

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



Planning Committee

Agenda

Monday, 31st July, 2017
at 9.30 am

in the

**Assembly Room
Town Hall
Saturday Market Place
King's Lynn**



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200
Fax: 01553 691663

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, 31st July, 2017

VENUE: Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

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 Monday 3 July 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 - 8)

The Committee is asked to note the Index of Applications.

(a) Decisions on Applications (Pages 9 - 146)

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

9. PLANNING ENFORCEMENT SERVICE - QUARTERLY REPORT (Pages 147 - 172)

To provide the Committee with the quarterly report covering performance for the period 1 April - 30 June 2017.

10. PLANNING & ENFORCEMENT APPEALS - QUARTERLY REPORT (Pages 173 - 180)

To provide the Committee with the quarterly report covering the performance for the period 1 April – 30 June 2017.

11. DELEGATED DECISIONS (Pages 181 - 215)

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

To: Members of the Planning Committee

Councillors A Bubb, Mrs S Buck, C J Crofts, Mrs S Fraser, G Hipperson, 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 **Thursday 3 August 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, 28 July 2017**. Please contact Planningadmin@west-norfolk.gov.uk or call (01553) 616818 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 31 JULY 2017**

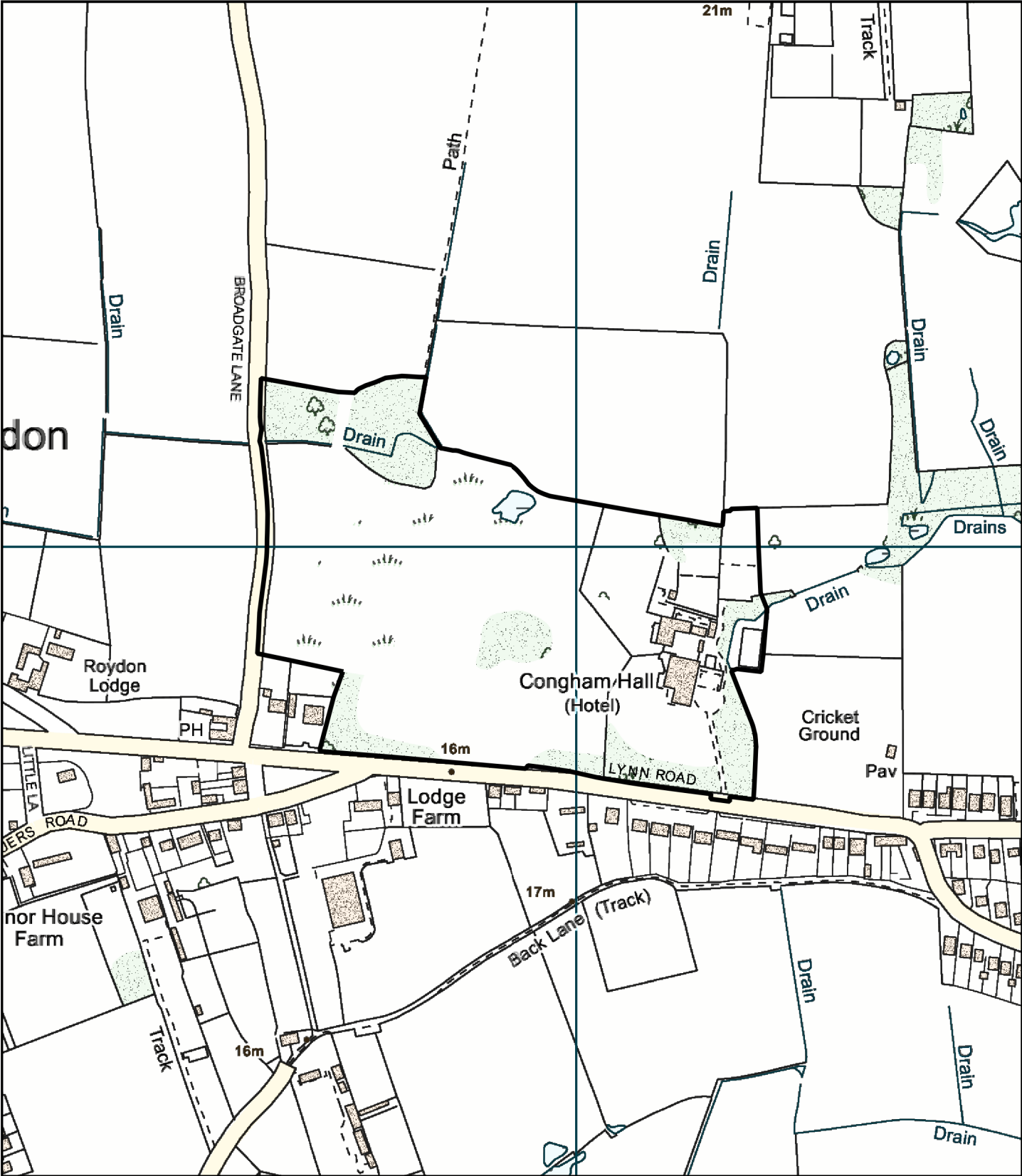
Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	MAJOR DEVELOPMENTS			
8/1(a)	17/00309/FM Congham Hall Hotel Lynn Road Extensions & alterations to hotel/spa and erection of new buildings and structures for use as additional hotel rooms (use class C1), erection of new buildings and structures for short term holiday accommodation, new spa treatment rooms, gym & administration uses, access alterations and associated infrastructure and works	CONGHAM	APPROVE	9
8/1(b)	16/01385/OM Land Off Cheney Hill OUTLINE WITH SOME MATTERS RESERVED: Residential development of up to 64 dwellings	HEACHAM	REPORT TO FOLLOW	
8/1(c)	17/01140/OM Land North of Sandy Lane OUTLINE APPLICATION WITH SOME MATTERS RESERVED: Development of 229 Park Homes and 20 associated individual residential plots (duplicate application with Fenland District Council)	WALSOKEN	THE COMMITTEE'S INSTRUCTIONS ARE SOUGHT	36
8/2	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE BOARD			
8/2(a)	17/00876/F Ternstones Main Road Brancaster Staithe Demolition of existing bungalow and provision of and new dwelling	BRANCASTER	APPROVE	44
8/2(b)	17/00719/F The Bell House Chapel Lane Construction of one bungalow south of The Bell House including construction of passing bay for Chapel Lane and new access	FINCHAM	APPROVE	53

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/2(c)	17/00691/F Cedar House 45A the Broadway Construction of Replacement Workshop and Store in Builders Yard (Re-Submission)	HEACHAM	APPROVE	60
8/2(d)	17/00893/F 91 South Beach Road Variation of condition 3 of planning permission 12/01633/CU - Use of caravan park for 10 static caravans and retention of existing caravan as office / security unit: To vary occupancy restriction	HUNSTANTON	REFUSE	75
8/2(e)	17/01135/F Sea Gulls 35 Lighthouse Lane Erection of garage/car port	HUNSTANTON	REFUSE	82
8/2(f)	17/01036/F Rear of 33 Kensington Road Construction of new dwelling and detached garage	KINGS LYNN	REFUSE	89
8/2(g)	17/01072/CM Land N of Outfall S Off Transmission Cables W Off Road Cross Bank Road County Matters Application: Erection of anaerobic digestion facility (to process up to 19,250 tonnes of biomass/slurry) including reception/office building and workshop, two digesters two storage tanks, combined heat and power plant, energy crop storage area and ancillary plan. Engineering works to resurface a section of the Byway open to all traffic	KINGS LYNN	REPORT TO FOLLOW	
8/2(h)	17/01065/O St James Lodge 288 Smeeth Road Outline application for proposed 2No. new dwellings	MARSHLAND ST JAMES	APPROVE	95
8/2(i)	17/00944/O 6 Hamtilon Road Outline application: Replacement dwelling	OLD HUNSTANTON	APPROVE	104

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/2(j)	17/00756/F Land At Whin Close Docking Road Amendments to the approved poultry farm development comprising of the erection of a general purpose building, erection of welfare block, dead bird shed and two weigh rooms, installation of water tanks, gas tanks, a generator and a substation, re-positioning of feed silos, surfacing of the farm access road, formation of 6 car parking spaces, enlargement of a turning head and relocation of a swale	SEDFORD	APPROVE	111
8/2(k)	17/00555/F Plot 1 The Woolpack Inn Main Road Construction of dwelling and detached garage (revised design)	TERRINGTON ST JOHN	APPROVE	126
8/2(l)	17/00759/F Miller Chicken Farm 80 Main Road Proposed Development of 2 Dwellings	WEST WINCH	APPROVE	135

17/00309/FM

Congham Hall Hotel Lynn Road Grimston



Parish:	Congham	
Proposal:	Extensions & alterations to hotel/spa and erection of new buildings and structures for use as additional hotel rooms (use class C1), erection of new buildings and structures for short term holiday accommodation, new spa treatment rooms, gym & administration uses, access alterations and associated infrastructure and works	
Location:	Congham Hall Hotel Lynn Road Grimston King's Lynn	
Applicant:	Congham Hotels Ltd	
Case No:	17/00309/FM (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 23 May 2017

Reason for Referral to Planning Committee – Called in by Councillor Tilbrook

Case Summary

The site is contained within an area designated as countryside according to local plan proposals maps for Grimston and Pott Row.

Grimston, Pott Row coupled with Gayton is a Key Rural Service Centre in accordance with policy CS02 of the Local Development Framework Core Strategy.

The proposal seeks consent for expansion to Congham Hall which involves erection of new buildings for spa/treatments and holiday accommodation alongside associated infrastructure.

Key Issues

Principle of development;
Impact upon the landscape and parkland setting

Impact upon Protected Species and European Designated Sites
Arboricultural Implications
Highway Implications;
Impact upon Neighbour Amenity.
Other Material Issues

Recommendation

APPROVE

THE APPLICATION

The application site lies within an area designated as Countryside according to local plan proposals maps for Grimston.

Grimston combined with Pott Row and Gayton is a Key Rural Service Centre according to Policy Cs02 of the Local Development Framework Core Strategy 2011.

The application site lies on the northern side of Lynn Road set behind a line of established trees. Views of the site are also achieved from Broadgate Lane due to the mesh and post fencing that lines the lane. A public footpath crosses the existing carpark at the rear of the site in the north east corner and there is a right of way from Lynn Road across the western side of the site and into the wooded copse area that is in the North West corner.

Vehicular access is served from the south east corner of the application site, over a drainage ditch. Another informal access to the site is achieved from Lynn Road approximately half way along the southern boundary.

Surrounding land uses include, a Public House, residential properties and Grimston Cricket Pitch. Agricultural fields lie to the north. Grimston's post office and other shops are approximately 1km to the east of the site.

The site contains a hotel, gym and spa facility and carparking areas. The largest building on the site is the hotel building, known as Congham Hall. Congham Hall was built in approximately 1780 and was a residential property until it was sold in 1982 and changed use to a hotel. It is worth noting that Congham Hall and associated parklands are not listed and have no statutory historic designations. The building is Georgian with a central 3 storey section and two storey flanking wings. The gym/spa facilities are in outbuildings to the north of the Hall which are converted barn buildings. Parking is provided alongside the access road and a small car park to the rear that can facilitate 26 cars.

Beyond the built form are gardens to the hotel that are fairly low lying, mature trees, pond and a wooded copse area. Some of the trees have been served with a Tree Preservation Order.

The proposal is to expand the facilities at Congham Hall Hotel. These are in distinctive phases each having individual characters.

In summary the proposals are:-

The development consists of the following and is broken down into distinctive phases:-

Phase 1 – Improvements to existing facilities, Spa, Garden and storage rooms.

- Improvements to the pool building and garden court. This is achieved by providing additional floor space for a new fitness area at first floor above the swimming pool. Single storey additions to this building are proposed either side of the enlarged pool terrace. The southern extension will house a new café; the northern extension forms a covered outdoor area. A glazed loggia will link these buildings to the existing hotel.
- The current laundry room and garden storage building will be extended and a first floor added to provide additional staff area.
- A new garden room provides an entrance to the pool and gym building from the carpark to the north. The garden room is constructed from black stained timber boarding is will

be linked to the gym building. The building will have a steep pitched roof with glazed lantern. Its eaves height is the same as the existing on the gym and pool building. The roof form is pyramidal and will have timber shingle roof.

- The new spa room is located to the north of the garden room and across the revised herb garden. The Spa room will be constructed from red brick with timber shingle roof. The building will also have a lantern that runs the whole length of its ridge. Other features of note include walk under passageway. The building scales 24.7m (l) x 12.8m (w) x 8.3m (h).
- A garden yard store will contain all the garden maintenance machines and the linen and housekeeping room. This building will scale 33.6m (l) x 6m (d) x 5.3m (h). This building will be timber clad with pantile roof and has photovoltaic cells. This building is suited to the west of the main carpark and in close proximity to the north boundary.
- The carparking area is extended and re-landscaped and involves re-directing the public right of way (discussed later). Parking spaces will be provided either side of the access roadway to the carpark.
- The carpark extended and re-landscaped. A formal diversion of the footpath will be sought.

Phase 2 – 8 Orchard Cabins

- Orchard Cabins to the west of the existing herb garden will contain 8 single storey structures. The Orchard Cabins are constructed from metal cladding. These cabins have glazed gable fenestration. There are two types of cabins – Cabin Type 1 – 11m (d) x 5.3m (w) x 5.2m (h) and Cabin type 2 – 11.6m (d) x 4.7m (d) x 4.9m (h). Their siting is on the periphery of the Orchard with 5 on the eastern boundary of the Orchard and 3 along the northern boundary. Within the Orchard area is the buggy way path that leads onto the next phases of development.

Phase 3 – Parkland Cabins

To the west of the Orchard and in close proximity to the northern boundary 6 single storey parkland cabins will be provided. These will be accessed via a new pathway that runs along the northern boundary.

Cabin Type 1 – is a pair of semi-detached 2bed single storey holiday cottages. These scale 22.6m (l) x 10.5m (d) x 6m (h). The cabin has its ridge line running on an east west axis.

Cabin Type 2 – is a pair of single storey semi-detached holiday cottages. These scale 25m (l) x 14.6m (d) x 5.1m (h). These holiday cottages are 2 and 3 bedrooms. Features in their designs include single storey pitched roof projections and decked areas and log burners.

Cabin Type 3 – is a detached single storey 3 bed holiday cottage. This cabin type scale 16.5 (l) x 10.5m (d) x 6.1m (h). This property has a pitched roof and a stepped back and subservient single storey side element.

Cabin Type 4 – is a detached two bedroom single storey holiday cottage, this cabin scales 11.8m (l) x 10.5m (d) x 6m (h). Features in its design include a decked area.

Phase 4 – Woodland Cabins

In the wooded copse area in the North West corner of the site 5 wooded cabins will be provided and accessed on foot through timber board walks. All of the cabins are to the east of the public right of way that goes through the woodland.

The cabins will be accessed on foot only on timber boardwalks as the new “buggy” path will terminate at the edge of the wooded copse area.

3 of these cabins will be 2 bedroom and the other 2 – 3bedrooms.

The 2 bedroom cabin scales 12.3m (w) x 8m (d) x 7.1m (h)max and includes a small raised decked area

The 3 bedroom cabins are 14.6m (w) x 8.2m (d) 7.1m (h) and these cabins also have a small raised decked area.

Other development on the Congham Hall complex includes revisions to the site entrance and access road alterations. The site entrance will be widened to allow 2 cars to pass more easily at the site entrance than they do currently. The current informal parking arrangements on the eastern side of the access road will be formalised. Parkland will have a tree planting programme which will be planted around the perimeter, and a number of informal paths will be mown. A new farm track will be formed on the western side of the main parkland area to provide emergency vehicles access to the parkland and woodland cabins. A post and rail fence will be erected and a swale provided. There will also be some landscape clearing in the woodland.

SUPPORTING CASE

The application has been supported by a suite of documents these include:-

- Design and Access Statement
- Arboricultural Impact Assessment
- Bat and Great Crested Newt Survey
- Flood Risk Assessment
- Landscape Appraisal
- Planning and Heritage Statement
- Preliminary Ecological appraisal
- Transport Statement
- Lighting scheme

The planning agent has summarised the benefits of the proposal accordingly

- Expansion of leisure facilities in the local area
- Will contribute to the local and regional visitor economy and will help to increase visitor spending levels locally and regionally
- Local suppliers are used by the Hall in almost all cases, from the local food chain supplying the restaurant to maintenance and building services. Therefore increased invested in the wider local economy.
- Having regard to the past growth in employment at the Hall it is anticipated that, once operational, the expanded facility would provide for at least an additional 30 new jobs
- Will lead to an increase in the rateable value of premises. Prior the recent extensions was £84,000 and this will be £189,000 under the new valuation that came into force in April 2017. The rates revenue will all be retained by the Local Authority by 2020 under current proposals.

- Enhancement to access infrastructure to accord with contemporary highway requirements allowing space for larger vehicles to access the site without having to swing across the carriageway and allowing two vehicles to pass on the access drive.
- Proactive management of the woodland areas of the site.

PLANNING HISTORY

17/00031/TPO: TPO Work Approved: 03/04/17 - 2/TPO/00092: G1 & G2 Leylandii - Fell - Coming to end of natural lives, boughs breaking off regularly and close proximity to clubhouse. Replant with Field Maple, Hawthorn and Cherry in two small copses.

09/01321/F: Application Permitted: 07/10/09 - Proposed alterations and extensions for the provision of ten additional bedrooms, spa with treatment facilities, extension to existing restaurant, new bistro within existing hotel and alterations/refurbishment of kitchen facilities

05/00340/F: Application Permitted: 07/10/05 - Extension to hotel

04/02089/F: Application Permitted: 29/11/04 - Alterations and extensions to hotel, alterations and conversion of barns and garden store to function room, bar and servery and use of paddock for overflow car park

2/98/0252/O: Application Refused: 14/07/98 - Site for construction of 12 dwellings 6 semi detached cottages and meeting hall including access layout siting and landscaping (revised proposal)

RESPONSE TO CONSULTATION

Grimston Parish Council: comments that the hotel does run through Grimston and is Grimston residents that will be affected by the increase in the size of the hotel complex due to the increased activity at the Hotel entrance. It is important that the changes to the Hotel entrance off Lynn Road include sufficient width to ensure that cars can comfortably arrive and leave rather than queuing on Lynn Road. The proposed changes must also allow for clear and well-lit entrance.

Congham Parish Council: SUPPORT with reservations – particular attention is being given to the drainage within the Park and this is to be welcomed. Waste management is an important issue and we support the highway recommendation to widen the entrance to Congham Hall and the increased car parking to the rear.

The parish council does not agree to the development in the woodland area, given the flora and fauna. The public footpath which crosses the carpark would be better located to the east to avoid Congham hall vehicles. The private path on the park should not be lit.

There should be conditions imposed in relation to construction time, parking on site and working hours. It is recognised that additional traffic generated by this application will put additional pressure on Lynn Road. Trees and their roots must not be disturbed, particularly during the construction phase. Landscaping should be providing around the parkland cabins to avoid additional lighting. No more encroachment into the Parkland, Emergency access should not include construction vehicles. Lighting has not been addressed. Important that construction work is sensitive to the ecology, including the great crested newts in Pond 1.

Environmental Health and Housing – Environmental Quality: NO OBJECTION

NCC Highways: NO OBJECTION subject to conditions

Natural England: NO OBEJCTION in terms of the impact upon the statutory nature conservation sites. The proposal is not likely to have a significant effect on the interest features for which Roydon common Ramsar and Roydon common & Dersingham Bog SAC have been classified. No need to conduct an Appropriate Assessment to assess the implications. Roydon Common SSSI is not a constraint in determining this application.

This advice does not extend to the impact upon protected species and whether an EPS license is required.

NCC Public Rights of Way Officer: NO OBJECTION on the proposal on public rights of way issues. A formal application will be required to divert the footpath across the carpark. A planning application would need to be made to the Planning Authority for diversion. This can be done either prior to or once consent is given.

Arboricultural Officer: NO OBJECTION in order to protect some of the trees in the woodland a TPO was served.

Environmental Health and Housing – Community Safety Neighbourhood and Nuisance: NO OBJECTION subject to conditions

Anglian Water The foul drainage is in the catchment of Grimston Water Recycling Centre that will have available capacity for these flows. Surface water is not indicated as being into the surface water assets of Anglian water.

Campaign for Rural England: OBJECTION self-catering units is part of the historical parkland of Congham Hall, lies outside settlement boundary. The parkland is not on the register of historic parks and gardens, it is largely unspoilt. The landscape of the parkland dated back to 1814. It is considered that paragraph 134 of the NPPF is relevant, and the harm is not outweighed by the public benefits this site brings. Removal of some trees and potential for damage to others is of concern and there is an issue of ground water flooding. Access road way and walkway would damage the setting of the parkland; lighting for the access road would cause unnecessary light pollution.

We do not object to the plan to extend and alter the current hotel buildings, to enhance spa and gym/fitness area, to create a new café for the pool, gym and spa and to improve the back of house area and improve parking.

Open Spaces society: OBJECTION We consider Congham Hall Park to be of historic importance, and accordingly, to make an important contribution to the character and beauty of the countryside of this distinctive part of the county. We object to the proposal because we consider that it would be damaging to the historic character and unspoiled beauty of the parkland. Such concerns include the impact of the proposed access road on the character and setting of parkland, proposed lighting of the roadway and self-catering units which would intrude into the dark skies of this rural area, potential loss of trees on account of the proposed siting of the self-catering units which wold, of themselves, be intrusive features within a currently unspoiled landscape.

We are further concerned by the adverse impact of the proposed development on the public's enjoyment of the park from the two public paths. The paths themselves are of historic interest, and we note with concern that the historic alignment of at least one of the

paths would need to be altered, to the detriment of the public, or otherwise obstructed by parked vehicles, on account of the proposed carpark.

Water Management Alliance: NO OBJECTION the Board still considers that further investigations, calculations and design work regarding proposals for surface water disposal will need to be done (and be approved) prior to any construction works. In particular additional infiltration tests will be needed along with more modelling work to prove whether or not the proposed development would result in an increase in the rate and/or volume of water in any drainage/flood risk management infrastructure, as if that is the case then consent may be required from the Board under the terms of its Byelaw 3 (even if the discharge rate is limited to QBAR).

Noted from the agent's responses to the Board and the LLFA that they've suggested implementation of the drainage systems for individual parts of the development can be delivered to suit an overall programme – it will certainly be important to show how drainage systems would be “upfront works”, so that all systems required for any particular part of the development will have been constructed and be operational ahead of the main building works in that phase. Other design issues, such as how it would be ensured that the risk of blockage to any orifice flow control is minimised (a discharge rate of 0.7l/s would likely require a very small diameter hole), would also need to be finalised and agreed, and I would certainly consider a fence at the top of a swale to be a far better idea than one along its bed level (a fence is more likely to result in a blockage occurring than a vegetated swale).

On this occasion, taking into account the additional information provided, the Board would be prepared to withdraw its previous objection, provided that any planning permission granted is subject to one or more pre-commencement conditions related to surface water drainage. It is suggested that all such conditions should be on the basis of “notwithstanding the information submitted to date”.

Lead Local Flood Authority: NO OBJECTION subject to condition

Environment Agency: NO OBJECTION

REPRESENTATIONS

20 Letters of objection

- Increase in the amount of traffic as a result of the extended facilities and the construction vehicles
- Set a precedent for other landowners
- More cars would park in the lay-by.
- Highway safety issues
- Foul water drainage issues
- Light pollution into bedroom windows
- Barn Owls fly across the site
- Out of scale in terms of its rural setting
- Noise pollution
- Commercial venture does not outweigh the negatives
- Removal of some of the woodland would have a negative impact upon wildlife
- Approval of the emergency vehicular access could lead to future and extensive plans.
- The new footpath on to Broadgate Lane is not a safe option
- Thin end of the wedge
- Localised flooding issues

- More impact upon doctors surgeries
- Employment numbers will decrease according to the application form.
- Detrimently affect the character of Congham Hall
- No more than 4 holiday cabins should be allowed
- Development should not be permitted
- Designated parkland NHER Number 31969 and as such would cause unacceptable harm to the character and setting of Congham Hall.
- Unacceptable threat to the trees that have now been TPO'd.
- Users of the footpath will have their amenity affected
- Violation of the planning policies.
- The cabins are houses and not holiday units

MP Henry Bellingham

- Supportive of the plans for the new gym, café and spa facilities and orchard bedrooms.
- There are 3 historic parks in the parish of Congham, this being one and is by far the most important and very much at the heart of these parishes. I am against the principle of development in the park.
- The lighting of the pathway will spoil the park
- The emergency access will be used for holiday makers in the holiday cottages
- Localised flooding issues on the parkland and pressure on existing sewerage system.
- Impact upon Root Protection Areas of the trees
- New business initiative by Congham Hall and is a new resort concept – creation of a mini centre parcs
- The holiday cottages could end up being dwellings.

13 letters of support on the following grounds

- Bring visitors into the area and increasing the money borough into a small area of Grimston
- Provides a gym in a rural locality giving people access to health and fitness
- Local company wish to invest substantially and sympathetically
- Increase careers and more staff in the local area, opportunities for local trades to gain extra work sustains the future of a local business
- New facilities will improve Congham hall hotel
- The proposal has conservation plans in place to allow the wildlife and bio-diversity to thrive
- Boost tourism overall in the area

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

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

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM22 - Protection of Local Open Space

PLANNING CONSIDERATIONS

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

- Principle of development;
- Impact upon the landscape and parkland setting
- Impact upon Protected Species and European Designated Sites
- Arboricultural Implications
- Highway Implications;
- Impact upon Neighbour Amenity.
- Other Material Issues

Principle of development

The site is within the countryside where development is generally more restricted. However, this is an existing hotel and spa use and the use is already established as a tourism and leisure use.

In terms of National Policy paragraph 28 of the NPPF refers:-

‘Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and

At a local level Core Strategy Policy CS10 is particularly relevant to this proposal. It refers:

'Retail, tourism, leisure, and cultural industries are key elements of the economic and social vibrancy of our borough, and contribute to the regeneration and growth of the area ...

The Council will promote opportunities to improve and enhance the visitor economy:

- Supporting tourism opportunities throughout the borough.
- Promoting the expansion of the tourism (including leisure and culture) offer in Hunstanton to create a year-round economy.
- Smaller scale tourism opportunities will also be supported in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to our valuable natural environment.

The Council will permit the development of new tourism accommodation in rural areas subject to the following criteria 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 will be in place to permanently retain the tourism related use.

New development to promote and enhance tourism should consider the historic character and setting of our towns, and proposals should aim to preserve and enhance this unique environment. In the Countryside, preservation of the natural and historic environment should be a priority (also refer to Environmental Assets)...

Policy DM11 relates to development of touring and permanent holiday sites. It refers:

'Location requirements'

Proposals for new holiday accommodation sites or units or 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 historical and natural environmental qualities of the surrounding landscape and surroundings; and
- The site can be safely accessed;
- It is in accordance with national policies on flood risk;
- The site is not within the Coastal Hazard Zone indicated on the Policies Map, or within areas identified as tidal defence breach Hazard Zone in the Borough's Strategic Flood Risk Assessment and the Environment Agency's mapping;

Small scale proposals for holiday accommodation will be acceptable within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) only where it can be demonstrated that the proposal will not negatively impact on the landscape setting of the AONB. Proposals for uses adversely affecting Sites of Special Scientific Interest (SSSIs) or European Sites will be refused permission.

Conditions to be applied to new holiday accommodation

Where development is permitted in the open countryside for new holiday accommodation, it is essential that such uses are genuine and will be operated and maintained as tourist facilities in the future. To achieve this aim, occupancy conditions shall be placed on future planning permissions requiring that:

- The accommodation is occupied for holiday purposes only and shall be made available for rent or as commercial holiday lets;
- 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 this available at all reasonable times to the Local Planning Authority.'

The new holiday accommodation will be reserved through the hotel's online booking system and will be let for 3 days, over a weekend or 4 midweek days or combining the two for a full week. Guests staying in the cabins will be required to report in at the main entrance to book in and out and if they wish be transported to the cabins in lightweight electric vehicles. The self-catering accommodation will be served at change over periods.

Local suppliers are used by the Hall in almost all cases, from the local food chain supplying the restaurant to maintenance and building services. The business has a principle of buying locally wherever possible. In this way the revenues from its business are recycled and reinvested in the local economy as far as possible.

According to the business plan section of the planning statement – spend per trip of people using self-catering accommodation is at around £386 per person. Spend per trip from people using serviced accommodation £264 and holiday parks and camping and caravanning £245. The success of the Congham Hall business has led to the acquisition of the Three Horseshoes Pub which has undergone refurbishment.

The total number of additional jobs created by the proposal is 44, 21 of which will be full-time and 23 part time.

It is considered that the business has been successful and has led to investment in other tourist facilities (re-opening of a public house) and considerable job opportunities in this locality. The site is well connected by public footpaths and there is a bus service available further afield. The proposal will help to facilitate job opportunities.

The design, access and flood risk issues are discussed later in the report, but in summary, the principle of development is therefore considered acceptable subject to the detail of the proposal producing a high standard of design and any harm being outweighed by the benefits of the scheme.

Impact upon the landscape and parkland setting

Third Party representations, Congham Parish Council and the Local MP are concerned that the proposal will detrimentally affect the character of the parkland and the setting of Congham Hall. Furthermore through the use of the cabins, noise and lights will disturb the tranquillity of its setting.

The site lies within the "Wooded slopes with estate land" class F landscape type according to the Borough Council's Landscape Character Assessment (2007) and specifically

“Hillington and Congham” (F4) landscape character. The inherent landscape sensitivities of this designation are:-

- Open, panoramic views across fields within the area
- Distinctive combinations of traditional building materials within settlements
- Coherent and recognisable small-scale settlement density and pattern.
- Moderate to strong sense of tranquillity throughout the area
- Strong recognisable sense of place
- Predominantly isolated and rural character.

The landscape guidelines of this designation

- Seek to conserve the generally undeveloped, rural character of the area and related strong sense of remoteness and tranquillity
- Seek to conserve the landscape setting of existing villages
- Seek to conserve the open views across the area and adjacent areas
- Seek to ensure that potential new small-scale development within villages is consistent with existing settlement pattern, density and traditional built form.
- Seek to ensure the sensitive location of development involving tall structures in relation to the prominent skyline locations
- Seek to promote the use of local materials, including flint, chalk, pebbles and pantiles.

Congham Hall Hotel complex itself is heavily screened from Lynn Road by virtue of hedging and trees. Glimpses of the hotel are only seen from the main access and from across the Cricket pitch to the east of the site. Views from the north of the site are screened by wooded copses and trees. The main views of the complex are from Broadgate Lane (west).

A landscape assessment has accompanied the application and has outlined a number of opportunities and constraints in regards to the site:-

- Concentrate development in those areas which are least visible and have least impact on distinctive local landscape character
- Retain and protect attractive open landscapes
- Strengthen planting along the northern boundary
- Improve the structure of the landscape along the northern margins of the open parkland
- Create opportunities for new development
- Provide adequate, new parking space
- Improved circulation, for vehicles and pedestrians
- Create a strong landscape core.

It is considered that Phase 1 of development has given due regard to its siting immediately adjacent to Congham Hall itself. Single storey extensions and minor alterations to the existing gym/pool building, insertion of dormer window the gym/pool building, slight rising of the roofs to the staff building within this phase, are of a scale and appearance that do not compete nor detract from the character of Congham Hall. The garden room has contrasting material that provides a visual relief to the massing of red brick and red pantile used in this building and by using contrasting materials, the garden room also acts to delineate itself as a focal point and thus an entrance to the gym and pool building. The new spa building and garden store are of a size, siting and scale that is also deemed to be acceptable.

Phase 2 - The orchard cabins are of similar appearance to modern portal framed agricultural buildings. The cabins are of a scale and siting that is not an overdevelopment of this pocket of land. From public view points within from the public right of way that runs north to south, very little of these cabins will be seen in conjunction with the existing hall and barns, by

virtue of the altered herb garden arrangement. The visual impact of these cabins is also softened by the existing trees within the Orchard and the cabins siting along the perimeter of this parcel of land.

Phase 3 – The parkland cabins are going to be the most open to public view from the Public right of way that runs north to south across the site. Views of the parkland cabins will be seen in a wide panoramic setting seen in passing on Broadgate Lane. Their single storey scale, the siting of the existing pond and mature trees around these cabins will limit their visual massing. The cabins are of a height well below the trees that form the northern boundary. It is considered that the proportions of these cabins help retain the wider open panoramic setting. Albeit a new swale to the south of these cabins will be provided and the erection of post and wire fencing will encapsulate this development, it will still appear to be part of the wider setting of the park land.

Phase 4 – The woodland cabins are within a setting that feels enclosed and tranquil. The area is experienced by the public by those who use the public footpath across the site. The siting of the cedar clad woodland cabins and board walk are to the east of the footpath. Their presence within this woodland has been limited by the use of cedar single cladding. The proposal has considered its wooded setting. The structures would be barely visible from the north given their siting within this wooded area.

Other provisions such as the buggy path that will lead from the hotel complex up to the wooded cabins and the re-arranged carpark do not cause visual amenity issues.

The 4 phases are a significant scale of development, however given the landscape features on the site and the height of the cabins and their siting, the most public view of the site, from Broadgate Lane and the public footpath that runs north to south across the site will not see all the development within one particular view point. The layout and scale of the development has been very carefully considered by the architect. Little of the feeling of openness is encroached upon by structures.

It is therefore considered that the design and the use of planning conditions ensure that the sense of tranquillity and peacefulness is conserved and the landscape setting is preserved.

Congham Hall's parkland is registered on the Norfolk Heritage Explorer, but this does not give it any formal protective status. Notwithstanding the lack of formal designation, the council has a policy to protect open space. Policy DM22 states that the council will have full regard to the value of any area of open space when assessing planning application for development. In assessing the contribution that an area of open space plays, the council will consider the following factors:-

- Public access;
- Visual Amenity;
- Local distinctiveness
- Landscape Character
- Recreational Value;
- Bio-diversity and Geo-diversity
- Cultural Value and historic character
- Whether the site has been allocated for development.

In this respect Congham Hall's parkland is privately owned with only a right of way for the public to cross it. Given that none of these structures encroach on the right of way that runs across the parkland there is no loss of public access. The visual aesthetics and landscape character has been described above. Contrary to the Open Spaces Society comments, it is not considered that the parkland's landscape features are locally distinctive as it's akin to the

typical landscape features found within the wider landscape classification. The parkland has a limited recreational value, given its restrictive public access and is valued more for its peace and tranquillity. Given the landscape features on this site there is a value in so far as to its bio-diversity value, but with these landscape features, trees and open grassland it is not distinctive in its bio-diversity value compared to the wider landscape features within this class F classification. There is also limited geo-diversity value. There is no cultural value to the parkland but there is some historic character given its association with Congham Hall and the tree planting on the site dating back centuries. Essentially given that none of these structures encroach on what is publically accessible open space it is considered that the impact of the development upon the value of the open space is minimal.

Impact upon European Designated Species and designated sites

Third party representations are concerned about the impact of the proposal upon protected species.

There are significant individual trees, tree belts and ponds on and off the site that could be a habitat or foraging routes for an array of protected species. With these on and off site features being evident, a preliminary ecological appraisal was carried out which then informed species specific ecology studies.

The preliminary ecological study concluded the following:-

- Reptiles – clearance of any of their habitat would need to be carried out under a mitigation method statement and this would include the sensitive timing of works and ecological supervision.
- Birds – in order to avoid impacts on nesting birds, removal of any trees, scrub and buildings would need to take place outside of the bird nesting season (works must take place between September and February inclusive) and should this not be practicable, a nesting bird check will be required before vegetation removal. Any active nests are to be protected by a 5m buffer area.
- Stag beetle – the careful dismantling of log piles will need to be carried out under supervision.
- There is some loss of barn owl foraging habitat in the woodland, however barn owl boxes can be provided in the woodland area to compensate for such loss.

