no more than 28 days per single let) and shall not be occupied as a person's sole or main place of residence, and
 - The owners / operators shall maintain an up-to-date register of lettings/occupation and shall make the register available at all reasonable times to the Local Planning Authority.

At no time shall the log cabins be used for any other business or commercial purpose.

- 3 Reason In order that the Local Planning Authority may retain control over the development, in the interests of the amenities of the locality, in accordance with the NPPF.
- 4 Condition No development or other operations shall commence on site until the existing hedgerow on the western boundary shown to be retained on the proposed site plan drawing no. 1373 has been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 4 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 5 Condition Prior to the commencement of the development hereby approved, a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.
- 5 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.

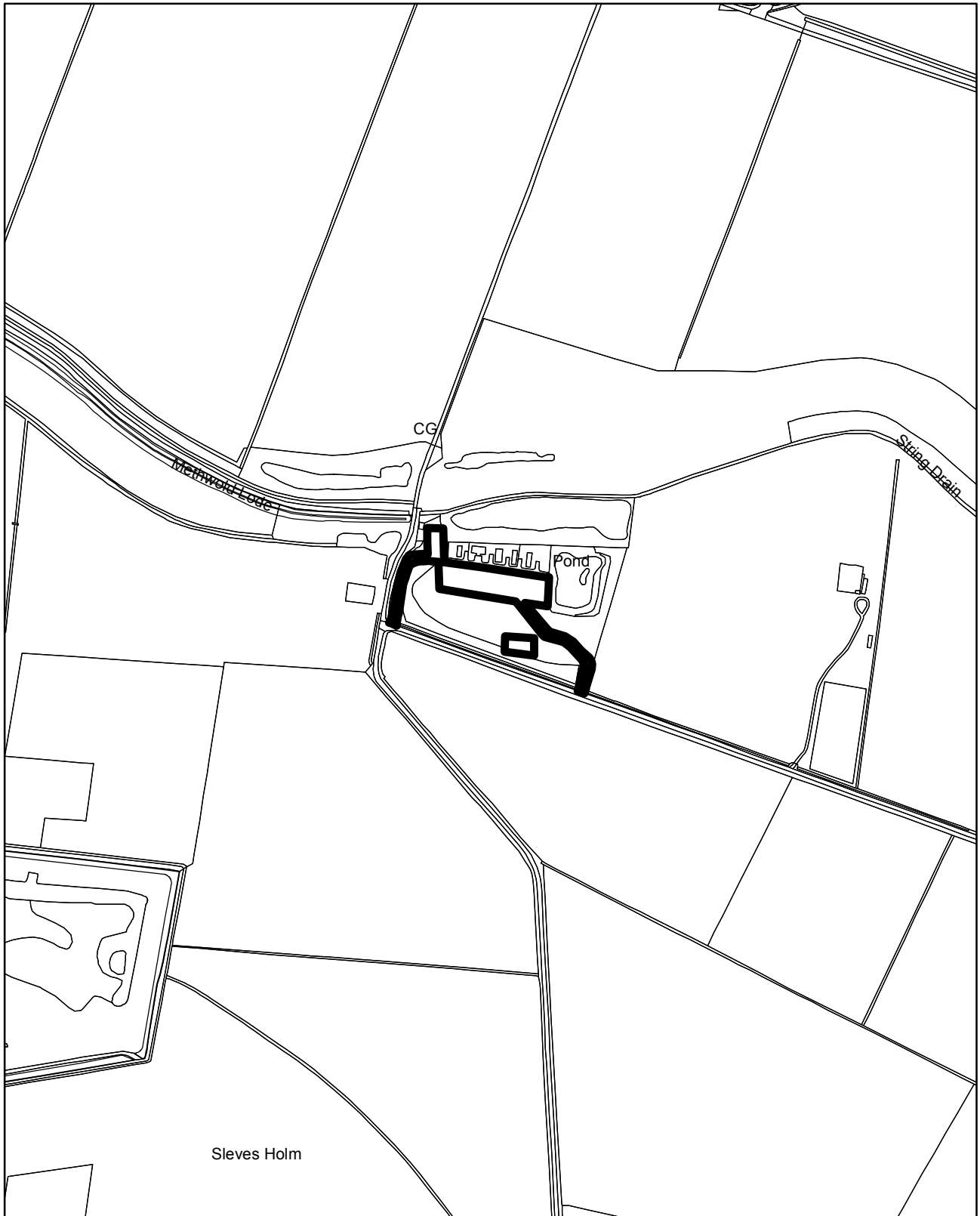
This also needs to be a pre-commencement condition given the fundamental details linked to asbestos containing materials which need to be planned for at the earliest stage in the development.

- 6 Condition Prior to first occupation of the development hereby approved evidence of the treatment or safe removal and disposal of the asbestos containing materials at a suitably licensed waste disposal site shall be submitted to and approved by the local planning authority.
- 6 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.
- 7 Condition The buildings to be demolished as shown on existing site plan dwg. 1373 shall take place in accordance with an email received by Philip Parker Associates dated 20th March 2017 received 09:45 and section 6.5 of the Ecological Assessment dated 16th March 2017 unless otherwise agreed in writing by the Local Planning Authority.
- 7 Reason In the interests of safeguarding protected species in accordance with the principles of the NPPF and the Wildlife & Countryside Act 1981.
- 8 Condition Prior to the first use of the cabins hereby approved, bat boxes shall be installed as per section 6.6 of the Ecological report dated 16.03.2017 unless otherwise agreed in writing by the Local Planning Authority.
- 8 Reason In the interests of safeguarding protected species in accordance with the Wildlife & Countryside act 1981.
- 9 Condition The development shall be carried out in accordance with section 6.9 - Breeding birds of the Ecological Assessment dated 16th March 2017 unless otherwise agreed in writing by the Local Planning Authority.
- 9 Reason In the interests of safeguarding protected species in accordance with the Wildlife & Countryside act 1981.
- 10 Condition Prior to the commencement of the use hereby permitted the vehicular access shall be upgraded in accordance with the highway specification dwg. No. trad 5. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 10 Reason In the interest of highway safety and traffic movement.
- 11 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 11 Reason In the interests of highway safety.
- 12 Condition Prior to the first occupation of the holiday cabins hereby permitted the proposed access / on-site car parking turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

- 12 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

15/01728/F

Thornham Lake Thornham Road Methwold



AGENDA ITEM NO: 8/2(e)

Parish:	Methwold	
Proposal:	Six additional holiday lodges and managers dwelling	
Location:	Thornham Lake Thornham Road Methwold Norfolk	
Applicant:	Client of Ian J M Cable Architectural Design	
Case No:	15/01728/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 24 December 2015 Extension of Time Expiry Date: 11 April 2017

Reason for Referral to Planning Committee – The Highways Authority objects to the application which is at variance with the Officer recommendation

Case Summary

The application is for six additional holiday lodges and a permanent dwelling to be occupied by the owner-manager of the site. The site is an existing business which has fishing lakes and currently has six holiday lodges on site, one of which is currently being utilised by the manager in order to live on-site.

Key Issues

The principle of development
Design and Scale of dwelling
Impact upon the Countryside
Highways Issues
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The site is located to the west of the village of Methwold. The site lies within “Adjacent High Fen Drove” County Wildlife Site (CWS 307). The site comprises of a fishing lake to the north of the site with mature planting surrounding the lake. To the south of the lake lies six existing holiday lodges. South of these existing lodges and closer to Thornham Road is an area of grass. The access into the site lies to the south-west of the site and there is screening along the southern roadside boundary.

The application is for full planning permission for the siting of six additional holiday lodges and a permanent managers dwelling.

SUPPORTING CASE

Thornham Fishing Lake has operated as a fishing lake with holiday lodge accommodation for 9 years since receiving planning permission in 2006 under reference 06/00732/CU for use as commercial fishing lake and siting of six log cabins. Since then the site has developed within a maturing landscape, the fishing lakes having become a successful part of the rural economy with visitors staying year round and employing site owner-manager full time to run the business on site.

In order to sustain the business with further growth it's proposed to provide an additional six log cabins together with a cottage style dwelling for use by the owner-manager who is required on site full time to manage and operate the business.

There is a need to provide on-site owner-manager accommodation to support the operational needs of the business; providing security, receiving and booking in visitors (who can arrive at any time), being present on-site for the safety of visitors, monitoring of unauthorised fishing, maintenance and cleaning of lodges etc.

There are no dwellings in the immediate locality available to serve the operational needs of the business as any dwelling would also need to be accessible for visitors when booking in etc.

The site already has an established use as a commercial fishing lake with holiday accommodation and therefore there will be no overall change to the use of the land as a result of the proposals. The proposal accords with the NPPF by developing a sustainable business and providing a home which can be sustained by the business. The business is profitable and is able to support the modest dwelling with the additional lodges providing additional income.

Para 28 of the NPPF supports a prosperous rural economy and a positive approach should be taken. It would support the expansion of a business and promote a rural business.

Para 55 supports new housing essential to the rural economy and where it is essential for a worker to live near their place of work in order for the existing sustained operational needs of the business.

It is proposed to utilise sustainable methods of construction.

PLANNING HISTORY

06/00732/CU: Application Permitted: 13/12/06 - Change of use to commercial fishing lake and siting of log cabins - Thornham Fishing Lake

RESPONSE TO CONSULTATION

Parish Council: SUPPORT Thornham Rd was recently tarred and chipped but is still in a very poor condition. An increase in traffic will lead to more wear. The Parish have no objection but the infrastructure/road access needs to be improved.

Highways Authority: OBJECTION

I note that there are no day tickets issued at present and so the consideration of this application would be for new traffic.

The agents correspondence infers that visitors would generally stay on site in order to fish. However, having looked at the applicants web site I note that the site is advertised as a Holiday Park and the site is 'Offering self-catering breaks our luxury lodges are perfect for the fishing enthusiast, families or couples just wanting time to unwind'. Additionally I also observe that the site is advertised as being 'Located within 14 miles of Thetford taking a self-catering lodge leaves you free to explore Norfolk, Suffolk and Cambridgeshire or just sit back in one of our holiday homes providing a comfortable and idyllic time by the water for everyone'. The Website also has links to places of interest.

My concern therefore is that the patrons would not solely utilise the site in relation to fishing but more as a general holiday base. A holiday use of this type would on average generate 3-4 vehicle movements per day per unit, in addition to that generated by the mangers dwelling, which on average would generate 6 movements. This would result in an increase of between 24 - 30 movements on Thornham Road per day.

Thornham Road has a narrow single carriageway width of an average of 2.9 meters. It is also without the benefit of formal passing places and has very narrow verges which fall away directly into deep ditches in most parts, particularly when using the southern route which is the shortest and most likely used to access the wider highway network.

It is therefore considered that Thornham Road is not appropriate for the additional traffic that this site would engender. As a result I recommend that the application is refused as the road is considered to be inadequate to serve the proposed development by virtue of its restricted width and lack of passing provision and therefore could give rise to conditions detrimental to highway safety.

Public Rights of Way (NCC): NO OBJECTION

Environment Agency: NO OBJECTION The site is located within Flood Zone 1 (low risk) and therefore the application falls within the EA's Flood Zone Standing Advice.

Internal Drainage Board: NO OBJECTION Details set out regarding compliance with Board Byelaws, disposal of effluent, flood risk etc.

Environmental Health & Housing - Environmental Quality: NO OBJECTION No comments relating to contaminated land or air quality.

Environmental Health and Housing – CSNN: NO OBJECTION but request a condition in the absence of sufficient detail regarding the disposal of foul drainage from the holiday lodges and proposed dwelling. The applicant has stated a package treatment plant but it is unclear if this is proposed for all or part of the development and if an existing system is to be used, if it holds sufficient capacity to deal with the extra waste. In addition an appropriate system for holiday lets should be investigated thoroughly as it can be found that package treatment plants do not operate effectively if not in continuous use. Some basic data should be provided as a minimum, detailing the proposal for effectively disposing of foul waste from the development.

Norfolk Wildlife Trust: NO OBJECTION the northern part of the red line area lies within County Wildlife Site 307. However, this part of the CWS is already managed as a fishery and the development of lodges lies outside of this area.

National Grid: NO OBJECTION

There is a 'Major Accident Hazard' High Pressure Gas Pipeline that runs through this land parcel, National Grid do not object in principle to the proposal, we do however request the following points specific to the proposal are noted accordingly.

National Grid note from the proposed site layout drawings on the planning portal that a building proximity of 17m from the pipeline has been specified. This proximity is acceptable to National Grid and current gas policy requirements.

National Grid request that 'conditions' be made if planning permission is granted relating to trial holes to confirm pipeline location and depth; any proposed bunds above the pipeline do not exceed a depth of 2.5m, landscaping within the National Grid easement will need National Grid approval and all works must be in accordance with National Grid specification.

Health and Safety Executive: NO OBJECTION on safety grounds based upon the information supplied.

REPRESENTATIONS

ONE letter of **OBJECTION:**

- Noise
- Residential Amenity
- A number of restrictions have been ignored and a number of lodges have been used as permanent residences.
- How will any breaches of planning regulations be managed.
- Disturbance to wildlife considerable on a designated country wildlife site.
- A resident cat hunting nesting birds and small mammals is a disaster for nightingales.
- The road is poorly maintained and will not benefit from an increase in traffic.

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM6 - Housing Needs of Rural Workers

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The main issues to consider when determining this application are as follows:

The principle of development
Design and Scale of dwelling
Impact upon the Countryside
Highways Issues
Other material considerations
Crime and Disorder

The principle of development

There are two elements to the proposed development. Both the proposed expansion of the existing holiday accommodation by providing an additional six holiday units and also the proposal to provide permanent residential accommodation for the manager/owner of the existing fishing/holiday business.