In regards to great crested newt and bats the preliminary ecology study concluded that further surveys were required for those particular species, given the number of waterbodies in the vicinity of the site and the potential that the building in the herb garden and other buildings close to the hotel could contain bats.

E-DNA survey's in regards to Great Crested Newts was carried out on 4 waterbodies across the site with the main water body being the pond in the parkland cabin area development. Across these 4 waterbodies only 1 waterbody, which is a small pond in the herb garden was considered to be suitable for crested newts given its distance to suitable foraging habitat. It was concluded that the potential for great crested newts to be within the development footprint is low. Mitigation will require the clearance of any trees and grassland habitats to be between the months of April and May as this corresponds with the period in which the highest proportion of great crested newts will be at waterbodies. The small pond in the herb garden will have a 6m buffer zone from any construction activity. A vegetation buffer of at least 1m will be maintained between construction activities and any other waterbodies,

hedgerow, woodland and boundary vegetation. No machinery will go beyond the fencing and no materials will be stored on the retained habitats.

It has been concluded that a Protected Species (EPS) Licence is not required in relation to the works in respect of great crested newts and a mitigation method statement will be sufficient, the details of which will be secured by way of condition.

In regards to bats there were 70 trees that were identified as having potential roosting bats of which 26 were considered to have moderate potential for roosting. Proposed mitigation and compensation measures include: - the careful taking of one particular tree in the presence of an experienced ecologist, construction work should only be carried out in day time hours during the bat active period of April to October in order to avoid disturbance to bats utilising roost features on-site and in adjacent habitats and buildings and structures that encroach on the root protection areas of trees will need to be installed with bat sensitive lighting.

With the exception of the spa building, the remaining buildings on site, were not considered suitable for bat habitation as the gaps created by the warped cladding were too small and/or covered with cobwebs. The spa building was investigated further and dusk emergence and pre-dawn re-entry surveys were undertaken for this building. The results of these surveys concluded that roosting bats are likely to be absent from this building however further surveys are to take place towards the end of July and mid-August to conclude whether this is to be case. A condition is imposed that requires the applicant to submit the results of such surveys and any mitigation that is required. In this regard, it is a possibility that such survey results might dictate that an EPS License is required in relation to the impact of the development of the spa building and any bat species.

The European Habitats Directive (the Directive) prohibits activities such as the deliberate capturing, killing or disturbance of protected species, subject to derogation in specific and limited circumstances. These requirements are enforced in England and Wales by the Conservation of Habitats and Species Amendment Regulations 2012 (the Regulations) and any derogation is regulated and overseen by a system of licensing administered by Natural England (NE).

In exercising its functions, including determining planning applications, a Local Planning Authority (LPA) is required to have regard to the requirements of the Habitats Directive in so far as they may be affected by the exercise of those functions. It is not the role or responsibility of the LPA to monitor or enforce NE's obligations under the Regulations. However, if a development proposal could potentially result in a breach of the Directive, the LPA is required to form a view on the likelihood of a licence being granted under the Regulations by NE in order to fulfil its own obligation to have regard to the Directive requirements.

NE will only grant a licence if satisfied that the three statutory tests prescribed under the Directive and the Regulations have all been met.

The tests are:

1. There are imperative reasons of overriding public interest (IROPI);
2. There are no satisfactory alternatives; and
3. It would not be detrimental to the maintenance of the population of the species at favourable conservation status.

The obligation on the LPA is to consider the likelihood of a licence being granted by NE, not to determine definitively whether or not the licence will, in fact, be granted. It therefore has to

review the three tests, in the context of a planning application, to then form a view on the likelihood of NE granting a derogation licence under the Regulations.

LPA consideration of the tests:

1. IROPI - NE's guidance advises that IROPI can potentially include developments that are required to meet or provide a contribution to meeting a specific need such as complying with planning policies and guidance at a national, regional and local level. In this case, the proposal results in the creation of job opportunities and supports rural economic development that outweighs the impact upon the landscape character.
2. No satisfactory alternatives – the nature of the proposal i.e. extensions to the facilities at Congham Hall in its own right would mean there are no satisfactory alternatives.
3. Population maintenance - it appears to be unlikely that development of the site, subject to mitigation measures specified will affect the conservation status of the protected species.

The LPA can therefore reasonably form the view, from the information submitted to it for this planning application, that NE would not be unlikely to grant a derogation licence under the Regulations in relation to this development.

Fundamentally with appropriate mitigation and compensation measures, the proposed development is unlikely to significantly adversely impact on the conservation status of the local bat population.

In respect to the European statutory designated sites, Natural England have no objection to the proposal as it will not damage or destroy the interests for which the Roydon Common SSSI and Dersingham Bog (SAC) has been designated for. Furthermore the application triggers the requirement for habitat mitigation payments, which have been duly paid.

Arboricultural Implications

Third Party representations raise concerns about the loss of trees and the threat upon the integrity of a TPO tree. The integrity of the trees has also been raised by the Local MP and Congham Parish Council

The arboriculture report identifies a total of 322 individual trees across the site and 14 tree groups. Trees are graded in the following way:-

Category A – the highest category, such trees should be retained, they offer valuable amenity to local residents and wildlife, and potential wildlife habitats due to their age and maturity

Category B – good condition trees and confer positive landscape values. They should be retained where possible in the context of a development.

Category C – these are small or in poorer condition and do not play such a significant role in the landscape. C category trees are usually of such a quality that the Local Authority may consider it acceptable or them to be removed for development purposes.

Category U – these trees are in poorer condition and unlikely to provide a landscape contribution for more than 10 years. Such trees are not suitable for retention on the context of the development.

Of the the 322 individual trees and 14 tree groups across the site there are 27 category A trees; 195 individual trees and 4 tree groups that are category B trees, 84 individual trees and 10 tree groups that are category C and 16 individual trees that are categorised as having a U category – not suitable for retention.

The following developments across the site require the following trees to be removed:-

- Access widening will require the removal of three yew trees that are category C quality.
- Access path serving cabins 1-7 – two oak trees (category C) and requires the removal of trees within G5 and G7 to facilitate the path these are apple trees and field maple trees (category B).
- 18 Orchard trees which will be replaced by new planting in the orchard.
- 2 ash trees will need to be removed to facilitate the emergency access road both of which are C – category trees
- 6 category C trees and one category B tree will need to be removed to facilitate the woodland cabins. All trees will be replaced on the fringes of the wooded copse. The arboricultural report states that each cabin is to be constructed using specialist foundations with a minimal footprint.

The trees identified for removal are is not A grade –quality trees and given the abundance of B and C category trees across the site, the loss of such trees can be accommodated. There is proposed a replacement planting scheme and landscape scheme provided with the application.

The Arboricultural Officer has no objection to the proposal and has safeguarded important trees under a group tree preservation order. This tree preservation order 2/TPO/00563 covers trees within the wooded copse area and Oak tree groups in the parkland area.

The Arboricultural Officer has requested that the development be carried out in accordance with the arboricultural statement and plans. This can be the subject of a suitable condition(s).

Highway Implications

Grimston Parish Council raise issue that the existing access is not sufficiently wide enough and that there must be the provision of a well-lit visibility splay. Other issues raised by 3rd representations refer to the likely increase in parking in the layby opposite. Furthermore the Parish Council considers that the new footpath across the site to Broadgate Lane is not considered to be a safe option.

The access is to be widened to facilitate the passing of two cars and parking provided along the access road. A revised and increased car parking facility is provided in the north east corner of the site; this will enable 100 car parking spaces across the whole site, compared to the current 50-55 parking spaces.

A public right of way would need to be diverted to achieve the new car park layout. The PROW Officer will require a separate planning application under the Town and Country Planning Act for its diversion. This can be applied for after the determination of this application. No work can take place in regards to the carpark until the public right of way diversion is in place, as this would contravene Highways Acts. A condition which restricts the use of any phase of this development until the carparking arrangements have been provided will be imposed.

An emergency vehicular route will use the existing gated informal entrance on Lynn Road and a new footpath will provided across the parkland to Broadgate Lane. A condition is imposed that the emergency access be used for that purpose only.

The transport statement that accompanied the application indicates that the impact of the development on the surrounding highway network is likely to be minimal and accident data shown there have been no accidents occurred at the hotel entrance.

The highways officer has no objection to the proposed access and footpath arrangements subject to conditions.

Drainage and Flood Risk

Water Management Alliance drains run along the northern and eastern boundaries of the site and there is an Anglian Water foul water drain in Lynn Road.

Both Congham Parish Council and MP Henry Bellingham have raised issues in regards to localised surface water issues across the site.

Following an infiltration test conducted in the carpark area of the hotel complex, a drainage scheme was devised as identified in the Flood Risk Assessment. The ground conditions in the carpark are typical ground conditions across the whole site and it was therefore not deemed necessary to conduct further bore whole testing.

The results from the bore whole testing indicated that the site is capable of accommodating sustainable urban drainage systems such as swales and permeable paving. To elaborate further the main car park, access road serving the cabins, the garden yard and spa area will have permeable paving with run off from the extensions of the spa and gym being directed to the permeable paving areas. Surface water run-off from the Orchard and Parkland cabins will be directed to a system of shallow swales. The swale location runs North West to south east across the top half of the site. Rainfall that exceeds the infiltration capacity of the new swales will be directed towards the existing pond. Overflow from the pond will be directed into the local ditch system (which is in the control of the Water Management Alliance). Surface water runoff from the woodland cabins (adjacent to where there is an area of localised ponding) will be directed to the ground or into the ditch system.

The Lead Local Flood Authority required further information to demonstrate that surface water arising from the development could be adequately dealt with.

The drainage consultants subsequently provided an addendum to the Flood Risk Assessment which substantiates the findings of their original report and clarifies that further testing in the Orchard and parkland cabin areas will inform the detailed designs for the swales. If the testing indicates that the pond cannot accommodate the 1 in 100 year event and flow rate then there is the ability to drain into the ditch to the north of the site (WMA permission would be required). This would be at a limited rate of 0.7 l/sec. In regards to the woodland cabins it is acknowledged that there is a shallow groundwater table and this prevents storage or conveyance of surface water and accordingly the cabins and walkways will be raised by 300mm above ground level. A detailed management and maintenance plan will be undertaken at a later stage.

Upon review of the addendum, the Lead Local Flood Authority have recommended a condition that requires further detailed – calculations that informs the design of the SUDS and details in regards to the management of exceedance flows, avoidance of increased flood risk downstream and the management and maintenance plan in regards to the drainage.

The Water Management Alliance agrees with the Lead Local Flood Authority that further investigations, calculations and design work is required in regards to the surface water disposal prior to construction works. It is important that any drainage works are carried out

prior to any construction works within a particular phase of development. However, the Water Management Alliance and Lead Local Flood Authority do state that such information could be submitted by way of condition.

Foul water drainage has been an issue raised by Third Party Representations. The drainage scheme involves connecting to the Anglian Water Foul drain in Lynn Road if there is spare capacity available to accommodate the flow. If there is insufficient capacity, there will need to be on-site treatment of foul waste.

Anglian Water has confirmed that there is capacity for these flows at Grimston Water Recycling Centre. If the developer wishes to connect to the sewerage network they will need to serve notice under s106 of the Water Industry Act.

The site lies within tidal flood zone 1 the least restrictive flood zone. Flooding would only occur fluvial. Floor levels are conditioned in accordance with section 5 of the Flood Risk Assessment. This will ensure that the pool and gym building will have floor levels no lower than existing, the spa, orchard cabins will have floor levels 150mm above existing where outside of the flooded area, 300mm for those in the high risk flood area. For the woodland cabins, floor levels 300mm above existing ground levels are recommended. A condition is imposed accordingly.

Impact upon Neighbour Amenity

The nearest neighbouring residential properties to the proposed cabins are those on Lynn Road close to the junction of Broadgate Lane. These properties are, at their closest point, some 220m to the nearest cabin. At this distance and given the scale of the cabins it is considered that there is no detrimental impact upon their amenity. The other developments associated with this proposal are to the north of the existing Congham Hall building and sited behind established trees.

The use of the cabins is in association with the overall planning unit (Hotel complex) and would not cause disturbance to residential neighbours that is worthy of refusing the application. Should members consider the need to impose a condition on the way in which unruly patrons are managed, then the agent has submitted an addendum to the Operational statement covering such management. Although it is worth noting that such issues are covered under other legislation.

The agent has noted the comments made in regards to lighting and has provided a generic lighting scheme that acknowledges the complex's setting. In order to mitigate against the proposal becoming unduly lit, all lighting equipment is to consider the level of illumination and colour, the shielding of exterior luminaries to limit the spread of light, timing of the lighting of pathways could be controlled and the installation of motion detectors. At this stage the detail of the lighting scheme has not yet been finalised and accordingly a lighting scheme condition is to be imposed.

Given the scale of the development, it is considered that a construction management plan condition will be imposed in order to limit disturbance to local residents during the construction phase/s.

Other Material Issues

A phase one contamination report was submitted with the application. Following analysis of the report the Environmental Quality team do not require any conditions imposed in regards to contamination.

The proposal does not set a precedent as each site has its own inherent characteristics and issues. Should further development of the site occur then this will be the subject of a separate application, which will be determined in accordance with the development plan, or other material considerations at the time of determination.

The holiday cottages will be conditioned so they are used for such purposes only and not as independent dwellings.

There are no archaeological implications.

The application is not required to contribute towards, CIL, given the nature of the use. Impact on the local doctors surgery is no reason to object to this application.

CONCLUSION

In principle development plan policy supports rural business such as this one, and their expansion. However this support needs to be considered against other impacts, such as the impact upon the countryside, or the parkland setting of this hotel.

Members will therefore need to consider whether the economic benefits of this proposal outweigh any harm caused to the landscape setting of the Congham Hall and the wider countryside.

The layout, scale and appearance of the various phases of development have been well considered and provides an overall scheme that only has a limited detrimental impact upon the wider landscape setting.

Whilst the proposal is of a significant scale in respect to the current facilities at Congham Hall. It's your officer's opinion that the proposal to entrance this successful hotel facility, and provide 44 jobs has not come at a cost any harm to the wider landscape.

Through imposing conditions in regards to ecology, arboricultural implications, lighting, drainage and highways conditions it is considered that the proposal should be granted permission, and is in conformity with the NPPF, Core Strategy and the Site Allocations 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:-
 - Site Plan Proposed - drawing no. 020 P02 dated 14th November 2016
 - Overall Landscape Masterplan - 382-PA-04B dated February 2017
 - Site Plan Proposed Part 1 - Hotel - drawing no. 021 P01 dated 14th November 2016

- Proposed Site Plan - Part 2 - Orchard/Garden drawing no. 022 P01 dated 14th November 2016
- Proposed Site Plan - Part 3 - Parkland drawing no. 023 P01 dated 14th November 2016
- Proposed Site Plan Part 4 - Woodland drawing no. 024 P01 dated 14th November 2016
- Proposed Site Plan Part 5 - Entrance drawing no. 025 P01 dated 14th November 2016
- Proposed Pool Building Ground Floor - drawing no. 050 P01 dated 15th November 2016
- Proposed Spa Building Proposed First Floor Plan - drawing no.051 P01 dated 15th November 2016
- Proposed Pool Building Proposed Elevations Pg 1 - drawing no.052 P01 dated 15th November 2016
- Proposed Pool Building Proposed Elevations Pg 2 - drawing no.053 P01 dated 15th November 2016
- Proposed Pool Building - Proposed Elevations Pg 3 - drawing no.054 P01 dated 15th November 2016
- Proposed Spa Building - Plans and Elevations drawing no.060 P01 dated 15th November 2016
- Proposed Orchard Cabin type 1 and 2 drawing no. 061 P01 dated 15th November 2016
- Proposed Garden Store Plans and Elevations drawing no. 67 P01 dated 15th November 2016
- Proposed Staff Building and Elevations - drawing no.068 P01 dated 15th November 2016
- Site Layout (West) drawing no. 382-PA-051B dated February 2017
- Site Layout (East) drawing no. 382-PA-052B dated February 2017
- Detailed Area - Orchard and Garden drawing no. 382-PA-061B dated February 2017
- Parkland Cabins 1 Plans and Elevations - drawing no.062 dated 15th November 2016
- Parkland Cabins 2 - Plans and Elevations drawing no.063 dated 15th November 2016
- Parkland Cabins 3 and 4 - Plans and Elevations drawing no.064 dated 15th November 2016
- Woodland Cabins 2 bed - drawing no. 065 dated 15th November 2016
- Woodland Cabins 3 bed - drawing no. 066 dated 15th November 2016
- Planting Plan (West) drawing no. 382-PA-071A dated February 2017
- Planting Plan (East) drawing no. 382-PA-072A dated February 2017
- Proposed Phasing Plan drawing no. 080 P01 dated 30th January 2017

2 Reason For the avoidance of doubt and in the interests of proper planning.

3 Condition The cabins and lodges hereby approved shall be occupied for holiday purposes only and shall be made available for rent or as commercial holiday lets. 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 these available at all reasonable times to the Local Planning Authority.

3 Reason In order that the Local Planning Authority may retain control over the use of the premises where an alternative use otherwise permitted by the above mentioned Order would be detrimental to the amenities of the locality.

- 4 Condition Notwithstanding details as shown on 382-PA04 B - Overall landscape masterplan, drawing no.382-PA-071A, 382-PA-072A and landscape and design statement, prior to the first use of each phase hereby approved on phasing plan 080 P01, full details of both and soft landscape works for that respective phase 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, structures including gates and fencing and other minor artefacts. Soft Landscaping 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. All hard and soft landscaping works for each phase shall be carried out in accordance with the approved details prior to the first use of that particular phase. Any trees or plants that within a period of 5 years from the completion of development dies, 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.
- 4 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 5 Condition Notwithstanding details received in the Lighting Approach and Design Strategy 2017, prior to the first use of each phase of the development as shown on 080 P01, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land, and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme prior to the first use of that specific phase for which agreement is being sought. The lighting scheme shall be maintained and retained thereafter as such.
- 5 Reason In the interests of visual amenity and ecology.
- 6 Condition Notwithstanding details received in the Preliminary Ecology study received, prior to the commencement of development as shown on hereby approved, a reptile mitigation method statement shall be submitted to and approved in writing by the Local Planning Authority. The Reptile Mitigation Method Statement will need to include the type of search conducted by the ecologist into the presence of such species, details of the cutting of the grassland habitat referred to in the preliminary ecology study, and details in regards to further searches in regards to reptiles and the timing of such works to be undertaken. The agreed reptile mitigation method statement shall be carried out in accordance with its terms unless the Local Planning Authority gives written approval to any variation.
- 6 Reason In the interests of safeguarding protected species in accordance with the NPPF.
- 7 Condition Any removal of trees, hedge, and scrub shall be carried out between September to February inclusive. Should removal of such features be required outside of this period then a bird nesting survey will be required to be submitted to and approved in writing by the Local Planning Authority, prior to the removal of such features. The results of the survey shall provide for any mitigation (including the method of any external lighting on site)/ enhancement measures appropriate to the extent of any breeding bird populations recorded in order to minimise the impact of the development upon such birds both during construction and upon completion. A

timetable for the implementation/completion/maintenance of the mitigation / enhancement works shall also be submitted with the results. The mitigation/enhancement works shall be completed and maintained in accordance with the agreed details and timetable other than with the prior written approval of the Local Planning Authority or where a different mitigation scheme or timetable scheme is required.

- 7 Reason In the interests of safeguarding protected species in accordance with the NPPF.
- 8 Condition Notwithstanding details received in the preliminary ecology study received, prior to the commencement of development hereby approved details of the provision of bat, barn owl and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the scale, siting and appearance of such boxes and a timetable to be agreed for their installation. The development shall be carried out in accordance with the agreed details and timetable unless otherwise agreed in writing by the Local Authority.
- 8 Reason In the interests of safeguarding protected species in accordance with the NPPF.
- 9 Condition Notwithstanding the information received in the Great Crested Newt Survey, prior to the commencement of development hereby approved, a Great Crested Newt Mitigation Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Mitigation Method statement shall detail the method of and timetable of works in order to reduce the risk of killing or injuring great crested newts and any compensatory and/or enhancement measures required to mitigate any loss of their terrestrial habitat. The development shall be carried out in accordance with the agreed Method statement and timetable of works unless otherwise agreed in writing by the Local Planning Authority.
- 9 Reason In the interests of safeguarding protected species in accordance with the NPPF.
- 10 Condition Notwithstanding details received in the Bat Survey Report that accompanied the application. Prior to the commencement of development hereby approved (with exception of the works to the existing spa building), a specific Bat Mitigation Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Mitigation Method statement shall detail the method of and timetable of works in order to reduce the risk of killing or injuring bat species and any compensatory and/or enhancement measures required to mitigate any loss of their terrestrial habitat. The development shall be carried out in accordance with the agreed Method statement and timetable of works unless otherwise agreed in writing by the Local Planning Authority.
- 10 Reason In the interests of safeguarding protected species in accordance with the NPPF.
- 11 Condition The development hereby approved shall be carried out in accordance with the Arboricultural Impact Assessment and accompanying Appendices received 21st February 2017 unless otherwise agreed in writing by the Local Planning Authority through the specific granting of planning permission.
- 11 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.

- 12 Condition Prior to the commencement of the use hereby permitted a widened vehicular and pedestrian/cyclist access crossing over the ditch / watercourse shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority.
 - 12 Reason To ensure construction of a satisfactory access and in the interests of highway safety.
 - 13 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.
 - 13 Reason In the interests of highway safety.
 - 14 Condition Prior to the commencement of the use hereby permitted a visibility splay measuring 2.4 X 59 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
 - 14 Reason In the interests of highway safety.
 - 15 Condition Prior to the commencement of the use hereby permitted the proposed access / on-site car parking / servicing / loading, unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
 - 15 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
 - 16 Condition Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
 - 16 Reason To ensure adequate off street parking during construction in the interests of highway safety.
- This also needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.
- 17 Condition The provision of an emergency fire-vehicle route as indicated on the approved plans shall be limited to that specific use only, and shall not be open to be used by other vehicles in connection with the use hereby approved.
 - 17 Reason For the avoidance of doubt and in the interests of highway safety
 - 18 Condition Notwithstanding details received, prior to the commencement of development on each phase hereby approved, full details of the foul water drainage details for that particular phase of development shall 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 phase of development hereby permitted is brought into use.

- 18 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.

- 19 Condition Notwithstanding details received (drainage strategy Rossi Long consulting, ref: 161259 dated February 2017 including additional supporting information received by the Local Planning Authority on the 3rd July 2017), prior to commencement of each phase of development hereby approved, detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme/s will be implemented prior to the first occupation of the phase of development to which it relates. The scheme/s shall include the following details:

- That development must demonstrate it will not increase flood risk downstream.
- Detailed supporting information showing that flood water from elsewhere can be accommodated on site without flooding people, property or infrastructure in a 1 in 30 and 1 in 100 year plus climate change rainfall event.
- Provision of detailed flood and drainage design drawings for the proposed drainage system, showing all dimensions and locations of the SuDS features.
- Plans showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period to need to be provided. Flood levels associated with the drainage system should not be less than 300mm below the finished ground floor levels.
- A maintenance and management plan detailing the activities required by Congham Hall to maintain all the surface drainage features of the lifetime of the development.

As part of the submission the applicant will need to provide evidence to demonstrate that the proposals for surface water management associated with overland flow are sufficient to prevent an increase in the risk of flooding elsewhere as a result of increased speed of runoff through the development; and, appropriately integrate within the development layout the ingress, through flow and egress of surface water flow path exceedance routes identified as affective the development site.

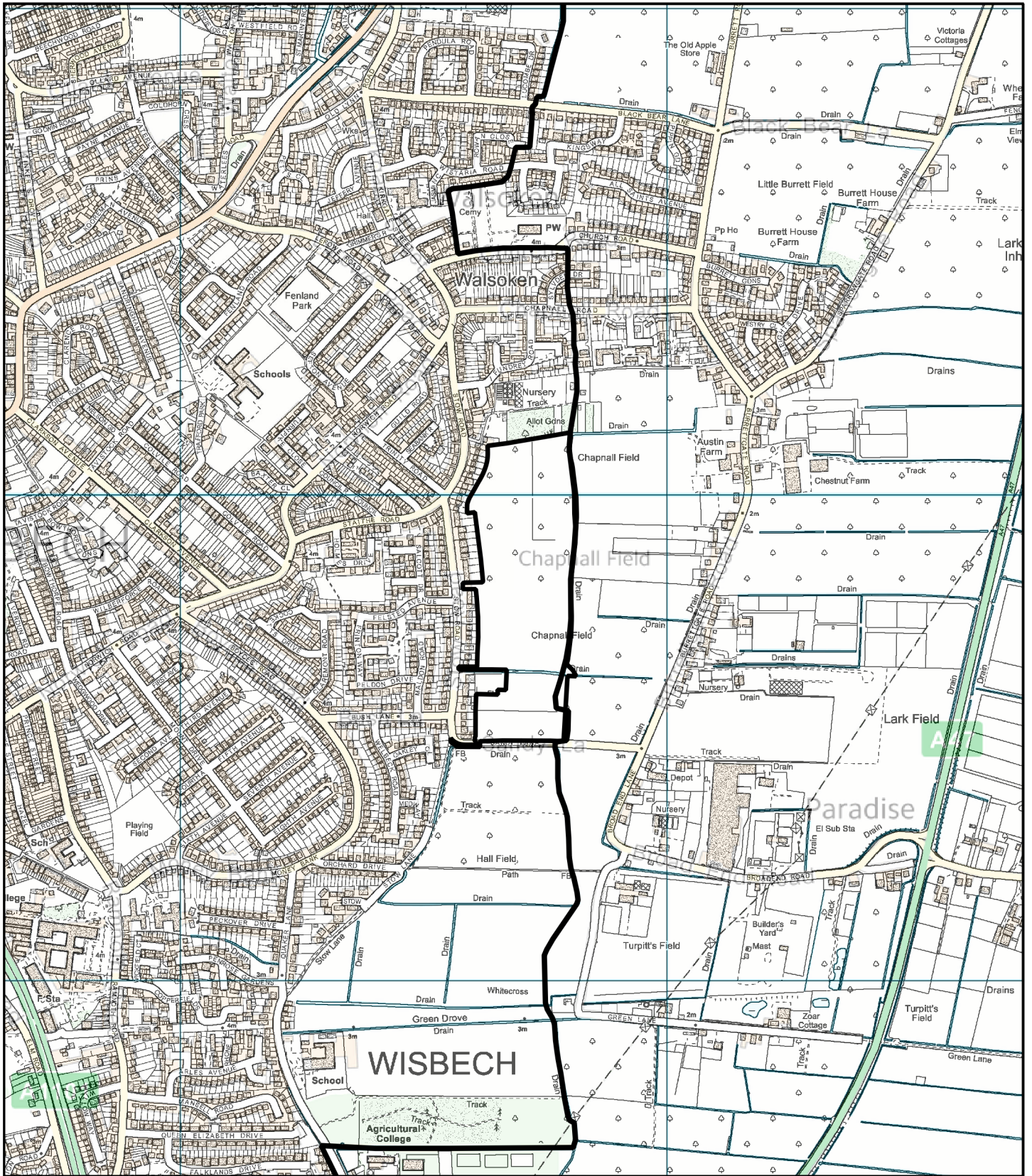
- 19 Reason To prevent flooding in accordance with the NPPF paragraph 103 and 109.
- 20 Condition Prior to commencement of each phase of development hereby approved, a detailed construction management plan must be submitted to and approved in writing by the Local Planning Authority; this must include proposed timescales and hours of construction phase, the location of any fixed machinery, site delivery/collection times, control measures re construction traffic and proposed mitigation methods to protect residents from noise and dust. The scheme shall be implemented as approved.
- 20 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 21 Condition No development shall take place on any external surface of the development in each phase 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.

- 21 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 22 Condition Prior to the commencement of the development on the existing spa building, a survey to identify the extent of any bat populations within this building shall be undertaken in accordance with a written survey proposal, which shall have been submitted to, and approved in writing by, the Local Planning Authority prior to the survey taking place.
- 22 Reason To identify the extent of any Bat populations in accordance with central government policy as expressed in the NPPF and Core Strategy Policy CS12 of the LDF.
- 23 Condition The results of the survey required under Condition 22 above shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development in relation to the existing spa building hereby permitted. The results shall also provide for any mitigation/enhancement measures appropriate to the extent of any bat populations recorded in order to minimise the impact of the development upon the bats both during construction and upon completion. A timetable for the implementation/completion/maintenance of the mitigation/enhancement works shall also be submitted with the results. The mitigation/enhancement works shall be completed and maintained in accordance with the agreed details and timetable, other than with the prior written approval of the Local Planning Authority.
- 23 Reason To identify the extent of any bat populations in accordance with central government policy as expressed in the NPPF and Core Strategy policy CS12 of the LDF.

17/01140/OM

Land North of Sandy Lane Wisbech



Parish:	Walsoken	
Proposal:	OUTLINE APPLICATION WITH SOME MATTERS RESERVED: Development of 229 Park Homes and 20 associated individual residential plots (duplicate application with Fenland District Council)	
Location:	Land North of Sandy Lane Wisbech	
Applicant:	East Anglian Park Home Estates Ltd	
Case No:	17/01140/OM (Outline Application - Major Development)	
Case Officer:	Mr K Wilkinson	Date for Determination: 12 September 2017

Reason for Referral to Planning Committee – The instructions of the Planning Committee are required.

Case Summary

This is a cross-boundary application duplicated with application ref: F/YR17/0341/O being processed by Fenland District Council. This report contains two elements: A) procedural issue regarding application ref: 17/01140/OM in accordance with the Local Government Act 1972 and B) response to consultation sought by Fenland District Council in relation to application ref: F/YR17/0341/O.

The land comprises an area of approx. 12 Ha of mostly orchard land situated to the east/rear of dwellings on Stow Road and north of Sandy Lane, on the periphery of Wisbech. The eastern boundary of the site comprises the County boundary between Cambridgeshire and Norfolk, save for a small parcel of land approx. 860m² (less than 1% of the overall application site area) which crosses over into Walsoken parish.

The proposal seeks outline permission for the development of 229 park homes, a central communal zone to comprise a swimming pool and associated facilities including parking, and 20 associated individual residential plots. The means of access is to be considered at this stage, but all other issues will be considered as reserved matters.

Key Issues

Cross-boundary applications
Planning considerations in response to consultation

Recommendation

A) The Executive Director (Environment & Planning) recommends that the Planning Committee devolves its decision making authority to Fenland District Council in respect of this 'cross-boundary' application.

B) If A) is accepted, it is also recommended that a holding OBJECTION is raised on the grounds of prematurity until the Broad Concept Plan (BCP) for the overall allocation is finalised, as the development in isolation could prejudice the implementation of that overall plan. The comments of Walsoken Parish Council are to be forwarded to Fenland District Council for them to take into account in the decision making process, along with the other comments raised by interested parties, plus any additional views of this committee.

THE APPLICATION

The land comprises an area of approx. 12 Ha of mostly orchard land situated to the east/rear of dwellings on Stow Road and north of Sandy Lane, on the periphery of Wisbech. The eastern boundary of the site comprises the County boundary between Cambridgeshire and Norfolk, save for a small parcel of land approx. 860m² (less than 1% of the overall application site area) which crosses over into Walsoken parish.

The proposal seeks outline permission for the development of 229 park homes and 20 associated individual residential plots. The means of access is to be considered at this stage, but all other issues will be considered as reserved matters.

An illustrative site layout plan shows a single point of access off Sandy Lane with two pedestrian links to Stow Road; 8 plots fronting Sandy Lane and a cul-de-sac of 12 plots within the southern quarter of the overall site; three quarters of the site containing 229 park homes with a strip of public open space alongside the eastern site boundary, including a central communal zone to comprise a swimming pool and associated facilities including parking.

The application is accompanied by a Design & Access Statement, Biodiversity Statement, Construction Method Statement, Flood Risk Assessment, Planning Statement – Housing Need and Transport Assessment.

SUPPORTING CASE

As stated above, the application was accompanied by a Design & Access Statement which concludes as follows:

“The proposed development has been designed and detailed to reflect the need both for homes for older people who would otherwise be locked in the rental sector, and who will benefit from the serviced environment of the estate and the central facilities provided for residents. The target market being the over 45’s without children, and it is proposed that Park Homes would be developed in phases over the next decade with a maximum of 35 plots being sold per year allowing the progressive development of the local infrastructure, in line with the Fenland DC Broad Concept Plan for the East Wisbech area.

The twenty new detached plots included in the layout will continue the streetscape and form of the residential properties in Stow Road and provide a range of increasingly rare family sized plots for self and small scale home builders to develop. The key frontage plots allow larger homes also to be included in the illustrative arrangements by providing a mix of homes for the open market.

The proposed development land lies on the fringes of the built up areas of eastern Wisbech, and is a natural extension of the existing developed land, which has been identified by Fenland DC policy within the Broad Concept Plan for the expansion of the town.

Unlike many areas around Wisbech the site falls fully within the Zone 1, Low Flood Risk areas, and construction could begin within the time scales required by the government's 5 year land supply requirements."

PLANNING HISTORY

None relevant

RESPONSE TO CONSULTATION

Walsoken Parish Council: OBJECTS for the following reasons –

1. A site of this size should have more family homes rather than park homes.
2. The access onto Sandy Lane –
 - Sandy Lane is not an adequate road to cope with all the additional traffic
 - There is only one proposed access for the whole site which is not sufficient for emergency vehicles
 - Sandy Lane has an existing 60 mph limit
 - No existing pavements
 - The proposed access is close to a dangerous bend
3. Access to the by-pass is inadequate for the additional traffic.
4. General infrastructure is inadequate to support this number of properties.

Walpole Parish Council suggests an additional access could be built on the west of the site onto Stow Road where the proposed walkway is.

Also if the southern-most houses are turned to face northwards, a cul-de-sac in front of them could be incorporated, allowing the existing hedgerow to remain in place on Sandy Lane.

Could the specification of the proposed access road be clarified please?

Highways Authority (NCC): NO OBJECTION - As the majority of the development is within Cambridgeshire, then Norfolk County Council as Local Highway Authority has no objection to the development and is happy for Cambridgeshire County Council as Local Highway Authority to respond on the whole application. Any comments made by Cambridgeshire should form the response of the Highway Authorities.

Emergency Planning Officer: NO OBJECTION - Because of its location in an area that during an extreme flood event could become isolated from safe access and egress routes, I would suggest that the occupiers:

- Should sign up to the Environment Agency flood warning system (0345 988 1188 or www.gov.uk/flood)
- A flood evacuation plan should be prepared (more details at www.gov.uk/flood):

This will include actions to take on receipt of the different warning levels; Evacuation procedures e.g. isolating services and taking valuables etc.; and Evacuation routes.

King's Lynn Drainage Board: Copy of correspondence sent to Fenland DC in response to application ref: F/YR17/0341/O raising byelaw issues and concerns relating to disposal of surface water.

Public Open Space Officer: Content for Fenland District Council to secure and manage open space in line with their requirements.

Whilst I appreciate plans are very much at the formative stage, it seems highly unlikely that there will be any new residents or open space located within BCKLWN's boundary.

Planning Policy: The current planning application would appear to pre-empt the conclusion of the Broad Concept Plan (BCP) process, if determined in advance of the BCP's approval, it would be conflicting with the advice given to the public in the consultation exercise. This will be explained further in the main body of this report.