Paragraph 28 of the NPPF states that planning policy should support the expansion of all types of business and enterprise in rural areas, and support sustainable rural tourism which respects the character of the countryside. Policy CS10 of the King's Lynn and West Norfolk Core Strategy 2011 also reiterates that the council will promote opportunities to improve and enhance the visitor economy by supporting tourism opportunities, including in rural areas provided they are in sustainable locations and not detrimental to the natural environment.

Policy DM11 (Touring and Permanent Holiday Sites) of the Site Allocations and Development Management Policies Plan 2011 states that proposals for the extension or intensification to existing holiday accommodation will be acceptable where: the proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area; the proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity...and the natural environmental qualities of the surrounding landscape; the site can be safely accessed; is in accordance with national policy on flood risk (or within the Coastal Hazard Zone etc); and also does not negatively impact upon the AONB or SSSIs if appropriate.

The applicant has demonstrated that the business is financially viable as it is currently and that the expansion of the holiday accommodation would help boost the existing fishing lake business. Additionally the proposal would not have a detrimental impact upon the surrounding landscape nor materially affect the adjacent Country Wildlife Site. With regard to the site being safely accessed this will be considered later in the report under 'Highways Issues'.

The proposal to provide a managers dwelling has also been considered. At the current time the on-site manager lives in one of the previously approved holiday lodges (albeit that this has not been formalised by a planning application). Paragraph 55 of the NPPF states that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside and this is reiterated in Policy CS06 of the King's Lynn and West Norfolk Core Strategy 2011.

Policy DM6 (Housing needs of rural workers) of the Site Allocations and Development Management Policies Plan 2016 states that proposals for occupational dwellings must demonstrate the intention to engage in a rural based enterprise is genuine and that the needs of the enterprise require one or more of the people engaged to live nearby. If a new dwelling is essential to support a new rural based enterprise it should normally, for the first three years be provided by a temporary accommodation. Whilst there has not been a formal application for a temporary dwelling on the site the manager has been living in a holiday lodge and the enterprise is not new but has been established for over seven years. Consequently a permanent dwelling has been applied for.

Policy DM6 states that new permanent dwellings should only be allowed to support existing rural based activities on well-established rural based enterprises provided there is a clearly established functional need requiring occupants to be on site day and night, the need cannot be met by other dwellings in the locality, the application meets the requirements of a financial test demonstrating that the rural based enterprise has been established for at least three years, is financially sound and can sustain the size of the proposed dwelling. It has been demonstrated that the enterprise is currently profitable and able to sustain the proposed dwelling and by expanding the holiday accommodation on site will be more profitable.

Consequently the principle of development is acceptable subject to members considering the highways issues below.

Design and Scale of dwelling

The proposed dwelling is of a double fronted cottage style and is relatively modest in scale being 9.5m in width and 11.0m in depth at the ground floor (smaller at first floor level). The design and scale is considered acceptable.

The holiday lodges meet the definition of a caravan as defined within the relevant legislation.

Impact upon the Countryside

The site is well screened and it is not considered that the proposal would have a detrimental visual impact on the surrounding countryside.

Highways Issues

There is an objection to the proposal from the Highways Officer on the basis that Thornham Road which serves the application site is narrow with few formal passing areas. The Highways Officer considers that the increase in the number of holiday units, as well as the permanent residence, would result in conditions which are detrimental to highway safety.

The road from Methwold (east of the site) is relatively long and winding and there are 3 formal passing places plus a number of informal passing places.

The road leading south from the site (which the Highways Officer feels would be the most likely route as it would feed into the wider highway network) is narrow but relatively straight and with a couple of informal areas where passing would be possible.

Within the original approval for six holiday lodges (06/00732/F) the highways officer expressed concern regarding the width of the road, although given the small scale of the operation no objections were raised.

The Parish Council have not objected to the proposal however they have expressed concerns regarding the condition of Thornham Road surface and there has also been an objection from a representative who lives down Thornham Road relating to the poor condition of the road surface. Thornham Road is an adopted road and therefore it is the responsibility of Norfolk County Council if the surfacing of the road is inadequate.

The proposed addition of 6 holiday units would generate additional traffic (the manager is already living on the site, albeit in an existing holiday lodge). On balance it is considered that given the fact that Thornham Road is not in high demand, there have been no traffic incidents within the last seven years of operation, there are some informal passing points along the most likely route to the site and the application is for the expansion of a rural enterprise which is to be encouraged; officers believe that on this occasion an approval can be recommended. Members are also asked to consider if the proposal is acceptable in highway terms.

Other material considerations

The site is within Flood Zone 1 and therefore does not require a Flood Risk Assessment.

There is an objection from a third party regarding the impact on the wildlife particularly the County Wildlife Site however there are no objections to the proposal from Norfolk Wildlife Trust as part of the site is already a managed fishery and the proposed development is outside the County Wildlife Site.

There is an objection regarding possible breaches of the original consent (06/00732/CU) with people living on site permanently. However there have been no complaints regarding this to the Planning Enforcement Team previously, and the agent has confirmed that this is not the case. Any reported breaches would of course be investigated.

Crime and Disorder

There are no crime and disorder issues related to this application.

CONCLUSION

The application is for the expansion of an existing tourist and rural enterprise, and the applicant has demonstrated that the business is financially sound and would be more so should the proposed development be allowed. The proposed managers dwelling and additional six holiday units would generate more traffic along Thornham Road, however on balance the proposal is considered acceptable and members are asked to consider approving the application. Clearly the use of the site must be tightly controlled by condition to ensure it is maintained as a holiday site, and the lodges and managers dwelling are occupied appropriately. Subject to condition, the proposal is considered acceptable, and in accordance with national and local policy.

RECOMMENDATION:

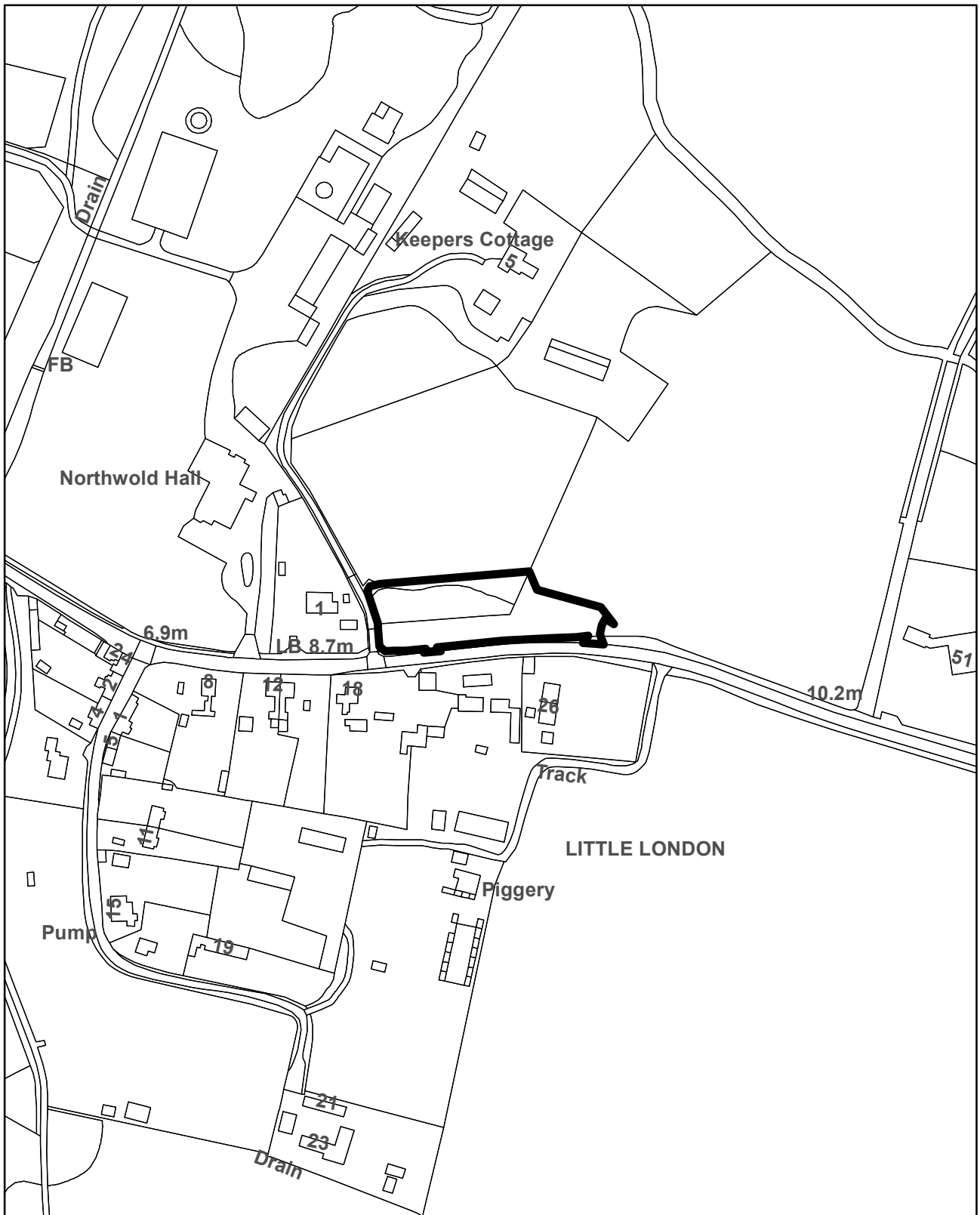
APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans 473-08 'Proposed Dwelling' and 473-09A 'Site Plan as Proposed'.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The holiday lodges hereby approved shall meet the definition of a caravan as defined within the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (as amended).
- 3 Reason For the avoidance of doubt and in the interests of proper planning.
- 4 Condition No development shall commence until full details of the foul water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 4 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 5 Condition The occupation of the dwelling hereby permitted and shown on drawing number 473-08 shall be limited to a person solely or mainly working, or last working in the Thornham Lake holiday lodge business, or a widow or widower of such a person, and to any resident dependants.
- 5 Reason The site lies in an area where the Local Planning Authority would not normally grant permission for new dwellings. This permission is granted in recognition of the special need for the dwelling in connection with a rural enterprise in accordance with the NPPF.
- 6 Condition The holiday lodge accommodation hereby approved as shown on drawing reference 473-09A shall:
 - be occupied for holiday purposes only and shall be made available for rent or as commercial holiday lets;
 - be for short stay accommodation only (no more than 28 days per single let) and shall not be occupied as a person's sole or main place of residence; and
 - the owners / operators shall maintain an up-to-date register of lettings/occupation and shall make this available at all reasonable times to the Local Planning Authority.
- 6 Reason For the avoidance of doubt and to ensure that the buildings are not used for unrelated purposes that would be incompatible with the provisions of the NPPF.

- 7 Condition Prior to the commencement of development trial holes must be carried out on the pipeline, as shown on drawing number 473-09A, under the direct supervision of National Grid, to confirm the pipeline location and depth. The results of the trial holes shall be recorded and submitted in writing to the Local Planning Authority.
- 7 Reason In order to confirm the correct distances between the existing gas pipeline and mobile units of accommodation.

17/00170/O

Woodlands 11 Little London Road Northwold



AGENDA ITEM NO: 8/2(f)

Parish:	Northwold	
Proposal:	OUTLINE APPLICATION: Proposed residential development	
Location:	Woodlands 11 Little London Road Northwold Norfolk	
Applicant:	Mr & Mrs M Leet	
Case No:	17/00170/O (Outline Application)	
Case Officer:	Mrs N Osler	Date for Determination: 29 March 2017 Extension of Time Expiry Date: 7 April 2017

Reason for Referral to Planning Committee – The application has been referred to committee by Councillor Peake and the views of Northwold Parish Council are contrary to the Officer recommendation.

Case Summary

Outline consent with all matters except access is sought for residential development. The site lays outside of the development boundary for Northwold and is designated countryside. The site is heavily treed, with the frontage trees benefiting from a group Tree Preservation Order.

Key Issues

Principle of Development
Form and Character
Highway Safety
Residential Amenity
Ecology
Other Material Considerations

Recommendation

REFUSE

THE APPLICATION

The site measures approximately 2.6ha, although heavily constrained by trees, and is largely rectangular in shape. Two accesses are proposed, one utilising the existing access that serves the donor property and the other a new shared access off of Little London Road.

Indicative plans show three detached dwellings with detached garages in linear formation to the rear of the existing protected, frontage trees.

The site is greenfield and designated as countryside.

SUPPORTING CASE

No supporting statement accompanied the application

PLANNING HISTORY

16/00566/O: OUTLINE APPLICATION SOME MATTERS RESERVED: Proposed residential development – withdrawn May 2016

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION

Highways Authority: Recommends that the application be refused on the grounds of highway safety

Amended plan – relocated access and subsequent visibility would be acceptable and thus could be conditioned accordingly (visibility splays, access details, gradients, parking and turning areas). However, the LHA remains of the opinion that the site conflicts with the aims of sustainable development by reason of its remote location and lack of footpath provision.

Arboricultural Officer: NO OBJECTION in principle, but should the access / layout change an updated method statement and tree protection plan will be required

Amended plan – **NO OBJECTION** to relocation of access subject to the development being implemented in accordance with amended Arboricultural Report.