REPRESENTATIONS

TWO items of correspondence received raising the following concerns:

- Can the narrow Sandy Lane and Broadend Road cope with such an increase in traffic especially during construction phase?
- Impact upon junction with A47 already dangerous
- Concerns regarding any road widening and encroachment on land drains
- Effect upon IDB drains
- Impact on infrastructure crossing and adjoining the site
- Queries possible vested interests of 2 Parish Councillors
- Wider implications beyond the immediate site area regarding traffic, road safety and land drainage.

PLANNING CONSIDERATIONS

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

- Cross-boundary applications
- Planning considerations in response to consultation

Cross boundary applications

The application affects both King's Lynn and West Norfolk Borough Council (KLWNBC) and the neighbouring Fenland District Council. In accordance with National Planning Practice Guidance (paragraph 034) where an application site straddles one or more local planning authority boundaries, it is necessary to submit identical applications to each planning authority, identifying which part of the site is relevant to which authority. This has been done.

The planning fee is payable to the authority of whichever area contains the largest part (within the red line) of the whole application site. In this case Fenland District Council has by far the greater site area and has been paid the appropriate fee.

In the absence of alternative administrative or statutory arrangements, a planning application should be determined by the planning authority in whose administrative area the development proposed is to be carried out. In the case of cross boundary applications, this

can lead to two planning authorities making individual determinations, imposing different conditions on the permissions, if approved, or could lead to a conflict in the decision making (approve/refuse).

Although there is no set guidance on dealing with such applications, the latter course of action is not recommended as it does not promote a co-ordinated approach to development management and may result in inconsistency in terms of conditions, obligations or indeed where one authority recommends approval and the other refusal. This is highly undesirable in terms of achieving a co-ordinated approach to delivering development and contrary to the overall tenor of Government Guidance, which encourages 'joint working' between planning authorities in relation to the use of their planning powers.

In this case the vast majority of the development site is under the control of Fenland District Council (less than 1% of the overall site area lies within KLWNBC). Section 101(1) of the Local Government Act 1972 authorises a Local Authority to arrange for the discharge of functions by any other local authority. For KLWNBC, this would mean that the Council can delegate its development control function to Fenland District Council in respect of this cross boundary application.

Given that over 99% of the application is in Fenland DC area, Members are recommended to transfer decision-making authority on the less than 1% in KLWNBC area, to Fenland DC.

Planning considerations in response to consultation

The Planning Policy Framework for East Wisbech is as follows:

Fenland Local Plan (Adopted May 2014)

- Policy LP4 – Housing: 3,000 new dwellings for Wisbech
- Policy LP8 – Wisbech: confirms East Wisbech as a strategic allocation in the plan for around 900 dwellings in the FDC area.

King's Lynn and West Norfolk Borough Council Local Plan (Core Strategy adopted July 2011)

- Policy CS09 - Housing Distribution, identifies at least 550 new dwellings to the east of Wisbech

Site Allocations and Development Management Policies Plan (adopted September 2016)

- Policy F3.1) establishes an allocation of land East of Wisbech (west of Burrettgate Road). This land adjoins the land set out in the Fenland Local Plan under Policy LP8.

A Steering Group has been formed to develop a Broad Concept Plan (BCP) for the East Wisbech area. This BCP is a high level masterplan that aims to set out the main requirements for the site. The Steering Group is made up of a range of public and private sector organisations that have an interest in the development of the area. They are:

- Anglian Water
- Cambridgeshire County Council
- Norfolk County Council (education, S106)
- Highways England
- Maxey, Grounds and Co
- Fenland District Council

- Borough Council of King's Lynn & West Norfolk
- King's Lynn Internal Drainage Board
- National Health Service – Cambridgeshire and Peterborough
- Clinical Commissioning Group (CCG)
- Peter Humphrey Associates Ltd.

The Advisory Team for Large Planning Applications (ATLAS) have also provided assistance.

A public consultation exercise took place in December 2016 on the BCP. In the public consultation the public were informed that "Once an approved BCP is in place, planning applications can come forward for consideration in the usual way. They should be in compliance within the BCP and will be subject to the same established processes and procedures as any other planning application."

The BCP is still an emerging draft. Two studies are about to be commissioned on 'Surface Water Drainage (including SUDS) options' and on 'Landscape Character, Tree and Hedgerow and Ecology' from consultants. These will be completed by mid-August 2017 and will inform the final BCP with implications for the amount of Public Open Space to be incorporated into the overall development area. A further consultation is due to take place before the BCP is finalised. Consultation is also due to take place in September on options emerging from the Wisbech Access Strategy including proposals for improvements to the A47 Broad End Road junction which would serve the East Wisbech development area. The BCP is unlikely to be finalised before November 2017, once all of this work is complete, when it is intended to take it to each Council's decision-making body for approval (it is currently listed as a key decision for this Council's 17 October Cabinet meeting).

The current planning application would appear to pre-empt the conclusion of the BCP process, if determined in advance of the approval of the BCP, conflicting with the advice given to the public in the consultation exercise

CONCLUSION

It is recommended that, in accordance with Section 101(1) of the Local Government Act 1972, the Planning Committee delegates its development control powers to Fenland District Council in respect of Application 17/01140/OM. This would allow a single determining authority for the application, with Fenland District Council having the vast majority of the site in their area.

If this is accepted, then it is also recommended that a holding objection is raised until the BCP is finalised, as the development in isolation could prejudice the implementation of that overall plan. The comments of Walsoken Parish Council, are to be forwarded to Fenland District Council for them to take into account in the decision making process, along with the other comments raised by interested parties, plus any additional views of this committee.

RECOMMENDATION

A) The Executive Director (Environment & Planning) recommends that Planning Committee devolves its decision making authority to Fenland District Council in respect of this "cross-boundary" application.

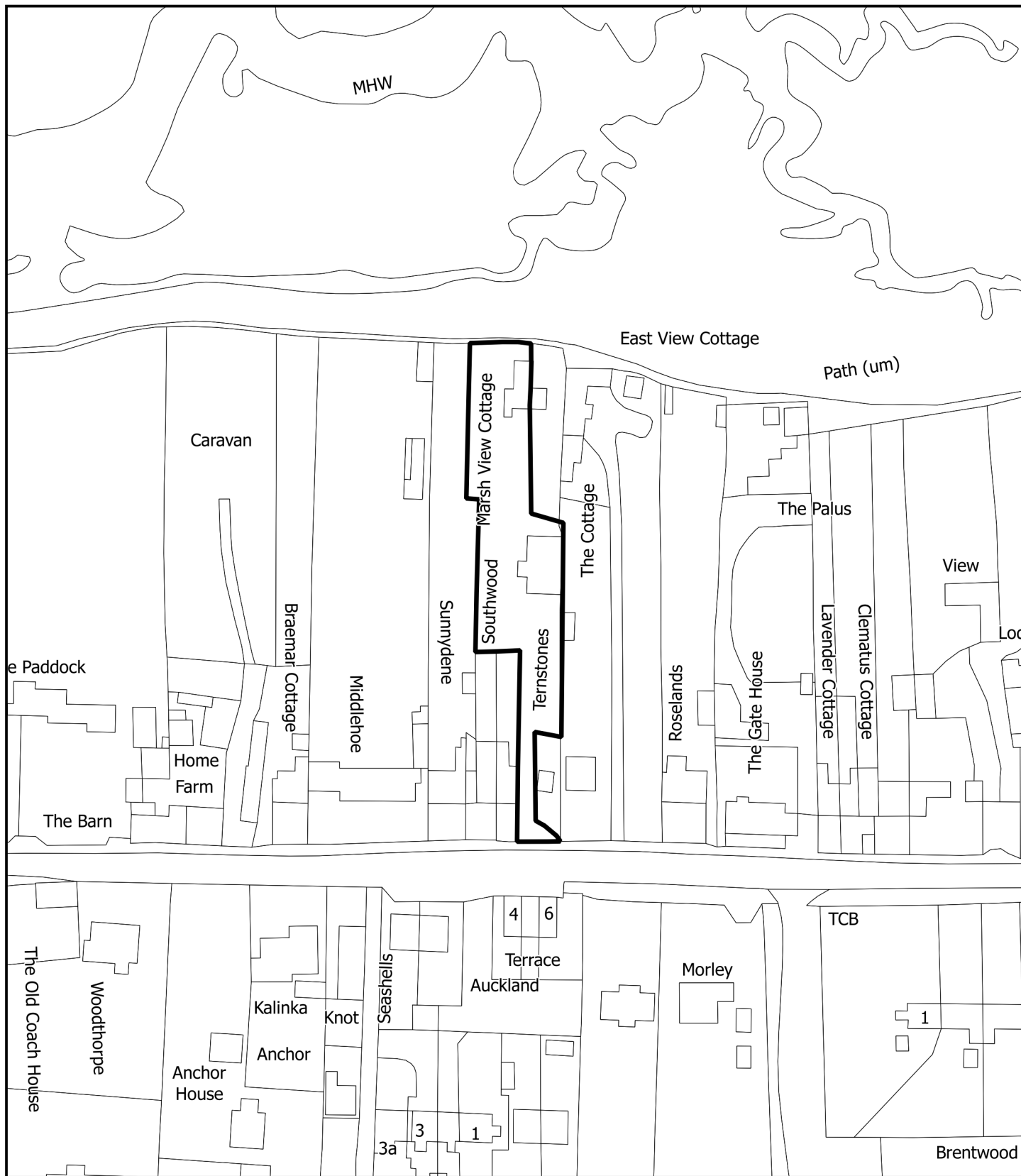
B) If A) is accepted, it is also recommended that a holding OBJECTION is raised on the grounds of prematurity until the Broad Concept Plan (BCP) for the overall allocation is finalised, as the development in isolation could prejudice the implementation of that overall

Planning Committee
31 July 2017

plan. The comments of Walsoken Parish Council are to be forwarded to Fenland District Council for them to take into account in the decision making process, along with the other comments raised by interested parties, plus any additional views of this committee.

17/00876/F

Ternstones Main Road Brancaster Staithe



Parish:	Brancaster	
Proposal:	Demolition of existing bungalow and provision of and new dwelling	
Location:	Ternstones Main Road Brancaster Staithe King's Lynn	
Applicant:	Mrs H Bright	
Case No:	17/00876/F (Full Application)	
Case Officer:	Mr Philip Mansfield	Date for Determination: 10 July 2017

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

Case Summary

The application site relates to a dwelling on the northern side of Main Road in Brancaster Staithe.

The proposal is to demolish the existing bungalow ‘Ternstones’ and construct a new two-storey dwelling. The proposed access would remain unaltered to that which serves the existing property.

The National Planning Policy Framework 2012, the King’s Lynn and West Norfolk Core Strategy 2011, the King’s Lynn and West Norfolk Site Allocations and Development Management Policies Plan 2016 and the Brancaster Parish Neighbourhood Plan 2015-2026 are relevant to this application.

The site is within the AONB.

Key Issues

- Principle of Development
- Form and Character and amenity
- Highways
- Other considerations

Recommendation

APPROVE

THE APPLICATION

The site comprises a red brick detached bungalow which has previously been extended and refurbished. Vehicular access is from Main Road, and comprises a narrow passage between

neighbouring dwellings to the west and a detached garage on the opposing side. The site features close boarded fencing to the front and substantial hedging along the boundaries.

The application seeks to replace the existing bungalow with a contemporary, two storey four bedroom dwelling. The proposed access would remain the same as per the existing arrangement.

A pre-application request was submitted to the local authority last year in which it was recommended that such a scheme would likely gain officer support subject to some minor amendments regarding the proposed balcony.

SUPPORTING CASE

Brancaster Staithe is a rural village situated on the A149 King's Lynn to Cromer coastal road. It is located within the Norfolk Coast Area of Outstanding Natural Beauty and is one of a number of coastal settlements that has developed in a linear pattern along this route.

The proposal is to replace a bungalow with a new modern two storey dwellinghouse sited in the middle of the plot.

The proposal would feature a modern design in terms of form and character which would vary from that of the traditional dwellings located in the surrounding area. It would however be located behind the main build line and therefore largely obscured from the main thoroughfare through the village which would lessen the impact in terms of visual amenity.

In response to the Parish Council objections:

Neighbourhood Plan: The proposed dwelling would be a two storey, four bedroom property which would comply with the Brancaster Neighbourhood Plan. The demolition of the existing property is not thought to be an issue as it does not have any statutory listing or significance from a heritage viewpoint.

Conclusion: The proposal is considered to comply with national and local planning guidance.

PLANNING HISTORY

14/00165/F Extensions to existing dwelling PER - Application Permitted

RESPONSE TO CONSULTATION

Parish Council - OBJECTION:

The response received raised the following issues:

- Concerned over demolition of Ternstones
- Issue over perceived Parish Boundary
- No reference to the Neighbourhood Plan
- Many issues have to be resolved before this can be acceptable

Further comments have been requested in order to clarify the specific concerns with the proposal.

Highways Authority: - NO OBJECTION - subject to conditions

Natural England – NO OBJECTION:

Environmental Quality – NO OBJECTION: - subject to conditions

Environment Agency – NO OBJECTION:

Norfolk Coast Partnership – No Observations:

REPRESENTATIONS There were **six** letters of **OBJECTION** from neighbouring properties which are summarised as follows:

- Design & Character-out of keeping with the surrounding area
- Residential Amenity- overlooking neighbouring dwellings
- Loss of trees- impact to screening of the site
- Materials- out of character with the area
- Overdevelopment of the plot
- Access
- Damage to neighbouring properties
- Flood Risk
- Height of the proposed dwelling
- Noise and disturbance

NATIONAL GUIDANCE

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

LDF CORE STRATEGY POLICIES

CS07 - Development in Coastal Areas

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM5 – Enlargement or Replacement of Dwellings in the Countryside

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

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

- Other considerations

Principle of development:

The proposal seeks the demolition of the existing property and its replacement with a new dwelling.

The site is outside the development boundary for Brancaster Staithe and as such proposals will be assessed against policy DM5- Enlargement or Replacement of Dwellings in the Countryside. It is located within an Area of Outstanding Natural Beauty (AONB) in which the relevant policies have been considered below.

The principle of a replacement dwelling is acceptable and the loss of the existing dwelling in this case would not warrant an objection.

In terms of the KLWNBC Core strategy 2011:

Policy CS07 specifically refers to new development enhancing the distinctive local character of coastal areas as well as helping to support and enhance services and facilities for local people and visitors.

Policy CS12 advises that proposals to protect and enhance the historic environment and landscape character will be encouraged and supported.

In terms of the Site Allocations and Development Management Policies Plan 2016:

Policy DM5 states that proposals for replacement dwellings will be approved where the design is of a high quality and will preserve the character or appearance of the street scene or area in which it sits. Schemes which fail to reflect the scale and character of their surroundings or which would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused.

Policy DM15 (environment, design, amenity) states that development must protect and enhance the amenity of the wider environment including its heritage and cultural value and that proposals will be assessed against their impact on neighbouring uses and their occupants. Furthermore, proposals will be assessed against a number of factors including overbearing, overshadowing, noise and visual impact and development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.

In terms of the Brancaster Neighbourhood Plan:

Policy 1 (Size of Houses) states that new dwellings should be a maximum of two storeys in height and that the provision of smaller dwellings of up to three bedrooms will be encouraged. It also states that dwellings with five bedrooms or more will be allowed in the case where evidence is provided that this is needed to provide the main residence of a household with long standing residency in the Parish.

Policy 2 (Design, Style and Dwellings) states that any new dwelling in the area should be carefully designed to blend in with adjacent properties to maintain the character of the village. The use of traditional materials is to be encouraged.

Policy 5 (Replacement Dwellings) states that replacement dwellings should occupy no more than 50% of their plots.

Form and Character and Amenity:

The site lies in the coastal settlement of Brancaster Staithe accessed by a narrow passage adjacent to the A149. The surrounding area is predominantly residential in character with a number of dwellings of local vernacular comprising pantiles and carrstone.

The proposed replacement dwelling is distinctively different in character from the adjacent C20th century dwellings and is more akin to modern styles of architecture. The design incorporates a gable roof form with materials comprising cobbles and brick in addition to weather boarding. A rear balcony is also proposed that would extend the width of the north elevation.

The site is located within an Area of Outstanding Natural Beauty (AONB). Although views of the existing property are limited from the main road to the south, the site is visible from the coastal footpath public right of way which runs along the northern boundary of the site. However the design has incorporated measures to reduce the visual impact by virtue of the low pitch of the rear projecting gable and accommodating the upper floor rooms within the roof formation. Whilst the proposed dwelling is greater in scale from that of which it seeks to replace, it is not considered the proposed development would have an adverse effect on the landscape characteristics of the AONB setting to warrant a refusal of planning permission.

While the overall design of the proposal differs to that of some of the neighbouring properties in the surrounding area, the use of traditional materials in the form of slate and cobbles, particularly on the elevation viewed from the street, provides balance with the more contemporary elements. The siting of the proposed dwelling behind the main build line would also mean the design would not be immediately evident in the context of the streetscene. When viewed in relation to the Brancaster Neighbourhood Plan it is the case the proposed dwelling would be a two storey, four bedroom unit with a plot coverage no more than 50% which would accord to the provisions of this plan.

Members will need to consider whether the proposal accords with NP Policy 2 and whether it is carefully designed to blend in with adjacent properties to maintain the character of the village.

Policy DM15 states that proposals will be assessed against their impact on neighbouring uses and their occupants including overbearing, overshadowing, noise and visual impact and development that has a significant adverse impact on the amenity of others or which is of poor design.

A number of comments were received with respect to the impact to neighbour amenity. While the proposal would be greater in scale than the existing bungalow by virtue of the two storey design, the distance retained and configuration of the plot would lead to a view it would not overshadow or amount to an overdevelopment of the site which would adversely affect neighbour amenity. Concern has been raised with regards to overlooking neighbouring properties. The principal windows and balcony would be concentrated to the north elevation which would be looking towards the coast and therefore not thought to be harmful in terms of overlooking neighbouring properties. While the dwellings located to the north east have been noted, the assessment has taken account of the orientation and distances involved in which overlooking is not considered to be at a level warranting a refusal of consent. The side facing windows as part of the east and west elevations would overlook neighbouring gardens but given the depth of these gardens and distance from the dwellings it is not thought this relationship would negatively impact adjacent residents. A screen would be positioned on the eastern side of the balcony which would prevent any undue harm in terms of overlooking.

Highway Issues:

This is a replacement dwelling and NCC Highways expressed no objections subject to conditions.

Other Considerations:

The Environment Agency has expressed no objections with respect to flood risk. The submitted details indicate that no significant trees would be lost as a result of the proposed development. The issue of damage to neighbouring properties was raised which would not be a material planning consideration.

It is unclear what the issue raised about the perceived parish boundary is and the applicants have made reference to the Parish Plan in their submission.

CONCLUSION:

The proposal is a new, two storey dwelling in place of an existing bungalow.

The principal issue rests on whether the proposed design approach would be acceptable in the context of the location. Such a design would be distinctive from that generally found in the surrounding area. The modern design however has been considered in relation to the site characteristics in which the dwelling would be set back behind the build line and would be relatively secluded from the A149. In addition, although greater than the original property, the proposed height and massing would respect the surrounding area and is thought to be acceptable. The use of slate and flint are also features of the village, and they will be prevalent on the south (street) elevation.

In terms of neighbour amenity, the proposal is not considered to be harmful in terms of being overbearing or overlooking neighbouring dwellings.

The proposal is considered generally to accord with policies DM1, DM5 and DM15 of the Development Management Policies Plan 2016, The Brancaster Parish Neighbourhood Plan 2015-2026 and the provisions of the National Planning Policy Framework 2012 and is sustainable development. It is therefore recommended for approval.

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 92 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 plan:

Proposed elevations drawing no 16-1400-01, proposed site plan drawing no 16-1400-03
- 2 Reason For the avoidance of doubt and in the interests of proper planning.

Planning Committee
31 July 2017

- 3 Condition Prior to the first occupation of the development hereby permitted the proposed on-site 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.
- 3 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 4 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.
- 4 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.

- 5 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.
- 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.
- 6 Condition Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and D of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or the erection or construction of a porch outside any external door of a dwelling house, shall not be allowed without the granting of specific planning permission.
- 6 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.
- 7 Condition Notwithstanding the approved plans, prior to the first occupation of the proposed dwelling, full details of the proposed screen shall be submitted to and approved in writing by the local planning authority. The screen shall be constructed in accordance with these details and thereafter retained in perpetuity.
- 7 Reason To protect the residential amenities of the occupiers of nearby property.

- 8 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.

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

Parish:	Fincham	
Proposal:	Construction of one bungalow south of The Bell House including construction of passing bay for Chapel Lane and new access	
Location:	The Bell House Chapel Lane Fincham King's Lynn	
Applicant:	Mr M Bell	
Case No:	17/00719/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 5 June 2017 Extension of Time Expiry Date: 7 July 2017

Reason for Referral to Planning Committee – Contrary to the Local Highway Authority recommendation.

Case Summary

This application is for full planning permission for a new single dwelling on land to the south of The Bell House on Chapel Lane in Fincham, and a passing bay and a new access for The Bell House.

The site lies within the development boundary for Fincham, and so in accordance with Policy DM2, in principle development may be permitted. The site currently forms part of the garden of The Bell House, and is surrounded on all sides by residential development.

The site lies just outside Fincham Conservation Area.

Key Issues

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highways / Access

Recommendation

APPROVE

THE APPLICATION

This application is for full planning permission for a new single dwelling on land to the south of The Bell House on Chapel Lane in Fincham. A passing bay is also proposed along with a new access for The Bell House.

The site lies within the development boundary for Fincham, and so in accordance with Policy DM2, in principle development may be permitted. The site currently forms part of the garden of The Bell House, and is surrounded on all sides by residential development.

The site lies just outside Fincham Conservation Area.

SUPPORTING CASE

The existing property, Bell House, has a vehicular access from Chapel Lane, just to the south of the house. Chapel Lane itself is a single-track carriageway with poor provision for passing. Although there is modern development on Chapel Lane, no additional dwellings have been added in the past 20 years.

In 2010 a planning application was submitted for an additional dwelling on land to the east side of the lane, further south than the application site. Norfolk County Highways recommended refusal of that application on the grounds that the road serving the site was considered to be inadequate by reason of its restricted width and lack of passing provision. The County Highways Officer commented that there would be an increased likelihood that vehicles would meet within the narrow section, resulting in reversing along the long section of road. That planning application was withdrawn and the situation has not changed since that time.

It is considered that this is still an issue affecting development, although, according to residents, the instances of actually meeting a car coming the other way are very rare. However, this application seeks to overcome the issue and offer a solution to all users of the lane.

The Highways Officer referred to 'meeting within the narrow section' and it was initially assumed that the main problem might be if a vehicle had already entered the Lane from the north, not being able to see around the corner and determine whether there was another vehicle already using the lane, travelling north. In order to overcome the problem, this application initially included the construction of a passing bay, to the north of Bell House, which would be dedicated to the highway. In the rare event of two vehicles using the lane at the same time in opposite directions, one of them would be able to pull into the passing bay, allowing the other to pass.

From that passing bay, a new access would have been formed to serve the existing dwelling, Bell House, which would have a parking and turning area in the northwest corner of the site.

However, the County Highways Officer considered that the passing bay should be located further south, on the proposed property frontage. The design was changed and the passing bay repositioned. The County Highways Officer then stated that the access to the property and the passing bay should be separate. This had not been mentioned previously.

There are three properties on the lane beyond this plot, so it really cannot be seen how conflict between the passing bay and entrance going would happen. The residents manage perfectly well at the moment and the addition of one property will hardly make a discernible difference.

The only other place to provide a passing bay, separate from the access, is right at the south end of the plot. There is an electricity pole in the way in the middle of the plot which UK Power Networks has advised the applicant, cannot be moved. At that south end, the passing bay would be ineffective and rather pointless.

So, two possibilities have been offered for the passing bay, the original suggestion, north of Bell House or the current suggestion, sharing access with the property.

It is considered that either of these would provide adequate provision for passing and would offer an improvement to the current users of the lane. It is not considered that any conflict would arise between use of the access and use of the passing bay, owing to the very low usage of the lane.

The alternative, if no development takes place, is that the lane will remain as it is, with no passing place at all. The applicant's property is the only possible donor of a passing place.

PLANNING HISTORY

17/00719/F: Construction of one bungalow south of The Bell House including construction of passing bay for Chapel Lane and new access - The Bell House, Chapel Lane, Fincham

2/94/0339/LB: Application Permitted: 07/04/94 - Replacement pantile roof and alterations to chimney stack and front window. - The Old Post Office, High Street

2/01/0784/F: Application Permitted: 24/07/01 - Construction of bungalow after demolition of garage - South of Australia House, Swan Lane

2/02/1645/F: Application Permitted: 08/11/02 - Construction of detached garage - Little Dove, Swan Lane

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Highways Authority:

Letter dated 08.05.2017 - Chapel Lane is of single track width for the majority of its length and is not supported with any passing provision. The passing bay currently proposed would be small and not offer a significant benefit if positioned as shown. The bay would be better positioned away from the head of the junction and moved to the frontage of the proposed dwelling. At this position the bay could be larger, provide a passing provision to vehicles that have already committed to accessing the lane and would have better visibility in respect of its use.

Letter dated 27.06.2017 - The relocated passing bay needs to be independent from the proposed point of access so that there is no conflict between the two requirements.

Email dated 12.07.2017 - Confirms that should the access (parking and turning) position not be moved from the rear of the proposed passing bay, then the Local Highway Authority would be recommending an objection. The passing bay provision is not felt to provide acceptable mitigation to address the undesirable impact that the development would have on the narrow section of highway.

NCC Public Rights of Way: NO OBJECTION

Internal Drainage Board: NO OBJECTION

Environmental Health & Housing – Environmental Quality: No comments.

Planning Committee
31 July 2017

Conservation Officer: NO OBJECTION. It will not have any adverse impact on the Conservation Area or the setting of the Church. Suggests that materials are conditioned.

REPRESENTATIONS 7 letters of **SUPPORT** received. The reasons provided include the fact that the scheme will enhance the street scene and is in keeping and proportionate to the built form on Chapel Lane, and also that the passing place to be provided will be of benefit to the residents of Chapel Lane.

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

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM17 - Parking Provision in New Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The main issues for consideration are;

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highways / Access

Principle of Development

Fincham is defined as a rural village by Policy CS02 of the Core Strategy 2011. The site lies within the development boundary for Fincham, and so in accordance with Policy DM2 of the Site Allocations and Development Management Policies Plan, development will be permitted within development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan. The principle of development is therefore acceptable.

Form and Character

During the application process, the design of the scheme has been discussed and revised to better reflect the site and relationship to neighbouring dwellings. The current scheme is for a detached two bedroom bungalow with attached garage. In front of the garage is a parking and turning area and to the south of the proposed dwelling, the private garden space. The form and character along Chapel Lane is varied and the proposed scheme would not be out of character. The proposed dwelling is of simple design within a small plot, and the positioning within the site reflects the spacing between properties along Chapel Lane.

While The Bell House is adjacent to Fincham Conservation Area, the Conservation Officer is of the view that there would be no adverse impact as a result of the scheme. A condition is suggested to agree materials however these are already stated on the most recent set of plans, and are fully satisfactory.

Neighbour Amenity

Amendments have been made to the scheme to ensure there is sufficient distance between the dwelling proposed and those existing to the south and west. Given it is single storey, and combined with screening, officers consider there will not be a detrimental impact.

Highways / Access

The application proposes a passing place to ease traffic movement on Chapel Lane which is a narrow single width track. The support from neighbouring dwellings confirms that the passing place would be beneficial to all residents on Chapel Lane (which serves 10 properties).

The Local Highway Authority has objected to the proposed scheme on the grounds that the passing bay needs to be independent from the proposed point of access, so there is no conflict between the two requirements. The passing bay provision (as proposed) is not felt to provide acceptable mitigation to address the undesirable impact the development would have on the highway.

Officers consider however that the introduction of a passing place would represent betterment to the current traffic situation on Chapel Lane. While the passing bay is adjacent to the proposed access, the parking and turning area proposed for the new dwelling is sufficiently large that the residents would not need to use the passing place for parking. Furthermore Chapel Lane serves 10 dwellings and so the amount of traffic which would potentially use the passing place is not significant.

The application also proposes a new access to The Bell House, to the north of the dwelling. The Local Highway Authority has no objections to this.

Any other material considerations prior to the determination of the application

In terms of drainage, surface water will be taken to a soakaway and the foul water will be drained to the public main sewer. The application site lies within Flood Zone 1. Therefore there are no drainage or flood risk issues for further consideration as part of the application.

There are no objections raised by the Public Rights of Way Officer, or by the Environmental Quality Officer.

CONCLUSION

While there is an outstanding objection from the Highways Authority, on balance it is the view of the Officers that the passing place is adequate given the nature of Chapel Lane and potential level of traffic. The proposed access, and parking and turning arrangements for The Bell House and the new proposed dwelling are both considered to be acceptable.

The design and layout of the site has been amended during the application process to better reflect the form, character and spacing of the locality. These amendments have also meant there will be no detrimental impact of the proposed scheme on neighbour amenity.

There are no other stakeholder objections, and seven letters of support have been received from neighbouring dwellings.

In conclusion it is recommended that the scheme is approved for the reasons detailed above.

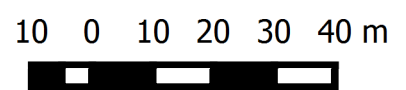
RECOMMENDATION:

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 Nos 12681C, 12682B and 12683C).
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to first occupation 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 building is 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.
- 3 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 4 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 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.
- 4 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.

17/00691/F

Cedar House 45A The Broadway Heacham



Parish:	Heacham	
Proposal:	Construction of Replacement Workshop and Store in Builders Yard (Re-Submission)	
Location:	Cedar House 45A the Broadway Heacham Norfolk	
Applicant:	Mr M McGinn	
Case No:	17/00691/F (Full Application)	
Case Officer:	Mr M Broughton	Date for Determination: 1 June 2017 Extension of Time Expiry Date: 7 August 2017

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

Case Summary

The land is situated in designated countryside, on the south side of The Broadway, Heacham. It is accessed via a 55m track, with entrance to the site opposite to Rolfe Crescent junction, approximately 125m west of the A149 junction. The site forms a builder's yard at 45A The Broadway, Heacham

The application seeks to demolish existing office, workshop and storage buildings and storage greenhouse and construct a new storage / workshop building including office accommodation.

This is a re-submission following a previous refusal at the Planning Committee (March 2017)

The National Planning Policy Framework 2012, the King's Lynn and West Norfolk Core Strategy 2011 and the King's Lynn and West Norfolk Management Polices Plan 2016 are relevant to this application

Key Issues

- Principle of development
- Form and character and amenity
- Highways
- Other considerations
- Crime and disorder
- Appeal decision - adjacent land

Recommendation

APPROVE

THE APPLICATION

The land is situated in designated countryside, on the south side of The Broadway, Heacham, opposite to Rolfe Crescent junction and approximately 125m west of the A149 junction. It is accessed via a 55m narrow track, bordered by 2m fence or conifer hedge between Nos 45 and 47 The Broadway. The development boundary for Heacham includes the access track and rear gardens to the said dwellings.

The site forms a builder's yard at, and is associated with, 45A The Broadway, Heacham – both in the ownership of the applicant.

As the access track terminates into the land, to the west and south are paddocks in ownership, whilst the immediate east is the builder's yard, comprising two mis-matched large workshops forming the centrepiece of the site. There is also a greenhouse with a mix of smaller units all used for builder's storage, an office porta-cabin and an area of hard standing for turning / parking. The said buildings are destined for demolition – specifically the larger buildings comprise partly of asbestos based items.

To the immediate east of the builder's yard is the applicants dwelling and curtilage, with access via the builder's yard.

Notwithstanding its tidy appearance, it was clear on the site visit this was a builder's business yard. Whilst the builder's yard is effectively open on its east and west sides, the south boundary has 1.2m timber slatted fencing, forming a divide between the yard and the paddocks. The rear northern boundary of the site forms the southern boundary to the elongated gardens of Nos 47/49 'The Broadway' and comprises a mix of 2m fence or brick wall, with some hedge. It is of note there is a relatively large outbuilding on the southern boundary of No 47 on its divide with this proposal site.

Following demolition of the outdated buildings (some of which contain asbestos) and greenhouse, the application seeks to construct a new 'U' shaped storage / workshop building with office accommodation. The works are related to the said builder's business use and as such there is no change of use.

This application is a revision of that refused (following deferral) for by the Planning Committee on 6/03/17 for the following reason:

'The overall design of the workshop / store building proposed is overly domestic in appearance, such that it is considered harmful to the character of the countryside and thus fails to accord with the requirements set out in the National Planning Policy Framework 2012, Policies CS06 and CS08 of the King's Lynn and West Norfolk Borough Council Core Strategy 2011 and Policy DM15 of the King's Lynn and West Norfolk Borough Council Site Allocations and Development Management Policies Plan 2016.

SUPPORTING CASE

The application site is an established builder's yard which has been used by the applicant for the last 15 years as a builder's yard. Prior to this, the builder's yard was in similar use by the applicant's father, who ran a construction company for 25 years.

The applicant's business has developed over the 15 years from a small plant hire and groundwork's company to a full building company offering all aspects of the trade from groundwork through to completion of building projects.

The business currently employs two office staff and 18 local tradesmen.

In the last 12 months the applicant has taken on two local apprentices, offering young people the chance to get a start in the construction industry working locally, without having to travel too far afield or move from the area.

The replacement workshop, store and office building is required to replace existing buildings on the site which comprise a blockwork workshop, asbestos clad storage building, a porta cabin currently used as an office and a large greenhouse used for storage. The asbestos building needs to be removed as this poses a health risk to the applicant and their employees.

As a result of the provision of the replacement building there will be no additional traffic movements to and from the site. The majority of workmen travel direct to working sites and therefore traffic in/out of the site is limited

The proposal for the building has been revised from that previously submitted, which was deemed by the Planning Committee to appear too residential in design in this setting. The amended proposal now put forward is for a single storey building with office space, a workshop and storage area and a covered storage area all at ground level.

A main change in the scheme is the elevational treatment proposed. The intention now is to clad all elevations with horizontal stained timber featheredged boarding with a low level brick plinth so as to provide a more rural appearance.

The roof over the central covered storage area is also shown slightly higher than the projecting wings so as to allow space for attic storage in this area. This additional storage area is required to compensate for the loss of existing storage space. The applicant has 307.6m² of storage within the existing buildings on site. The revised proposal equates to 168m² of storage space including attic storage.

The reduction in height of the proposed building, omission of dormer windows (as shown on the previous scheme) and revised detailing to the building provide a more rural design which has been based upon the design of timber outbuildings and stable buildings.