Environmental Health & Housing – Environmental Quality: No comments to make in relation to contaminated land or air quality

REPRESENTATIONS

Eight letters of objection have been received. The issues raised include:

- Highway safety
- The dense tree canopy would heavily shade the proposed houses and put pressure on their removal
- There is a septic tank serving a neighbouring property within the site
- Loss of trees
- Impact on wildlife
- The development would be out of keeping with the locality
- Houses are not affordable
- Overdevelopment of the site
- Set a precedent for further ribbon development outside of the development boundary
- Housing need can be accommodated via infill development within the village envelope
- The absence of footpaths, street lighting and speed limit is potentially dangerous
- Some site clearance has already taken place
- Disruption during construction works

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The main issues for consideration in the determination of this application are:

- Principle of Development
- Form and Character
- Highway Safety
- Residential Amenity
- Ecology
- Other Material Considerations

Principle of Development

The site lays outside of the development boundary for Northwold in land designated as countryside.

The site is therefore subject to countryside protection policies and advice contained in the NPPF and NPPG. Further Policy CS06 of the Core Strategy 2011 states ‘Beyond the villages and in the countryside, the strategy will be to protect the countryside’ and ‘The development of greenfield sites will be resisted unless essential for agricultural or forestry needs’. Policy DM2 (Development Boundaries) is also relevant and states: The areas

outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan, including:

- farm diversification (under Core Strategy Policy CS06);
- small scale employment (under Core Strategy Policy CS10);
- tourism facilities (under Core Strategy Policy CS10);
- community facilities, development in support (under Core Strategy Policy CS13);
- renewable energy generation (under Policy DM20 of the rural economy or to this Plan);
- rural workers' housing (under Policy DM6 of this Plan); and
- affordable housing (under Core Strategy Policy CS09)

From your officers' perspective, the policy position on this site is quite clear, and that is that the proposed development does not represent one of the enabling developments listed above. The applicant has not provided any special justification why countryside protection policies should be relaxed.

The proposed dwelling is therefore contrary to the provisions of the NPPF paragraph 55, Policy CS06 of the Core Strategy 2011 and Policy DM2 of the Site Allocations and Development Management Policies Plan 2016.

Form and Character

The northern side of Little London Road, as it leads away from the settlement proper in an easterly direction, is characterised by substantial trees fronting the road. The site is no exception to this and the trees on the site fronting the road benefit from protection via a group TPO.

This is substantially different to the southern side of Little London Road where there are only sporadic trees and a cluster of dwellings occupy land opposite the site.

If the northern side of the road were to be developed this would result in built form on both sides of the road. Whilst the new dwellings would be screened to some degree by the trees that are to be retained, it is considered that any built form in this location would be of significant detriment to the form and character of this part of Northwold.

The Arboricultural Officer has no objection to the proposed development because the physical works could be undertaken without damaging these trees. However, your officers believe there would be significant pressure from future occupiers of the new dwellings to have the trees, which would cause considerable shade, to be removed.

In summary your officers consider that the proposed development would cause significant harm to the form and character of the locality, a harm that would be worsened if the trees that front the road had to be removed at a later date.

It is therefore considered that the proposed development is contrary to the provisions of the NPPF in particular paragraphs 17, 58 and 64 and Development Plan Policies CS08, CS12 and DM15.

Highway Safety

Original plans indicated that the visibility splays for plots 1 and 2 to the west of the point of access (trafficked direction) would encroach into the 3rd party land of the adjoining site and would therefore not be achievable at the distance indicated. As a result, the LHA objected to

the scheme on the basis that the development would lead to conditions detrimental to highway safety. Further it was considered that the site is without safe access for pedestrians as the verges are steep and un-walkable. There is no footway link and pedestrians would therefore be required to compete for space with vehicles within the live carriageway.

Amended plans have been submitted which address the visibility issue and thus the LHA no longer object on this basis. However, it is still considered that the site is unsustainable as a result of the location and lack of safe footway link. Notwithstanding the above, the conditions are not considered so severe to warrant a recommendation of refusal. Therefore, conditions regarding access, visibility splays, parking and turning etc. are recommended in the event that the application is approved.

Residential Amenity

All matters are reserved and therefore the impact on neighbours cannot be fully considered. Notwithstanding this, a layout as indicatively shown is unlikely to result in any material overlooking, overbearing or overshadowing issues. Any disruption issues would be minimal given the limited number of units proposed.

Ecology

A Preliminary Ecological Appraisal has been submitted with the application. It concludes that:

Protected sites – no impact on the SPA and SSSIs located in the vicinity of the site;

Habitats - no impact on the value of woodland on the site or the TPOs. Mitigation measures including construction work/tree protection to be to British Standard;

Bats – the landscape surrounding the site is considered of high value for bats and the site provides some high value foraging and community habitats within the woodland, along the scattered trees and within the area of scrub. However there are no buildings on site. Several trees provide potential for bat roosting (assessed as low roosting suitability) but none of the trees are proposed to be felled. Recommendations include low level lighting, provision of bat boxes and native species hedge planting to provide commuter routes within the site but no further surveys are required.

Birds – no suitable breeding sites for barn owls or ground nesting species such as stone curlew. Removal of some scrub vegetation will result in then loss of breeding habitats for scrub nesting birds. However as mitigation, any works on site should be planned outside the main nesting season (March to August). Compensation includes the provision of bird boxes and enhancements include the provision of swift boxes.

Great Crested Newt (GCN) – Whilst no ponds are on the site, there are two ponds located within 250m of the site, one of which is assessed as excellent suitability for GCN. There are also suitable terrestrial habitats within and around the site. A data search indicates 10 absence records from recent eDNA surveys undertaken for GCN, the closest of which is 1km from the site. However, the Ecologist considers that the absence records, combined with the fact that the site is not on a commuting route between ponds indicates that it is unlikely that GCN would be present on site during construction works. Notwithstanding the above, it is recommended that a method statement of Reasonable Avoidance Measures is produced as a safeguard.

Water voles, otters and white-clawed crayfish – no water features present on site and no mitigation required.

Reptiles – The habitats on and surrounding the site are suitable for reptiles. However, data searches only indicate one record of grass snake from 2003. Whilst the Ecologist considers it unlikely that reptiles will be found, a method statement of Reasonable Avoidance measures would be required.

Badgers – no signs of badger presence or data records and therefore no mitigation required.

On the basis of the above, suitable mitigation measures could be conditioned in accordance with the NPPF, NPPG and Policy CS12 of the Core Strategy 2011.

Other material considerations

Third Party comments have been covered in the main body of the report.

No issues are raised by Environmental Quality regarding contaminated land or air quality.

Crime and Disorder

There are no specific crime and disorder issues.

CONCLUSION

The site is designated as countryside and no material reasons have been given to suggest countryside protection policies should be set aside. The development is therefore contrary to paragraph 55 of the NPPF and to Development Plan Policies CS06 and DM2.

The proposed development would result in significant harm to the visual amenity of the locality and to the intrinsic beauty of this particular area of countryside. This impact would be worsened if there is pressure from future occupiers of the dwellings to remove the trees. It is therefore considered that the proposed development would not add to the overall quality of the area and represents poor design. The development is therefore contrary to paragraph 58 and 64 of the NPPF and Development Plan Policies CS08 and DM15.

The proposal is therefore recommended for refusal.

RECOMMENDATION:

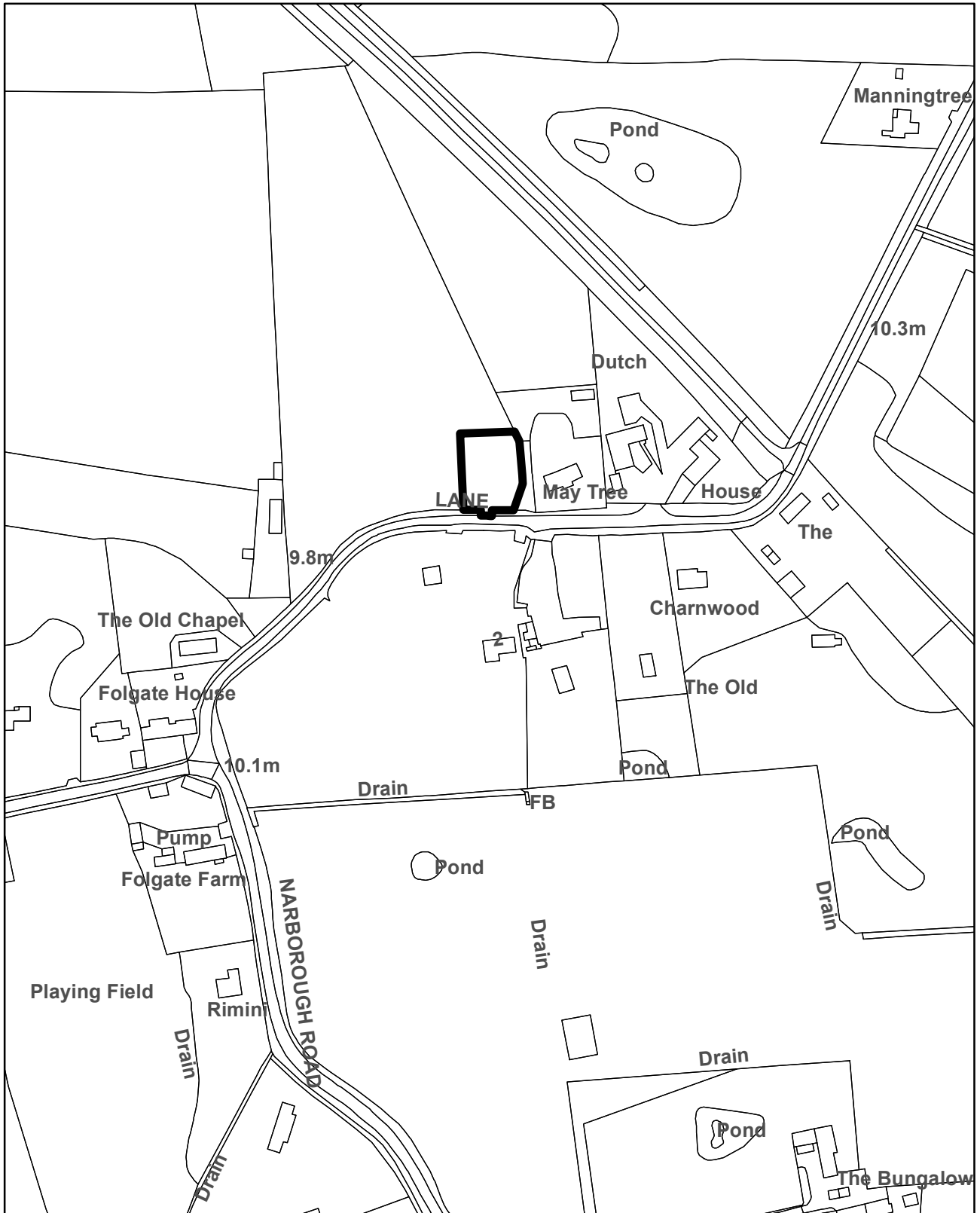
REFUSE for the following reason(s):

- 1 The site lies outside the development boundary for Northwold as defined by Inset G59 Northwold and Policy DM2 of the Site Allocations and Development Management Plan 2016 and is therefore countryside where countryside protection policies apply. The applicant has not provided any special justification why countryside protection policies should be relaxed. The proposed development is therefore contrary to the provisions of Paragraphs 17 and 55 of the NPPF, Policy CS06 of the Core Strategy 2011 and Policy DM2 of the Site Allocations and Development Management Policies Plan 2016.
- 2 The proposed development would result in significant harm to the visual amenity of the locality and to the intrinsic beauty of this particular area of countryside. This impact would be worsened if there is pressure from future occupiers of the dwellings to remove the trees. It is therefore considered that the proposed development would not add to the overall quality of the area and represents poor design. The development is therefore contrary to paragraph 58 and 64 of the NPPF and Policy CS08 of the Core

Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

16/02185/RM

Pentney Lane Pentney



1:2,500

AGENDA ITEM NO: 8/2(g)

Parish:	Pentney	
Proposal:	Reserved Matters Application: Construction of dwelling	
Location:	Pentney Lane Pentney Norfolk	
Applicant:	Nor-Cam Homes and Development Ltd	
Case No:	16/02185/RM (Reserved Matters Application)	
Case Officer:	Mrs N Osler	Date for Determination: 2 March 2017 Extension of Time Expiry Date: 12 April 2017

Reasons for Referral to Planning Committee – The views of Pentney Parish Council are contrary to the Officer recommendation.

Case Summary

The application is made for reserved matters approval: layout, scale, appearance and landscaping, following the grant of outline planning permission granted under reference 16/00015/O, for the erection of a single dwelling on land at Pentney Lane, Pentney.

Key Issues

Principle of Development
Form and Character
Residential Amenity
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application is made for reserved matters approval in relation to layout, design, appearance and landscaping (access fixed in the outline) for the erection of a single, 2 storey, five-bed dwelling on land at Pentney Lane.

Following discussion and negotiation with the case officer amended plans were received which reduced the scale of the proposal in terms of depth and height.

SUPPORTING CASE

As the application is for reserved matters approval there is no requirement for a design and access statement.

PLANNING HISTORY

In 2016 outline planning permission was granted for the erection of three dwellings on land adjacent to May Tree House, Pentney lane. Ref 16/00015/O, with all matter except access reserved.

RESPONSE TO CONSULTATION

Parish Council: OBJECTS to this application on two points:

- Size of the proposed dwelling in relation to the size of the plot and
- The appearance of the construction appears not to be in keeping with the surrounding properties.