The applicant considers that to construct a smaller replacement building would simply not be a viable solution to his business which has existed on the site since approximately 1981

PLANNING HISTORY

16/01461/F: Planning Committee - Refused 6/03/17: Replacement workshop / storage building and demolition of existing storage buildings

13/01093/F: Permitted: 25/09/13 - Variation of condition 2 of planning consent 12/02028/F to replace approved drawing with amended drawing - 45 the Broadway

12/02028/F: Permitted: 08/02/13 - Replacement dwelling and demolition of existing dwelling - 45 the Broadway

12/01160/LDE: Was Lawful: 31/10/12 - Lawful Development Certificate: Retain permanent residential unit, with parking area and garden - 45 the Broadway

94/1062/O: Refused: 19/09/94 - Site for construction of chalet bungalow - Land Rear of 49-51 the Broadway

Planning Committee
31 July 2017

Associated land west:

14/01398/F: Refused: 28/11/14 - New build single storey dwelling & garage – rear of 45 the Broadway Heacham

- Appeal Dismissed 03/06/15 (details of this application is referred to in Planning Considerations)

RESPONSE TO CONSULTATION

Parish Council: OBJECTION:

Objected to initial submission and amended scheme - comment:

* Development outside the village envelope

Highways Authority: NO OBJECTION:

CSNN: NO OBJECTION:

Comment – recommend conditions and informative advice

- Condition storage of refuse and waste materials
- Condition workshop to remain in association with No 45A Broadway

Note: It would seem unreasonable to apply waste and refuse conditions to any approval given that none were requested in the previous application, the fact the business has operated on site since 1981 without known complaint and the fact that the applicant resides immediately adjacent to the site

Environmental Quality: NO OBJECTION: Conditions recommended:

Following an assessment of the site and the proposed development it is apparent from the supporting statement that asbestos containing materials are present within the fabric of the building to be demolished. From the information provided there does not appear to be other sources of contamination warranting a full site investigation.

REPRESENTATIONS 1 neighbour OBJECTION (No 51 Broadway):

Height of proposed structure: this could easily be a single storey height building (Previous comments: Scale of proposal creates loss of view)

NATIONAL GUIDANCE

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

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

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

Key Issues

- Principle of development
- Form and character and amenity
- Highways
- Other considerations:
- Crime and Disorder:
- Appeal decision - adjacent land

Principle of development:

The site is on the edge of the settlement boundary, in area deemed countryside in the local plan. Research has identified the area of land in question to have been in use as a builder's yard for a substantial period of time, and accepted as such in previous applications. Thus history identifies the use of the proposal site as an established builder's yard, in use by the applicant since 2001 and similarly by his father before him (1981 – 2001). The site is a brownfield site on the edge of the settlement.

The applicant seeks to construct a replacement workshop / storage building to replace the unkempt buildings on the site and cater for the continued use of the site for the said purpose, with no alterations or increase in use, staff or vehicular movements envisaged.

Nationally, the National Planning Policy Framework (NPPF) 2012 seeks a high standard of 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 the local context and creates or reinforces local distinctiveness, and is visually attractive as a result of good architecture and appropriate landscaping.

S17 NPPF - Core planning principles:

- encourages the effective use of land by reusing land that has been previously developed (brownfield land)
- supports sustainable economic development
- seeks to secure high quality design
- considers the intrinsic character and beauty of the countryside
- supports thriving rural communities

S28 NPPF - A prosperous rural economy:

Supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings

In terms of the KLWNBC Core Strategy 2011:

- Policies CS01 and CS02 identify Heacham as a Key Rural Service Centre in the settlement hierarchy, where local scale development will be concentrated, including new housing, employment and retail development.
- Policy CS08 advises that good design is a key element of sustainable development
- Policy CS10 supports the rural enterprise and the retention of employment land in these circumstances

Policy DM15 advises that proposals should not impact on the amenity of existing residents and the wider environment, and this will be considered in detail later in this report.

It is therefore considered the principle of the development is acceptable and accords with the National Planning Policy Framework 2012, Core Strategy 2011 and the Site Allocations and Development Management Policies Plan 2016.

Form and character and amenity:

The Broadway, Heacham provides a thoroughfare, from the A149 towards the centre of the village and is lined either side by a mix of dwellings, with those on the south side having elongated 55m depth plots, backing onto land in designated countryside.

The existing builder's yard, in use since 1981, is accessed by a 55m track between two dwellings No's 45 and 47. The applicant uses this track to access his dwelling No 45A and serves the grass paddocks (west of the access) as required

To the east of the access track and backing the greater site are bungalow dwellings (No 47, 49 and 51). These plots are 55m in depth, with 2m high southern boundary wall or fence on the divide with the proposal site. Of note on the said boundary, No 47 has a large outbuilding. No 49 has a 30m garden depth from its rearmost elevation to the said southern boundary.

Land to the south and west of the builder's yard comprises paddocks in ownership, with open countryside beyond.

This proposal is a revised scheme to that presented to the Planning Committee in March 2017 and refused contrary to Officer recommendation, for the following reason:

'The overall design of the workshop / store building proposed is overly domestic in appearance, such that it is considered harmful to the character of the countryside and thus

Planning Committee
31 July 2017

fails to accord with the requirements set out in the National Planning Policy Framework 2012, Policies CS06 and CS08 of the King's Lynn and West Norfolk Borough Council Core Strategy 2011 and Policy DM15 of the King's Lynn and West Norfolk Borough Council Site Allocations and Development Management Policies Plan 2016.

This application seeks to construct a 'U' shaped, single storey, timber clad building, in a barn-like format which is considered to equate with the countryside setting. The one building would replace the aged buildings on the site and cater for the continued use of the site for the said purpose, with no alterations or increase in use, staff or vehicular movements envisaged.

The proposal would create a workshop / storage / office facility in a single storey building (21.7m x 11.8m) with a maximum ridge height of 5.8m to the central open storage bays of the building. Its northern elevation is set 1m off the northern boundary, thus all future vehicular movements would be restricted to using the west side (from the access track) and the south side of the proposed building, serving the builder's yard and No 45A – the applicants dwelling.

The west wing caters for office space and a small drying room, with one large frame window serving the offices on the southern elevation and an access door and two smaller windows on the west elevation. The east wing caters for enclosed and secure storage accessed by timber doors on the southern elevation and an access door and smaller windows on the east elevation. There are two toilet windows only in the rear northern elevation. The central double-width storage area is open.

The building would be constructed on a brick plinth with stained feather--edged boarding for walls, with all work space at ground floor level only, but utilising central attic space for storage. The shape of the building has altered, but the central area ridge remains at 5.8m high.

Specifically this proposal differs from that refused in March 2017 where a brick building was proposed which included a first floor for offices with south facing dormers and ground floor storage.

The applicant has decreed that constructing a lower ridged building than that proposed would simply not fulfil the requirements of his business in terms of storage space, which that proposed would provide albeit in a different format than that previously refused

Overall the scale and design proposed is considered acceptable to the countryside environment. It will effectively tidy the site and is considered overall appropriate to the location and required use it is to serve.

Comments submitted by a neighbour at No 51 relate to the proposed 5.8m height of the building and previously indicated this would create a loss to view. Whilst the height is a matter for consideration, there is no right to a view. In relation to the scale of the building, it is considered that adverse impact on neighbouring dwellings north would be minimal, given separation distances and layout, and thus is not considered to be overbearing. There are no windows facing the neighbours to the north.

The removal and clearance of existing buildings and materials can be controlled by condition

The existing status of the builder's yard has not changed. However, it is considered prudent to apply a condition to tie the replacement building to the 'use' of the site. A change of use would likely require consent in its own right.

Highways:

The builder's yard is accessed by a narrow track on the south side of The Broadway, situated between No's 45 (west) and 47 (east). It also serves as access, via the builder's yard to the applicants dwelling situated on land adjacent east of the proposal site and also the paddocks in ownership, forming land to the west of the said builder's yard.

Due to the substandard access arrangements NCC Highways would not wish to see any uses which would increase the vehicular use of the access.

At present the site is lawfully used by the applicant for the storage of building materials and, as stated, this will continue, should the application be approved, with no increase in staff or vehicular movements. The application will consolidate the existing storage.

Based upon the above situation, given that the application would not result in an increase in traffic above the levels which could lawfully happen at present, NCC Highways recommend approval of the application.

Other Considerations:

Crime and Disorder:

There are no known issues affecting this site in relation to crime or disorder and no known complaints of noise. Having an indoor workshop/ store in a modern building would only help in regards any impact through noise

Appeal decision:

14/01398/F: Construction of dwelling and garage on land rear of 45 The Broadway Heacham:

The site access track also gives access to the applicant's father (T. McGinn of 45 The Broadway) and to his sister (Mrs N Desborough), who own land to the south-west of the southern tip of the access track.

On 28/11/2014 planning permission 14/01398/F was refused to Mrs Desborough to construct a single storey dwelling & garage on the said land. The KLWNBC considered the proposed new dwelling would be located outside of the settlement boundary (deemed countryside) and reasons for the refusal were:

- No justification for a new dwelling in the Countryside
- Design not in keeping with the form and character of the locality
- Unsatisfactory access
- Intensification in the use of a substandard access onto The Broadway

The Appeal Inspector concurred with the KLWNBC decision and the Appeal was dismissed 03/06/15

Current Application:

The rectangular area of land to which the aforementioned application related is at least 80m west of the western edge of the proposal site (builder's yard), with areas of land in between comprising paddocks in the ownership of T McGinn.

The current application site (builder's yard) has no association with the Appeal site, other than it is on adjacent land owned by a family member.

Notwithstanding the proposal site location (on the edge of the settlement boundary but within land designated as countryside), the current application differs totally in that it relates to the construction of a replacement workshop / store to serve a builder's yard business operating from the site since 1981, with no perceived increase in the staff employed or traffic movements.

The appeal site was for a dwelling in more of an open setting, very different in context to the current application site. In terms of traffic congestion, as previously stated this proposed building replaces existing structures in the builder's yard and is not creating a net increase in traffic. Again, this is a key difference compared to the appeal site

CONCLUSION:

Policies CS01 and CS02 of the KLWNBC Core Strategy 2011 identify and promote Heacham as a Key Service Centre in the Borough. The status of the locality provides a presumption in favour of development.

The site is within the countryside, but on the very edge of the village settlement boundary. The proposal effectively creates a replacement workshop / storage and office building for the existing builder's yard business

The proposed layout, scale and appearance are considered to be acceptable, demonstrating good design in accordance with the principles of the National Planning Policy Framework.

In terms of visual and residential amenity, it is acknowledged there will be some view of the building from neighbouring dwellings (north) but there will be minimal visual intrusion afforded to the passer-by from either The Broadway or the A149 (east). There is no increase in vehicles or staff numbers, thus site activity in terms of noise is unlikely to increase.

The proposal to replace the existing workshop, storage and office units is supported by Policies CS08 and CS10 of the Core Strategy 2011, Policy DM15 of the Development Management Policies 2015 and is in accordance with the principles of the National Planning Policy Framework 2012, as overall it is considered to be sustainable development, supporting rural business and the rural /local economy.

In the light of National Guidance, Development Plan Policies and other material considerations, it is recommended that this application be approved.

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.

Planning Committee
31 July 2017

- 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:
 - Block plan – drawing 1652-22D – receipt dated 30/06/17
 - Elevations and layout – drawing 1652-30E – receipt dated 14/07/17
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The workshop / storage building hereby approved shall be used only in connection with the operations of the builder's yard and shall be held in conjunction with the existing business. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order re-enacting or revoking that Order) at no time shall the building be used for any other purpose without further application to the King's Lynn and West Norfolk Borough Council.
- 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 2012.
- 4 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.
- 4 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.
- 5 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.
- 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.
- 6 Condition All material arising from the demolition of the existing storage buildings, office and the greenhouse (as detailed on the block plan drawing 1652-22D received 30/06/17) shall be removed from site within 3 months of the commencement of the works unless otherwise agreed in writing by the Local Planning Authority.

6 Reason In the interests of amenity, in accordance with the NPPF 2012



Appeal Decision

Site visit made on 20 May 2015

by **David Spencer BA (Hons) DipTP MRTPI**

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

Decision date: 3 June 2015

Appeal Ref: APP/V2635/W/15/3005626

45 Broadway, Heacham, King's Lynn, Norfolk PE31 7JJ

- 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 Neil Desborough against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 14/01398/F, dated 26 September 2014, was refused by notice dated 28 November 2014.
 - The development proposed is a new build single storey dwelling & garage – all detached.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues in this appeal are the effect of the appeal proposal on the character and appearance of the surrounding area and the effect of the proposed access on highway safety, with particular reference to vehicle movements on Broadway.

Reasons

Character and Appearance

3. The appeal site comprises a grass field enclosed by a combination of post and rail fencing and boundary hedging and trees to the east and south. The site primarily sits within a patchwork of small parcels of open and gently undulating land including paddocks to the west and grazing land to the south. Land to the west contains some outbuildings, but these are visually contained by hedging and trees. Therefore the appeal site and the adjoining fields form part of the countryside edge to Heacham at this location. This countryside character to the appeal locality can be appreciated in longer views from both the A149 to the south-east and from the public bridleway at the end of School Road to the south-west.
4. The appeal proposal would be situated to the rear of the dwellings on the southern side of Broadway. The proposed dwelling would be separated from these dwellings by their long rear gardens. Further separation would result from intervening land between the rear gardens and the appeal site which is primarily laid out to grass with some modest outbuildings and external storage of materials. Consequently, the appeal proposal would have a poor relationship with the existing linear pattern of development on Broadway and

would occupy a peripheral position, incongruously extending the built form of the village into the countryside setting described above.

5. The appellant submits that the proposed dwelling would have a barn style appearance due to its single storey scale and materials, which would enable it to blend into its context. However, design details such as the proposed porch and garden room would lend an overtly domestic appearance to the building. Furthermore, given the degree of separation from any existing dwelling or sizeable structure, the appeal proposal would harmfully appear in longer views as an isolated new structure in the countryside and not as part of an established pattern of fringe development.
6. The appellant has also referred to a new dwelling to the east of the appeal proposal, which is separated by a paddock and an area containing glasshouses and ancillary buildings. I observed that this chalet style dwelling, like the appeal site, is beyond the settlement boundary for Heacham as defined in the King's Lynn & West Norfolk Local Plan 1998, to which I was referred to on the site visit. Neither party has presented me with the planning history of this dwelling, which represents a solitary incursion into the countryside edge at this part of Heacham. It has a limited relationship to the existing form and character of Heacham and as such I am not persuaded that it should set the pattern for development to the rear of The Broadway.
7. I therefore conclude that the appeal proposal would have a significantly adverse effect on the character and appearance of the surrounding area. It would also fail to respond to the local context including a poor relationship with the existing built form in this part of Heacham. It would represent a new dwelling in the countryside, outside of the defined settlement boundary, where no special circumstances have been advanced to justify a rural dwelling on an exceptional basis. Therefore, the appeal proposal would be contrary to Policies CS01, CS06 and CS08 of the King's Lynn and West Norfolk Local Development Framework – Core Strategy 2011 (the CS). It would also be contrary to emerging Policies DM2, DM6 and DM15 of pre-submission King's Lynn & West Norfolk Site Allocations and Development Management Policies document 2015. It would also fail to accord with the objectives of the National Planning Policy Framework (NPPF) to recognise the intrinsic character and beauty of the countryside and to secure high quality design, including responding to local character.

Highway Safety

8. The proposed access to the appeal proposal would involve a notable length of single width driveway between Nos 45 and 47 Broadway, which has restricted visibility at the entrance due to the position of a brick pier and electricity pole to the front of No.45. The appellant has sought to address the concerns of the Local Highway Authority by proposing a passing bay on land within the curtilage of No.45 and to widen the initial point of access where it meets the Broadway, which it is suggested could be secured by way of a condition.
9. Both of the proposed improvements to the site access involve land which is outside of the red line of the planning application. Whilst the adjoining blue line on the plans before me includes No.45 it is my understanding from the evidence before me and from the site visit that No.45 is owned by a family member. As such, whilst there may be no objection from the occupiers of No.45 there is also no guarantee of control that the appellant can undertake

the required works. I have therefore considered the content of the Planning Practice Guidance¹ which states that conditions that require works on land that is not controlled by the applicant often fail the tests of reasonableness and enforceability. I therefore accept the Council's submission that the appellant's suggested access solution cannot be appropriately conditioned.

10. The appeal proposal would generate vehicle movements using the narrow shared access with the existing dwelling and activities to the east of the appeal site. The appellant contests the use of TRICS estimates suggesting a much lower figure. However, it does not seem likely to me that daily vehicle movements from the appeal proposal would be restricted to just 2 movements a day and I have no compelling evidence that the appellant or future inhabitants of the proposed dwelling would not generate a scale of vehicle movements comparable with the more robust TRICS estimates.
11. Accordingly, it is reasonable to assume that there would be times when there would be a conflict of vehicle movements on the narrow length of access. This would be likely to lead to vehicles reversing out onto and stopping in the Broadway. Vehicles manoeuvring out of the proposed access would be doing so at a point where visibility is substandard. Whilst I accept the appellant's submission that junction changes at the A149 will have affected vehicle flows on Broadway, this does not apply to the unrestricted ability to turn left into Broadway when approaching from the south on the A149. As such the Broadway still functions at the appeal location as a connecting road into Heacham. As such I am concerned that the intensified use of the existing substandard access to the appeal site would be detrimental to the safety of highway users, including pedestrians on the footway, due to the likelihood of stopping and reversing vehicles.
12. I therefore conclude that the proposed access would be harmful to highway safety, with particular reference to vehicle movements on Broadway. Accordingly the proposal would be contrary to CS Policy CS11 which requires new development, amongst other things, to provide for safe and convenient access for all modes.

Conclusion

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

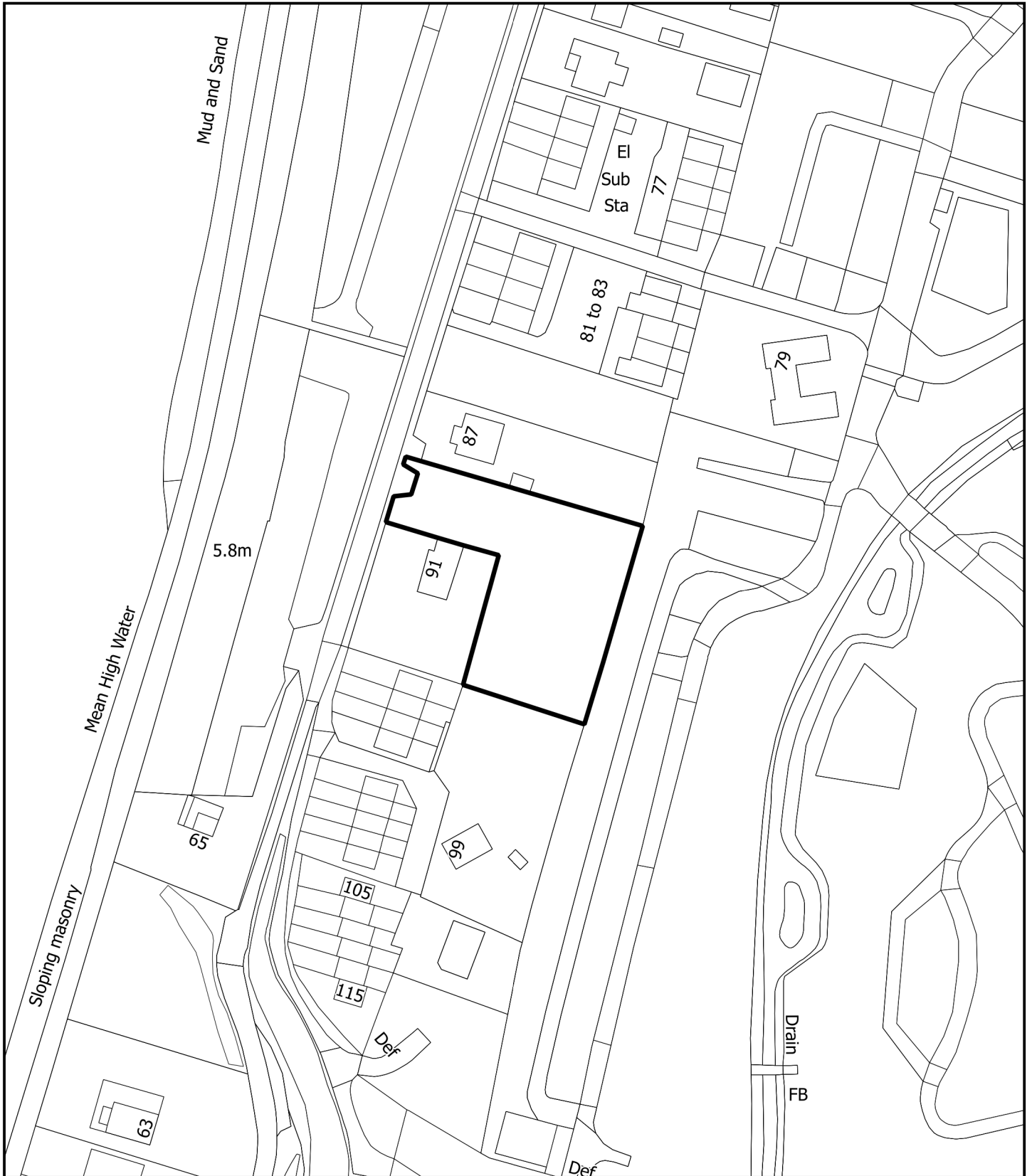
David Spencer

INSPECTOR.

¹ Planning Practice Guidance ID Ref: 21a-009-201406

17/00893/F

91 South Beach Road Hunstanton



Parish:	Hunstanton	
Proposal:	Variation of condition 3 of planning permission 12/01633/CU - Use of caravan park for 10 static caravans and retention of existing caravan as office / security unit: To vary occupancy restriction	
Location:	91 South Beach Road Hunstanton Norfolk PE36 5BA	
Applicant:	Mr & Mrs Lee	
Case No:	17/00893/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 3 July 2017

Reason for Referral to Planning Committee – The views of the Town Council are contrary to the Officer recommendation

Case Summary

The site comprises land used for 10 static caravans; there is presently a caravan on site used as an office/security. The site is bounded to the north and south by detached and terraced dwellings. To the east is a camp site and to the west, on the opposite side of the road, are static caravans. The beach and sea front are immediately to the west of the caravan site.

This application seeks to vary condition 3 of 12/01633/CU. 12/01633/CU granted planning permission for the siting of 10 static caravans and the retention of an existing caravan as an office/security unit. Condition 3 restricts occupancy to 6 months of the year.

Key Issues

Planning History and Flood Risk
Other Material Considerations

Recommendation

REFUSE

THE APPLICATION

The application seeks consent to allow an extension of time so that the caravans can be occupied to address demand for occupation during school holidays.

Condition 3 currently restricts the occupancy condition of 91 South Beach Road, to the following

“Occupancy of the ten static holiday caravans and caravan as office/security unit shall be limited to the period from 1st April to 30th September in any one year.”

Planning Committee
31 July 2017

This application seeks to extend the occupancy to the following periods; 1st April to 31st October, and 15th December to 1st January.

SUPPORTING CASE

The supporting case is summarised as follows:-

- The proposal would allow the site to offer a holiday product close to that offered by other holiday companies in the area. These have an all-year round availability
- Although a small site, local tourism benefits will result, thus supporting the economic element of current sustainability principles.
- Net additional flood risk will be small given – adjacent sites are already open for far longer periods than proposed here. There will be a detailed evacuation plan; the risk of a flood event will be known well in advance, giving plenty of time for evacuation
- Flood risk will be overall reduced; these caravans will be raised to 0.75m above ground level rather than their present 0.4m and be secured to the ground

RESPONSE TO CONSULTATION

Hunstanton Town Council: NO OBJECTION as we consider that a detailed flood evacuation plan has been recommended as a condition by the district emergency planning officer.

The caravans are to be raised from 0.4m to 0.75m and a full argument has been set out as to the remoteness of a probability of inundation (1:200 years from KL drainage board).

The masterplan for Hunstanton 2008 sets out the need to extend the holiday season and though a small site, local tourism would benefit thus economic sustainability.

NCC Highways: NO OBJECTION

NCC Public Right of Way: NO OBJECTION

Environmental Health & Housing – CSNN: NO OBJECTION

Environment Agency: OBJECTION The site is located within Flood Zone 3 (high probability of flooding). The site also falls within our Tidal Hazard Map. If flood defences near to the site were to breach or be overtopped the site would experience rapid inundation to a depth of more than 2 metres.

Your Coastal Flood Risk Planning Protocol is very clear in this area that

“Seasonal Occupancy will be limited to between 1st April and 30th September. Applications to remove, relax or vary (by way of extension) any existing seasonal occupancy condition will be resisted”. Therefore we consider that the current occupancy restriction should not be removed.

Emergency Planning: NO OBJECTION if permission is granted occupiers should sign up to the Environment Agency flood warning system and an evacuation plan be prepared to the satisfaction of the local authority.

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

CS05 – Hunstanton

CS08 - Sustainable Development

CS10 - The Economy

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

DM18 – Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)

DM21 - Sites in Areas of Flood Risk

PLANNING CONSIDERATIONS

The main planning considerations in regards to Flood Risk are:

- Planning History and Flood Risk
- Other Material Considerations

Planning History and Flood Risk

Condition 3 of 12/01633/CU restricted the occupancy of the use of the 10 static caravans and the office/security unit to between the 1st April and 31st September in any given year. This condition was imposed in order to prevent the use of the development during annual periods where the risk of flooding is increased.

Paragraph 99 of the National Planning Policy Framework states that "New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change." The National Planning Policy Framework refers to development having to be steered to areas of lower risk of flooding, through applying to certain types of developments a sequential test and then if necessary an exception test to ensure development is safe for its lifetime.

Policy CS08 of the Local Development Framework Core Strategy states that development proposals in high risk flood areas will need to demonstrate that the type of development is appropriate to the level of flood risk identified in the Strategic Flood Risk Assessment and that flood risk is fully mitigated through appropriate design and engineering solutions. The National Planning Practice Guidance provides further guidance on flood risk, and interpretation of policies such as the sequential and exception test. The nature of this proposal, extending existing facilities would pass the sequential test.

Clearly this site falls within the coastal strip, and Local Guidance referred to in Policy CS07 - Development in Coastal Areas, has been provided to guide planners and developers on the suitability of development in the Coastal Area.

Policy CS07 states that the Council will, amongst other things, resist relaxation of occupancy limitations unless the outcome of the Shoreline Management Plan (SMP) acknowledge the absence of risk or promotes the retention and/or improvement of local defences. The SMP does not acknowledge the lack of risk and improvement to the defences is not assured at present.

Policy DM18 - Coastal Flood Risk Hazard Zone of the SADMP where it states that in regards to applications extending seasonal occupancy these should be resisted. This is a clear and recently adopted policy position.

It is noted that the agent has supplied information that adjacent caravan parks are not the subject of seasonal occupancy and other developments in the locality not being the subject of such restrictions given the imposition of appropriate mitigation measures being put in place. It is also understood from discussions with the Emergency Planner that both McDonald Caravans and Searles sign up to the flood warning service which is administered directly from the Environment Agency to these caravan sites. Upon receipt of the warning the occupants of these sites are required to evacuate immediately. The applicant comments that in permitting an enclosed swimming pool enclosure at Searles Caravan Park, 16/01360/F, that it's an example of allowing development within the Coastal Protocol Area following the adoption of the Site allocation Document.

However the agent has failed to acknowledge that other caravan sites pre-date the Coastal Protocol becoming Policy DM18 of the adopted Site Allocation and Development Management Policies Plan (2016). Indeed The Inspector, in determining APP/V2635/W/17/3169623, for an extended occupancy of a bungalow at 1F South Beach Road, Heacham, dismissed the appeal on the grounds that the comparable provided by that appellant did not directly relate to the site subject to that particular appeal. It is suggested that a new swimming pool enclosure at Searles, albeit within the coastal protocol area is not directly comparable to this proposal.

Notwithstanding that the Emergency Planner has recommended that the caravan site could sign up to the flood warning service and produced an appropriate evacuation plan. It is considered that the proposal has also failed to address that the development will be safe of its lifetime. The raising of the floor levels of caravans from 400mm above adjacent ground level to 750mm does not account the potential for this site to flood up to 2m in depth. If the

defence maintained by the Borough Council is breached, which is the lowest height flood defence of this area; there will be a rapid inundation of water coming into the site.

The Environment Agency have commented that the proposal is contrary to Policy DM18 of the Coastal Protocol.

In more recent years concerns over flooding have become much more important with the Environment Agency repeatedly increasing the threat level for a major storm event in this area and they expressed their concerns over future developments in this area at the recent Local Plan Inquiry.

Of particular relevance is their assessment that “the standard of protection offered by the flood defences in the Coastal Flood Risk Hazard Zone is low”.

Other Material Considerations

The raising of the caravans by .350mm is not considered to cause a detrimental impact upon the adjacent neighbouring properties.

The increase in the use of the access, through additional occupation causes no highway safety implications.

The proposal is not considered to cause any ecological issues.

CONCLUSION

Members are being asked to consider an extension of an occupancy condition to allow 10 static caravans and the existing site/office to be occupied for another 6 weeks. The six weeks will be split by allowing occupation until the 31st October and between the 15th December and 1st January.

Whilst it is acknowledged that recent developments on South Beach Road have been permitted, these have preceded the adoption of the Coastal Protocol as part of the Development Plan at the time of their consideration. Now that Policy DM18 is adopted, in the interests of public safety it is imperative that it is rigidly applied going forward.

It is also of significant weight that a very recent appeal (attached) elsewhere in the coastal flood risk hazard zone was upheld on the need to ensure that occupancy is restricted to the safest periods and in particular the need to provide direct comparable evidence.

The Flood Risk Assessment has also failed to acknowledge that should the site be flooded this could be up to 2m in depth and would flood very rapidly. Thus increasing the floor levels of the caravans up 700mm above ground level would not overcome flood risk. Even if a Flood Risk Assessment were to be provide, there is very little economic public benefit that would outweigh the harm to occupants from being exposed to Flood Risk.

It is therefore recommended that this application be refused for the following reason.

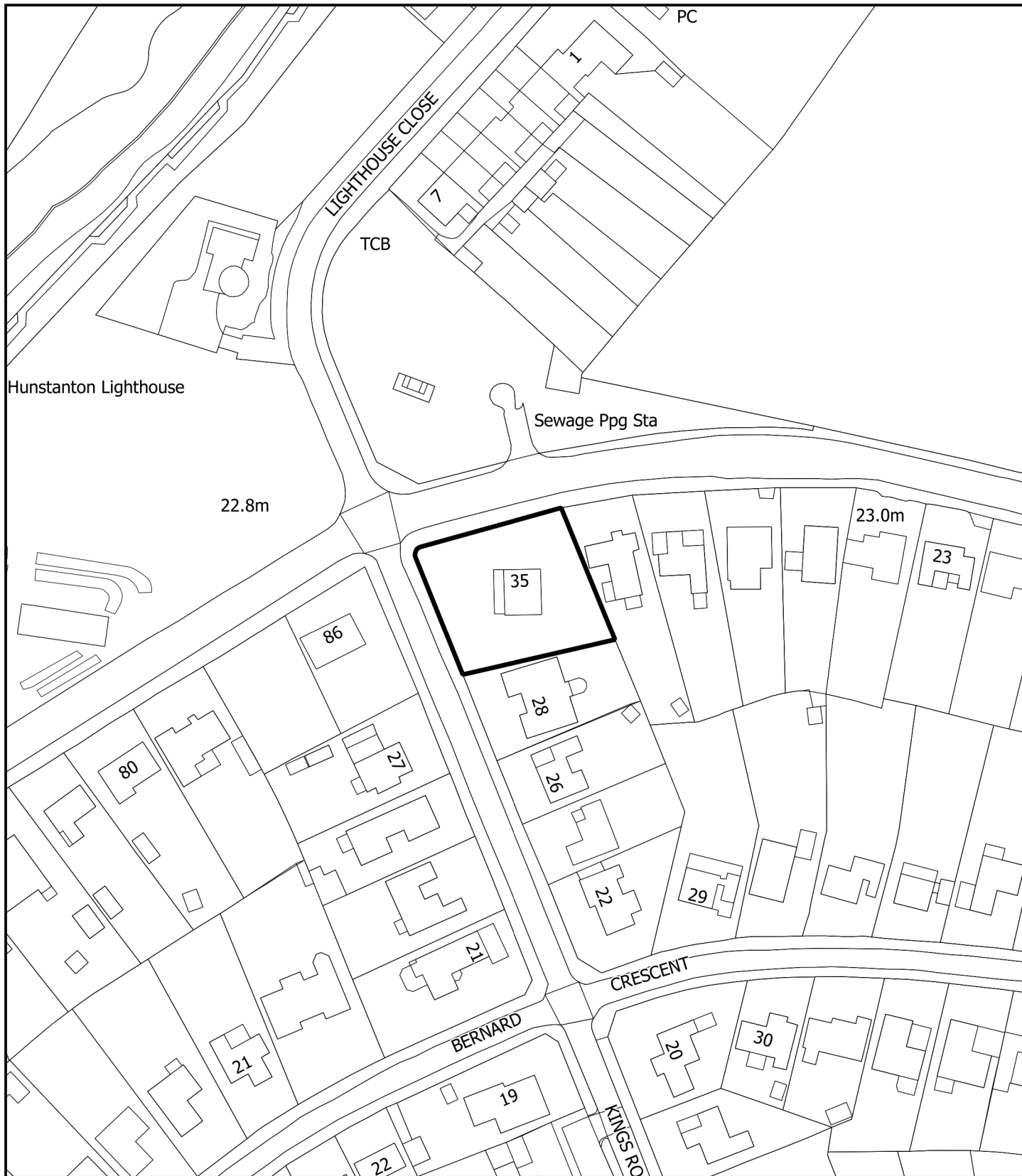
RECOMMENDATION:

REFUSE for the following reason:

- 1 The proposal to extend the occupancy of the static caravan park for an additional 6 weeks would be contrary to the authorities approach to development within the Coastal Flood Risk Hazard Zone of Dersingham to Hunstanton. Furthermore the application has not been accompanied by a Flood Risk Assessment which would demonstrate, that the development will be safe for its lifetime. The proposal is not considered to provide a level of public benefit that would outweigh the exposure to flood risk experienced by the future occupants of the caravan site. The proposal is therefore contrary to paragraphs 106, 107, 108 of the National Planning Policy Framework, the National Planning Practice Guidance, Policy CS08 of the Local Development Framework Core Strategy 2011 and Policy DM 18 of the Site Allocation and Development Management Plan Document.

17/01135/F

Sea Gulls 35 Lighthouse Lane Hunstanton



Parish:	Hunstanton	
Proposal:	Erection of garage/car port	
Location:	Sea Gulls 35 Lighthouse Lane Hunstanton Norfolk	
Applicant:	Mr Ian Wallace	
Case No:	17/01135/F (Full Application)	
Case Officer:	Mr M Broughton	Date for Determination: 9 August 2017

Reason for Referral to Planning Committee – Councillor Bower has requested the application be determined by the Planning Committee

Case Summary

The land is situated on the south side of Lighthouse Lane, Hunstanton, approximately 380m north-west of the A149 Cromer Road and opposite to the junction with Lighthouse Close.

The site at comprises a two storey detached dwelling on a corner plot, with access points from both Lighthouse Lane and King's Road.

The application seeks to construct a 4 bay garage store / carport on the north-east corner of the site

The National Planning Policy Framework 2012, the King's Lynn and West Norfolk Borough Council Core Strategy 2011 and the King's Lynn and West Norfolk Borough Council Site Allocations and Development Management Policies Plan 2016 are relevant to this application.

Key Issues

- Principle of development
- Form and character
- Neighbour impact
- Other considerations

Recommendation

REFUSE

THE APPLICATION

The land is situated on the south side of Lighthouse Lane, Hunstanton, approximately 380m north-west of the A149 Cromer Road. This is a corner plot at a crossroads junction with

Planning Committee
31 July 2017

Lighthouse Close, King's Road and Cliff Parade. The area on the north side of Lighthouse lane / Cliff Parade enclosing The Green and Chapel ruins (north-west) and former lighthouse (opposite) forms part of the Hunstanton Conservation Area.

The site at 'Sea Gulls', 35 Lighthouse Lane, comprises a flat roofed, two storey detached dwelling on a plot approximately 35m x35m. There is vehicular access from both Lighthouse Lane and King's Road.

The application seeks to construct in the north-east corner of the site a 4 bay unit (12m x 6m) comprising 2 x bay open carport and an enclosed garage / store. The structure would have a fully hipped roof, with a ridge height 4.5m high.

SUPPORTING CASE

None submitted with this application

PLANNING HISTORY

05/01299/O: Refused: 15/08/05 - Outline Application: Construction of 7 dwellings after demolition of existing dwelling - 35 Lighthouse Lane Hunstanton

RESPONSE TO CONSULTATION

Town Council: NO OBJECTION

Local Highway Authority: NO OBJECTION Condition recommended if approved

Conservation Officer: NO OBJECTION

REPRESENTATIONS One letter of **support** - Member of the Public

The design is appropriate and similar to others nearby, despite what the Case Officer said in his email to the architect.

NATIONAL GUIDANCE

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

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

Key issues:

Principle of development
Form and character
Neighbour impact
Other considerations
Other considerations

Principle of development:

The King's Lynn and West Norfolk Borough Council Core Strategy 2011 Policy CS02 identifies Hunstanton as a Main Town in the settlement hierarchy. Policy CS05 states development in Hunstanton should meet modern requirements, whilst respecting the historic environment in the Conservation Area.

The King's Lynn and West Norfolk Borough Council Site Allocations and Development Management Policies Plan (SADMP) 2016 is relevant to this application:

Policy DM2 – Development Boundaries identifies that: 'Development will be permitted within the development boundary of settlements shown on the Policies Map, providing it is in accordance with other Policies'.

The application seeks to construct a residential garage at 35 Lighthouse Lane, a site at the north-eastern corner of the Town and within the settlement boundary. In principle the development is acceptable.

Form and character:

National Planning Policy Framework 2012:

Furthermore Policy DM15 advises that:

The land is situated on the south side of Lighthouse Lane, Hunstanton, approximately 350m west of the A149 Cromer Road. This is a corner plot at a crossroads junction with Lighthouse Close (north), King's Road (south) and Cliff Parade leading off west, the latter adjacent to The Green (sea front) and which leads to the Town Centre. The area enclosing The Green, Chapel ruins and former lighthouse, which lies opposite to the site, forms part of the Hunstanton Conservation Area

The site at 'Sea Gulls' comprises a flat roofed, two storey detached dwelling with a balcony arrangement on its north-west elevation, which is most likely the 'front' elevation of the dwelling. The dwelling is central to, but angled in, this relatively large plot (35m x 35m), with access points from both Lighthouse Lane and King's Road leading to a gravelled area, part fronting the north elevation and which caters for parking and turning.

There is a 1m maximum brick wall backed by 2m high hedge on the north and western boundaries, whilst the eastern boundary (formed with a bungalow No 33 east) comprises close boarded fencing at approximately 1.3m high. There is 1.8m internal hit and miss fence

Planning Committee
31 July 2017

dividing the front parking area from the rear garden (east), leading off from the north-eastern corner of the dwelling to the eastern boundary and providing screening to the site garden on the south-east side.

The application seeks to construct in the north-east corner of the site a 4 bay unit (12m x 6m - orientated north / south) comprising 2 x bay open carport forming the northern end of the building and an enclosed garage / store (with single width garage door for access) on the south side. The structure would have a fully hipped roof, with a ridge height 4.5m high. There would be a 1m separation gap to the north-east boundary fence.

The application proposes red pantiles for the roof and stained boarding for the walls.

Lighthouse Lane extends north for approximately 280m from its junction with the A149 Cromer Road and thereafter for 100m bears west towards its junction with Cliff Parade / Lighthouse Close / King's Road. The eastern side of Lighthouse Lane comprises open green (pitch and putt course), beyond which there is the sea-front green (car park - north). The open expanse described extends to Lighthouse Close with a terrace of Victorian cottages, the Lighthouse and The Green thereafter

The western side of Lighthouse Lane is distinct in its setting, being characterised by detached bungalows, set-back with low walled frontages, rear gardens and in similarly scaled plots with a co-ordinating building line, which extends north and west to the proposal site ('Sea Gulls'). Albeit angled on the site, 'Sea Gulls' respects that building line, as indeed does the format of the mixed dwellings thereafter to the west on the south side of Cliff Parade (fronting The Green).

King's Road, which is orientated north to south on the western side of 'Sea Gulls' comprises a mix of dwellings, again on similar scaled plots with a co-ordinated forward building line.

It was noted that there were no structures forward of the building line of the dwellings in the whole of Lighthouse Lane and none were seen forward of the building line in the immediate vicinity comprising Cliff Parade and King's Road.

Taking into account the scale and design of the building, specifically the siting of the proposed car-port /garage cum store does not equate to the format of the existing layout in terms of adverse impact on the 'openness' of the street scene, harmful to the form and character of layout in this locality.

Neighbour impact:

Notwithstanding no neighbour objections have been received in relation to this application, Policy DM15 SADMP 2016 advises that:

- 'Proposals will be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development' and
- 'Development that has significant adverse impact on the amenity of others or which is of poor design will be refused'

A 'T' shaped bungalow (No 33 Lighthouse Lane) abuts the eastern side of 'Sea Gulls'. It is set back in its plot, with an open frontage for parking and turning and forward building line in keeping with the rest of the street scene. Its western end elevation varies between 0.8m and 1.6m from its western boundary with the 'Sea Gulls'.

The proposed building (12m deep x 6m wide and ridge 4.5m high) would be orientated north / south and sited on the boundary between 'Sea Gulls' (No 35) and the aforementioned

Planning Committee
31 July 2017

bungalow (No 33) in the north-east corner of the site. There would be a 1m separation gap between the building and the boundary fence with No 33.

The overall separation distance (maximum 2.6m) between Nos 35 and 33 would be minimal. Notwithstanding the structure would have a fully hipped roof, it is considered that the scale and siting of the building would on balance create an adverse impact (by way of overbearing mass) on the residential amenity of No 33.

Other considerations:

Crime and Disorder:

There are no known issues in relation to crime and disorder

CONCLUSION:

Paragraph 64 NPPF 2012 states: 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'

Policy CS08 of the Core Strategy 2011 and Policy DM 15 of the SADMP 2016 identify that new development should respond to the character of the locality in terms of scale and layout in order to enhance the quality of the environment. Policy DM15 states that: 'Development which has significant adverse impact on the amenity of others or which is of poor design will be refused'

Whilst impact on the adjacent Conservation Area may be minimal, it is considered that the design, scale and siting of the structure, effectively fronting the site dwelling and in a prominent position in the street scene, would not relate to the overall form and character of the locality and would not enhance the street scene. Thus the proposal represents a discordant feature in the street scene and would be of detriment to it.

In addition, taking into account the proposed scale and proximity to the boundary, the potential impact on the residential amenity of the residents of No 33 (east) is considered to be unacceptable

As such the proposal is contrary to the National Planning Policy Framework 2012 (paragraphs 56/58/64), Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011 and Policy DM15 of the King's Lynn and West Norfolk Borough Council Site Allocations and Development Management Policies Plan 2016

It is considered that the overall benefit to the applicant does not outweigh the harm caused if the works were to proceed and thus the recommendation is that this application is refused.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The design, scale and siting of the structure, effectively fronting the site dwelling and in a prominent position in the street scene, would create an adverse impact on the overall character and appearance of the locality and would not enhance the street scene. Thus the proposal represents a discordant feature in the street scene and would be of detriment to it. As such the proposal is contrary to the National Planning Policy

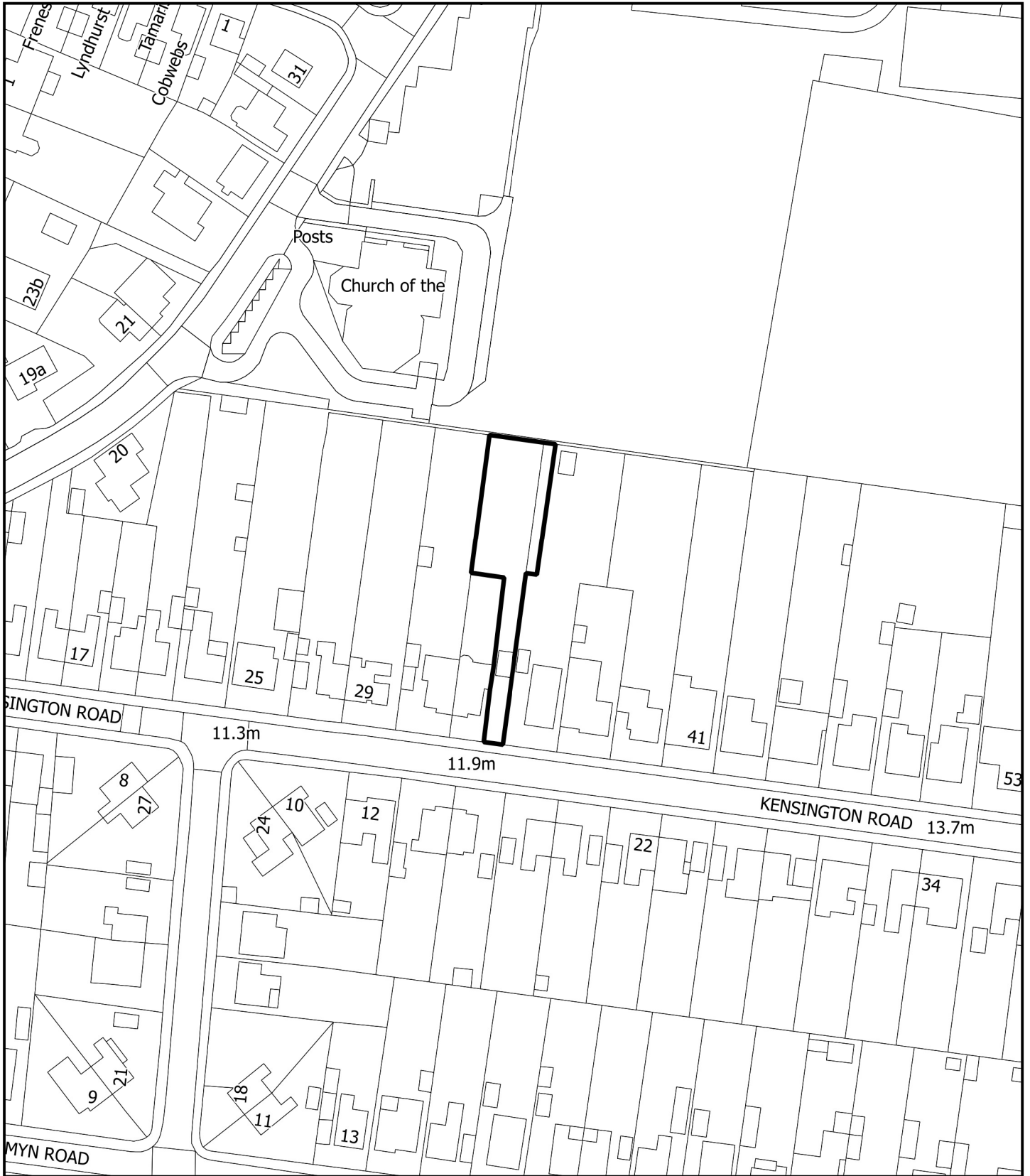
Planning Committee
31 July 2017

Framework 2012 (paragraphs 56/58/64), Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011 and Policy DM15 of the King's Lynn and West Norfolk Borough Council Site Allocations and Development Management Policies Plan 2016.

- 2 The mass and siting of the proposed carport / garage store, in close proximity to the north-east boundary of the site, will create a negative impact on the overall residential amenity of the adjacent dwelling No 33 Lighthouse Lane. As such the proposal is contrary to the National Planning Policy Framework 2012 (paragraph 56, 58 and 64), Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011 and Policy DM15 of the King's Lynn and West Norfolk Borough Council Site Allocations and Development Management Policies Plan 2016

17/01036/F

Rear of 33 Kensington Road Kings Lynn



Parish:	King's Lynn	
Proposal:	Construction of new dwelling and detached garage	
Location:	Rear of 33 Kensington Road King's Lynn Norfolk PE30 4AS	
Applicant:	Mr & Mrs D Cawston	
Case No:	17/01036/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 26 July 2017

Reason for Referral to Planning Committee – Called in by Councillor Wing-Pentelow

Case Summary

The application site relates to a portion of land set behind the build line on the northern side of Kensington Road in King's Lynn.

The proposal is to construct a new single-storey dwelling with detached garage. Access would be from the main road with a parking and turning area to the front of the site. The proposal would lead to a tandem form of development in this area.

The National Planning Policy Framework 2012, the King's Lynn and West Norfolk Core Strategy 2011, the King's Lynn and West Norfolk Site Allocations and Development Management Policies Plan 2016 are relevant to this application.

Key Issues

- Principle of Development
- Form and Character and amenity
- Highways
- Other considerations

Recommendation

REFUSE

THE APPLICATION

The site comprises an area of garden land to the rear of no 33 Kensington Rd, King's Lynn. An existing garage would be removed to create an extended vehicle access to the side of the donor property. There is close boarded fencing and hedging along the boundaries.

The application seeks to construct a new, single storey dwelling with a detached garage to the front of the proposed property.

The application is a re-submission of 16/00177/F which was withdrawn following concerns expressed with regards to the impact to form and character.

SUPPORTING CASE

The applicant has submitted a planning, design and access statement with the proposed plans. This has expressed the view that the development can be undertaken without having an adverse impact to the form and character of the area and would not be harmful to neighbouring dwellings. It has expanded on this point to state that the proposal would be an acceptable form of tandem development and there are other examples of built form set behind the build line. It has also been stated the development would make provision for an elderly relatives as the reason for additional accommodation.

PLANNING HISTORY

16/00177/F Construction of new dwelling within the gardens of existing house WDN - Application Withdrawn

RESPONSE TO CONSULTATION

NCC Highways Authority: Original comments - Having visited the site and examined the plans submitted it is evident that the access would accord to standard. However, it is also evident that the parking facility for the proposed dwelling is not to standard in relation to the size of garage or number of spaces and the ability to turn on site. The applicant does have the ability to amend the proposal to provide addition parking and turning provision to accord with standard of 2 spaces for a 2 to 3 bedroom dwelling. As a result, Should your authority seek to approve the application I recommend that the applicant be asked to submit a revised plan to provide access with turning to accord with the adopted standard.

Comments in regards to revised set of plans: NO OBJECTION on the basis that the parking and turning area will only work provided that no structure/obstruction is erected on the red and blue line indicated in the parking area to be left for the donor property. Conditions attached in regards to the removal of permitted development rights Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015 and the provision of parking and turning area.

Community Safety Neighbourhood Nuisance: NO OBJECTION

Environmental Quality – NO OBJECTION

REPRESENTATIONS There were **3** letters received from neighbouring properties concerning:

- Design & Character-out of keeping with the surrounding area
- Residential Amenity- overlooking neighbouring dwellings
- Traffic Generation
- Garage size

NATIONAL GUIDANCE

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

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS03 - King's Lynn Area

CS02 - The Settlement Hierarchy

CS11 - Transport

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 main planning considerations in regards to this application are:-

- Principle of Development and Planning History
- Form and Character
- Amenity
- Highways
- Other Material Considerations

Principle of development and Planning History

The principle of development in King’s Lynn is acceptable subject to material considerations. In this case the main issue relates to the impact to the form and character of the area which is discussed in more detail later in the report.

The previous application was withdrawn following advice from the Officer that the application, 16/001777/F, would be likely to be refused on form and character issues notwithstanding the housing land supply issues at the time of the application.

This application is essentially a re-submission of that particular application.

Form and character

Concern is raised with the layout and relationship of the proposed development with respect to the surrounding area shown on the submitted plan. The form and character of the street shows the predominant pattern of development being linear and associated with the highway. The proposed dwelling set behind the dwellings along Kensington Road would

result in built development extending some distance behind the public highway into land which is currently as rear garden, broadly similar to its neighbours and characterised by trees and hedgerows. Whilst the proposal would have little direct impact on the street scene it would result in a harmful form of tandem development, clearly at odds with the existing building pattern. Tandem development proposed in such a clear existing linear pattern of built form is rarely acceptable.

It is also thought that the plot size is too confined to accommodate a new dwelling and is unable to provide sufficient outdoor amenity space for any future occupants. Accordingly it is not considered that the proposed dwelling could be sited within the boundary of the application site in an acceptable manner and would be a cramped form of development.

Amenity

The submitted proposed layout would result in a private access road running close to the boundary of the site with a neighbouring property to the east of the site. While not an ideal relationship, the vehicular activity associated with this one dwelling is not thought to be harmful to the extent that would be a reason for refusal. It is also considered that the proposal would not be detrimental to the amenities of neighbouring dwellings in terms of overbearing, overlooking or loss of light impacts.

Highways

NCC Highways in their consultation response stated that although the proposed access would accord to standard, the parking and turning would not be and would have to be addressed in order to achieve a satisfactory outcome. Following further discussions on this issue it is the view this can be dealt with by means of a suitable condition and therefore has not been included as a reason for refusal. The Highways Officer recommends further conditions in regards to the removal of permitted development rights for the erection of walls, gates, fences and other means of enclosure.

Other Considerations

The applicant's Doctor has submitted a supporting letter that refers to the applicant's need for having a single storey dwelling. Whilst the applicant's needs are noted, personal circumstances are not a material planning consideration and would not justify the proposal.

There are no other considerations as part of this application.

The Environmental Quality team have no objection to the application.

CONCLUSION

This application is for a new dwelling located to the rear of no 33 Kensington Road.

The previous application was withdrawn by the agent as the proposal was likely to be refused on form and character issues. This application is essentially a re-submission of that application.

The additional dwelling, clearly shown in all the application documentation to the rear of the site, would lead to a tandem layout, which would be harmful to the settlement pattern in the location. The proposal is also thought to be overdevelopment of the site and would not sit comfortably within the confines of the plot. Given the above these issues far outweigh the provision of an additional dwelling, and the application should be refused.

Planning Committee
31 July 2017

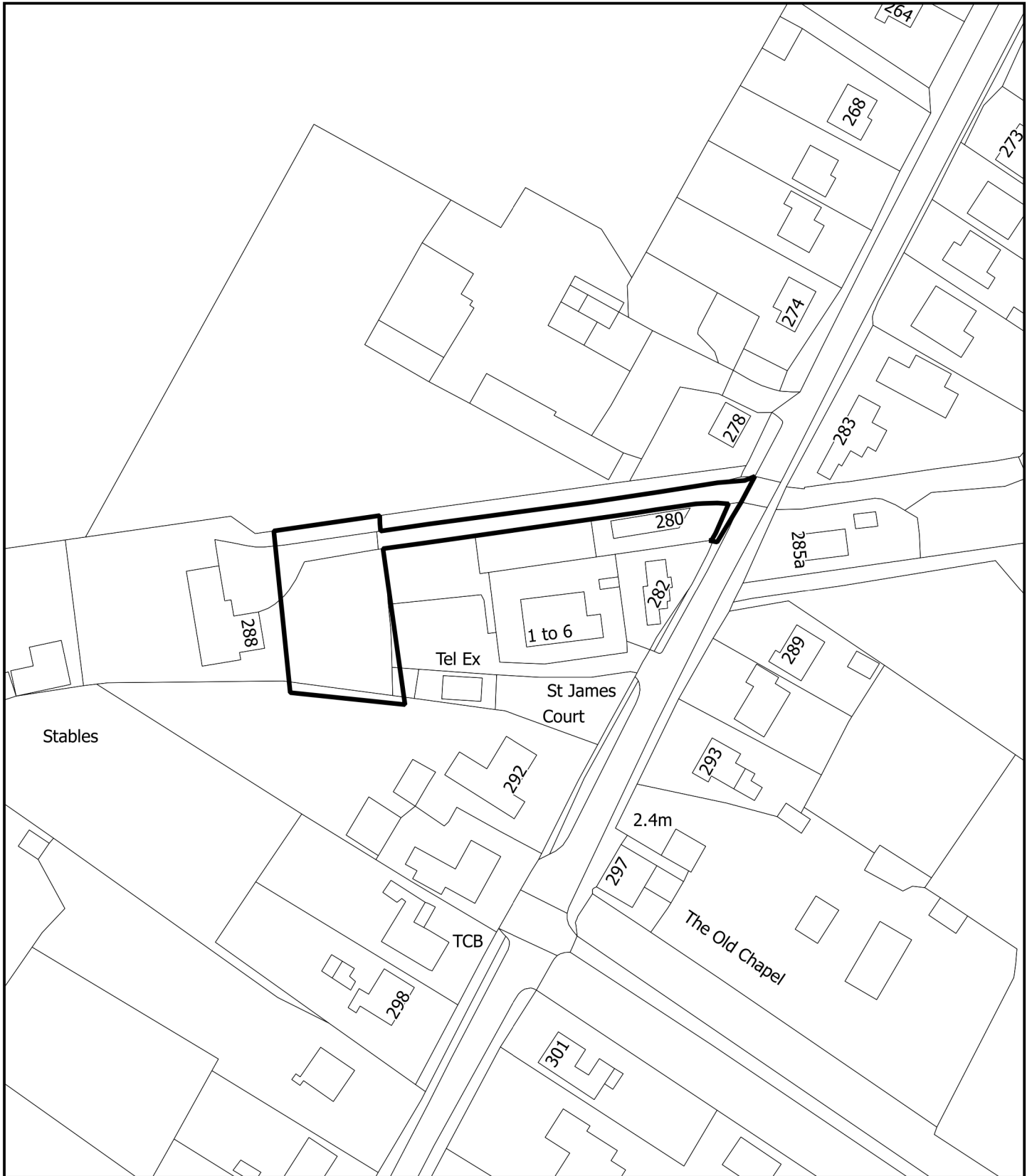
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The proposal represents an unacceptable form of tandem development, out of character with the existing pattern of development in the area, and resulting in an unsatisfactory relationship with existing properties. It would therefore not comply with paragraph 7 of the NPPF, policies DM1 and DM15 of the Site Allocations and Development Management Policies Plan 2016 and policy CS08 of the King's Lynn & West Norfolk Core Strategy 2011.
- 2 The proposal represents an undesirable overdevelopment of the site, resulting in an unacceptably cramped form of development that would be out of character with the existing pattern of development in the area and therefore contrary to paragraph 7 of the NPPF, policy DM15 of the Site Allocations and Development Management Policies Plan 2016 and policy CS08 of the King's Lynn & West Norfolk Core Strategy 2011.

17/01065/O

St James Lodge 288 Smeeth Road Marshland St James



Parish:	Marshland St James	
Proposal:	Outline application for proposed 2No. new dwellings	
Location:	St James Lodge 288 Smeeth Road Marshland St James Wisbech	
Applicant:	Mr M Smith	
Case No:	17/01065/O (Outline Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 3 August 2017

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

Case Summary

Outline permission is sought for 2 new dwellings on a parcel of garden land associated with St James Lodge/No. 288 Smeeth Road, Marshland St James. This is a substantial bungalow situated at the head of a private road on the western side of Smeeth Road, and was the track bed of the former railway line. The site is bounded by residential development to the west, two plots for houses cleared for construction to the immediate east and flat conversion of former railway goods shed beyond, residential to the south and orchards to the north.

All matters are reserved for future consideration with the exception of the means of access, which is considered at this stage and indicated as being from the existing private driveway leading off Smeeth Road.

The site lies within the village development area as defined in the Site Allocations & Development Management Policies Plan (SADMPP) and also within Flood Zone 3 of the Council-adopted Strategic Flood Risk Assessment (SFRA).

The application is accompanied by a site-specific Flood Risk Assessment, Initial Contamination Report and a Design & Access Statement.

Key Issues

- Principle of development
- Access and highway matters
- Other material considerations

Recommendation

APPROVE

THE SITE AND APPLICATION

Outline permission is sought for 2 new dwellings on a parcel of garden land associated with St James Lodge/No. 288 Smeeth Road, Marshland St James. This is a substantial bungalow situated at the head of a private road on the western side of Smeeth Road, and was the track bed of the former railway line. The site is bounded by residential development to the west, two plots for houses cleared for construction to the immediate east and flat conversion of former railway goods shed beyond, residential to the south and orchards to the north.

The site lies within the village development area as defined in the Site Allocations & Development Management Policies Plan (SADMPP) and also within Flood Zone 3 of the Council-adopted Strategic Flood Risk Assessment.

All matters are reserved for future consideration with the exception of the means of access, which is considered at this stage and indicated as being from the existing private driveway leading off Smeeth Road.

An indicative site plan shows two plots of approx. 12m wide and 29-35m deep containing two detached houses, with 3 parking spaces in front, served off the private drive.

SUPPORTING CASE

The agent submits the following statement in support of this application:

“This site is located on land between Number 288 Smeeth Road two new plots that have recently been approved under planning reference 16/01855/F. It is in the heart of an existing residential area and is within the Development Area Boundary. The land to the North is orchards and apple stores and on the land to the South there are residential properties.

The site has a positive planning history.

This application is an outline application and the details of external appearance will be dealt with at the reserved matters stage.

The addition of two new dwellings in this location will enhance the sense of community in this area by introducing two new families who would have the opportunity to be part of a typical rural village community.

There is no current building line at present. The orientation of the new dwellings has been designed to have minimal impact on the neighbouring properties in terms of overlooking and massing.

The proposed dwellings will include landscaping and driveway to the front gardens with planting to soften the front of the properties. The rear gardens will be levelled and seeded with grass and along with patio areas. They will be served off the existing shared driveway. There are parking spaces for each as required. The driveway affords ample space to allow a car to turn on site therefore always accessing Smeeth Road in a forward motion.

The village of Marshland St James is very varied in appearance and has no real local vernacular. This is demonstrated by the properties immediately surrounding the proposed site. There is however a small grouping of buildings dating back to 1848 when the station was opened that were designed and built for the railway. This site was originally part of the old railway yard which was all associated with Smeeth Road Station. The station building was converted into a dwelling many years ago, the old goods shed was converted into 6 flats

Planning Committee
31 July 2017

(St James Court) approximately 20 years ago and the old signal box site now also has a new dwelling on it.”

PLANNING HISTORY

07/01271/O: Application Permitted: 21/08/07 - Outline Application: construction of bungalow (renewal)

04/01431/O: Application Permitted: 04/10/04 - Outline application: construction of one bungalow

2/94/0420/F: Application Permitted: 27/01/95 - Construction of general purpose building

Adjacent site to east:

16/01855/F: Application Permitted: 21/12/16 - Construction of two dwellings

RESPONSE TO CONSULTATION

Parish Council: OBJECT for the following reasons:

- concerns about over development of the land in that area
- concerns about more development near to a hazardous high pressure gas pipeline
- Highways concerns over additional traffic using a narrow lane to exit/enter Smeeth Road

Highways Authority: NO OBJECTION

National Grid: Comments awaited at the time of writing this report

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to conditions relating to contamination investigation and remediation

Environment Agency: NO OBJECTION

King’s Lynn Drainage Board: No comments received

District Emergency Planning Officer: NO OBJECTION suggests conditions relating to signing up to flood warning system and preparation of an evacuation plan

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

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

PLANNING CONSIDERATIONS

The key issues identified in the consideration of this application are as follows:

- Principle of development
- Access and highway matters
- Other material considerations

Principle of development

Marshland St James is identified within the Core Strategy policies as a Rural Village, where limited minor development will be permitted to meet the needs of settlements and sustain existing services in accordance with Policy CS06 - Development in rural areas.

The site lies within the defined village development area, where development will be permitted provided it is in accordance with the other policies of the Local Plan.

It will be noted in the History section that the principle of developing this site with a bungalow was established by previous outline applications in 2004 and 2007. Whilst permission has lapsed and planning policy changed in the interim, it is still considered to be acceptable. A bungalow would not now be suitable due to flood risk implications – hence houses are being pursued.

Access and highway matters

The site gains access to Smeeth Road via a private driveway which serves the flats (6 No. one bed roomed units), the donor property to the west plus two infill plots. County Highways raise no objections to this proposed additional development served off this private road, subject to certain conditions relating to visibility splays and junction improvement – as conditioned on the approval for the two houses to the immediate east of the application site.

Other material considerations

There are no crime and disorder issues of concern.

The site lies in Flood Zone 3 of the Council-adopted SFRA and is accompanied by a site specific FRA – the proposal passes both sequential and exception testing and there are no objections from the Environment Agency or the IDB.

As stated above, our Emergency Planning Officer raises no objection, subject to suggested conditions. These matters are however to be addressed as an informative note, due to reasonableness and enforceability issues failing the tests to be applied to planning conditions.

There is a high pressure gas pipeline buried deep under the northern verge of the private drive. Whilst National Grid's comments are outstanding at the time of compiling this report, there have been no objections to previous development alongside this route, and it is considered that there is ample room to accommodate two dwellings without impacting on this apparatus.

Given the former uses on and adjoining this site, potential land contamination issues may be covered via condition.

CONCLUSION

Whilst the concerns of the Parish Council are noted, their issues raised have not drawn objections from technical consultees and would not constitute grounds for refusal.

The proposed plots for two new houses would accord with the provisions of the NPPF, Core Strategy policies CS02, CS06, CS08 & CS11 of the LDF, and Policies DM1 & DM2 of the SADMPP. The application is therefore duly recommended for approval subject to certain conditions stated below.

RECOMMENDATION:

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

- 1 Condition Approval of the details of the 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 Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets,
 - woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

- 5 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 6 Condition Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must 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 the land after remediation.
- 6 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried

out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

- 7 Condition The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 7 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 8 Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 5, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 6, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 7.

- 8 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 9 Condition The development shall be implemented in accordance with the recommendations of the Flood Risk Assessment prepared by Geoff Beel Consultancy dated June 2017 and submitted as part of this application.

- 9 Reason To safeguard the development and future residents from the risk of flooding in accordance with the provisions of the NPPF and Core Strategy Policy CS08 of the LDF.

- 10 Condition Prior to the occupation of the dwellings hereby permitted, the vehicular access shall be widened to a minimum width of 4.2 metres in accordance with the Norfolk County Council residential access construction specification for the first 5 metres as measured back from the near channel edge of the adjacent carriageway.

- 10 Reason In the interest of highway safety and traffic movement.

- 11 Condition Prior to the occupation of the dwellings hereby permitted, a 2.4 metre wide parallel visibility splay 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 1.0 metres above the level of the adjacent highway carriageway.
- 11 Reason In the interests of highway safety.
- 12 Condition With regards to the means of access only, the development hereby permitted shall be carried out in accordance with the following approved plan: Drawing No. 10 Revision A.
- 12 Reason For the avoidance of doubt and in the interests of proper planning.

17/00944/O

6 Hamilton Road Old Hunstanton



Parish:	Old Hunstanton	
Proposal:	Outline application: Replacement dwelling	
Location:	6 Hamilton Road Old Hunstanton Hunstanton Norfolk	
Applicant:	Mr R Markillie	
Case No:	17/00944/O (Outline Application)	
Case Officer:	Mr C Fry	Date for Determination: 12 July 2017

Reason for Referral to Planning Committee – The views of Old Hunstanton Parish Council are contrary to the Officer recommendation

Case Summary

The application site lies within Old Hunstanton, which is a Rural Village according to Policy CS02 of the Local Development Framework Core Strategy 2011.

A previous planning application, 16/02079/O, for the demolition of the existing dwelling for 2 dwellings was refused under delegated powers in January 2017.

This application is made for outline planning permission, with all matters reserved, for the demolition of the existing chalet bungalow and erection of a new two storey dwelling on land at 6 Hamilton Road, Old Hunstanton.

Key Issues

- Principle of development
- Impact upon Heritage Assets
- Amenity
- Highways
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application is made in outline with all matters reserved, for one new dwelling. There is an existing single dwelling on the site.

The site consists of the curtilage of no 6 located on the eastern side of Hamilton Road in Old Hunstanton. The existing dwelling displays an unusual character and is referred to as a 'Pepperpot' house featuring a steeply pitched roof rising to a central chimney stack.

The site lies within the development boundary for Hunstanton where proposals for new development are supported in line with policy DM2 of the Site Allocations and Development Policies Plan 2016. It is located close to but does not lie within the conservation area.

SUPPORTING CASE

The agent's supporting case will be reported in late correspondence.

PLANNING HISTORY 16/02079/O Outline application: Construction of two dwellings following demolition of existing dwelling and garage REF - Application Refused

RESPONSE TO CONSULTATION

Parish Council: OBJECTION – expressed concerns over the demolition of the existing property given its unique form and character.

Highways Authority: NO OBJECTION – subject to conditions, 'I am able to comment that in relation to highways issues only, as this proposal for a single replacement dwelling does not affect the current traffic patterns or the free flow of traffic, that Norfolk County Council does not wish to resist the grant of consent. With consideration of the scale of the proposed replacement and the reduction in the parking area as is currently available, I would seek to ensure that 3 parking places area available for the development.'

Conservation Officer: Makes comments that it is preferable to retain the existing dwelling, as its loss will start to erode the character of this part of Old Hunstanton and any replacement will need to be of a high quality design and reflect local character.

Environmental Quality: NO OBJECTION in principle subject to conditions relating to the proper disposal of any potential asbestos on site.

Norfolk Coast Partnership: NO OBJECTION in principle, expressed a preference for the retention of the character of the existing dwelling.

REPRESENTATIONS

There have been **three objections** from neighbouring properties concerning:

- Demolition of the existing dwelling: impact to the character of the area resulting from its loss.

NATIONAL GUIDANCE

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

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

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

- Principle of Development and Planning History
- Impact upon Heritage Assets
- Amenity
- Highway
- Other Material Considerations

Principle of development and Planning History

Old Hunstanton is a small coastal village located to the north of the main town centre. The site lies within the defined settlement boundary for Old Hunstanton and therefore is a sustainable location where new development is generally supported subject to other material considerations. The site is adjacent to the Old Hunstanton conservation area where new development will be assessed in terms of the impact to the setting of this area.

A recent outline planning application, 16/02079/O, for the demolition of the property and its replacement with 2 dwellings was refused.

The application was not refused on the loss of the “pepperpot” dwelling in the street scene, but that the proposed subdivision of the plot into 2 dwellings would have result in a cramped form of development and would have resulted in a dense massing of built form in the street scene.

This proposal seeks outline consent to replace the dwelling with one dwelling as opposed to two and all matters are left for consideration at a later stage.

Impact upon Heritage Assets

The proposal seeks consent to demolish 6 Hamilton Road. 6 Hamilton Road is a single storey house constructed circa 1920 and is constructed from red and buff brick and is a “pepperpot” style of property. Features in its design include the very steep pitch roof and the angular chimney breast. Other latter additions to the property are a balcony area on the front elevation and dormers to the side. This property could be considered a non-designated heritage asset, although this is arguable.

The property sits in a central position on the site and has the benefit of off road parking to the front and side

The form of development on this section of Hamilton Road comprises of mainly two storey dwellings, with the odd single storey dwelling. A property of similar design is found opposite at no.3. The properties in the street have different roof forms and there is no one predominant style of dwelling. The properties benefit from off-road parking to the side and front.

The character of this part of Hamilton Road comprises of dwellings that are broad in appearance and properties that are distinctive, bespoke in their design. Historically there has been ample spacing either side of the properties in the street scene, which has in the main has been retained. There is less variation to the setting back of properties on the eastern side of Hamilton Road. Hamilton Road has a rather verdant feel to it, with roadside frontages comprising of established hedging and very low height walling.

Describing this property as a non-designated heritage asset would mean that in accordance with paragraph 135 of the NPPF, in weighing up such applications, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The property still has some architectural merit, but it has been the subject of the additions and extensions referred to earlier. These will affect the significance of the building and its overall significance to the built heritage of the area.