Highways Authority: NO OBJECTION continues to recommend the previous conditions.

Arboricultural Officer: NO OBJECTION condition in strict accordance with the arboricultural report, method statement and plans submitted for 16/00015/O.

REPRESENTATIONS

TWO letters of **OBJECTION** have been received. The issues raised include:

- Property is far too big for the plot which will result in a cramped appearance,
- Overbearing,
- Vehicular activity associated with a five-bed dwelling,
- Doesn't take into account the agreed passing places, and
- No affordable housing.

TWO letters neither **OBJECTING** nor **SUPPORTING** have been received. The concerns raised include:

- The passing places are not mentioned and
- The new access should be used and not the existing access shared driveway adjacent to Maytree House.

ONE letter of **SUPPORT** has been received. The reasons for support include:

- The property is suited to the size of the plot and looks like a fabulous family home and
- It is better to have three excellent dwellings than to have a built-up site.

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The main issues in the determination of this application are therefore:

- Principle of Development
- Form and Character and
- Neighbour Amenity

Principle of Development

Outline planning permission was granted for the erection of three dwellings on land at Pentney Lane in March 2016.

A subsequent application made to discharge tree survey and protection conditions (conditions 5 and 6) was approved in November 2016.

The principle of residential development on the site is therefore established through the grant of planning permission. This application is made for matters reserved from the planning permission (i.e. layout, scale, appearance and landscaping) for a single house.

It is quite acceptable for reserved matters to be submitted on part of a site provided that the proposal is consistent with the outline planning permission and does not preclude implementation of the wider permission.

Form and Character

The proposal is for a large family dwelling with an attached double garage within the most easterly of the three plots within the outline permission. It has Maytree House to its east and open countryside to the north and west. To the south, on the opposite side of Pentney Lane, is further residential development.

Layout: the dwelling is located within a relatively central position with its plot with its principal elevation fronting the road. In itself the layout of the dwelling is considered to be acceptable and follows a key characteristic of the locality which is that the principal elevation fronts the road.

Scale: The dwelling is a large five-bed property with a frontage of 20.5m and a depth of 9.5m; the ridge height of the main house is 8.4m and the ridge above the garage is 6.5m.

Objections to the application have focussed on the scale and appearance of the dwelling.

The dwelling is clearly large and will be imposing within its immediate vicinity. It will also be visible from Pentney Lane from the access and the oblique view from the south east where there is no hedge.

Appearance: The dwelling is proposed to be built of a rustic red brick with black timber cladding to the frontage full height window and garage, with a slate grey clay pantile on the main house and a plain tile on the garage.

These materials are considered appropriate for this location,

Landscaping: The submission includes details of fencing and shrub and hedgerow planting which are considered appropriate for this location.

Notwithstanding the scale, it is considered that the design and appearance are compliant with the provisions of DM15 and the NPPF in relation to design matters and that it does not cause unacceptable harm to local amenity. Further, there are other large scale family dwellings in the immediate locality.

Neighbour Amenity

There would be no material overbearing or overshadowing impacts, and whilst there would be some overshadowing to Maytree House this would be for limited periods of the day and would not be sufficient enough to warrant refusal.

Other Material Considerations

In relation to third party issues not covered above:

Passing places – the provision of parking places is covered under the outline application

No affordable housing – the provision of affordable housing was fully considered at the outline stage

Access – Access is as approved at outline stage and is not via the shared driveway adjacent to Maytree House

CONCLUSION

Whilst large, it is considered that the layout, scale and appearance of the dwelling and associated landscaping are acceptable for the site and the wider locality and in accordance with the aims of the NPPF, NPPG and Development Plan. The proposal is therefore considered acceptable.

RECOMMENDATION:

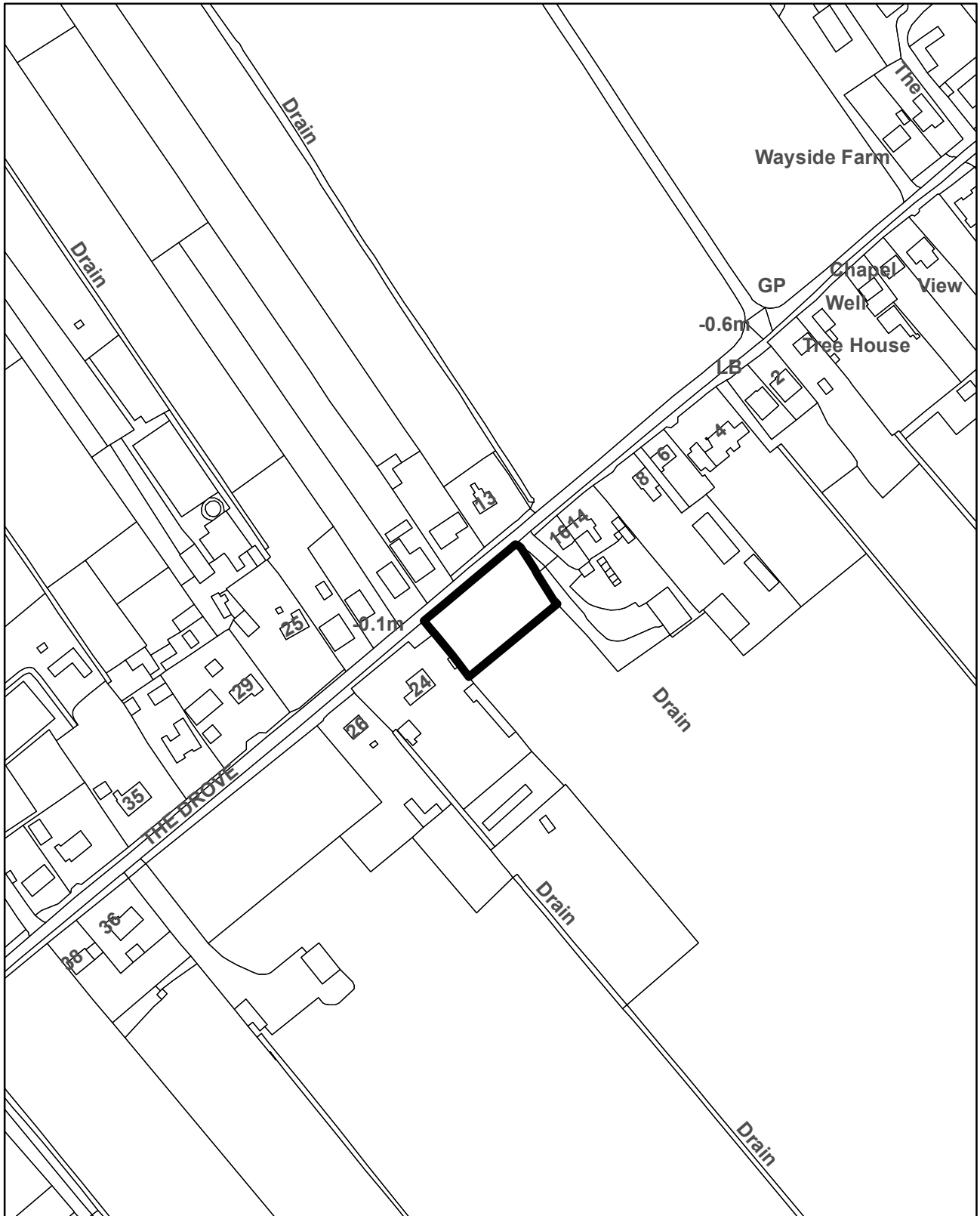
APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plan drawing no: 5590-PL01d.

- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition Prior to the first occupation of the development hereby permitted the proposed on-site access, car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 2 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

17/00223/O

Land at 16 the Drove Barroway Drove Stow Bardolph



1:2,500

AGENDA ITEM NO: 8/2(h)

Parish:	Stow Bardolph	
Proposal:	Outline Application: Two executive type detached chalet properties with detached garages	
Location:	Land at 16 the Drove Barroway Drove Norfolk	
Applicant:	Mr Richard Garner	
Case No:	17/00223/O (Outline Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 5 April 2017

Reason for Referral to Planning Committee – There is planning history of an appeal dismissed on this site.

Case Summary

Outline permission is sought for two dwellings on a parcel of agricultural land with frontage onto The Drove, Barroway Drove. All matters are reserved for future consideration.

The site has a history of refusal and appeal dismissed. For ease of reference the appeal is attached to this report.

Key Issues

Appeal history
Principle of development
Other Material considerations

Recommendation

APPROVE

THE APPLICATION

Outline permission is sought for two dwellings on a parcel of agricultural land with frontage onto The Drove, Barroway Drove. The site comprises 0.16Ha of land with a frontage of 52m and depth of 31m on the south-eastern side of The Drove, approx. 120m south-west of its junction with Cuckoo Road and Highbridge Road.

There are bungalows on either side of the site (Nos. 16 & 24 The Drove), houses on the opposite side of the road, and agricultural fields stretching beyond to the rear.

The development sought is the construction of two dwellings (described as detached executive type chalets with detached garages). All matters are reserved for future consideration; however an illustrative layout plan shows how the site could potentially be developed.

SUPPORTING CASE

The application is accompanied by a Design & Access Statement which raises the following matters in support of the proposed development:

“The site currently forms agricultural land in the village of Barroway Drove and is surrounded by development to the East, South and West of the property. Barroway Drove is designated a ‘Smaller Village and Hamlet’ by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary however this site is infilling development.

Use

The proposed development represents effective use of the land. The location of the site in relation to the village is an important consideration in the context of the Core Strategy. The site is situated between existing residential properties and the scale of development envisaged is in keeping with the immediate vicinity. The site is within Flood Zone 3.

Amount

Whilst the proposal is in outline, it is envisaged that two, two-storey chalet style dwellings with a footprint of approximately 100m² each would be built. There is ample parking and turning space within the current layout of the site as shown on the indicative layout plan. The property will be of a design which is compatible with its surroundings and of a high standard. The Ground Level is -2 AOD meaning therefore the finished floor levels will be -0.6 AOD as discussed in the Flood Risk Assessment that is also submitted. Therefore, as the property is a chalet style property with accommodation upstairs the constructions ridge height will be no more than 6.4 above floor level i.e. 5.8 AOD.

Layout

Whilst the exact layout is to be reserved, the outlined application envisages the construction of two dwellings with an area immediately to the South being largely reserved for parking and turning. It is envisaged that the orientation of the rooms and windows be such that there is no overlooking of neighbouring properties, with only obscured bathroom windows to the side at first floor level.

Scale

The scale of development is in keeping with the local area. Approximate build width of each dwelling 10m, approximate build depth of each dwelling 10m, approximate ridge height: 8.5m.

Landscaping

The proposal is in outline and does not deal with the details of landscaping. However, it is envisaged that once the new access onto The Drove has been created for each dwelling, a suitable scheme of planting can be created to maintain and enhance the visual appearance of the area. It is proposed that a 1.8m high fence would be erected between the proposed developments.

Appearance

It is envisaged that a building of traditional materials would be constructed which will be in keeping with the current built landscape of The Drove and Barroway Drove generally.

Access

A new vehicular and pedestrian access will be required from The Drove for each dwelling. Appropriate pedestrian and vehicular visibility exists. Access surface treatments will ensure access for all, including wheelchairs. Public transport is currently available within a reasonable walking distance, together with village amenities.

Flood Risk

The site is within Flood Zone 3 and a site specific Flood Risk Assessment is required.”

PLANNING HISTORY (Relevant)

16/00423/O: Application Withdrawn: 17/05/16 - Outline Application All Matters Reserved: two executive type detached properties with detached garages

2/02/0578/O: Application Refused: 07/06/02 - Site for construction of two dwellings - Appeal Dismissed 13/03/03

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Local Highway Authority: NO OBJECTION

Downham & Stow Bardolph Internal Drainage Board: NO OBJECTION

Environmental Health & Housing – Environmental Quality: No Comments

Environment Agency: NO OBJECTION but strongly recommend mitigation measures proposed in FRA are conditioned

District Emergency Planning Officer: NO OBJECTION subject to suggested conditions relating to signing up to EA’s Floodline and an evacuation plan (Officer note – this will be dealt with via informative note on decision notice due to enforceability issues).

REPRESENTATIONS

None received

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS11 - Transport

17/00223/O

Planning Committee
3 April 2017

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM3 - Infill development in the Smaller Villages and Hamlets

PLANNING CONSIDERATIONS

The key issues for consideration in determining this application are as follows:

- Appeal history
- Principle of development
- Other Material considerations

Appeal history

It will be noticed in the History section above that this site has been the subject of a previous application for residential development back in 2002 under application ref: 2/02/0578/O. This application was refused by virtue of being outside the village development area and having an adverse effect upon the character and appearance of the countryside in an Area of Important Landscape Quality (AILQ).

That decision was appealed and a copy is attached to this report for reference. The Inspector concluded that on the first issue the proposal was contrary to the Development Plan policies of that time (paragraph 8). He goes on to state at paragraph 9:

“...the site currently forms a visual link with the wider rural landscape. Its open nature also provides an important break in almost continuous development along this road frontage. In my view the development of this gap would consolidate development and have an urbanising effect...The proposal would result in the loss of an open area of rural land which contributes towards this landscape quality.”

The appeal was determined in March 2003.

Principle of development

There have been some significant changes to planning policy since the previous application was refused and appealed some 14 years ago; specifically related to housing and the classification of the countryside as an AILQ no longer applies.

The application site lies in an existing settlement which is categorised as a Small Village or Hamlet in the settlement hierarchy defined in the LDF. Although not having many facilities itself, it lies fairly close to a market town and is considered to contribute to its role in maintaining and delivering services. Within such settlements with regards to housing provision Policy DM3 of the SADMPP applies which states:

“...The sensitive infilling of small gaps within an otherwise continuously built up frontage will be permitted where:

- The development is appropriate to the scale and character of the group of buildings and its surroundings; and
- It will not fill a gap which provides a positive contribution to the street scene.

In exceptional circumstances the development of small groups of dwellings in Smaller Villages and Hamlets may be considered appropriate where the development is of a particularly high quality and would provide significant benefits to the local community.”

In the past two years there have been several infill developments in Barroway Drove, given the implications of Policy DM3 and the 5 year supply of housing land deficit experienced by the Council. This has resulted in the consolidation of certain parts of road frontages in the settlement.

Whilst the Planning Inspector considered in 2003 that the gap was a significant feature, its value is not considered to be such today in light of the step change in planning policy and recent commitments to develop in Barroway Drove.

Other Material considerations

Access to the site is to be determined at the reserved matters stage; however the Local Highway Authority does not raise any concerns at this stage.

Impact upon neighbouring properties will be addressed at the reserved matters stage, but it is not anticipated that there will be significant issues in this regard.

The proposal passes both sequential and exception testing with regards to flood risk because although the site lies within Flood Zone 3 & Hazard Zone, all of Barroway Drove is in the same category. This is in accordance with the protocol agreed with the Environment Agency in dealing with Parishes in a high risk zone. A site specific FRA indicates that mitigation measures may be made to render the dwellings safe – a view endorsed by the Environment Agency. Our Emergency Planner suggests conditions relating to a flood evacuation plan and signing on to Flood Warnings Direct service – this is to be covered by an informative note due to enforceability issues.

Drainage – surface water is proposed to be dealt with via soakaway and foul water will be dealt with via mains.

There are no significant crime and disorder issues raised by this proposal.

CONCLUSION

Whilst there is a history of planning refusal and an appeal dismissed for this site, it is considered that the proposal now accords with the criteria of Policy DM3 of the SADMPP. This fact, combined with the assessment that the proposal is in a reasonably sustainable location, results in a recommendation for approval subject to certain conditions identified below.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition Approval of the details of the means of access, layout, scale, appearance and landscaping of the site (hereinafter called ‘the reserved matters’) shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 2 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by Geoff Beel Consultancy dated December 2016 and submitted as part of this application and the following mitigation measures detailed within the FRA:
 1. Finished floor levels will be raised to -0.60m meters aOD.
 2. Flood resilient measures will be incorporated into the building construction up to 600mm above FFL.
 3. There will be no sleeping accommodation on the ground floor.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
- 5 Reason In order to safeguard the development and future residents in an area prone to flood risk and to accord with the provisions of Core Strategy Policy CS08 of the LDF.



Appeal Decision

Site visit made on 18 February 2003

by **Martin H Seddon** BSc DipTP MPhil MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date: 13 MAR 2003

Appeal Ref: APP/V2635/A/02/1102110
Barroway Drove, Downham Market

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by R. Garner against the decision of King's Lynn and West Norfolk Borough Council.
- The application (Ref: 2/02/0578/O), dated 28 March 2002, was refused by notice dated 7 June 2002.
- The development proposed is construction of two residential dwellings.

Summary of Decision: The appeal is dismissed.

Preliminary Matters

1. The application is in outline with all other matters reserved.

Main Issues

2. I consider that there are two main issues in this appeal. The first whether the proposal is contrary to development plan policies for residential development in rural areas. The second is the effect of the proposal on the character and appearance of the countryside and the Area of Important Landscape Quality.

Planning Policies

3. The development plan includes the adopted Norfolk Structure Plan (1999) and the adopted King's Lynn and West Norfolk Local Plan (1998). Structure Plan policy ENV.1 gives high priority to protecting the environmental assets of the County including special emphasis for areas of local landscape quality. Policy ENV.3 states that in areas of important landscape quality proposals will only be acceptable where they can be shown to conserve and are sensitive to the appearance and character of these areas. Policy ENV.4 seeks to protect the distinctive character of the Norfolk countryside for its own sake and prevent significantly harmful development. Policy H.8 advises that housing development will not take place in the countryside unless it is shown to be needed in connection with uses including agriculture, forestry and organised recreation or tourist facilities. In addition, that it could not reasonably be provided within a settlement; and there are no significant environmental or access concerns.
4. Local Plan policy 8/8 advises that new dwellings will not be permitted in the countryside, although permission may be given exceptionally for dwellings for people who genuinely need to live at or close to their place of employment. The appeal site is within an Area of Important Landscape Quality as defined in the Local Plan. Policy 4/6 of the plan states that development which damages the distinctive character or appearance of the landscape in such areas will not be permitted.

5. National planning policy guidance is set out in Planning Policy Guidance Note 7: *The Countryside-Environmental Quality and Economic and Social Development* (PPG7). This explains that a policy of restraint applies to rural housing and the government's policy is that the countryside should be protected for its own sake.

Reasons

6. The appeal site is an area of agricultural land which lies between residential development at 'Richbro' and Becks Cottage. The site is outside the settlement boundary for Barroway Drove, as defined by the Local Plan, and is in the open countryside. The road known as Barroway Drove has residential, agricultural and commercial development intermittently at either side for much of its length. The open nature of the site allows views across it from the road of the typically flat rural landscape.
7. On the first issue, the proposal is not needed in connection with agriculture or forestry, organised recreation or tourist facilities. No justification has been put forward that it is required for people who need to live at or close to their place of employment. In addition, paragraph 3.21 of PPG7 advises that new house building in the open countryside away from areas allocated for development should be strictly controlled. The appellant considers that the land holding is un-economical to farm. However, I do not consider that this is sufficient reason to outweigh the strong policy presumption against the proposal.
8. I therefore conclude on the first issue that the proposal is contrary to development plan policies for residential development in rural areas and conflicts with Structure Plan policy H8 and Local Plan policy 8/8. The proposal also conflicts with national planning guidance in PPG7.
9. On the second issue, the site currently forms a visual link with the wider rural landscape. Its open nature also provides an important break in almost continuous development along the road frontage. In my view the development of this gap would consolidate development and have an urbanising effect. The proposal would not be sensitive to the character and appearance of the settlement and its countryside setting. The Area of Important Landscape Quality is based upon the open fenland area adjacent to the River Great Ouse. The proposal would result in the loss of an open area of rural land which contributes towards this landscape quality.
10. I conclude on the second issue that the proposal would harm the character and appearance of the countryside and the Area of Important Landscape Quality. It would conflict with Structure Plan policies ENV.1, ENV.3 and ENV.4 and Local Plan policy 4/6.

Other Considerations

11. The appellant refers to land on the opposite side of the road which has been granted planning permission. However, the Council confirms in its appeal statement that the land (Ref: 2/01/0969/O) is within the development boundary and therefore complies with planning policy. I see no reason to disagree with this view. The Stow Bardolph Parish Council supports the proposal and says that they are doing their utmost to assist in the provision of dwellings for local people. However, I consider that any benefits

from the provision of new housing at this particular location would not outweigh the harm to the countryside and Area of Important Landscape Quality.

Conclusion

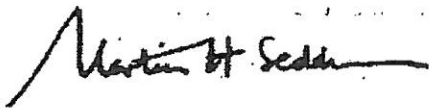
12. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

13. In exercise of the powers transferred to me I dismiss the appeal.

Information

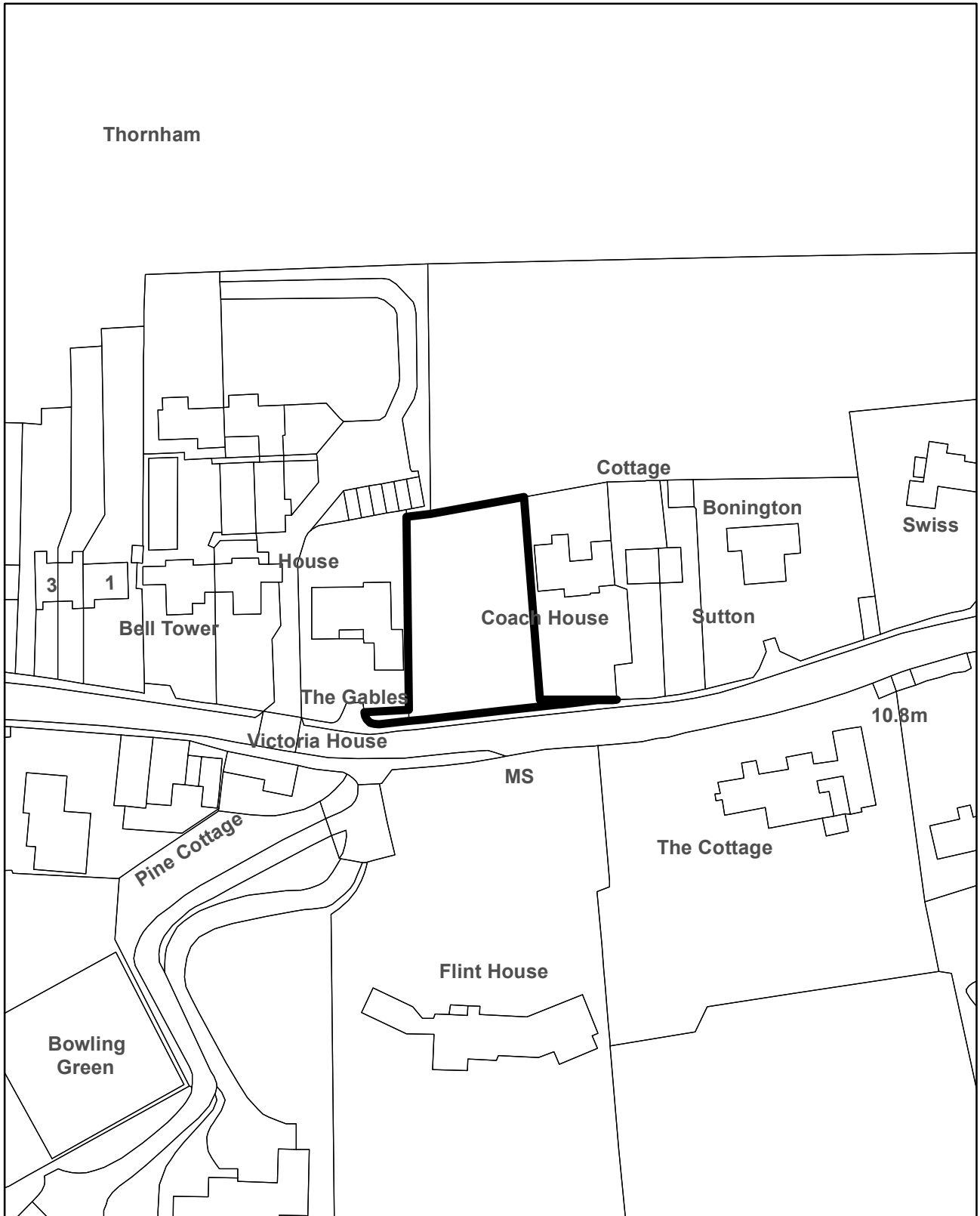
14. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.



INSPECTOR

17/00113/F

Coach House High Street Thornham



Parish:	Thornham	
Proposal:	Erection of 2 no. detached two storey dwellings, new shared vehicular access and boundary treatments	
Location:	Coach House High Street Thornham Hunstanton	
Applicant:	The Abbey Group (Cambridgeshire) Limited	
Case No:	17/00113/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 27 March 2017

Reason for Referral to Planning Committee – The views of Thornham Parish Council is contrary to the Officer recommendation.

Case Summary

The application site is within the defined development boundary for Thornham. Thornham is a “Rural village” in accordance with Policy CS02 of the Local Development Framework Core Strategy 2011.

The site is also contained within the Conservation Area and an Area of Outstanding Natural Beauty and forms part of an extended garden area to The Coach House.

The proposal seeks consent for 2 detached dwellings in this extended garden area.

Key Issues

- Principle of Development
- Impact upon Designated Heritage Assets
- Impact upon Residential Amenity
- Impact upon Highway Safety
- Protected Species
- Arboricultural Implications
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies within the development boundary of Thornham. Thornham is classified as a Rural Village in accordance with Policy CS02 of the Core Strategy.

The site is also contained within the Conservation Area and North Norfolk Coast AONB. The site is 0.127ha in size, and is on the northern side of High Street set back behind a wall,
17/00113/F

Planning Committee
3 April 2017

substantial hedging and trees and is the garden area of The Coach House. The Coach House being a 1 ½ dwelling constructed from red brick, pantile and flint.

Development on the northern side of High Street comprises of residential properties setback behind established walls and hedging. The dwellings are mainly two storey in form and are constructed chalk/flint with red brick quoin detailing, header and cill treatments.

The proposal seeks consent for the erection of 2 detached dwellings in the garden area to The Coach House. The 2 properties will be served by a shared access driveway following the setting back of the wall that fronts high street and the replanting of the hedging that setback behind the realigned wall. A significant tree on the roadside frontage will be retained.

The proposed properties will be two storey and constructed from chalk, with a parapet roof detailing, brick quoin detailing and red brick cill and header treatments. Plot 1 is adjacent to the western boundary (The Gables – also owned by the applicant) and Plot 2 is adjacent to the eastern boundary (The Coach House – also owned by the applicant). Parking is provided to NCC parking standards.