Whilst the proposed replacement dwelling lacks the architectural detail demonstrated by other properties in the street scene, in so far as dental coursing, stone/brick work header treatment, low visual mass of roofslopes in the street scene (low pitched, flat roofs or roof slopes punctured by dormers) and portrays an excessively broad appearance, this dwelling as shown is indicatively only.

A suitably designed dwelling that takes into the architectural features demonstrated in the properties in the street scene, retains a sizeable gap between the neighbouring properties, does not appear excessively broad and provides some soft landscaping to retain the verdant feel of the street scene can be achieved at reserved matters stage.

The site is not contained within the Old Hunstanton Conservation Area but its southern boundary forms the boundary of the Conservation Area. The boundary of Old Hunstanton's Conservation Area runs along the rear boundaries of the properties on the eastern side of Hamilton Road up to and including the adjacent neighbour to the south before abutting the southern boundary of the site. The Conservation Area boundary line then returns back towards the properties on Old Hunstanton Road.

Notwithstanding that the site itself is outside of the Conservation Area, the views of the Conservation Officer were sought in regards to the impact of the development upon the setting of the Conservation Area. The Conservation Officer is disappointed by the potential loss of the altered "pepperpot" dwelling, and states that any new replacement dwelling must retain the setting of the Conservation Area.

Amenity

As referred to above, all matters in this application are reserved for consideration at a later stage. Nevertheless if a dwelling were to be sited in the position shown, subject to its scale and internal layout it is unlikely to give rise to issues in regards to overlooking, overbearing or overshadowing issues.

There are no principle neighbour amenity issues that would rule out at this stage a replacement dwelling on this site.

Highways

The Highways Authority has no objections to the proposal subject to adequate parking provision for the development.

Other Considerations

The Environmental Quality team raised no objections subject to the safe disposal of any potential asbestos on site.

CONCLUSION

Members will need to consider whether the principle of demolishing 6 Hamilton Road is acceptable. The building is a “pepperpot” style dwelling, which has been the subject of alterations, which originally has reduced its significance. The building is not a designated heritage asset and nor is the site contained within Old Hunstanton Conservation Area, but in line with paragraph 135 of the NPPF, the dwelling can, arguably be considered a non-designated heritage asset. Whilst not clear cut, officers do consider that it can be classed as a non-designated heritage asset, given its age and appearance.

The previous scheme for demolition of the “pepperpot” dwelling to be replaced by 2 dwellings would have principally resulted in a cramped intensive form of development and this application has addressed this concern.

However, notwithstanding concerns raised in regards to the loss of the dwelling, it is your officer’s opinion that a suitably designed dwelling that pays regard to the characteristics of development in the street scene can be accommodated on this site. Thus the loss of the pepper pot dwelling can be afforded. Furthermore, a suitably designed dwelling at reserved matters stage would sustain the setting of the Conservation Area.

It is therefore recommended that this application 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 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.

Planning Committee
31 July 2017

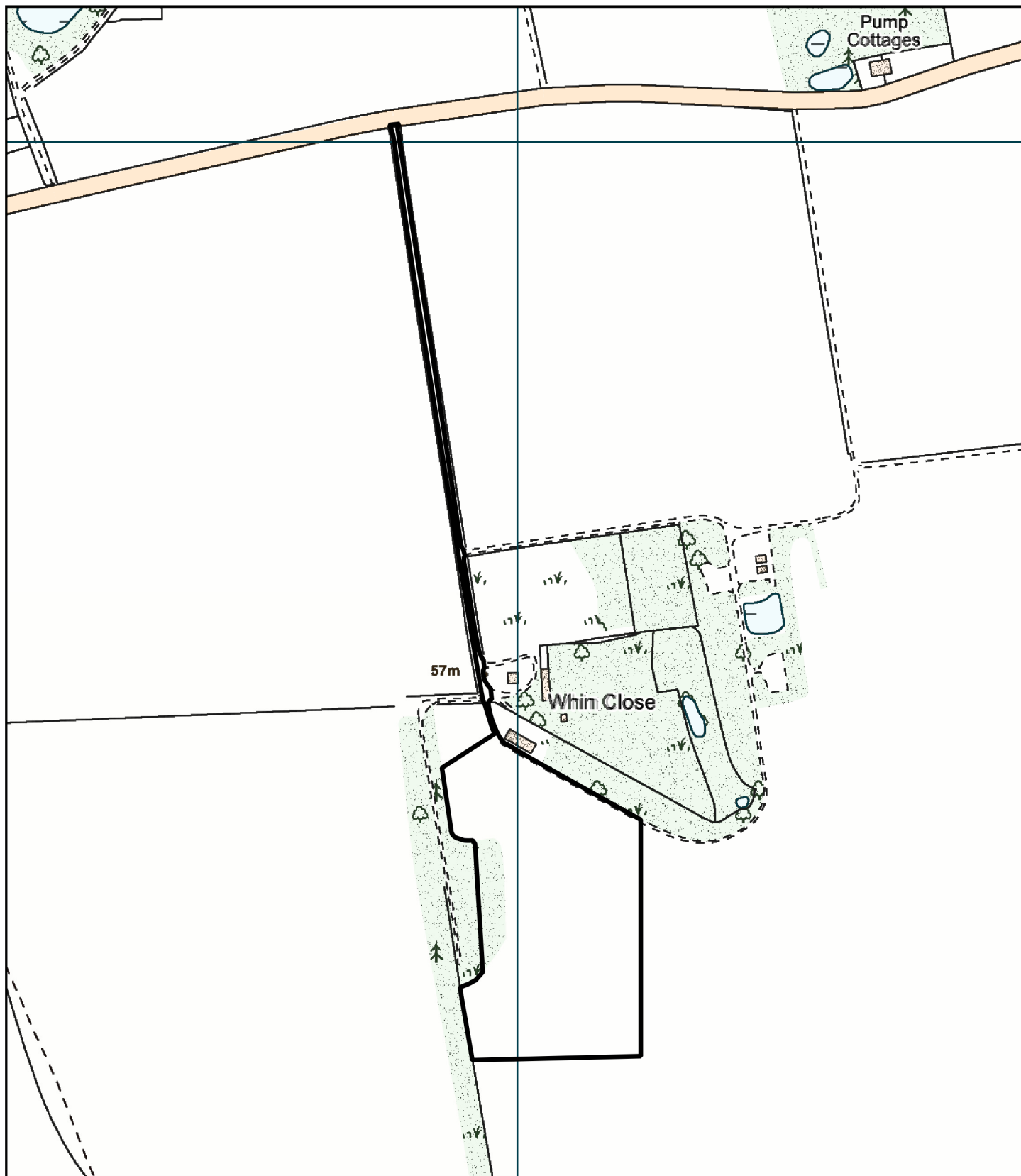
- 3 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved 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 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 Prior to the first occupation of the development hereby permitted sufficient space shall be provided within the site to enable 3 cars to park, turn and re-enter the highway in a forward gear. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, and retained thereafter available for that specific use.
- 7 Reason In the interests of satisfactory development and highway safety.

17/00756/F

Land at Whin Close Docking Road Sedgeford



Parish:	Sedgeford	
Proposal:	Amendments to the approved poultry farm development comprising of the erection of a general purpose building, erection of welfare block, dead bird shed and two weigh rooms, installation of water tanks, gas tanks, a generator and a substation, re-positioning of feed silos, surfacing of the farm access road , formation of 6 car parking spaces, enlargement of a turning head and relocation of a swale	
Location:	Land At Whin Close Docking Road Sedgeford Norfolk	
Applicant:	Newcome-Baker Farms Limited	
Case No:	17/00756/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 15 June 2017

Reason for Referral to Planning Committee – The views of Fring and Heacham Parish Councils are contrary to the officer’s recommendation.

Case Summary

The site lies within an area of Countryside according to Local Plan Proposals Maps for Sedgeford.

The application site has the benefit of planning permission for a poultry unit granted by the Planning Committee at August 2016 Committee – 15/02026/FM

This application seeks amendments to that scheme comprising of a general purpose building, erection of welfare block, dead bird shed and 2 weigh rooms, installation of water tank, gas tanks, a generator and a substation, re-positioning of feed silos, surfacing of the farm access rod, formation of a 6 car parking spaces, enlargement of a turning head and relocation of a swale.

Key Issues

- Principle of Development
- Impact upon Visual Amenity
- Impact upon Neighbour Amenity
- Highway Safety
- Ecological Implications
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The site lies within an area designated as countryside according to the Local Plan Proposals Maps for Sedgeford.

Sedgeford is classified as a "Rural Village" according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The site lies on the southern side of Docking Road, Sedgeford. It is approximately 1.6km to the east of the junction of Fring Road and Docking Road and 3.7km to the west of Docking. The site was once used as an RFC/RAF base in the First World War and as a decoy airfield in WWII.

The site is accessed via a gated entrance directly from Docking Road, Sedgeford along an unmade track, that is flanked by hedging that leads towards an opening between two wooded copses. The site then opens up into a large field that increases in height and then gently slopes away in a southerly direction.

The approved poultry unit will house 180,000 broilers (young chickens) that are bred for meat production. Female birds will be removed from the site at approximately 36-38 days old and males at 42 days old to then be processed for meat production. Broiler mortalities will be removed on a daily basis and stored in sealed containers. A specialist contractor then collects the carcasses from the site once a week up until 21 days into the life cycle of the batch of chickens. After 21 days the dead chickens will be removed twice a week.

Litter will be loaded onto trailers and either spread over adjacent ground or sent to specialist power stations. The whole site will be washed down, disinfected and then dried out before the cycle starts again. The cycle of production is therefore 52 days in total – leading to 6.5 cycles per annum.

Over a 7 week cycle there would be 68 traffic movements generated by the proposal. This involves the delivery of gas, feed, chicks, birds, litter, carcass removal and dirty water collection.

In addition to the operational movements, there will be up to 3 staff using the site on a daily basis.

Constructing the facility is expected to take approximately 6 months.

This application seeks consent for additional structures and infrastructure to be used in association with a permitted poultry unit on the site (15/02026/FM).

This in addition to the 4 broiler houses that were approved under 15/02026/FM.

SUPPORTING CASE

The agent has re-submitted surveys and reports that accompanied the previous application and subsequent discharge and a supporting statement:-

- Planning permission was granted in August 2016 for the development of 4 poultry sheds. Work on the construction of the approved development began last month, following the discharge of all pre-commencement conditions.

- The current application proposes a series of amendments to the approved poultry farm development. These amendments are minor in nature and would not materially change the overall scale, form and character of the proposed development.
- The amendments are proposed following discussions between the applicant and established poultry producers, experienced vets and the Environment Agency, are intended to improve the layout and design of the farm to enable it to operate efficiently and in the best interests of poultry welfare.
- The planning application is accompanied by a Planning Supporting Statement, which sets out in full the background to the proposed amendments and assesses their likely impact on the surrounding area. It concludes that, due to the small scale and minor nature of the proposed revisions, the proposals would not result in any additional material impacts on the local environment.
- The application is also supported by a range of technical reports, which address in detail matters relating to ecology, archaeology, contamination, drainage, landscaping and construction management.
- It is considered that the amended proposals would accord fully with local planning policies, including Core Strategy Policy CS06, which, amongst other things, seeks to promote strong economic activity in rural areas, including farm diversification schemes, provided that the intrinsic character and beauty of the countryside and its natural resources are protected. The proposals would also be consistent with national planning policy, as set out in the NPPF paragraph 28, which supports the sustainable growth and expansion of all types of business in rural areas, including the development and diversification of agricultural businesses.

PLANNING HISTORY

17/00634/AG: Consent Not Required: 12/05/17 - Proposed biomass building

15/02026/DISC_A: Discharge of Condition final letter: 27/04/17 - Discharge of conditions of planning permission 15/02026/FM:

15/02062/F: Non-determined Invalid now returned: 23/09/16 - Proposed permanent agricultural dwelling

15/02026/FM: Application Permitted: 05/08/16 - Proposed poultry unit

15/00038/FM: Application Withdrawn: 02/04/15 - Proposed poultry unit

15/00036/F: Application Withdrawn: 02/04/15 - Proposed dwellings to supervise a poultry unit

RESPONSE TO CONSULTATION

Sedgeford Parish Council: NO OBJECTION as the original plans for the chicken units were approved by the Borough Council these plans are minor amendments which focus on the health and safety aspects and animal welfare on the site.

Docking Parish Council: NO OBJECTION no objections to these amendments that benefit the welfare of the animals and add health and safety features to the site.

Heacham Parish Council: OBJECTION these amendments make the original application defunct and they should be considered as part of a completely new application which needs

to be made. The Parish Council reminds the Borough Council of the serious concerns the Parish Council retains about this unit: "the Environment Agency has identified significant risks to water quality, both drinking water and the river water. Although it may be possible to reduce risk by remediation and mitigation measures these appear to be substantial and complex so, on balance, the possible hazards to humans and wildlife far outweigh any advantages the chicken production unit may have. The Environment Agency are still considering these concerns. The parish council objects to this application for amendments to the poultry unit development as they should be seen as changing the visual impact, adding environmental hazards, and altering the management strategy of the original proposals.

Fring Parish Council: OBJECTION The amendments to the scheme should not be approved by you. They should have been incorporated in the original application, and as such, would suggest the applicant should be obliged to resubmit.

Previous objections still stand.

NCC Highways: NO OBJECTION

Environmental Health and Housing – Community Safety Neighbourhood and Nuisance: NO OBJECTION

Environmental Health & Housing – Environmental Quality: NO OBJECTION a number of amendments are proposed to the approved poultry farm. The installation of 6 gas tanks and a generator is of particular interest in regards to air quality. There is also a separate prior notification application for a proposed new biomass building on land to the east of the poultry sheds. This would house a biomass boiler, for heat to the poultry sheds. The boiler would be fuelled by straw from the farm holding and the proposed generator and propane heating will be for back up.

Due to the considerable distance to the nearest residential receptors, the above amendments are unlikely to have a significant air quality impact on residential properties or to cause exceedance of the air quality standards.

However, the applicant should provide further details of the generator and back up propane heating and expected emissions as this will be taken into account in our air quality review.

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

Environment Agency: NO OBJECTION

Anglian Water: NO OBJECTION

Lead Local Flood Authority Not required to be consulted on this application

Historic England: have confirmed that do not wish to offer any comments

Historic Environment Service: NO OBJECTION subject to conditions

Open Spaces Society: OBJECTION on the visual impact of the proposed development and would urge that due regard be paid, by the local planning authority, to the sensitivity of the surrounding countryside, in terms of public enjoyment

Arboricultural Officer: NO OBJECTION

RSPB: have confirmed they have no comments to make on the application.

Planning Committee
31 July 2017

CPRE: OBJECTION as the proposal will create a negative visual impact on the landscape and on its cultural value, as well as impacting on the amenity of the wider environment.

REPRESENTATIONS

21 Letters received **objecting** to the proposal on the following grounds:-

- Size and number of lorries going through Docking and Sedgeford should be avoided.
- Dead bird shed confirms that disease will be brought into this beautiful part of the countryside.
- Doesn't benefit this community or environment
- Affects the tourist industry
- Inhumane
- Odour experienced by nearby neighbours
- Industrial scale development
- Noise and disruption
- Inadequate screening.
- The scale is double that previously permitted
- Contrary to policy CS06, 08, CS10, CS12 and CS13 of the Local Development Core Strategy.
- The drainage tanks are not sufficient and increases the risk of contamination to groundwater and the Heacham River.
- 11 changes in total this goes to show how flawed the original application was.
- The council should consider revoking the existing consent
- This paves the way for 4 sheds at a later date.
- Affects public health issued raised by Dr Mark Blunt in regards to the original application
- Only benefit is for the local farmer.
- Affects 15 villages in the area
- Provisions should be made to ensure that the construction standards are legal, high and monitored to avoid pollution, need to ensure the substation and refrigeration has a low impact from emissions
- The vast feed silos will need to be painted in a certain colour
- More planting required to supplement the hedge adjacent to the access road and provide new on the eastern side.
- Risk of nitrate in the fertilisers going into the boreholes.

No Poultry Action group

- No detail is provided in regards to the nature and means of refrigeration equipment – noise and emissions
- Electricity substation and gas tanks – no assessment of environment or noise impacts
- Silos should be painted an appropriate colour.
- The hedge that flanks the access road should be widened and planted up and further planting on the eastern side of the access road.
- Landscaping on the southern boundary of the site should be regarded as an integral part of the project.
- Does this required an amended application to the permit.

1 neutral comment received

NATIONAL GUIDANCE

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

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

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

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

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

- Principle of Development and Planning History
- Landscape Impact
- Impact upon heritage assets
- Impact upon Neighbours
- Highway Implications
- Ecology
- Pollution and Contamination Issues
- Arboricultural Implications
- Impact upon the Economy
- Other Material Considerations

Principle of Development and Planning History

The proposal is for further amendments to the approved poultry farm 15/02026/FM for the development comprising of the erection of a general purpose building, erection of welfare block, dead bird shed and 2 weigh rooms, installation of water tanks, gas tanks, generator,

Planning Committee
31 July 2017

substation, re-positioning of feed silos, surfacing of the access road, formation of 6 parking spaces, enlargement of a turning head and relocation of a swale.

Paragraph 28 of The National Planning Policy Framework “Supporting a prosperous rural economy” states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings; and
- Promote the development and diversification of agricultural and other land-based rural businesses.

Policy CS06 and CS10 of the Local Development Framework Core Strategy refer to the economy and farm diversification schemes.

In accordance with Policy CS10 ‘The Economy’ the council will be supportive of schemes that:-

- Meet sustainable development objectives and help to sustain the agricultural enterprise;
- Are consistent in scale with the rural area;
- Are beneficial to local economic and social needs; and
- Do not adversely affect the surrounding area or detract from residential amenity.

Planning Permission has already been granted for the Poultry Unit, and this application merely seeks the provision of associated infrastructure to facilitate the operations of the unit.

Landscape Impact

Third party representations are concerned about the impact the proposal would have upon the landscape and the Area of Outstanding Natural Beauty.

The site is in open countryside approximately 1.6km east of the junction of Fring Road and Docking Road and 3.7km west of the centre of Docking. Fring is approximately 1.4km south east of the site.

The site is approximately 2km south and 1.1km east of the North Norfolk Coast Area of Outstanding Natural Beauty.

The site is on the southern side of Docking Road and access is achieved via a gated unmade track. The dirt track serves a field sited between two wooded copses. The field slopes away to the south. The site at its highest point is 54M above Ordnance Datum (aOD). There is no southern or eastern boundary to the site; the boundary of the site to the north and west is the wooded copse area. The poultry unit covers a site area of approximately 6Ha.

It has already been determined that the 4 poultry units and welfare block would not cause harm to the character of the AONB, by virtue of the intervening topographical features distance the site from the AONB and a condition imposed in regards to soft landscaping. The soft landscaping details were agreed under a discharge of condition application 15/02026/DISC_A.

The submitted landscape details and planting schedule that formed 15/02026/DISC_A included the provision of a bund height that was 2m high and a 4 wide at the top. The bund would extend along the whole southern boundary of the site and extend the whole length of the eastern boundary. Tree and hedge planting details were also submitted. It was considered that these landscaping details were sufficient and the condition was partially discharged, as the development needed to be carried out in accordance with the details.

This proposal involves the following alterations to that approved scheme. Heading north to south at the end of the access track, which is incidentally to be surfaced for 650m and 4m wide:-

- Gated Control Point
- The siting of Gas tanks – these are in back up to the biomass building, that gained prior notification approval 17/00634/AG
- 6 parking spaces
- Substation –
- Generator – shown in accompanying documents – indicatively to be 5m (l) x 1.7m (w) and 2m (h)
- Water tanks – allows 2 days of water to be stored on site. These tanks are indicatively detailed be 3m (h) x 5.4m diameter.
- Changes to the rear and front elevations of the poultry units this has resulted in a single projection to the east elevation for larger control rooms and fans on the western elevation of the units.
- Relocation of the silos and increasing their number from 6 to 8. The silos will scale 8.6m (h) x 3.4m (w) and sit on a .35m concrete base. No taller than that previously permitted.
- The poultry units will be served by a concrete apron 12m (w). The concrete apron extends south and incorporates a turning area for vehicles.
- A welfare block building 4.5m (w) x 3m(d) x 3.4m (h) constructed from profile sheeting (eastern side). This is to provide staff facilities.
- Dead Bird Shed 5m (w) x 3m (d) x 3m (h) constructed from profile sheeting (eastern side) – this minimises odour impacts
- General Purpose building relocation. The general purpose building scales 12m (w) x 6m (d) x 4m (h) constructed from profile sheeting. This building is located immediately to the north of the first silo. This is a reduction in the footprint of the approved general purpose building and it ridge height is 0.7m lower. This has been relocated to increase the overall bio-security of the site, as recommended by the Environment Agency.
- 2 weigh rooms scaling 3m (w) x 3m (d) 4m (h) are proposed in order to provide a more accurate measurement of the amount of feed.
- 5m wide access to the barn permitted under prior notification process.
- Relocation of the swale moved slightly further south. The size of the swale is no different to that as agreed under 15/02026/DISC_A

The structures that are associated with this application, with the exception of the silos, would be screened by virtue of the banking and the height of the trees when planted. These structures are not visible in the wider landscape. A condition is imposed, for the avoidance of doubt, in respect to the precise scale and appearance of the water tanks, gas tanks, gates, fencing and generator.

The siting of the silos would be on land approximately 0.5m higher than the level on which the bund will be erected. Effectively with the bund height at 2m, 1.5m of the silo will be screened by the bund. With the trees planted along this bund being 2m in height this would mean that 5m of the silo would be seen above the agreed landscape details. However the visual impact of these silos will be softened by being finished in green, sited against the poultry sheds that are to be finished in the same colour and their appearance is softened by

the wooded copse area to the north. Furthermore, the heights of the silos are no taller than that which has already been approved.

The concrete surfacing of the access road for 650m for 4m in width would only be seen in passing whilst heading into Sedgeford from Docking, between the gaps in the hedgerow. Additionally, the first 15m for highway safety reasons needs to be surfaced and has been conditioned as such on 15/02026/FM and should be noted that 465m² could be surfaced under Part 6 of the General Permitted Development Order 2015 through a prior notification application.

It is considered that the additional infrastructure and structures would not cause harm to the landscape character and the setting of the AONB.

Impact upon Heritage Assets

Designated Heritage Assets

In respect to designated heritage assets, the site is neither contained within a Conservation Area nor adjacent to listed buildings. However from distant views the site forms the setting of the Conservation Area and listed buildings contained in Fring.

The nearest listed building is "Easthall Farm" which is Grade II listed. The farmhouse is 400m to the North West of the site entrance separated from the main part of the site by intervening woodland and only the proposed upgrading of the access track, would be seen in context with this property.

However, the main part of the site is seen from Fring Church which is grade II* listed and from Fring Conservation Area.

The Church of All Saints at Fring dates back to the 14th century and lies to the south east of the proposed development site on the outskirts of Fring. The church was largely constructed between 1300 and 1330. Faden's map of 1797 indicates that the original core of the village was around the Church and Church Farm.

The Conservation Officer repeats their comments made on the poultry farm unit application 15/02026/FM, in respect to this application. The Conservation Officer considers that "the impact upon Fring Church and Fring Conservation Area as a result of the siting of the poultry farm would not be detrimental to its setting. There are other agricultural buildings in the locality also seen within the context of the Conservation Area. The wider setting of the landscape forms the backdrop to Fring Church which the poultry unit will not dominate"

It was concluded in permitting the Poultry Unit that the proposal would not have caused harm to these designated heritage assets to a degree that would have outweighed the public benefit.

It is considered that these relatively minor additional structures and infrastructure, given their siting in relation to these designated heritages would not result in a proposal that would cause additional harm or outweigh the public benefits of the scheme.

Impact upon non-designated heritage assets

The site forms part of a non-designated heritage asset as it was once a First World War aerodrome and a Second World War decoy site. The site is located within the aerodrome's landing area. The living quarters to the aerodrome are to the north of the poultry units in front of Whin Close woodland but behind the hedgerow that fronts Docking Road.

The Heritage Appraisal that accompanied the poultry unit application stated that by virtue of the ploughing of the land for agricultural purposes the significance of the non-designated heritage asset has been eroded. It is suggested that the site was selected as a First World War aerodrome and subsequent decoy site by virtue of the existing wooded area in Whin Close, which would provide a certain level of camouflage for the buildings associated with the airfield. The statement refers to the retention of the woodland forming an important element of the asset's original setting. The current proposal does not erode into this woodland and therefore it is considered that the proposal does not harm this non-designated heritage asset.

Conditions were imposed on the 15/02026/FM application for archaeological works that have in part been discharged. The Historic Environment service recommends that the development be carried out in accordance with the already agreed in Archaeological works.

In line with paragraph 135 of the NPPF, the level of harm on the significance of the heritage asset, as a result of these extra works would be considered to be minimal.

Impact upon Neighbour Amenity

There is no detrimental impact upon neighbour amenity as a result of the structures given the distance from any residential properties.

Third party representations are concerned about noise and odour impact resulting from the operations on the site and subsequent traffic noise from the HGV movements to and from the site.

Given that the number of birds on the site would exceed 40,000, an Environmental Permit application is required from the Environment Agency before any operations take place on the site. The permits have conditions that are designed to prevent or reduce pollution and prevent harm to human health.

The Environment Agency can look specifically at the following neighbour amenity issues in relation to poultry unit Environmental Permit applications:-

- General operational management of the proposed facility
- Handling and storing of raw materials or materials used in the activity
- Control of odour, noise, litter and pests
- Control of handling and storage of residual wastes from the process eg. Poultry manure, dirty was, biomass boiler ash etc.
- Potential impacts on health, with advice from Public Health England as the responsible authority on the issue

Once a permit has been granted, the Environment Agency monitors how the operator complies with the conditions of the permit, to protect the local environment and human health.

It is therefore not deemed necessary to discuss the impacts of any of the issues covered under the permit as the planning system should not replicate the provisions of other legislation. It is however worth noting that the Environmental Health Community Safety and Neighbourhood Nuisance team raise no particular issue to this application (which only relates to minor changes to the scheme).

Since the determination of the poultry unit application, an Environmental Permit has been submitted in respect to the permitted scheme, 15/02026/FM that has a draft decision notice

issued by the EA and this draft decision has gone out to public consultation. The public consultation period has lapsed and a formal decision on this will be imminently issued. The applicant will need to apply for a variation to that permit, if this application is granted permission.

A construction management plan condition was imposed on the 15/02026/FM application that has since been discharged with the construction phases needing to be carried out in accordance with the plan.

The same construction management plan has been submitted as no additional traffic movements associated with the site and its construction is envisaged. The Environmental Health and Housing CSNN Officer has confirmed that no additional information in respect to the construction management plan is required, beyond that which has already been deemed acceptable.

Highway Implications

Third Party Representations are concerned about the size and number of vehicles going through Sedgeford. However, the principle of the poultry unit has already been established.

The already approved scheme has highway safety conditions imposed in regards to the surfacing of the access track for the first 15m into the site and restriction on the erection of gates.

The revised proposals do not envisage any additional traffic movements.

NCC highways have been consulted on the application and have no objection to the proposals and require no additional conditions beyond that which were imposed on 15/02026/FM. Such conditions remain outstanding as the development has yet to be commenced.

Ecological Implications

Further detailed surveys informing how the breeding birds, bats and other reptiles were to be protected during the construction period were required and secured by way of condition on 15/02026/FM. Such surveys were submitted, that covered the whole application site and the results and mitigation measures contained within the surveys were found to be acceptable. The construction of the development needed to be carried out in accordance with the details of the surveys.

Pollution and Contamination Issues

The impact of noise and odour pollution has been considered under the neighbour amenity section of the report.

The Environmental Health and Housing – Environmental Quality team have no objection to the impact upon air quality. Air quality and the impact on Human Health are also covered under the Environmental Permit regulations.

The Environmental Health and Housing – Environmental Quality Officer states within their consultation comments that applicant should provide further details in regards to the generator and the back-up propane heating in order to take these into account in development in the council's air quality review. However this doesn't need to be conditioned, according to the officer, as such information is provided in the permit application (which will need to be revised).

Third party representations are concerned about the pollution of Heacham River. The Environment Agency has commented on the pollution of groundwater and has recommended 3 conditions in regards to potential groundwater pollution and contaminated land. Given the previous use of the field as an airfield, the excavation involved could result in potential contamination of the groundwaters. The EA requirements were covered under conditions 6,7 and 8 of 15/02026/FM and this information has been submitted as part of a discharge of condition application. Only condition 6 (remediation strategy) and 8 (foul and surface water drainage) have been discharged. Condition 7 needed to be retained in case any contamination is found during the development.

The only change to the proposed drainage involves moving of the swale to the south of the poultry units. The Environment Agency has responded to these proposed changes recommending that the conditions be re-imposed. However this is not necessary and conditions are imposed that the development be carried out in accordance with the submitted details that form part of this application.

The spreading of manure on adjacent farmland is appropriate according to the Environment Agency provided they adhere to the Nitrate Pollution Prevention Regulations 2015. This is not a planning issue.

Arboricultural Implications

By virtue of the wooded copse area to the north, an arboricultural survey was secured by condition on the previous application. An arboricultural survey was submitted and its findings deemed to be acceptable to the Arboricultural Officer. However, this survey did not include the hedgerows which are adjacent to the access which is to be upgraded. Accordingly a hedgerow protection plan will be secured by way of condition.

Impact upon the Economy

Although raised again by third parties these were issues considered during the overall application. This application and the minor changes proposed would not affect that previous decision on the principle of the unit.

Other Material Considerations

Third party representations consider that the first application was flawed in terms of not providing this information (the proposal) as part of a whole package, however during the consideration of the permit additional operational requirements have been proposed in response to comments raised by the Environment Agency (as permitting authority), in order to improve the operation of the poultry unit.

Third Party objectors are concerned about the spread of Bird Flu. Bird Flu issues and the resultant impact on human health would be a result of on-site processes which are covered under the permit.

Third Party objectors are concerned about flood risk issues. However, the site is on Flood Zone 1 and details of surface water drainage have been secured by way of condition.

The impact of development on house prices and the ethical merits of the poultry farm are not material planning considerations.

The merits of each proposal are considered. Any future application will be subject to the rigours of the development plan policies at the time of determination and any other material considerations.

The timing of the submission of planning applications is beyond the Local Planning Authority's control.

CONCLUSION

This is a separate application for minor changes and additions to the already approved poultry unit.

It is your officer's opinion that the amendments and additional infrastructure for the poultry unit will not cause a detrimental impact upon the landscape character of the area given the scale of the proposal in its wider landscape setting. From public vantage points, little if any of the amendments to the poultry unit (additional buildings, operational development and plant) will be seen as it is screened by intervening topography and tree belts.

In terms of neighbour amenity issues, the proposal is subject to stringent controls on odour and noise by virtue of the requirement to comply with the Environmental Permit Regulations. Again these proposals are minor changes to the scheme, proposed for operational purposes.

The Highways Officer, Environmental Health and Housing team, Environment Agency and Conservation raise no concerns about the additional works

It is therefore considered that, the proposal is recommended for approval subject to the following conditions.

RECOMMENDATION:

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

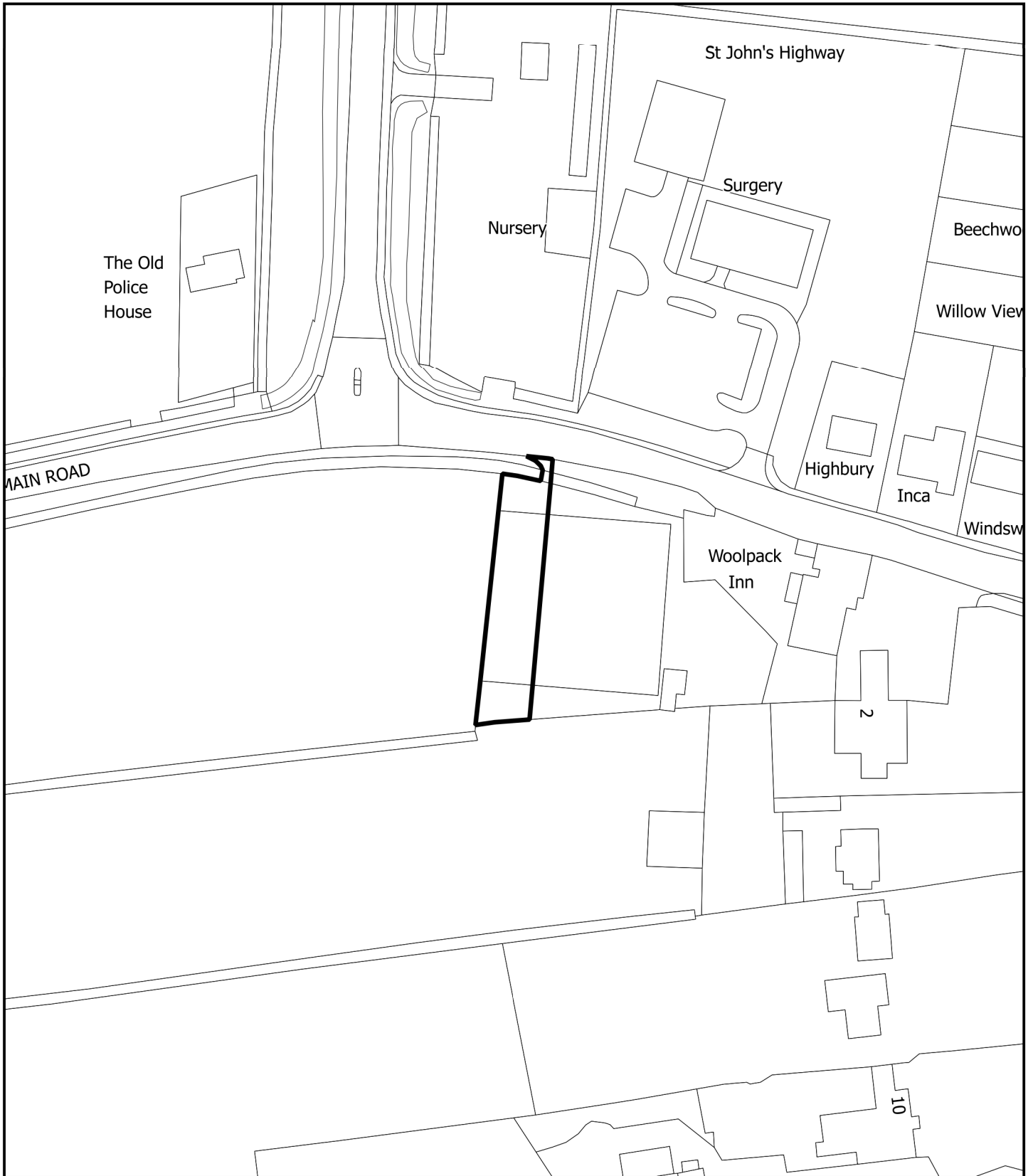
- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development shall be carried out in accordance with the following set of plans:-
 - GP Block Elevations:- dwg no. CG-GP-EL - dated March 2017
 - GP Building Plan:- dwg no. GP- GPBP - dated January 2017
 - Site Plan dwg no:- CG- SP - dated March 2017
 - Dead Bird dwg no:- CG-DBB dated March 2017
 - Welfare Block Plan dwg no:- dated March 2017
 - Welfare Elevations dwg no:- CG-WBE dated March 2017
 - Standard Weigh Room dwg no:- CG-WR dated March 2017
 - Silos - dwg no:- 114937
 - Site Plan dwg no:- CG- SP - dated March 2017
 - Location Plan dwg no:- 17 -063 -05B dated April 2017

- Shed Elevations dwg no. CG-SE-SD received 18th July 2017
- Road Surfacing plan received 10th June 2016
- Control Room – Shed 1 drawing no. CG –CRS1 dated May 2017
- Control Room details – dwg. CG-CRD-S dated March 2017 in so far as floor plan only.