SUPPORTING CASE

The application has been supported by a Design and Heritage Statement which is summarised as follows:-

- The application site is around 0.12 hectares in size and is used as garden land for The Coach House and to a lesser extent The Gables.
- The site contains a number of trees together with a stone clunch and brick wall which fronts onto High Street. There are no existing buildings on the site and the existing access to the site is from that which serves The Coach House.
- The proposal is for 2 detached dwellings with a new shared access from High Street.
- In order to achieve suitable access, it would require the removal and relocation of the southern boundary wall. This will result in the loss of planting but replacement planting would be provided in the new development.
- 5 bedroom properties would be provided each with its own dedicated parking spaces. The private rear gardens would be 15m in depth.
- The Conservation Area Character statement identifies the area in which the site is contained, “High Street from the former school to The Castle” of note with relevance to this site the Statement identifies that on the north side of High Street, and the houses are largely hidden behind a continuous wall which is interrupted by modern gateways.
- The nearest listed buildings are – Thornham Cottage and Ilex House (Grade II) and Solana (Grade II). Thornham Cottage and Ilex House are situated around 40m to the south-east of the site. Thornham Cottage and Ilex house used to be one property; these properties are screened from the road and footpath via mature trees.
- Salana (listed as Thornham County Primary School) is situated around 45m to the east of the application site. There is an intervene building between the application site and the listed building.
- The dwellings are to be no higher than the existing buildings within the road. The proposed houses are similarly considered to be in keeping with the character of the area and they would certainly be no larger than other nearby dwellings.
- The layout has had regard to the proximity of nearby buildings and existing screening. The layout seeks to ensure that the dwellings are staggered between The Gables and The Coach House.

- The development will not have an unacceptable impact upon the trees here as shown in the Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement.
- The appearance of the development has been considered with due regard to materials which are present within the local environment. A mixture of red brick, clunch and red pantiles are proposed. Window and door details are capable of being finalised through condition.
- The development would see the creation of a new vehicular access point on to High Street. This would require the demolition of the existing wall to the south of the site and then its replacement in a position set back within the site. A new fence or boundary treatment would be required to separate the application site with The Coach House and to separate the plots.
- The access for pedestrians is freely available into the site; the dwellings are also to be constructed in a traditional manner which would mean that the finished floor level would be marginally above the current ground level.
- Scale and appearance of the dwellings are appropriate to the character of the Conservation Area, and would preserve the setting of the listed buildings.
- The proposal would be in line with policy DM2, conserves the beauty of the AONB, Policies CS01,06,07,08 and CS12 in terms of design and heritage impacts. Transport and parking issues compliant with CS11 and DM 12 and DM 17
- Impact upon neighbouring properties would be in line with policy DM15.

PLANNING HISTORY

There is no recent relevant planning history for the site

RESPONSE TO CONSULTATION

Parish Council: OBJECTION overdevelopment of the site and one would be better. Also raised concerns over access and parking and would be interested in NCC Highways issues.

Highways Authority: NO OBJECTION subject to conditions

Natural England: NO OBJECTION in terms of the impact upon statutory nature conservation sites.

Environmental Quality – Health and Housing – Environmental Quality: NO OBJECTION

Arboricultural Officer: - NO OBJECTION subject to conditions.

Conservation Officer: - NO OBJECTION subject to conditions

REPRESENTATIONS

None received

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

- The principle of development on this site;
- Impact upon the AONB;
- Design, character and appearance and Impact upon Heritage Assets;
- Impact upon Residential Amenity;
- Highway Issues;
- Arboricultural Issues
- Other Material Considerations.

Principle of Development

The application site is located within the development boundary of Thornham, the Conservation Area of Thornham and an Area of Outstanding Natural Beauty (AONB).

Thornham is a "Rural Village" as defined by CS02 where limited minor development will be permitted which meets the needs of settlements and helps to sustain existing services in accordance with Policy CS06 Development in rural areas.

The proposal seeks full planning permission for 2 detached dwellings in the garden area of Coach House, which is considered to be a scale of development that can be accommodated within Thornham and the proposal could be supported.

Impact upon the AONB

The site is also within an Area of Outstanding Natural Beauty (AONB).

The NPPF, specifically paragraph 115, states that: "Great weight should be given to conserving landscape and scenic beauty in National Parks, the Boards and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty."

The site is within the village settlement boundary and is surrounded by existing development of similar heights on all sides. The development will fit in amongst the existing built form without harm to the character of the AONB.

Design, character and impact upon designated heritage assets

The Conservation Area comprises of chalk and red brick houses and low level walls. Set behind these walls are substantial trees on both the application site and the site opposite. These trees act to funnel views in and out of the area.

The Thornham Conservation Area Character Statement states "The main part of the village comprises High Street, which changes frequently, so that the eye is always held by buildings or walls at different angles, giving the space between buildings an enclosed urban quality". The application site is contained in the part of the Conservation Area referred to as the section of "High Street from the former school to The castle" the Conservation Area Character Statement states in relation to this section particular area that "The road now bends slightly and the built up village gives way to houses, varying in size and set in substantial grounds. On the north side these are largely hidden behind a continuous high wall, interrupted by modern gateways".

The houses are set back from the street scene and are two storey in scale on large plots.

This site is screened from the Conservation Area by substantial hedging and trees and only when passing by heading in an easterly direction can the site be seen. The site comprises garden land to the Coach House; the Coach House is constructed from knapped flint, red brick with orange single roman pantiles. Access to the site is through the garden area of the Coach House. The site contains a summerhouse and shed and is enclosed by fencing along the northern boundary; a wall and hedging along the western boundary and a wall with hedging and trees are on the southern boundary (roadside).

The proposal seeks consent for the erection of two 2 storey dwellings.

Both dwellings will have brick quoin detailing and chalkstone walls, parapet roofs and sunken dormers. Plot 1 is adjacent to the western boundary of the site and plot 2 is adjacent to the Coach House. The ridge heights of the properties are 8.6m, which compared to the Coach House is 0.11m taller and is the same height as the Gables, the neighbour to the west.

A new shared driveway will be provided to serve the two properties by creating an opening in the roadside frontage wall along with setting the wall back outside of visibility splay areas.

The houses will be sited back in the street scene behind the Gables to the west and screened by hedging on the roadside frontage.

The setting back of the houses in the street scene and screened behind hedging will also sustain the setting of Ilex House, a grade II listed building on the southern side of High Street.

The Conservation Officer has no objection to the proposal, subject to conditions.

The Parish Council considers that the proposal is an overdevelopment of the site and would be better suited to one property. However, the proposed subdivision would still leave the donor property and the two dwellings with adequate amenity space. The shared driveway arrangement is a form of development which is akin to the existing arrangement for The Coach House with Gardeners Cottage.

Impact upon Residential Amenity

The National Planning Policy Framework, specifically paragraph 17, states that, in respect to neighbour amenity: "Planning should provide a good standard of amenity for all existing and future occupants of land and buildings".

Policy DM 15 of the Development Management Policies Document Plan states that, in respect to neighbour amenity: "Proposals will be assessed against a number of factors including: Overlooking, overbearing and overshadowing, noise, odour, air quality, light pollution, contamination, water quality and visual impact. Development that has a significant adverse impact on amenity of others ... will be refused".

The relationship between the proposed development and neighbouring properties has been examined. Consideration has been given to overlooking, overshadowing and overbearing issues.

There are no windows proposed in first floor west elevation of plot 1. Outlook from the windows on the rear elevation (north) of plot 1 look directly over fields to the north. The proposed property is to the east of The Gables by 6m, whilst this is a close relationship, plot 1 does not cause detrimental overbearing issues upon the enjoyment of this neighbour's property. There will be some overshadowing into the kitchen and en-suite windows of The Gables; however these are inhabitable rooms and the only rooms which have windows on the east elevation of the gables. Plot 2 is adjacent and forward of The Coach House. The Coach House has a bi-fold doors and windows in the west elevation that appear to be secondary window and doors to habitable rooms in that property. Outlook from the windows in the rear elevation of plot 2, will face directly north, with the patio area to the donor property (The Coach House) being shielded by a single storey projection to it.

Above all, it is considered that the scale, siting and layout of both plots 1 and 2 do not cause detrimental neighbour amenity issues.

Highway Issues

The Parish Council have objected to the proposal on highways grounds and parking turning issues.

The Highways Officer initially commented that in order for the construction of 2 dwellings with frontage parking it needed to be served by a new means of access which would benefit from visibility splay in accordance with Manual for Streets for 85% at 30mph, following the removal and reconstruction of the frontage wall at a setback position.

The agent has accommodated these required alterations in Rev F of the submitted plans.

Conditions are attached accordingly.

Arboricultural Implications

The site is contained within the Conservation Area and thus anything with a 75mm diameter will require consent to be removed. The trees that have been removed, evident from site visit, were under this diameter measurement.

Trees at the rear and front of the site are to be retained.

The Arboricultural Officer has no objection to the proposal subject to condition.

Other Material Considerations

The proposal would be liable for Community Infrastructure Levy (CIL) payments at a rate of £60/m².

The surface water drainage will be dealt with via soakaway and the foul water drainage will be via mains drains.

CONCLUSION

Members will need to consider whether the proposed development is of an appropriate design, scale and layout for the site and locality, particularly with regards the duties in relation to development within a conservation area.

It is your officer's opinion that the principle of developing the site is acceptable and can accommodate 2 dwellings without appearing a cramped form of development. The character of the Conservation Area is sustained subject to conditions and there are no highways issues that remain outstanding.

The design of the properties, their scale and layout are not considered to cause any detrimental impact upon neighbour or visual amenity subject to conditions.

The proposal is therefore in accordance with the provisions of the National Planning Policy Framework and National Planning Practice Guidance and the relevant policies of the Local Development Framework Core Strategy and the Site Allocation and Development Management Policies Plan.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:-
 - Proposed Block & Location Plans dwg.no. 16/54/01 Rev F. dated 20th March 2017
 - Plot 1, Floor Plans and Elevations dwg no. 16/54/05 dated March 2017
 - Plot 2, Floor Plans and Elevations dwg no. 16/54/06 dated 20th March 2017

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding details received, prior to the commencement of development details of the windows and doors to be used in the construction of the property at a scale of 1:20 will be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these details.
- 3 Reason: In the interests of safeguarding the amenity of the Conservation Area.
- 4 Condition: No development shall commence on any external surface of the new dwellings until a sample panel of the materials to be used for the external surfaces of the dwellings hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition: Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 6 Condition: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 6 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 7 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 7 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.

- 8 Condition: Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan in accordance with the highway specification drawing No: 16/54/01 Rev F in accordance with dwg. No. TRAD1. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 8 Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 9 Condition: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 9 Reason: In the interests of highway safety.
- 10 Condition: Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 10 Reason: In the interests of highway safety.
- 11 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 11 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 12 Condition: Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the off-site highway improvement works as indicated on drawing no. 16/54/01 rev F have been submitted to and approved in writing by the Local Planning Authority. The agreed off-site highway improvement works shall be completed, prior to the first occupation of the dwellings hereby approved, to the written satisfaction of the Local Planning Authority.
- 12 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- This also needs to be a pre-commencement condition as these fundamental details need to be properly designed at the front end of the process.
- 13 Condition: The development hereby approved shall be carried out in accordance with the Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement by Richard Morrish Associates Ltd dated December 2016
- 13 Reason: In the interests of Visual Amenity

- 14 Condition: Notwithstanding details received, prior to the construction of the realigned wall as shown on 16/54/01 Rev F, a sample panel of the materials to be used in the realigned wall hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.

- 14 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the March Planning Committee Agenda and the April agenda. 107 decisions issued, 94 decisions issued under delegated powers with 13 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority's powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 40% determined in time. Failure to meet this target could result in the application being dealt with by PINS, who would also receive any associated planning fee.

RECOMMENDATION

That the reports be noted.

Number of decisions issued from 22/02/17 - 21/03/17

	Total	Approved	Refused	Under 8 weeks or within agreed ext of time (Minor/Other)	Under 13 weeks or within agreed ext of time (Major)	Performance %	Former National target %	Current National target %	Planning Committee decision	
									Approved	Refused
Major	0	0	0		--	--%	60	50	1	0
Minor	61	51	10	48		79%	65		6	5
Other	46	41	5	41		89%	80		0	1
Total	107	92	15							

Planning Committee made 13 of the 107 decisions, 12%

PLANNING COMMITTEE -

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority's powers contained in the Town and Country Planning Act 1990 and have no financial implications.

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
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01.02.2017	21.03.2017 Application Permitted	17/00167/F	Mr Hugh Mason The Moorsheds Eastmoor Road Eastmoor Barton Bendish Proposed single store extensions (including Porch, Orangery, Master Dressing Suite, Library, Fitness Room, Garaging and Workshops) and various internal alterations	Barton Bendish
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02.02.2017	28.02.2017 NO OBJECTION TO NCC APP	17/00185/CM	Sibelco UK Tailings Lagoon Bawsey Country Park Station Road Leziate County Matters Application: Application to vary condition 1 of planning permission C/2/2014/2014 to allow additional time period to complete restoration works involving the further deposit of tailings (until the end of October 2018) and five years aftercare	Bawsey
09.12.2016	01.03.2017 Application Permitted	16/02151/F	Mr And Mrs Pick Lazy Winds Gong Lane Burnham Overy Staithe King's Lynn Demolition of existing garage and erection of single storey extension to side of house. Removal of section of existing front wall	Burnham Overy
04.01.2017	01.03.2017 Application Permitted	17/00008/F	Mr Jamie Lake Church House Wells Road Burnham Overy Town King's Lynn Alterations to Church House comprising mainly internal alterations	Burnham Overy
06.01.2017	07.03.2017 Application Refused	17/00018/O	Mrs D Hargreaves Domville Glebe Lane Burnham Overy Staithe King's Lynn OUTLINE WITH SOME MATTERS RESERVED: New single dwelling house on the garden to Domville	Burnham Overy

06.01.2017	07.03.2017 Application Permitted	17/00014/F	Mr P Jefferys Chapel Cottage Main Road Brancaster King's Lynn Extension and alterations to dwelling	Brancaster
18.01.2017	01.03.2017 Application Permitted	17/00073/F	Mr Haynes and Mrs Bustin East Cottage Deepdale House The Downs Burnham Deepdale Single storey timber framed extension	Brancaster
23.01.2017	21.03.2017 Application Refused	17/00095/F	Ms Alison Bowditch 3 Sawpit Cottages Main Road Brancaster King's Lynn Part 2 storey part single storey rear extension and renovation	Brancaster
16.02.2017	07.03.2017 Application Permitted	16/02126/NMA_1	Mr Stephen Clark Driftwood Cross Lane Brancaster King's Lynn Non-material amendment to planning permission 16/02126/F: Side and rear extension and cladding of existing	Brancaster
04.01.2017	01.03.2017 Application Permitted	17/00009/F	Fleur HillBM LLP Foundry Place Burnham Market Norfolk Removal of condition 8 a and b of planning permission 15/01697/F: Extend current use of retail buildings to include A3 use for up to 50% of the floorspace	Burnham Market

12.01.2017	09.03.2017 Would be Lawful	17/00037/LDE	Mr John Middleton 8 Back Lane Burnham Market King's Lynn Norfolk Certificate of Lawfulness: Existing use of roof space above garage/workshop as a residential studio flat	Burnham Market
16.01.2017	13.03.2017 Application Permitted	17/00056/F	Mr T Roberts Millers Way Herrings Lane Burnham Market King's Lynn Variation of condition 2 of planning permission 15/01109/F: To amend previously approved drawings - Demolition of existing dwelling and construction of replacement	Burnham Market
24.01.2017	13.03.2017 Application Permitted	17/00108/F	Mr Mark Thompson Sussex Barn Sussex Farm Ringstead Road Burnham Market Variation of condition 2 of planning permission 13/01334/F: To amend previously approved drawings	Burnham Market
25.01.2017	17.03.2017 Application Permitted	17/00125/LB	Mr C Burns Craig House 65 Market Place Burnham Market Norfolk Extension and Conversion of Outbuilding Studio to provide additional accommodation ancillary to main dwelling. Demolition and replacement of Garage	Burnham Market

06.01.2017	13.03.2017 Application Permitted	17/00016/F	Mr And Mrs Langridge 2 Springfield Close Crimplesham King's Lynn Norfolk Single storey bungalow and access	Crimplesham
23.02.2017	13.03.2017 Application Permitted	07/02615/NMA_1	Denver Barns Limited Denver Barns Ryston Road Denver Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 07/02615/F: Conversion of factory and offices to residential dwellings and construction of three new dwellings and alteration of access	Denver
01.02.2017	13.03.2017 Application Permitted	17/00166/F	Mr & Mrs Judd Tit Willow 16 Park Hill Dersingham King's Lynn VARIATION OF CONDITION 2 ATTACHED TO PERMISSION 16/00913/F: Renovation and loft conversion of dwelling	Dersingham
17.01.2017	13.03.2017 Application Permitted	17/00057/F	Mr Ronald Courtney Rosalea Brancaster Road Docking Norfolk New first floor extension	Docking

19.01.2017	21.03.2017 Application Permitted	17/00075/F	Mr H Williams Crossways Ringstead Road Docking King's Lynn Installation of a flue to the north elevation of "Crossways" detached house and construction of brick chimney to enclose the flue.	Docking
13.01.2017	07.03.2017 Application Permitted	17/00043/F	Downham Market Dental Care Downham Dental Practice 39 High Street Downham Market Norfolk Change of Use of No 37 High Street from Bank (A2) to Dental Surgery (D1) and alterations to link Nos 37 & 39 for use as Dental Surgery	Downham Market
13.01.2017	27.02.2017 Application Permitted	17/00044/LB	Downham Market Dental Care Downham Dental Practice 39 High Street Downham Market Norfolk Listed Building Application: Change of Use of No 37 High Street from Bank (A2) to Dental Surgery (D1) and alterations to link Nos 37 & 39 for use as Dental Surgery	Downham Market
13.01.2017	23.02.2017 Application Permitted	17/00050/F	Mr Ian Dickerson Tudor Cottage 129 Broomhill Downham Market Norfolk Proposed modifications and extension to kitchen	Downham Market

18.01.2017	03.03.2017 Application Permitted	17/00069/LB	Mr M Brown Howletts 53 - 55 High Street Downham Market Norfolk Listed Building Application: Regularization of internal alterations to shops (53 and 55)	Downham Market
20.01.2017	17.03.2017 Application Permitted	17/00082/LB	Mr M Brown Howletts 53 - 55 High Street Downham Market Norfolk Internal Alterations and Change of use to Chipshop Restaurant within No 53	Downham Market
20.01.2017	21.03.2017 Application Permitted	17/00089/F	Mr & Mrs Sarica 74 Landseer Drive Downham Market Norfolk PE38 9NG Proposed Conservatory to existing dwelling.	Downham Market
01.02.2017	21.03.2017 Application Permitted	17/00159/F	Mr Simon McKenna 116 Bexwell Road Downham Market Norfolk PE38 9LJ Rear and side dwelling extensions, with decking to the rear.	Downham Market
01.02.2017	13.03.2017 Application Permitted	17/00168/F	Mr & Mrs J Vella 88 Richmond Road Downham Market Norfolk PE38 9TB Proposed rear extension.	Downham Market

16.02.2017	10.03.2017 Application Refused	16/01012/NMA_1	Ms P Kittisak 51-53 Bridge Street Downham Market Norfolk NON MATERIAL AMENDMENT TO PLANNING CONSENT 16/01012/CU: Change of use of restaurant to flat	Downham Market
16.01.2017	09.03.2017 Application Refused	17/00047/O	Mr G Bassett - Executor of Mrs J Bassett Land Adj 83 Ladys Drove Emneth Wisbech Outline Application: Residential Development	Emneth
10.02.2017	10.03.2017 Application Permitted	16/01066/NMA_2	Alasan Developments Ltd Land SW of Eagle House Church Road Emneth Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 16/01066/F: Construction of new dwelling, garage and new access	Emneth
04.01.2017	09.03.2017 Application Permitted	17/00010/F	Mr & Mrs Beard 3 Station Road East Winch King's Lynn Norfolk Two storey extension	East Winch

03.01.2017	27.02.2017 Application Permitted	17/00005/F	Mr Peter Gidney West Hall Cottage Vicarage Lane Gayton Norfolk Ground floor extension, green roof with dormer over, construction of three bay garage and change to roof of North East corner of cottage for a bathroom	Gayton
23.01.2017	17.03.2017 Application Permitted	17/00093/F	Mr & Mrs Eldridge Doric 79 Station Road Great Massingham King's Lynn Two-storey extension to dwelling.	Great Massingham
23.01.2017	17.03.2017 Application Permitted	17/00094/RM	Freebridge Community Housing 62 Station Road Great Massingham Norfolk Reserved Matters Application: Proposed residential development of 2 dwellings	Great Massingham
22.12.2016	23.02.2017 Application Permitted	16/02221/F	Mr Gary Gibson 18A Wilton Road Heacham King's Lynn Norfolk Change frontage of shop in association with a change to a one bedroom residential dwelling 16/00383/PACU2	Heacham

04.01.2017	07.03.2017 Application Refused	17/00007/F	Mr Anthony Peake 1F the South Beach Heacham Norfolk PE31 7LH Part existing roof replacement and internal alterations to existing chalet bungalow	Heacham
19.01.2017	13.03.2017 Application Permitted	17/00083/F	Mrs Janet Edwards 1 Ingleby Close Heacham King's Lynn Norfolk Single storey side addition of porch/w.c area	Heacham
17.01.2017	13.03.2017 Application Permitted	17/00065/F	Mr Paul Grisbrook 22 College Road Hockwold cum Wilton Norfolk IP26 4LE Single storey side extension to form an attached garage	Hockwold cum Wilton
28.10.2016	01.03.2017 Application Permitted	16/01915/F	McCarthy And Sone (Eastern Region) Hamon Court 1 St Edmunds Terrace Hunstanton Norfolk Variation of Condition 8 attached to planning consent 13/00850/FM to amend external surfacing materials	Hunstanton

16.11.2016	07.03.2017 Application Permitted	16/02014/F	Client of Russen And Turner Garages 12 Kings Lynn Road Hunstanton Norfolk Change of use of existing land to proposed car wash, valeting area and amendity provisions for operatives	Hunstanton
21.11.2016	06.03.2017 Application Refused	16/02037/F	Mrs Rachel Grant Flat 4 55 - 59 South Beach Road Hunstanton Norfolk Removal of condition 3 of planning permission HU 1788: To remove occupancy restriction	Hunstanton
12.01.2017	09.03.2017 Application Permitted	17/00033/F	Searles Leisure Resort Searles of Hunstanton South Beach Road Hunstanton Norfolk Variation of condition 2 of planning permission 16/01360/F: To amend previously approved drawings for the construction of a new enclosed swimming pool and associated works	Hunstanton
26.01.2017	21.03.2017 Application Permitted	17/00128/F	Mr J Asman 34 Clarence Road Hunstanton Norfolk PE36 6HQ Extension and alterations to dwelling	Hunstanton

17.02.2017	09.03.2017 NO OBJECTION TO NCC APP	17/00315/CM	Anglian Water Services Limited Water - Sewage Facility Sherborne Road Ingoldisthorpe Norfolk COUNTY MATTERS: Construction of five new GRP Kiosks	Ingoldisthorpe
19.02.2016	27.02.2017 Application Permitted	16/00342/F	Green Developments Ltd Waverly Warehouse Oslers Yard Norfolk Street King's Lynn Norfolk Construction of four dwellings and conversion of barn to three dwellings and completion of previously approved (partial) demolition	King's Lynn
20.06.2016	16.03.2017 Application Permitted	16/01137/F	Mr John Pointer Belmont Wisbech Road King's Lynn Norfolk Loft conversion and ground floor rear extension	King's Lynn
06.09.2016	17.03.2017 Application Permitted	16/01602/F	Springwood High School Springwood High School Queensway King's Lynn Norfolk Single storey teaching building and ancillary shed (full approval following expiry of initial 5 year temporary planning permission Y/2/2011/2016) retropective	King's Lynn

24.10.2016	15.03.2017 Application Permitted	16/01885/LB	Mr Simon Vallance Elmer Lodge 81 Goodwins Road King's Lynn Norfolk Demolition & Replacement of Conservatory / Garden Room, formation of doorway between kitchen & dining room. Replacement window to kitchen & utility room. Conversion of existing first floor cloakroom to ensuite shower room & associated works. Replacement existing PVC & asbestos rainwater with cast aluminium	King's Lynn
27.10.2016	07.03.2017 Application Permitted	16/01884/F	West Norfolk Islamic Association 14 - 15 London Road King's Lynn Norfolk PE30 5PY Change of use of vacant space to residential accommodation with associated use to the West Norfolk Islamic Centre	King's Lynn

03.11.2016	24.02.2017 Application Permitted	16/01945/F	McDonalds Restaurants Ltd McDonalds King's Lynn Service Station Clenchwarton Road West Lynn Re-configuration and extension of car park and drive thru lane to provide a side-by-side order point and additional parking, incorporating a new island for signage, reconfigured kerb lines and associated works to site. Alterations to the access and egress of the site from the shared access. Construction of extension to incorporate new freezer and new bin store	King's Lynn
30.11.2016	21.03.2017 Application Permitted	16/02087/CU	Homeinsted Anglers Corner 22 - 24 Windsor Road King's Lynn Norfolk Change of use from retail to office including: general refurbishment, replacement of rear loading doors with personnel door and window and installation of external air conditioning units at first floor level.	King's Lynn
16.12.2016	13.03.2017 Application Refused	16/02183/F	Mr Mark Brown 19 South Everard Street King's Lynn Norfolk PE30 5HJ Replacing all single glazed wooden frame windows with white PVC plastic double glazed	King's Lynn

16.12.2016	23.02.2017 Application Permitted	16/02186/CU	Mrs Clare Biggs Vacant 68 High Street King's Lynn Norfolk Change of use from retail to a craft beer bar serving wine, spirits and snacks on and off the premises	King's Lynn
28.12.2016	09.03.2017 Application Permitted	16/02232/F	Diocese of Norwich 28 Jermyn Road King's Lynn Norfolk PE30 4AE Single storey front extension to existing detached house	King's Lynn
03.01.2017	28.02.2017 Application Permitted	17/00002/F	Mr Ric Barlow 45 Hulton Road Gaywood King's Lynn Norfolk Two storey side extension	King's Lynn
10.01.2017	09.03.2017 Application Permitted	17/00024/F	Mr & Mrs S & N Newman 48 Elvington King's Lynn Norfolk PE30 4TA Proposed front, rear and garage extension to detached dwelling	King's Lynn
10.01.2017	09.03.2017 Application Permitted	17/00029/A	Deltic Group Chicago Rock Cafe 39 Norfolk Street King's Lynn Norfolk Advert Application: 1 x internally illuminated fascia sign, 2 x internally illuminated projection signs and window vinyl	King's Lynn