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The foul and surface water drainage arrangement shall be carried out in accordance with the site drainage plan CG-SD dated May 2017, prior to any part of the development hereby permitted is brought into use, unless otherwise agreed in writing by the Local Planning Authority through the specific granting of planning permission.
- 3 Reason To ensure that there is a satisfactory means of drainage with the NPPF.
- 4 Condition The following buildings and structures shall be finished in olive green colour 12B27;- Control rooms and viewing galleries, weigh room, dead bird shed, welfare block, General Practice Building and silos unless otherwise agreed in writing by the Local Planning Authority.
- 4 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition Prior to the installation of the gate control point, gas tanks, motorway barrier wheel wash and gate control point and fence as shown on site plan on dwg no. CG-SP dated March 2017, full details of their scale and appearance shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason In the interests of safeguarding visual amenity in accordance with the NPPF and NPPG.
- 6 Condition No works in regards to the provision of the concrete road as shown on the road layout plan received 10th July between A and point B shall take place, until the hedgerow /s to be retained adjacent to this track 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 is brought onto the site for the purposes of the construction of the roadway and shall retain intact for the full duration of the development until all equipment materials and surplus materials have been removed from this specific part of the site. If this 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.
- 6 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 7 Condition The generator, substation and water tanks in association with the development hereby permitted shall be no taller than 2m; 2.5m; and 3m in height respectively.
- 7 Reason In the interests of safeguarding visual amenity.

17/00555/F

Plot 1 The Woolpack Inn Main Road Terrington St John



Parish:	Terrington St John	
Proposal:	Construction of dwelling and detached garage (revised design)	
Location:	Plot 1 The Woolpack Inn Main Road Terrington St John	
Applicant:	Mr & Mrs D Richardson	
Case No:	17/00555/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 19 June 2017

Reason for Referral to Planning Committee – Councillor Barry Ayres has requested that the application be determined at Planning Committee and the Parish Council are at variance with the Officer Recommendation.

Case Summary

Planning permission is sought for a detached two storey dwelling with a detached garage to the front. Planning permission has already been granted for a detached two storey dwelling on the site.

Key Issues

- Planning History
- Changes to previous planning permission
- Form and Character
- Highways Issues
- Neighbour Amenity
- Flood Risk
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site is an existing building plot. On site the foundations for the dwelling which was previously approved has been started.

This application seeks to make some relatively minor changes to the dwelling already approved under planning reference 16/01786/RM and also seeks to include a detached garage to the front of the dwelling. Whilst this application originally sought to vary condition 1 of the original reserved matters application (the condition relating to approved plans) the application was changed into an application for full planning permission as a variation of condition can not be carried out on a reserved matters application. Additionally the original

description at outline was for an attached garage rather than a detached garage which is now sought.

SUPPORTING CASE

This site is located on the South side of Main Road. The old Bowling Green is located on the Western side of The Woolpack Inn site and is in an area of Terrington St John that has a mix of residential and commercial properties.

The overall site has a planning approval for three new dwellings. All are under construction. This application is for Plot 1.

The application seeks approval for minor amendments to the approved design of the main dwelling together with the addition of a double garage at the front of the site.

There is no current building line at precedent however there is precedent for buildings at the front of the site. This is characterised by The Woolpack Inn adjacent where the main bulk of the building is placed on the back of the public footpath. The garage is set back from the road some 6.5 meters and there are no highways issues with this location.

The proposed dwelling will include landscaping and driveway to the front with planting to soften the properties. The rear garden will be levelled and seeded with grass and along with patio areas. The dwelling is accessed from the approved site access off Main Road. There are parking spaces as required. The driveway affords ample space to allow a car to turn on site therefore always accessing Main Road in a forward motion.

This application has to be determined by the Planning Committee due to the objection received from the Parish Council. It is worth noting that the Parish Council have objected to every application on this site. Objections were received for the Outline Planning Application, each individual Reserved Matters Application and now this one. All have been approved.

PLANNING HISTORY

16/01786/RM: Application Permitted: 05/12/16 - Reserved Matters Application: Construction of 4 bed dwelling with attached garage for plot 1 - Land Adjacent The Woolpack Inn

15/01221/O: Application Permitted: 06/10/15 - OUTLINE APPLICATION ALL MATTERS RESERVED: Proposed 3 No 4 bed dwellings with attached garages - Land Adjacent the Woolpack Inn Main Road

15/00643/O: Application Refused: 17/06/15 - Outline application: Proposed 3 No. 4 bed dwellings with attached garages - The Woolpack Inn Main Road

2/02/1178/F: Application Permitted: 14/08/02 - Extension to public house - The Woolpack Main Road

RESPONSE TO CONSULTATION

Parish Council: OBJECT

- The Parish Council needs to challenge the visibility splay. The BCKLWN the measurements do not comply with the required 45m and it has been measured on the Planning website as 38m.
- The overall height of the dwelling is higher than the other 2 buildings next to this development.
- The other 2 dwellings had the same issue of turning access and these were previously refused. Three vehicles are prescribed for this site and they must be able to turn, which does not look possible.
- The Parish Council were not pre advised on this application under section 4 of the application.
- The members are concerned that there are major inconsistencies between previous applications and this application.

Highways Authority: NO OBJECTION

I am not against the revised design and recommend that previous conditions be applied in respect to access, parking with turning and footway provision.

REPRESENTATIONS

TWO letters of **OBJECTION**

- The houses that are being built enhance the village but the garage to the front will be an eyesore with half the house hidden.
- As you approach you will see a brick wall rather than a house.
- Surely the neighbours view will be affected.
- Does it affect the visibility of cars entering and exiting the site.
- Is there sufficient parking and turning within the site.
- Why does the house need two chimneys.
- The house is higher than the neighbours.

ONE letter of **SUPPORT:-**

- The three plots are all self-builds, individual with family living in mind.
- It has a traditional look sympathetic to its surroundings.
- The change to the family room is minor and having two chimneys is not cause for objection.
- Adding a garage to the front does change the look but it's not a unique one in the surrounding area, nor is it offensive to look at.
- All plots are required to maintain a visibility splay and this does not cause an obstruction.
- The whole development has been dogged by complaints from the beginning as certain people didn't agree with the original planning approval.

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

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

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 to consider when determining this application are as follows:-

- Planning History
- Changes to previous planning permission
- Form and Character
- Highways Issues
- Neighbour Amenity
- Flood Risk
- Other material considerations
- Crime and Disorder

Planning History

Outline planning permission was granted in October 2015 for three detached dwellings with attached garages. The site is just outside the development boundary as defined by Inset G94 (Terrington St John / St John's Highway / Tilney St Lawrence) of the Site Allocations and Development Management Policies Plan 2016 however planning permission was granted when the Borough Council lacked a five year land supply.

In December 2016 reserved matters was approved (16/01786/RM) for a detached dwelling which is virtually the same as the dwelling submitted with this application although without a garage. It is a material planning consideration that there is currently extant planning permission on the application site.

Changes to previous planning permission

The proposed dwelling would remain the same as viewed from the front on Main Road.

There is a slight change to the ground floor fenestration on the eastern side (windows made smaller).

The proposed rear projection is now 6.3 metres which is larger than that approved under the reserved matters application (16/01786/RM) and it also incorporates a chimney.

These design changes are considered acceptable and issues with regard to amenity will be addressed in the relevant section below.

There are objections that the proposal is higher than the neighbouring two dwellings however the height of the dwelling has not changed, with the design of all three houses differing and not giving a uniform appearance (this was shown on the originally approved plans at reserved matters).

This application proposes a detached garage located to the front of the dwelling and behind a proposed 1.2m high post and rail fence with native hedge planting. It is proposed that the ridgeline which would be 5.65 metres high would be perpendicular to the main road.

Form and Character

The proposed detached garage will alter the appearance of the development as viewed from the front on Main Road however when taken in the context of the locality it is considered acceptable.

The proposal is to the western side of The Woolpack Inn which is a public house which has its gable end directly adjacent to the footpath. In addition the proposed garage will be screened to the western side by an existing hedgerow which is to be retained.

There have been objections to the fact that the garage is to the front of the dwelling and how this will affect the appearance of the development as you enter this side of the village however, overall it is considered that given the immediate locality that the proposed detached garage sited to the front of the dwelling is acceptable with regard to form and character.

Highways Issues

There are no objections from the highways officer provided conditions are placed on any decision notice which are similar to those on the previous outline and reserved matters applications.

There have been objections to the proposed garage from the Parish Council and third party representations with regard to the visibility splay and parking and turning area. However the proposal allows for the visibility splay to be achieved including the already approved footpath as well as adequate parking and turning within the site and there are no objections from the highways officer on these grounds.

Neighbour Amenity

There would be no material impact upon the neighbour to the east by the alteration of the proposed ground floor windows on the eastern elevation. The increase in the proposed single storey projection would not materially affect the neighbour to the east. The orientation to the south-west of the neighbour means that there may be some slight impact towards the end of the afternoon however given the single storey nature of the proposal it is not considered sufficient to warrant a refusal. The proposed chimney is considered acceptable.

There has been an objection relating to the fact the dwelling has two chimneys however this fact would not be reason to refuse an application.

There is an objection to how the proposed garage would affect the view from Plot 2, however there is no right to a private view and the proposed garage does not affect the vehicular visibility splay from this site and therefore would not be a reason to refuse the application.

Flood Risk

The proposal is within flood zone 2 and the proposed finished floor levels and flood resilience measures comply with the details previously approved under both outline planning permission (15/01221/O) and reserved matters (163/01786/RM).

Other material considerations

There are objections from the Parish Council, some of which have been addressed above. They have stated that there have been issues with regard to turning and access on the other plots which were refused, however a search of the planning history does not show refusals on the adjacent plots due to inadequate parking, turning or access. The Parish has stated that they were not pre-advised under section 4 (section 5 within the revised application form for full planning permission) of the application. There is no reason that the Parish Council would necessarily be advised prior to an application being submitted and this section did not state that they had been. The Parish Council have stated that they are concerned that there are major inconsistencies between previous applications and this application. Whilst the other applications approved a detached dwelling with no garage (plot 3) and a detached garage with integral garage (plot 2) there is no reason that full planning permission cannot be applied for to change the proposed development and this must be judged on its merits.

Crime and Disorder

There are no issues with regard to crime and disorder which arise from this application.

CONCLUSION

The proposal is effectively for some changes to the already approved dwelling on site and the addition of a detached garage to the front of the site. Members are therefore asked to consider the proposed changes and whether they are acceptable especially with regard to the form and character of the locality. Officers consider they are, and that this application should be approved.

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 SE-654-02RevB 'Site and Location Plans', SE-654-

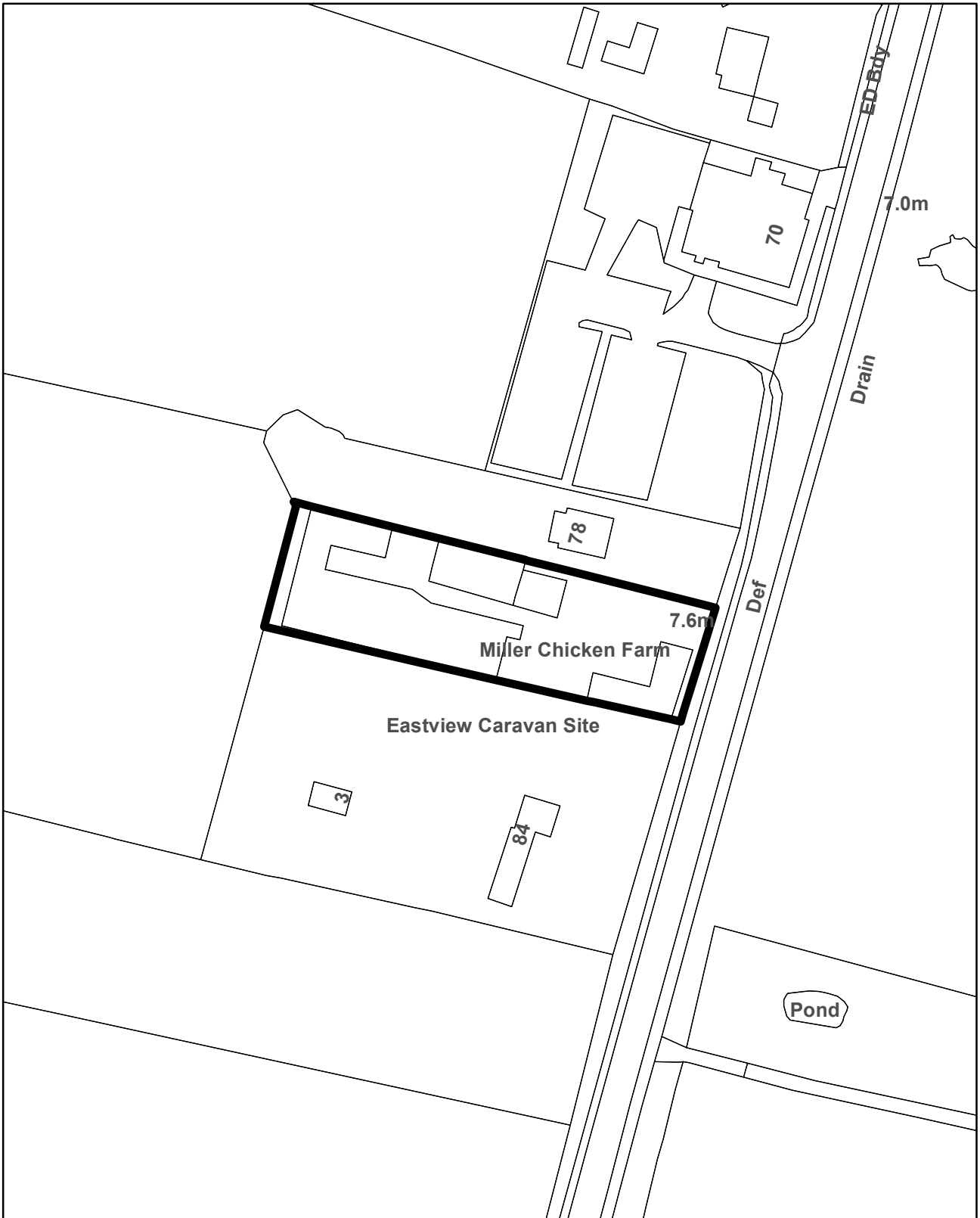
03RevB 'Floor Plans, Elevations and Section' and 1759-02RevC 'General Arrangement Plan'.

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 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.
- 3 Reason In the interests of highway safety.
- 4 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.
- 4 Reason In the interests of highway safety.
- 5 Condition Prior to the first occupation of the development 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.
- 5 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 6 Condition Prior to the first occupation of the dwelling hereby approved the off-site highway improvement works as shown on drawing 1759-02RevC 'General Arrangement Plan' shall be completed to the written satisfaction of the Local Planning Authority.
- 6 Reason To ensure that the highway network is adequate to cater for the development proposed.
- 7 Condition The finished floor levels of the development hereby approved shall be set no lower than 2.50 metres above ordnance datum as shown on drawing number SE-654-02RevB and drawing number SE-654-03RevB.
- 7 Reason In order to prevent the increased risk of flooding in accordance with the principles of the NPPF.
- 8 Condition Flood resilient measures as shown on drawing number SE-654-02RevB and drawing number SE-654-03RevB shall be incorporated into the dwelling hereby approved.
- 8 Reason In order to prevent the increased risk of flooding in accordance with the principles of the NPPF.
- 9 Condition The existing hedge / tree planting along the southern and western boundary of the application site shall be retained at a height no lower than 3.0 metres unless otherwise agreed in writing by the Local Planning Authority.

- 9 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.

17/00759/F

Miller Chicken Farm 80 Main Road West Winch



Parish:	West Winch	
Proposal:	Proposed Development of 2 Dwellings	
Location:	Miller Chicken Farm 80 Main Road West Winch Norfolk	
Applicant:	Lordsway Homes	
Case No:	17/00759/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 14 June 2017 Extension of Time Expiry Date: 4 August 2017

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

Case Summary

Full planning permission is sought for the erection of two, four-bed dwellings with detached carports / garages following the demolition of the agricultural buildings that currently occupy the site.

The site lies within the development boundary for West Winch in Flood Zone 1.

The site is a vacant agricultural unit that was previously used as a chicken farm.

Key Issues

- Principle of Development
- Highway Safety
- Form and Character
- Residential Amenity
- Loss of Employment Use
- Drainage
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks permission for the erection of two detached, four-bed dwellings with detached triple carport / garages.

The site is accessed from the A10 and is located in the development / settlement boundary for West Winch and is at low risk of flooding (Flood Zone 1).

The site is an employment use for the purposes of planning policy.

SUPPORTING CASE

The applicant / agent has submitted the following supporting information:

- The site is within the Development Boundary according to the Site Allocations and Development Management Policies Adopted September 2016 Insert Map E2 West Winch. In such locations residential development, of an appropriate scale, is to be supported subject to compliance with other relevant planning policies and guidance. The historic uses of the site are for agriculture but the continued use of the site for employment is no longer viable due to the condition of the buildings, site location and market demand.
- The proposed residential development of this brownfield site will remove the existing dilapidated farm buildings from the street scene and provide two dwellings that are in keeping with the local residential area.
- The site will be of a lesser impact on the surrounding residential sites than an employment use.
- Following the pre-application enquiry written advice, the applicant has provided supporting information with the planning application to address Noise, Asbestos and Contamination. These supporting documents have received no objections. Consultees have requested conditions to allow a conditional decision to be made.
- Policy DM12 of the SADMP is less restrictive in terms of new accesses onto the A10 and other strategic road networks within development boundaries. The site is utilising the existing access from the A10 and therefore does not increase the impact on this strategic route. After consultation with NCC Highways the development of the site for two units will be in scale with the existing permitted uses on the site and as a result the impact to the highway would balance.
- Proposals provide two additional dwellings to the Local Authorities need for a rolling five year land supply.

PLANNING HISTORY

2/03/0693/O – Site for construction of dwelling: Refused and dismissed at appeal (APP/V2635/A/03/1131219).

RESPONSE TO CONSULTATION

Parish Council: **STRONGLY OBJECT** for the following reasons:

Surface water drainage

The Parish Council suggests the application should be refused due to the lack of a drainage plan and the need for drainage to be fully considered as part of Policy WA04: Providing sustainable drainage of their Neighbourhood Plan.

Your officers suggest it is quite common for applications to lack drainage plans at this stage (seeking planning permission). As a general rule, unless a statutory consultee suggests that the site has such constraints that full details are required at the determination stage of the application, drainage can be, and more often than not is, dealt with by condition.

As such, whilst the North Runcton and West Winch Neighbourhood Plan has been through Examination, and therefore carries weight in the determination of planning applications, because it has not been to Referendum yet and is not adopted policy, your officers believe it is acceptable to condition drainage.

It is therefore considered that it is appropriate to condition drainage and that the lack of detail at this stage should not be a reason for refusal.

Alex Grimmer Senior Environmental Quality Officer said: "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."

West Winch Parish Council cannot see anything from the Environment Agency regarding this planning application.

Transport / Traffic

This planning application is detrimental to the free flow of traffic on the A10. Until the A10 relief road is built and brought into use, development along the A10 will be strongly resisted.

As the chicken farm has not been operational for many years, the development would represent an increase in traffic.

There is already an increased traffic potential from The Winch (pub) site and the recently renovated caravan site has also resulted in an increase on this small stretch of the A10.

The Borough Council's Site Allocations and Development Management Policies Plan states:

Policy DM 12 – Strategic Road Network

The Strategic Road Network within the Borough, comprising the A10, A17, A47, A134, A148, A149, A1101 & A1122 and shown on the Policies Map, will be protected as follows outside of the settlements specified within Core Strategy policy CS02:

- New development, apart from specific plan allocations, will not be permitted if it would include the provision of vehicle access leading directly onto a road forming part of this Strategic Road Network;
- New development served by a side road which connects to a road forming part of the Strategic Road Network will be permitted provided that any resulting increase in traffic would not have a significant adverse effect on:
 - The route's national and strategic role as a road for long distance traffic
 - Highway safety
 - The route's traffic capacity
 - The amenity and access of any adjoining occupiers.

In appropriate cases a Transport Assessment will be required to demonstrate that development proposals can be accommodated on the local road network, taking into account any infrastructure improvements proposed.

Policy CS11 of the Adopted Core Strategy sets out the transport requirements for development proposals to demonstrate that they accord.

Paragraph 013 - Transport Assessments and Statements of the Planning Practice Guidance should also be considered.

West Winch Parish Council believes this planning application is clearly in contravention of this policy.

Highways Authority: NO OBJECTION subject to conditions

Internal Drainage Board: No comments to make

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to condition relating to contamination

CSNN: NO OBJECTION subject to conditions relating to surface water drainage and lighting

Natural England: NO OBJECTION in relation to impact on protected sites

Environment Agency: NO OBJECTION in relation to groundwater protection

Housing Enabling Officer: Based on two dwellings no affordable housing would be required unless the total GIA of the development exceeded 1,000m².

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

None received at time of writing report.

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

CS09 - Housing Distribution

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

Planning Committee
31 July 2017

DM2 – Development Boundaries

DM12 - Strategic Road Network

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
- Highway Safety
- Form and Character
- Residential Amenity
- Loss of Employment Use
- Drainage
- Other Material Considerations

Principle of Development

The site lies within the development boundary for West Winch. The principle of residential development can therefore to be supported subject to compliance with other relevant planning policy and guidance.

Highway Safety

Development Management Policy 12 seeks to protect roads that comprise the Strategic Road Network (e.g. A10) outside of the settlements specified within Core Strategy Policy CS02 (i.e. outside of the development boundaries). The site lies within the development boundary. Therefore, whilst highway safety is still obviously a material consideration as is the impact on the A10, the principle of a new access onto the A10 is, contrary to the Parish Council's understanding, not contrary to Policy DM12.

On the basis that the original application has been reduced from four dwellings to two dwellings, the Local Highway Authority raises no objection to the proposed development on the grounds of highway safety or the impact of the development on the functionality of the A10. The LHA state: "...the scale of the new development would be more in scale with the existing permitted uses on the site and as a result the impact to the highway would balance".

Form and Character

The dwellings are substantial in scale and mass and the design is grand. In this regard the immediate neighbouring properties (a small bungalow to the north and the caravan park to the south) are of a much smaller scale. However a permitted dwelling immediately south of the caravan park and fronting the A10 is also grand in scale, mass and design. Furthermore, sporadically along the length of the A10, such dwellings can be found.

Whilst less common further south towards the more central area of West Winch, tandem development, of which the proposal is an example of, is not uncommon.

It is therefore considered that the proposed dwellings would not be incongruous in their setting or of detriment to the visual amenity of the locality.

Residential Amenity

The caravan site lies to the south of the proposed development. There would therefore be no direct overshadowing from the proposed development. The single storey elements are on the southern sides of the proposed properties and it is therefore considered that there is enough separation between the tallest element (ridge height 9m) and the caravans to suggest that overbearing impacts would not be sufficient to warrant refusal. There would be no material overlooking to the caravans due to the position of the fenestration and the angles involved.

In relation to the impact on the dwelling to the north (No.78) one of the existing agricultural buildings sits only 2 metres from the boundary of the site with No.78 and only 5.2 metres to its southern elevation. As such the existing building is likely to overshadow the majority of windows on the southern elevation of No.78. The proposed dwelling would be 8 metres to the boundary and 11 metres to the southern elevation of No.78. It is however a taller building than the existing agricultural building. However, it is considered that the increased height would be off-set by the increased distance.

No objections have been received from third parties (including immediate neighbours) in relation to the proposed development.

Loss of Employment Use

Core Strategy Policy CS10 states that the Council will seek to retain land or premises currently or last used for employment purposes (including agricultural uses) unless it can be demonstrated that:

- Continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings, and existing or potential market demand; or
- Use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or
- An alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration agenda.

The applicant suggests that "the continued use of the site for employment is no longer viable due to the condition of the buildings, site location and market demand. For agricultural employment use to continue on site the existing building are in very poor condition and

would be have to be demolished and re-build at significant construction cost compared to the market value that would be achieved for agricultural/farm use.

If other employments uses were to be proposed at the site these would be limited to low impact uses like offices or commercial self-storage due to the sites proximity to residential dwellings. If commercial self-storage was to be applied for then the market value of land would be £350,000.00. Any employment uses of the site will result in an intensification of traffic accessing the site, not only the number of trips throughout the day but also the type of vehicles resulting in the reduction in the flow and increased disruption along this strategic route. Also the site location is primarily residential in nature with only a couple of commercial sites along this stretch of the A10. Furthermore there are vacant commercial properties readily available in commercially designated areas in Kings Lynn e.g. Hardwick Narrows and North Lynn Industrial Est. to name just two.

Residential use of the site is the most viable both financially and in relation to replacing the existing agricultural buildings that are in very poor condition and with dwellings that are in keeping with the local residential area.”

Your officers agree that the site is constrained in relation to potential employment uses by the residential nature of neighbouring uses, negative impact on the A10 that would be associated with another employment use and the demand for employment uses in this location.

Your officers believe the loss of this employment use would not be of detriment to the employment offer of West Winch as a whole or the wider area given its proximity to existing industrial estates.

Drainage

The Parish Council suggests the application should be refused due to the lack of a drainage plan and the need for drainage to be fully considered as part of Policy WA04: Providing sustainable drainage of their Neighbourhood Plan.

Your officers suggest it is quite common for applications to lack drainage plans at this stage (seeking planning permission). As a general rule, unless a statutory consultee suggests that the site has such constraints that full details are required at the determination stage of the application, drainage can be, and more often than not is, dealt with by condition.

It is also important note that whilst the North Runcton and West Winch Neighbourhood Plan has been through Examination, it has not been to Referendum yet and is not adopted policy.

It is therefore considered that it is appropriate to condition drainage and that the lack of detail at this stage should not be a reason for refusal.

Crime and Disorder

There are no specific crime and disorder issues arising from the proposed development.

Other Material Considerations

The arboricultural officer has no objection to the proposed development stating that it would not impact on any trees in the vicinity of the site.

CONCLUSION

This application is for development of two houses in a primarily residential location, the principle of which is policy compliant.

The scale, mass and design of the proposed properties are considered acceptable and the proposal would not result in any material harm in relation to residential amenity or highway safety.

No objections have been received that cannot be dealt with by condition.

The proposal accords with the NPPF, NPPG and Local Policies contained in the Core Strategy, 2011 and SADMP, 2016. It is therefore recommended that this 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 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 nos: 2028-02G, 2028-04B, 2028-06A and 2028-08.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the commencement of the use hereby permitted the vehicular access (indicated for improvement on drawing number 2028-02G) shall be upgraded / widened in accordance with the Norfolk County Council residential access construction specification for the first 5 metres as measured back from the near channel edge of the adjacent carriageway. 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.
- 3 Reason In the interest of highway safety and traffic movement in accordance with the NPPF and Development Plan.
- 4 Condition Prior to the first occupation of the development hereby permitted the proposed on-site access, car parking and turning areas shall be laid out, levelled, surfaced and drained 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 in accordance with the NPPF and Development Plan.
- 5 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.

- 5 Reason In the interests of highway safety in accordance with the NPPF and Development Plan.
- 6 Condition Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

- 6 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 7 Condition Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must 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 the land after remediation.
- 7 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 8 Condition The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 8 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 9 Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 6, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 8.

- 9 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 10 Condition No development shall commence on site until full details of the surface water drainage arrangements 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.
- 10 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 11 Condition Prior to the first occupation of the development hereby approved, full details of frontage landscaping, as indicatively shown on drawing 2028-02G, shall have been submitted to and approved in writing by the Local Planning Authority. These details 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.
- 11 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 12 Condition All landscaping works shall be carried out in accordance with the details approved under Condition 13. 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.

- 12 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 13 Condition No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for 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.
- 13 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

PLANNING COMMITTEE

**PLANNING ENFORCEMENT REPORT
- QUARTERLY REPORT -**

1.0 PURPOSE OF REPORT

1.1 This report provides Members with an update on service performance for planning enforcement during the second quarter of 2017.

2.0 PLANNING ENFORCEMENT SERVICE PERFORMANCE

2.1 Set out below is a breakdown of figures in relation to received, closed and live cases.

The total number of live cases is	236
Number of cases received inc high hedge	140
Total Number of cases closed	131

2.2 A list of all live cases to **17th July 2017** can be found at Appendix 1.

2.3 Below is a breakdown of all **131** cases closed during the second quarter, including the reason for closure.

Reason	Count
Advertisement Consent Granted	0
Amendment Approved	0
Case Closed	2
Conditions Discharged	2
De minimis	2
Delegated Authority - no further action	14
Listed Building Consent granted	0
No breach established	46
Notice issued - complied	6
Permitted development	11
Planning App Approved	23
Prosecution	0

Referred to other service	3
Simple Caution	2
Remedied following informal action	19
Use/operational development lawful	1
Default action taken under s219	0
Total	131

2.4 During the second quarter the following formal notices were served:

Notice	Count
Enforcement Notice	2
Listed Building Enforcement Notice	0
Planning Contravention Notice	5
Requisition for Information	0
Breach of Condition Notice	7
Stop Notice (excluding Temporary Stop Notice)	0
Temporary Stop Notice	0
Enforcement Injunction granted	0
Section 215 Notice	1
Repairs Notice	0
High Hedge Remedial Notice	0
Tree Replacement Notice	1
Total	16

3.0 RECOMMENDATION

3.1 That this report is noted.

Contact

Mr Clarey, Planning Enforcement Team Leader – 01553 616770

Parish	Date	Reference	Site	Breach	Status
Bircham	01-Oct-10	10/00453/BOC	Moor Farm Barn Docking Road Great Bircham Norfolk PE31 6QP	Alleged breach of condition 5 of planning permission 2/03/1638/CU	Notice Issued
Bircham	24-Jan-11	11/00053/BOC	Moor Farm Stables Docking Road Great Bircham King's Lynn Norfolk PE31 6QP	Alleged Failure to discharge conditions prior to occupation - 08/01529/F	Notice Issued
Bircham	11-Jan-16	16/00011/UNAUTU	Land W of Polish Plantation S of CITB And E of Stanhoe Road Bircham Newton Norfolk	alleged unauthorised use - scrap metal dumping and motor bike nuisance	Notice Issued
Burnham Market	07-Jul-17	17/00296/UNAUTU	Stable Cottage 52 Market Place Burnham Market Norfolk PE31 8HD	Alleged unauthorised use	Pending Consideration
Burnham Market	06-Jun-17	17/00242/UNAUTU	7 Sandells Walk Burnham Market Norfolk PE31 8LB	alleged unauthorised use	Pending Consideration
Burnham Norton	27-Apr-17	17/00173/UNOPDE	17 Norton Street Burnham Norton Norfolk PE31 8DR	alleged unauthorised operational development: Concrete pad laid out for erection of garage	Pending Consideration
Burnham Norton	28-Jun-17	17/00284/UNOPDE	15 Norton Street Burnham Norton Norfolk PE31 8DR	Alleged unauthorised operational development within a Conservation Area	Pending Consideration
Burnham Thorpe	19-Sep-16	16/00438/UWLB	The Lord Nelson Walsingham Road Burnham Thorpe Norfolk PE31 8HL	Alleged unauthorised Works to a Listed Building	Pending Consideration
Castle Rising	03-Mar-15	15/00117/UNAUTU	The Annex Mill House Cottage Queen Elizabeth Way Castle Rising Norfolk PE31 6AL	alleged unauthorised use	Pending Consideration

Clenchwarton	14-Mar-17	17/00126/UNOPDE	Clockcase Barn Clockcase Road Clenchwarton King's Lynn Norfolk PE34 4BZ	alleged unauthorised operational development - Satellite Dish	Pending Consideration
Clenchwarton	14-Jun-17	17/00251/UNOPDE	Dunromin 160 Main Road Clenchwarton Norfolk PE34 4BG	alleged unauthorised operational development	Pending Consideration
Congham	02-May-17	17/00179/NIA	Land Adjacent To Deerwood St Andrews Lane Congham Norfolk	alleged not in accordance with 16/00910/RM	DC Application Submitted
Denver	24-May-17	17/00214/UNOPDE	Moated Site And Associated Earthwork Enclosures 190M SE of Denver Hall Ely Road Denver Norfolk PE38 0DW	alleged unauthorised operational development	Pending Consideration
Denver	06-Jan-15	15/00001/UNAUTU	West Hall Farm 80 Sluice Road Denver Downham Market Norfolk PE38 0DZ	alleged unauthorised use	Pending Consideration
Dersingham	16-Mar-16	16/00129/UNAUTU	12 Valley Rise Dersingham King's Lynn Norfolk PE31 6PS	alleged unauthorised use and operational development	Pending Consideration
Dersingham	23-Feb-17	17/00099/UNAUTU	3 Hawthorn Drive Dersingham King's Lynn Norfolk PE31 6QG	Alleged unauthorised use	Pending Consideration
Downham Market	30-Oct-14	14/00672/BOC	Land To the South of 17 Railway Road Downham Market Norfolk	alleged breach of condition	Pending Consideration
Downham Market	12-Nov-14	14/00690/UWCA	Martin the Newsagent 10 Bridge Street Downham Market Norfolk PE38 9DH	alleged unauthorised satellite dishes in a Conservation Area	Pending Consideration
Downham Market	13-Feb-17	17/00073/BOC	Land And Buildings On the South Side of Railway Road Downham Market Norfolk	alleged breach of condition relating to 11/01609/FM	Pending Consideration

Downham Market	07-Mar-17	17/00113/UNOPDE	Hawthorn Lodge Snape Lane Downham Market Norfolk PE38 9JQ	Alleged unauthorised operational development	Pending Consideration
Downham Market	11-May-17	17/00199/OTHER	Land North of Stowfields Downham Market Norfolk	Alleged breach of Section 106 Agreement	Pending Consideration
Downham Market	29-Jun-17	17/00285/UNAUTU	38 Masefield Drive Downham Market Norfolk PE38 9TS	Alleged unauthorised use	Pending Consideration
Downham Market	08-Mar-17	17/00118/UNAUTU	Jet Garage 222 - 224 Broomhill Downham Market Norfolk PE38 9QY	Alleged unauthorised use	DC Application Submitted
Downham Market	10-Mar-17	17/00121/UWCA	7 Bexwell Road Downham Market Norfolk PE38 9LQ	alleged unauthorised works in a Conservation Area	DC Application Submitted
Downham Market	05-May-17	17/00191/UADV	91 Railway Road Downham Market Norfolk PE38 9EP	alleged unauthorised advertisement - Timbos Car Wash	Pending Consideration
Downham Market	08-Aug-16	16/00375/UWCA	73 Howdale Road Downham Market Norfolk PE38 9AH	Alleged unauthorised works in a Conservation Area	Pending Consideration
Downham Market	01-Dec-16	16/00547/BOC	The Quality 4x4 Sales 91 Railway Road Downham Market Norfolk PE38 9EP	alleged breach of condition	Notice Issued
Downham Market	05-Dec-16	16/00555/UWCA	Rumbles Fish Bar 55 Bridge Street Downham Market Norfolk PE38 9DW	alleged unauthorised light sign	Pending Consideration
Downham West	26-Jan-15	15/00047/BOC	Chapel Farm House Downham Road Salters Lode Norfolk PE38 0BA	alleged breach of condition	Pending Consideration