16.01.2017	10.03.2017 Application Permitted	17/00042/F	Mr & Mrs J Claxton 22 St Peters Road West Lynn King's Lynn Norfolk Two storey extension to side of property	King's Lynn
24.01.2017	27.02.2017 GPD HH extn - Not Required	17/00119/PAGPD	Mr & Mrs Chase 42 Hulton Road Gaywood King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 3.033 metres with a maximum height of 3.457 metres and a height of 2.503 metres to the eaves	King's Lynn
26.01.2017	17.03.2017 Application Permitted	17/00132/CU	Freebridge Community Housing Providence Street Community Centre Providence Street King's Lynn Norfolk Change of use from residential (C3) to offices/consulting rooms (D1).	King's Lynn
26.01.2017	15.03.2017 Application Permitted	17/00136/F	Highways England Company Ltd Land Adj 104 Hillen Road King's Lynn Norfolk Erection of 2m high palisade fencing to enlose vacant site	King's Lynn

15.02.2017	16.03.2017 GPD HH extn - Not Required	17/00293/PAGPD	Mr Kevin Heath 270 Wootton Road King's Lynn Norfolk PE30 3BJ Single storey rear extension which extends beyond the rear wall by 3.6 metres with a maximum height of 3.39 metres and a height of 2.385 metres to the eaves	King's Lynn
09.01.2017	02.03.2017 Application Permitted	17/00020/F	Mr & Mrs R Payne The Shieling Squires Hill Marham Norfolk Creation of new driveway with access onto Squires Hill	Marham
16.01.2017	16.03.2017 Application Permitted	17/00055/F	Mr & Mrs D Rushmer Elliott House Hunters Drove Marshland St James Norfolk Proposed replacement dwelling including detached double garage (retrospective)	Marshland St James
23.01.2017	07.03.2017 Application Permitted	17/00096/F	N B Construction (UK) Ltd Land South East of the Trundle (33 School Road) Marshland St James Norfolk Proposed 3-bed dwelling and associated parking area (retrospective)	Marshland St James

30.01.2017	13.03.2017 Application Permitted	17/00154/RM	Mr N Sprunt Plot 3, Land Adjacent 46 Smeeth Road Marshland St James Norfolk Reserved matters application: Construction of plot 3	Marshland St James
06.12.2016	02.03.2017 Application Permitted	16/02130/F	David Long Architects Ltd 41 Globe Street Methwold Thetford Norfolk Change of use of No. 41 from shop/workshop/warehouse to residential dwelling, off-street parking, new garage and new vehicular access, demolition and extension to No. 45, new windows and doors to No's 41, 43 and 45	Methwold
13.12.2016	13.03.2017 Application Permitted	16/02149/F	British Sugar Plc Wissington Sugar Factory College Road Wereham King's Lynn A tank 15m in diameter and 17.2 metres high for the storage of water for fire fighting purposes	Methwold
20.01.2017	13.03.2017 Application Permitted	17/00077/F	British Sugar Plc Wissington Sugar Factory College Road Wereham King's Lynn The construction of the a steel, glass lined tank clarifier on a concrete base and surround	Methwold

07.02.2017	21.03.2017 Application Permitted	17/00212/F	Mr Y Prodromou 6 Brandon Road Methwold Thetford Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 16/00915/F (Variation of condition 2 of planning permission 15/00487/F to amend drawings)	Methwold
08.12.2016	15.03.2017 Application Refused	16/02142/O	Mr A Fines Land To East Manor Farm Cottages Hill Road Middleton Outline Application: Two residential dwellings	Middleton
13.12.2016	10.03.2017 Application Permitted	16/02153/F	Mr Trevor Bartle 10 Cedar Grove North Runcton King's Lynn Norfolk Bedroom extension to the rear of the bungalow to include ensuite facilities	North Runcton
16.01.2017	02.03.2017 Application Permitted	17/00061/F	Mr Gary Webb The Barns Methwold Road Whittington Norfolk Construction of general purpose agricultural building	Northwold
16.01.2017	02.03.2017 Application Permitted	17/00062/F	Mr Gary Webb The Barns Methwold Road Whittington Norfolk Construction of cattle shed	Northwold

02.03.2017	15.03.2017 Application Permitted	16/00885/NMA_1	Mr C Witley The Old Waterworks Waterworks Road Old Hunstanton Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 16/00885/F: Alterations to Dwelling, installation of Ground Floor Window, alteration to doors, installation of roof Lantern	Old Hunstanton
18.01.2017	07.03.2017 Application Permitted	17/00074/F	Mr S Judd 4 - 5 Church Terrace Outwell Norfolk PE14 8RQ Extension, alterations and change of use to form 2 dwellings,	Outwell
11.01.2017	13.03.2017 Application Permitted	17/00036/F	Sandringham Estate Hall Stables The Avenue Sandringham Norfolk Conversion of former Doctors surgery to residential, creating a self-contained flat and division of existing residential flats to create two self contained flats	Sandringham
23.12.2016	16.03.2017 Application Permitted	16/02225/F	Mrs Helen Bloom 1 New England Cottages Ringstead Road Sedgeford Hunstanton Extension and conversion of one dwelling into two dwellings	Sedgeford

08.12.2016	24.02.2017 Application Permitted	16/02132/F	Mr & Mrs Clowser 36B Common Road Snettisham Norfolk PE31 7PF Single storey extension	Snettisham
12.12.2016	13.03.2017 Application Permitted	16/02144/F	RSPB RSPB Snettisham Marsh Nature Reserve The Beach Shepherds Port Snettisham Erection of a replacement bird watching hide subsequent to the coastal surge in Dec 2013	Snettisham
15.12.2016	01.03.2017 Application Refused	16/02173/F	Mrs Christine Allspo 7 Park Lane Snettisham King's Lynn Norfolk Erection of a single storey bungalow	Snettisham
28.12.2016	10.03.2017 Application Permitted	16/02237/F	Canadian Solar UK Projects Ltd Land S Saffron Nursery Fring Road Bircham Road Snettisham Norfolk Variation of condition 2 to planning permission 15/01146/FM: To amend previously approved layout	Snettisham
15.12.2016	07.03.2017 Application Permitted	16/02167/F	Mr Craig Yarham Goldcrest House Avondale Road South Creake Fakenham VARIATION OF CONDITION 2 OF PLANNING CONSENT 16/00540/F: Construction of new dwelling	South Creake

07.02.2017	21.03.2017 Application Permitted	17/00207/F	Mr Dan Nicholson Nicholson Machinery 1 Westgate Street Southery Downham Market Conversion of existing office to visitor accommodation including one bedroom worker flat	Southery
06.02.2017	09.03.2017 GPD HH extn - Not Required	17/00214/PAGPD	Mr And Mrs B Devine 113 Nursery Lane South Wootton King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 5.78 metres with a maximum height of 3.5 metres and a height of 2.6 metres to the eaves	South Wootton
01.12.2016	23.02.2017 Application Permitted	16/02099/F	Miss Sandy Convoy Prestbury House Cuckoo Road Stow Bridge King's Lynn Replacment of existing concrete, brick and tile cattle shed to a one and a half storey annex building	Stow Bardolph
28.12.2016	01.03.2017 Application Permitted	16/02233/F	Greene King Pub Partners The Hare Arms Lynn Road Stow Bardolph King's Lynn Demolition of conservatory, new extension and alteration to garden wall	Stow Bardolph

13.01.2017	09.03.2017 Application Refused	17/00039/F	Mr & Mrs JARRATT Willow Green 101 the Drove Barroway Drove Norfolk Proposed two storey extension and internal alterations	Stow Bardolph
22.12.2016	28.02.2017 Application Permitted	16/02219/F	Ms P Mullin 11 - 12 Websters Yard The Street Syderstone King's Lynn Conversion and extension of studio to self contained annex	Syderstone
24.11.2016	03.03.2017 Application Permitted	13/00189/NMAM_1	Race Bank Wind Farm Ltd Site For Race Bank Offshore Wind Farm North of Peter Scott Walk (Coastal Footpath) Terrington St Clement Norfolk Non-material amendment to planning permission 13/00189/FM: Amendment to the approved inter- tidal cable installation corridor (DECC reference 12.4.09.04/76C) and onshore cable installation corridor (King's Lynn and West Norfolk reference 10/00966/EXF) for the Race Bank offshore wind farm	Terrington St Clement

08.12.2016	23.02.2017 Application Permitted	16/02141/F	Mr And Mrs D Reynolds 14 Hay Green Road North Terrington St Clement King's Lynn Norfolk Variation of condition 2 of planning permission 15/01787/F: To amend previously approved drawings	Terrington St Clement
13.01.2017	02.03.2017 Application Permitted	17/00038/F	Mrs C JOHNS 39 Popes Lane Terrington St Clement King's Lynn Norfolk PROPOSED GARAGE / WORKSHOP & REPLACEMENT CONSERVATORY WITH INTERNAL ALTERATIONS	Terrington St Clement
29.06.2016	01.03.2017 Application Permitted	16/01205/F	Mrs Elaine Knight Land South West of 23 Old Church Road Terrington St John Norfolk PE14 7XA Installation of 12kw ground mounted solar pv array for three dwellings permitted under planning application 13/00055/F	Terrington St John
06.02.2017	27.02.2017 Application Permitted	16/00215/NMA_1	T M Browne Developments Ltd Mill House Mill Road Terrington St John Wisbech NON-MATERIAL AMENDMENT TO PLANNING CONSENT 16/00215/F: Construction of two pairs of semi-detached houses	Terrington St John

06.02.2017	08.03.2017 Application Permitted	16/00273/NMA_2	Laura Karran Church View Church Street Thornham Hunstanton NON-MATERIAL AMENDMENT TO PLANNING CONSENT 16/00273/F: Refurbishment of existing outbuilding	Thornham
09.01.2017	23.02.2017 Application Permitted	17/00019/F	Mr & Mrs D Haynes Villino Rosa 127 High Road Tilney cum Islington Norfolk Extension to side and rear of dwelling	Tilney St Lawrence
30.01.2017	06.03.2017 Application Permitted	13/00332/NMA_1	D L Landscapes Thornalley Funeral Services 23 Magdalen Road Tilney St Lawrence King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 13/00332/F: Conversion of Chapel to Dwelling	Tilney St Lawrence
16.01.2017	23.02.2017 Application Permitted	17/00046/F	Mr Mark Wedge All Ours 23 Green Road Upwell Wisbech Extension to existing garage.	Upwell
17.01.2017	13.03.2017 Application Permitted	17/00066/F	The Upwell Health Centre Upwell Health Centre Townley Close Upwell Wisbech Alterations and extension to health centre	Upwell

13.12.2016	10.03.2017 Application Permitted	16/02147/RM	Miss Emily Clifton Land South of Casa Mia (Plot 1) Hall Road Walpole Highway Wisbech RESERVED MATTERS: Erection of dwelling and garage (Plot 1)	Walpole Highway
03.02.2017	13.03.2017 Application Permitted	17/00189/RM	Mr & Mrs A Clifton Plot 2 Land To the South of Casa Mia Hall Road Walpole Highway RESERVED MATTERS: Construction of a 4 bedroom detached house with garage	Walpole Highway
02.12.2016	27.02.2017 Application Permitted	16/02101/RM	Mr Jason Bull Poppyfields Pyecroft Lane Walpole St Peter Norfolk RESERVED MATTERS: Proposed dwelling	Walpole
18.10.2016	27.02.2017 Application Permitted	16/01842/F	Mr J Neave Land And Ponds S of 52 Broadend Road E of Zoar Cottage And W of Turpitts Field Green Lane Walsoken Norfolk Proposed extension of lake, associated earthworks and new parking area, and use of both existing and proposed lakes for commercial fishing/angling	Walsoken

17.11.2016	02.03.2017 Application Permitted	16/02019/CU	King's Lynn Aero Modelling Club Ltd North of Station House Station Road Walsoken Change of use from agricultural land to the flying of model aircraft with siting of storage container and Portaloo, windsock and safety start-up tables	Walsoken
10.01.2017	02.03.2017 Would be Lawful	17/00026/LDP	Mr & Mrs Priest Lindaville 21 Rectory Lane Watlington King's Lynn Lawful Development Certificate: Dormer windows on property	Watlington
03.11.2016	10.03.2017 Application Permitted	16/01943/F	Pisces Holiday Park Pisces Country Park Bedford Bank Welney Norfolk Use of site as holiday park with proposed increased units	Welney
03.02.2017	02.03.2017 Application Permitted	16/00219/NMA_1	Wereham Village Hall Village Hall Church Road Wereham Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 16/00219/F: Construction of stand alone village hall with associated parking. On completion the existing village hall is to be demolished	Wereham

09.11.2016	27.02.2017 Application Permitted	16/01962/RM	Avalon Construction (Southern) Ltd The Mount 24 River Road West Walton Wisbech Reserved Matters Application: Erection of a four bedroom detached dwelling	West Walton
18.01.2017	23.02.2017 Application Permitted	17/00070/F	Mr & Mrs Myles & Karen Norman The Willows Lynn Road Walton Highway Norfolk first floor extension to side of dwelling	West Walton
25.01.2017	21.03.2017 Application Permitted	17/00126/F	Mr R Carter Moulton House 35 Stow Road Wiggshall St Mary Magdalen King's Lynn Two storey rear extension to dwelling	Wiggshall St Mary Magdalen
07.11.2016	06.03.2017 Application Permitted	16/01954/F	Ms Josephine Barbara Quigley Church Farm Low Road Wretton King's Lynn Conversion and extension of an existing agricultural barn into three bedroom dwelling	Wretton