Downham West	01-Jun-17	17/00225/BOC	Orchard Farm Lady Drove Barroway Drove Downham Market Norfolk PE38 0AG	alleged breach of condition relating to 17/00715/F	Pending Consideration
East Rudham	26-Feb-16	16/00097/UWLB	Anchorage House Broomsthorpe Road East Rudham King's Lynn Norfolk PE31 8RG	alleged unauthorised works to a Listed Building	Notice Issued
East Rudham	03-May-17	17/00181/UNOPDE	44 Bagthorpe Road East Rudham King's Lynn Norfolk PE31 8RA	alleged unauthorised operational development	DC Application Submitted
East Walton	21-Jul-15	15/00364/UNOPDE	Lady Plantation Narford Lane East Walton Norfolk	alleged unauthorised operational development - Permanent Glamping	Pending Consideration
East Winch	09-Jan-15	15/00015/UNOPDE	Land SW Area of Bilney Wood N of Holder Carr Common Road West Bilney Norfolk	alleged unauthorised operational developmernt	Pending Consideration
East Winch	12-May-16	16/00224/UNAUTU	Yard Adjoining Hall Farm House Lynn Road East Winch Norfolk PE32 1NP	alleged unauthorised use	Pending Consideration
East Winch	17-Mar-17	17/00134/UNTIDY	The Old Station Yard Gayton Road East Winch Norfolk PE32 1NP	alleged untidy land	Pending Consideration
Emneth	20-Oct-14	14/00648/BOC	Banyer Hall 121 Ladys Drove Emneth Wisbech Norfolk PE14 8DG	alleged breach of condition relating to 10/00871/F	Pending Consideration
Emneth	18-Dec-14	14/00730/UWLB	Banyer Cottage 117 Ladys Drove Emneth Norfolk PE14 8DG	Alleged unauthorised UPVC windows and door in a Listed Building	Pending Consideration
Emneth	25-Apr-16	16/00195/UNAUTU	Westfield Guesthouse 85 Elm High Road Emneth Norfolk PE14 0DH	alleged unauthorised use - swimming pool	DC Application Submitted

Emneth	04-May-17	17/00186/UNAUTU	North of Featheredge 51 Mill Road Emneth Norfolk PE14 8AE	alleged unauthorised GRT Encampment	Pending Consideration
Emneth	11-Jul-17	17/00301/UNAUTU	No5 Or Folkham Hall St Edmunds Drive Emneth Wisbech Norfolk PE14 8AX	Alleged unauthorised use	Pending Consideration
Emneth	21-Feb-17	17/00084/UNAUTU	Chantilly 175 Outwell Road Emneth Wisbech Norfolk PE14 0EA	alleged unauthorised use	Pending Consideration
Emneth	07-Jul-17	17/00294/UNAUTU	3 St Edmunds Drive Emneth Wisbech Norfolk PE14 8AX	Unauthorised operational development	Pending Consideration
Feltwell	11-Jul-17	17/00300/UNOPDE	26 Long Lane Feltwell Thetford Norfolk IP26 4BJ	Alleged unauthorised development	Pending Consideration
Feltwell	27-Apr-15	15/00209/BOC	2 Leonards Lane Feltwell Thetford Norfolk IP26 4EQ	alleged breach of condition relating to 12/01683/RM	Pending Consideration
Harpley	27-Mar-17	17/00139/BOC	Land At Rear of Rose And Crown Nethergate Street Harpley Norfolk	Alleged Breach of Condition	Pending Consideration
Heacham	05-May-16	16/00211/UNOPDE	16 Cameron Close Heacham King's Lynn Norfolk PE31 7LF	Alleged unauthorised operational development	Notice Issued
Heacham	04-Jul-16	16/00312/UNOPDE	10 Folgate Road Heacham King's Lynn Norfolk PE31 7BN	2m high fence adjacent to a highway screening a wooden structure which is forward of the front elevation	Pending Consideration
Heacham	13-Feb-17	17/00075/BOC	Jennings Caravan Park Public Open Space West of Blachford And Gymkhana Way Heacham Norfolk	alleged unauthorised use	Pending Consideration

Heacham	22-Mar-17	17/00052/BOC	18 North Beach Heacham King's Lynn Norfolk PE31 7LJ	alleged breach of condition relating to 11/01754/F	Pending Consideration
Heacham	22-Mar-17	17/00053/UNOPDE	26 North Beach Heacham King's Lynn Norfolk PE31 7LJ	alleged unauthorised operational development	Pending Consideration
Heacham	29-Mar-17	17/00141/UNOPDE	50 North Beach Heacham King's Lynn Norfolk PE31 7LJ	Unauthorised Operational Development	Pending Consideration
Heacham	03-May-17	17/00183/UNAUTU	Land West of A149 Lynn Road Heacham Norfolk	alleged unauthorised use	Pending Consideration
Heacham	27-Jun-17	17/00282/NIA	6 Neville Road Heacham King's Lynn Norfolk PE31 7HA	Alleged not in accordance with approved plans	Pending Consideration
Heacham	13-Dec-16	16/00569/UNOPDE	62 High Street Heacham King's Lynn Norfolk PE31 7DB	alleged unauthorised operational development	DC Application Submitted
Hilgay	14-Jun-17	17/00252/UNOPDE	4 Fairview Cottages Engine Road Ten Mile Bank Downham Market Norfolk PE38 0EN	alleged unauthorised operational development	Pending Consideration
Hilgay	27-Jun-17	17/00283/UNAUTU	Stocks Hill House Stocks Hill Hilgay Norfolk PE38 0JD	Alleged unauthorised use	Pending Consideration
Hilgay	11-Jul-17	17/00305/UNOPDE	4 Fairview Cottages Engine Road Ten Mile Bank Downham Market Norfolk PE38 0EN	Alleged unauthorised operational development	Pending Consideration
Hillington	05-Aug-15	15/00392/UWLB	Field Farm Fakenham Road Hillington King's Lynn Norfolk PE31 6DL	Unauthorised use of building as separate annexe/residential unit and insertion of UPVC windows and doors	Pending Consideration

Hockwold cum Wilton	30-May-14	14/00291/UNAUTU	Island Farm Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	14-Sep-15	15/00481/UNAUTU	Land North of Broadlands 63 Mill Lane Hockwold cum Wilton Norfolk IP26 4LR	alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	11-Dec-15	15/00601/BOC	Fountain Stables Cowles Drove Hockwold cum Wilton Norfolk	alleged breach of condition relating to 13/01359/F	Pending Consideration
Hockwold cum Wilton	19-Jan-15	15/00037/UNAUTU	Twelve Acre Farm Moor Drove (East) Hockwold cum Wilton Norfolk IP26 4JU	alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	07-May-15	15/00237/BOC	White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	alleged Breach of Condition relating to 14/00265/F	Pending Consideration
Hockwold cum Wilton	27-Nov-15	15/00584/BOC	Blackdyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	alleged breach of condition relating to 05/01719/F	Pending Consideration
Hockwold cum Wilton	07-Sep-16	16/00417/UNAUTU	Soay Farm Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	alleged unauthorised use	DC Application Submitted
Hockwold cum Wilton	29-Nov-16	16/00543/UNAUTU	Soay Farm Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	alleged unauthorised use	Pending Consideration
Holme next the Sea	08-Aug-14	14/00463/UNAUTU	Land North of High Road Farm Main Road Holme next the Sea Norfolk PE36 6LA	alleged unauthorised use	Notice Issued
Holme next the Sea	11-Jul-17	17/00306/UADV	Land On the South Side of Thornham Road Holme next the Sea Hunstanton PE36 6LS	Unauthorised advertisements	Pending Consideration

Hunstanton	09-May-17	17/00196/UADV	TJ's Cafe 6 High Street Hunstanton Norfolk PE36 5AF	alleged unauthorised works to a Listed Building	Pending Consideration
Hunstanton	27-Jun-17	17/00281/UNOPDE	5 Lincoln Square North Hunstanton Norfolk PE36 6DW	Alleged unauthorised operational development	Pending Consideration
Hunstanton	13-Jul-17	17/00313/UNAUTU	24B High Street Hunstanton Norfolk	Alleged Unauthorised Use	Pending Consideration
Hunstanton	04-May-17	17/00187/UNAUTU	Harlequin House Le Strange Terrace Hunstanton Norfolk	alleged unauthorised use	Pending Consideration
Hunstanton	04-Aug-16	16/00360/UNAUTU	School House James Street Hunstanton Norfolk PE36 5HE		Pending Consideration
Hunstanton	31-Oct-16	16/00508/BOC	Hopkins Development Land South of Hunstanton Norfolk	alleged breach of condition	Pending Consideration
King's Lynn	08-Mar-17	17/00116/UWLB	Maze Media 20A Tuesday Market Place King's Lynn Norfolk PE30 1JW	Alleged unauthorised works to a Listed Building	Pending Consideration
King's Lynn	19-May-17	17/00212/UWLB	KINGS LYNN NEWSAGENT 103B High Street King's Lynn Norfolk PE30 1PD	alleged unauthorised works to a Listed Building	Pending Consideration
King's Lynn	19-Jun-17	17/00262/BTPO	Reffley Wood Sandy Lane South Wootton Norfolk	Alleged Breach of 2/TPO/00001	Pending Consideration
King's Lynn	13-Jul-17	17/00311/BTPO	21 Rainsthorpe South Wootton King's Lynn Norfolk PE30 3UF	Alleged Breach of 2/TPO/00322	Pending Consideration

King's Lynn	17-Mar-11	11/00155/UNOPDE	18 North Everard Street King's Lynn Norfolk PE30 5HQ	Without planning permission, the installation of Un-Plasticised Polyvinyl Chloride (UPVC) windows and door	Notice Issued
King's Lynn	24-Apr-13	13/00217/BOC	Unit 11 Willow Road Willows Business Park King's Lynn Norfolk PE34 3RD	Alleged Breach of condition 5 attached to 12/00912/F	Pending Consideration
King's Lynn	12-Jun-14	14/00316/UNTIDY	Ferryside 4 Ferry Square West Lynn King's Lynn Norfolk PE34 3JQ	alleged untidy land	Pending Consideration
King's Lynn	21-Aug-15	15/00435/BOC	Golden Ball Farm Low Road Saddlebow Norfolk PE34 3FN	alleged breach of condition relating to 11/01806/EXF	Pending Consideration
King's Lynn	11-Dec-15	15/00603/UNAUTU	Alis Meze Bar 120 Norfolk Street King's Lynn Norfolk PE30 1AP	alleged unauthorised use	Pending Consideration
King's Lynn	14-Jan-16	16/00017/BOC	Wind Turbine SW Point Cottages Cross Bank Road King's Lynn Norfolk	alleged breach of condition relating to 14/01381/F	Notice Issued
King's Lynn	08-Feb-16	16/00063/UWCA	53 Railway Road King's Lynn Norfolk	alleged unauthorised works in a Conservation Area	Notice Issued
King's Lynn	16-May-16	16/00234/UWCA	15 North Everard Street King's Lynn Norfolk PE30 5HQ	alleged unauthorised works in a Conservation Area	Notice Issued
King's Lynn	05-Jul-16	16/00316/S215	18 Kent Road King's Lynn Norfolk PE30 4AU	alleged untidy land	Complaint Received/Investigation Started
King's Lynn	07-Feb-17	17/00063/BOC	44 Burkitt Street King's Lynn Norfolk PE30 2AS	Alleged breach of condition	Pending Consideration

King's Lynn	06-Mar-17	17/00110/UNOPDE	Golden Scissors 115 Norfolk Street King's Lynn Norfolk PE30 1AP	alleged un authorised operational development	Pending Consideration
King's Lynn	08-Mar-17	17/00117/UNAUTU	Mark Perry Sheds And Timber 173 Loke Road King's Lynn Norfolk	alleged breach of condition relating to 12/01661/F	Pending Consideration
King's Lynn	21-Mar-17	17/00051/BOC	The Queen Elizabeth Hospital King's Lynn NHS Foundation Trust Gayton Road King's Lynn Norfolk PE30 4ET	alleged breach of condition	Pending Consideration
King's Lynn	22-Mar-17	17/00060/UNOPDE	10 Lindens King's Lynn Norfolk PE30 4SP	alleged unauthorised operational development	Pending Consideration
King's Lynn	03-Apr-17	17/00091/UNOPDE	5 Out South Gates King's Lynn Norfolk PE30 5SX	alleged unauthorised operational development	DC Application Submitted
King's Lynn	21-Apr-17	17/00169/BOC	281 Wootton Road King's Lynn Norfolk PE30 3AR	alleged breach of condition	Pending Consideration
King's Lynn	02-May-17	17/00175/UNOPDE	28 Rainsthorpe South Wootton King's Lynn Norfolk PE30 3UF	Alleged unauthorised operational development	Pending Consideration
King's Lynn	18-May-17	17/00209/UNOPDE	29 South Everard Street King's Lynn Norfolk PE30 5HJ	alleged unauthorised operational development - upvc windows and doors in a Conservation Area	Pending Consideration
King's Lynn	01-Jun-17	17/00231/UNAUTU	Boal Quay Boal Street King's Lynn Norfolk	alleged unauthorised use	Pending Consideration
King's Lynn	06-Jun-17	17/00240/UADV	Anglian Motor Cycles 19 Tower Place King's Lynn Norfolk PE30 5DF	alleged unauthorised advertisement	Pending Consideration

King's Lynn	21-Jun-17	17/00274/UWLB	14 King Street King's Lynn Norfolk PE30 1HF	Alleged Unauthorised Use - Also a Listed Building	Pending Consideration
King's Lynn	22-Jun-17	17/00276/UNTIDY	172 St Peters Road West Lynn King's Lynn Norfolk PE34 3JF	Alleged untidy property	Pending Consideration
King's Lynn	11-Jul-17	17/00303/UNAUTU	6 Kings Avenue King's Lynn Norfolk PE30 5NS	Alleged Unauthorised use	Pending Consideration
King's Lynn	13-Jul-17	17/00310/UNOPDE	19 Woolstencroft Avenue King's Lynn Norfolk PE30 2NU	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	24-Apr-15	15/00198/UNAUTU	Street Record Broad Street King's Lynn Norfolk	alleged unauthorised use	DC Application Submitted
King's Lynn	26-May-15	15/00264/UNTIDY	Wennis Hotel 8 - 9 Saturday Market Place King's Lynn Norfolk PE30 5DQ	alleged untidy land	Pending Consideration
King's Lynn	11-Nov-15	15/00559/UNTIDY	11 Valingers Road King's Lynn Norfolk PE30 5HD	alleged untidy derelict property	Notice Issued
King's Lynn	23-Jun-16	16/00289/UNTIDY	51 Middlewood King's Lynn Norfolk PE30 4RT	alleged untidy land	Notice Issued
King's Lynn	07-Mar-17	17/00112/UADV	Mondao Circus	alleged unauthorised advertising - Circus fly Posting	Pending Consideration
King's Lynn	14-Mar-17	17/00129/UNAUTU	Land N of Euro Car Parts St Hilary Park Road King's Lynn Norfolk	alleged unauthorised use	Pending Consideration

King's Lynn	19-Apr-17	17/00164/UNAUTU	Café Moccha 5 New Conduit Street King's Lynn Norfolk PE30 1DF	alleged unauthorised use	Pending Consideration
King's Lynn	21-Apr-17	17/00166/UADV	122 London Road King's Lynn Norfolk PE30 5ES	alleged unauthorised advertisement	Pending Consideration
King's Lynn	11-May-17	17/00198/UADV	Circus Posters Hunstanton Area And At Various Places Around the Borough	alleged unauthorised adverts for Circus	Pending Consideration
King's Lynn	07-Jun-17	17/00244/UNAUTU	17 Goodwins Road King's Lynn Norfolk PE30 5QX	alleged unauthorised use	Pending Consideration
King's Lynn	14-Jun-17	17/00250/UADV	Alliance Pharmacy 53 London Road King's Lynn Norfolk PE30 5QH	alleged unauthorised signage at Old Chemist shop	Pending Consideration
King's Lynn	20-Jun-17	17/00267/UADV	7 Willow Park King's Lynn Norfolk PE30 3BP	Alleged unauthorised advertisement	Pending Consideration
King's Lynn	30-Jun-17	17/00288/UNTIDY	Ferryside 4 Ferry Square West Lynn King's Lynn Norfolk PE34 3JQ	Alleged untidy land	Pending Consideration
King's Lynn	05-Jul-17	17/00291/UNTIDY	26 Mannington Place South Wootton King's Lynn Norfolk PE30 3UD	Alleged untidy property	Pending Consideration
King's Lynn	16-Aug-16	16/00382/UWLB	2 Purfleet Place King's Lynn Norfolk PE30 1JH	alleged unauthorised works in a Conservation Area	Notice Issued
King's Lynn	21-Oct-16	16/00499/UNAUTU	6 Hoveton Close Hickling King's Lynn Norfolk PE30 4XH	alleged unauthorised use	Pending Consideration

King's Lynn	10-Nov-16	16/00517/UNOPDE	8 Crown Square King's Lynn Norfolk PE30 2LY	alleged unauthorised operational development	DC Application Submitted
King's Lynn	29-Nov-16	16/00540/UADV	Mr Fips Wonder Circus Circus Posters At Various Places Around the Borough	alleged unauthorised advertisements	Pending Consideration
King's Lynn	29-Nov-16	16/00545/UWLB	Flat A 13 St Johns Terrace Blackfriars Road King's Lynn Norfolk PE30 1NW	alleged unauthorised use to a Listed Building	Pending Consideration
King's Lynn	30-Nov-16	16/00546/UWLB	Flat B 13 St Johns Terrace Blackfriars Road King's Lynn Norfolk PE30 1NW	alleged unauthorised works to a Listed Building	Pending Consideration
Marham	27-Mar-15	15/00158/UNOPDE	R & S Engineering Burnthouse Drove Upper Marham Norfolk PE33 9JP	alleged unauthorised use	Pending Consideration
Marham	07-May-15	15/00234/BOC	R & S Engineering Burnthouse Drove Upper Marham Norfolk PE33 9JP	alleged breach of condition relating to 13/01472/CU	Pending Consideration
Marshland St James	08-Feb-17	17/00069/UNOPDE	300 Smeeth Road Marshland St James Wisbech Norfolk PE14 8EP	alleged unauthorised operational development	Pending Consideration
Marshland St James	07-Jul-17	17/00299/UNOPDE	Dianton 1 Walton Road Marshland St James Wisbech Norfolk PE14 8DP	Alleged unauthorised operational development.	Pending Consideration
Marshland St James	03-Jul-13	13/00356/UNAUTU	Land North of Long Lots Drove Marshland St James Norfolk	alleged unauthorised use	Notice Issued
Marshland St James	11-Jan-17	17/00020/UNAUTU	South West Corner of Site At Button Hole Lake School Road Marshland St James Norfolk	alleged unauthorised use	Pending Consideration

Marshland St James	21-Feb-17	17/00096/UNAUTU	Barns Rear of Rose Farm 230 Smeeth Road Marshland St James Wisbech Norfolk PE14 8ES	alleged unauthorised use	Pending Consideration
Marshland St James	24-May-17	17/00217/UNAUTU	Land NE of 46 NW of 37 Smeeth Road Marshland St James Norfolk	alleged unauthorised use	Pending Consideration
Methwold	23-Mar-15	15/00149/UNAUTU	The Fairview 20 the Avenue Brookville Thetford Norfolk IP26 4RF	alleged unauthorised use	Pending Consideration
Methwold	13-Jul-17	17/00312/UNOPDE	49 Main Road Brookville Thetford Norfolk IP26 4RB	Alleged Unauthorised Operational Development	Pending Consideration
Methwold	29-Mar-17	17/00142/UNOPDE	49 Main Road Brookville Thetford Norfolk IP26 4RB	Unauthorised Operational Development	Pending Consideration
Nordelph	29-Jan-16	16/00042/UNAUTU	Land North West of Coronation Avenue Nordelph Norfolk	alleged unauthorised use	Notice Issued
Nordelph	21-Feb-17	17/00085/UNAUTU	2 Thorpe Terrace Silt Road Nordelph Norfolk PE38 0BX	alleged unauthorised use	Pending Consideration
Northwold	11-Jul-16	16/00324/UNAUTU	Laburnum Garage 23 West End Northwold Norfolk IP26 5LE	alleged unauthorised use	Pending Consideration
Old Hunstanton	14-Jun-17	17/00253/UNOPDE	Saddleback 6 Hamilton Road West Old Hunstanton Norfolk PE36 6JB	alleged unauthorised operational development	Pending Consideration
Old Hunstanton	16-Sep-16	16/00435/NIA	Gingerbread Cottage 33A Sea Lane Old Hunstanton Norfolk	alleged not in accordance with approved plans	Pending Consideration

Outwell	09-Jan-17	17/00003/BOC	Five Oaks 2 Hall Road Outwell Norfolk PE14 8PE	alleged breach of condition relating to 14/01298/F	Pending Consideration
Outwell	06-Jun-17	17/00237/UNOPDE	39 Isle Bridge Road Outwell Wisbech Norfolk PE14 8RB	alleged unauthorised operational development	Pending Consideration
Outwell	15-Jun-17	17/00256/BOC	Nursery Site Wisbech Road Outwell Norfolk PE14 8SL	alleged breach of conditions 3 and 5 relating to 15/01194/CU	Pending Consideration
Outwell	19-Jun-17	17/00258/UNAUTU	4 Churchfield Road Outwell Wisbech Norfolk PE14 8RL	Alleged Unauthorised Use	Pending Consideration
Outwell	11-Aug-15	15/00413/UNAUTU	Rose Cottage 5 Green Drove Outwell Norfolk PE14 8TW	alleged unauthorised use	Pending Consideration
Outwell	19-Oct-16	16/00487/UNAUTU	Land South of Sidney House Mullicourt Road Outwell Wisbech Norfolk PE14 8PX	alleged unauthorised use	Pending Consideration
Outwell	19-Dec-16	16/00578/BOC	6 Wisbech Road Outwell Norfolk PE14 8PA	alleged breach of condition relating to 15/00667/F	Notice Issued
Pentney	29-Jan-16	16/00048/HEDGE	Land North East of the Pines Abbey Road Pentney Norfolk	Alleged removal-works to a hedge	DC Application Submitted
Pentney	06-Apr-17	17/00154/BOC	41 Pentney Lakes Common Road Pentney Norfolk PE32 1LE	alleged breach of condition relating to 09/02048/F	Pending Consideration
Ringstead	26-May-17	17/00220/UNOPDE	4 Holme Road Ringstead Hunstanton Norfolk PE36 5JR	Alleged unauthorised operational development.	Pending Consideration

Roydon	15-Jun-16	16/00280/UNTIDY	Land East of No's 3 And 4 Birch Drive Roydon Norfolk	alleged untidy land	Notice Issued
Runcton Holme	23-Mar-17	17/00080/BOC	Woodlakes Leisure Ltd Woodlakes Caravan & Camping Park Holme Road Stow Bridge Norfolk PE34 3PX	alleged breach of condition relating to 14/00515/F	Pending Consideration
Sedgeford	20-Jun-17	17/00265/UNOPDE	Wisbech House Ringstead Road Sedgeford Hunstanton Norfolk PE36 5NQ	Alleged unauthorised operational development	Pending Consideration
Sedgeford	04-Jul-17	17/00290/UNOPDE	Church Barn 5 West Hall Farm Barns Church Lane Sedgeford Norfolk PE36 5NA	Alleged unauthorised operation development	Pending Consideration
Snettisham	19-Jun-15	15/00309/UNAUTU	Land Adjacent To 36 Beach Road Snettisham Norfolk	alleged unauthorised use	Notice Issued
Snettisham	13-Apr-16	16/00178/BOC	Old Station Yard Station Road Snettisham King's Lynn Norfolk PE31 7QS	Alleged breach of condition relating to 11/01163/	Pending Consideration
Snettisham	07-Mar-17	17/00114/BOC	Compass House 16B Lynn Road Snettisham Norfolk PE31 7PT	Alleged breach of condition 7 relating to 15/00237/F and Condition 7 relating to 15/01551/F	Pending Consideration
Snettisham	10-Mar-17	17/00125/BTCA	The Beeches 8 Bircham Road Snettisham Norfolk PE31 7NF	alleged breach to a tree in a conservation area	Pending Consideration
Snettisham	20-Jun-17	17/00273/BOC	Coastal Veterinary Group 16 Alma Road Snettisham Norfolk PE31 7NY	Alleged Breach of Conditions 9 and 10	Pending Consideration
Snettisham	28-Jan-16	16/00038/BOC	Land At Common Road Snettisham Norfolk	alleged breach of condition relating to 13/01736/RM	DC Application Submitted

Snettisham	19-Jun-17	17/00261/NIA	The Bungalow Anchor Park Station Road Snettisham Norfolk PE31 7QH	Alleged not built in accordance with approved plans	Pending Consideration
Snettisham	31-Oct-16	16/00506/BOC	18 Beach Road Snettisham King's Lynn Norfolk PE31 7RA	Alleged breach of condition	Pending Consideration
South Creake	04-Aug-15	15/00391/UNOPDE	The Elms The Common South Creake Fakenham Norfolk NR21 9JA	Alleged unauthorised caravans on site	Notice Issued
South Creake	05-Jul-17	17/00292/NIA	Mulberry 4 Leicester Meadows Leicester Road South Creake Norfolk NR21 9NY	Alleged extension not in accordance with approved drawings	Pending Consideration
South Creake	04-Aug-16	16/00353/BOC	Jays The Common South Creake Fakenham Norfolk NR21 9JB	alleged breach of condition	Notice Issued
South Wootton	12-Jul-17	17/00308/UNOPDE	15 Blackthorn Road South Wootton King's Lynn Norfolk PE30 3WU	Alleged Unauthorised Operational Development	Pending Consideration
South Wootton	06-Apr-17	17/00155/UNAUTU	16 Rushmead Close South Wootton King's Lynn Norfolk PE30 3LY	alleged unauthorised use	Pending Consideration
South Wootton	04-Aug-16	16/00354/BTPO	The Limes 8 Church Lane South Wootton Norfolk PE30 3LJ	alleged breach of tree preservation order	Notice Issued
Southery	08-Jan-14	14/00005/UNAUTU	Land Known As Pells Farm Farthing Drove Southery Norfolk PE38 0PR	alleged unauthorised use	Notice Issued
Stoke Ferry	19-Jan-17	17/00040/UNAUTU	Horseman's Rest Littlemans Way Stoke Ferry King's Lynn Norfolk PE33 9UB	alleged unauthorised use	Pending Consideration

Stoke Ferry	08-Apr-16	16/00164/UNAUTU	The Annexe Playters Farm Greatmans Way Stoke Ferry Norfolk PE33 9SZ	Alleged unauthorised use	Pending Consideration
Stoke Ferry	16-Sep-16	16/00436/NIA	The Toll House Oxborough Road Stoke Ferry Norfolk PE33 9SY		DC Application Submitted
Stow Bardolph	12-Nov-14	14/00688/BOC	Willow Farm Stow Bridge Road Stow Bardolph Norfolk PE34 3HZ	Alleged Breach of Condition relating to 09/00147/F	Pending Consideration
Stow Bardolph	16-May-17	17/00205/BOC	Ivy Lodge 130 the Drove Barroway Drove Norfolk PE38 0AL	Alleged breach of Condition relating to 2/01/0899/F	Pending Consideration
Stow Bardolph	01-Jun-17	17/00226/BOC	Land West of Lyndfield The Drove Barroway Drove Norfolk	alleged breach of condition relating to 14/01268/F	Pending Consideration
Stow Bardolph	07-Jun-17	17/00245/UNAUTU	Land Rear of Claxton Cottage The Causeway Stow Bridge King's Lynn Norfolk PE34 3PP	alleged unauthorised use - caravan	Pending Consideration
Stow Bardolph	23-Aug-16	16/00391/UNOPDE	Primrose Farm 94 the Drove Barroway Drove Norfolk PE38 0AJ	Alleged unauthorised development	Pending Consideration
Stow Bardolph	08-Dec-16	16/00557/UNAUTU	Horseshoe Farm 241 the Drove Barroway Drove Norfolk PE38 0AN	alleged unauthorised use	Pending Consideration
Syderstone	14-Jul-15	15/00353/BOC	Carriage House Docking Road Syderstone Norfolk PE31 8SW	alleged breach of condition relating to 10/01425/F	Pending Consideration
Syderstone	19-Dec-16	16/00575/UNAUTU	Syderstone Business Park Mill Lane Syderstone Norfolk PE31 8SE	alleged unauthorised use	Pending Consideration

Terrington St Clement	10-Oct-14	14/00635/UNAUTU	Myrabella Farm Long Road Terrington St Clement King's Lynn Norfolk PE34 4JN	alleged unauthorised use	Notice Issued
Terrington St Clement	19-Nov-14	14/00702/UNAUTU	South Fork Waterlow Road Terrington St Clement Norfolk PE34 4PS	alleged unauthorised use	Pending Consideration
Terrington St Clement	26-May-16	16/00255/UNAUTU	Annexe At 257 Lynn Road Terrington St Clement King's Lynn Norfolk PE34 4HU	alleged unauthorised use	DC Application Submitted
Terrington St Clement	05-Jun-17	17/00233/UNAUTU	24 Emorsgate Terrington St Clement King's Lynn Norfolk PE34 4NY	alleged unauthorised use	Pending Consideration
Terrington St Clement	07-Jul-17	17/00297/BOC	Land South of The Saltings Terrington St Clement Norfolk PE34 4NP	Alleged breach of conditions	Pending Consideration
Terrington St Clement	28-Jul-16	16/00348/UNAUTU	71 Station Road Terrington St Clement Norfolk PE34 4PL	alleged unauthorised use - car sales	DC Application Submitted
Terrington St Clement	12-Oct-16	16/00482/BOC	Marigold Lodge 73 Sutton Road Terrington St Clement King's Lynn Norfolk PE34 4PJ	alleged breach of condition	Pending Consideration
Terrington St Clement	02-Mar-17	17/00106/UNOPDE	Land To East of Hay Green Road North Terrington St Clement Norfolk	alleged unauthorisd use	DC Application Submitted
Terrington St Clement	12-Apr-17	17/00161/UNOPDE	Fairview 31 Lynn Road Terrington St Clement King's Lynn Norfolk PE34 4JU	Alleged unauthorised Dropped kerb and construction of new hardstanding	Pending Consideration
Terrington St John	20-Jun-17	17/00271/UNOPDE	Field Opposite 3 Gambles Terrace School Road Terrington St John Norfolk	Alleged unauthorised operational development	Pending Consideration

Thornham	12-Apr-17	17/00162/UNAUTU	Lyng Farm Ringstead Road Thornham Hunstanton Norfolk PE36 5LH	Alleged unauthorised 30 caravans	Pending Consideration
Tilney St Lawrence	25-Mar-14	14/00176/UNOPDE	The Coach & Horses Lynn Road Tilney All Saints King's Lynn Norfolk PE34 4RU	alleged unauthorised operational development	Notice Issued
Tilney St Lawrence	16-Dec-15	15/00606/UNOPDE	Land Opposite Sycamore Farm New Road Terrington St John Norfolk	alleged unauthorised operational development	Pending Consideration
Tilney St Lawrence	07-Mar-16	16/00108/UNOPDE	Field Rear of Windsor Farm 79 Church Road Tilney St Lawrence King's Lynn Norfolk PE34 4QQ	alleged unauthorised operational development	Pending Consideration
Tilney St Lawrence	05-Jun-17	17/00234/UNOPDE	Highfields Lynn Road Tilney All Saints King's Lynn Norfolk PE34 4RU	alleged unauthorised operational development	Pending Consideration
Upwell	10-Mar-17	17/00124/NIA	Fountain Foods Ltd New Road Upwell Wisbech Norfolk PE14 9AB	alleged not in accordance with 15/00806/F	Pending Consideration
Upwell	27-Jun-17	17/00279/UNOPDE	Land Opposite 97 School Road On River Bank School Road Upwell Norfolk	Alleged unauthorised operational development	Pending Consideration
Upwell	21-Mar-17	17/00050/UNAUTU	Building 5 of 16 And Opposite 7 Baptist Road Upwell Norfolk	alleged unauthorised use	Pending Consideration
Upwell	27-Jun-17	17/00278/BOC	126 School Road Upwell Norfolk PE14 9ES	Alleged breach of condition	Pending Consideration
Upwell	30-Sep-16	16/00460/UNAUTU	Land Adjacent 3 the Lodge 196 - 198 Small Lode Upwell Norfolk PE14 9BU	alleged unauthorised use	Pending Consideration

Upwell	10-Oct-16	16/00472/BOC	Norland 122 Croft Road Upwell Norfolk PE14 9HQ	alleged breach of condition relating to 13/01697/F	Pending Consideration
Walpole	27-Jan-16	16/00037/BOC	Newcroft Cottage Mill Road Walpole St Peter Norfolk PE14 7QP	alleged breach of condition relating to 06/00759/F	Notice Issued
Walpole	24-May-16	16/00250/BOC	12 Stable Block Livery Business At Hill Farm West Drove North Walpole St Peter Norfolk	alleged breach of condition relating to 13/00147/F	Notice Issued
Walpole	05-Apr-16	16/00154/UNAUTU	12 Frenchs Road Walpole St Andrew Wisbech Norfolk PE14 7JF	alleged unauthorised use	Pending Consideration
Walpole	02-May-17	17/00177/UNAUTU	Roseville Chalk Road Walpole St Peter Norfolk PE14 7PN	Alleged unauthorised use	Pending Consideration
Walpole	31-Aug-16	16/00398/UNAUTU	Mansefield Marsh Road Walpole St Andrew Wisbech Norfolk PE14 7JN	Alleged unauthorised use	Pending Consideration
Walpole Cross Keys	30-Mar-15	15/00164/UNAUTU	Old Farm Market Lane Walpole St Andrew Norfolk PE14 7LT	alleged unauthorised use	Notice Issued
Walpole Highway	12-Jan-17	17/00025/UNAUTU	Beba & Sons Fence Bank Walpole Highway Wisbech Norfolk PE14 7QR	alleged unauthorised use	Notice Issued
Walpole Highway	09-Jun-17	17/00246/BOC	Windyridge Mill Lane Walpole Highway Wisbech Norfolk PE14 7RD	alleged breach of condition	Pending Consideration
Walsoken	08-Jun-15	15/00278/BOC	81 Broadend Road Walsoken Norfolk PE14 7BQ	alleged breach of condition	Pending Consideration

Walsoken	17-Aug-15	15/00425/BOC	Builders Yard Wheatley Bank Walsoken Wisbech Norfolk PE14 7AZ	alleged breach of condition relating to 2/94/0622/CU	Pending Consideration
Walsoken	07-Jul-17	17/00298/UNAUTU	Land North Jan Maria 59 Burrettgate Road Walsoken Wisbech Norfolk PE14 7BL	Alleged unauthorised use	Pending Consideration
Walsoken	26-Oct-15	15/00535/HHC	16 Westry Close Walsoken Wisbech Norfolk PE14 7BU	High Hedge Complaint	Notice Issued
Walsoken	23-Feb-17	17/00101/UNAUTU	31 Burrettgate Road Walsoken Wisbech Norfolk PE14 7BN	alleged unauthorised use	Pending Consideration
Walsoken	10-Aug-10	10/00329/BOC	Claybrook Park 38 Broadend Road Walsoken Norfolk PE14 7BQ	alleged breach of highway condition relating to planning permission 06/02009/FM	Notice Issued
Walsoken	06-Jul-17	17/00293/BOC	Land 400M N of Wheatley Bank Farmhouse Wheatley Bank Walsoken Norfolk PE14 7AZ	Alleged breach of condition	Pending Consideration
Walsoken	09-Dec-16	16/00559/BOC	Tarrazona 16 S-Bend Lynn Road Walsoken Norfolk PE14 7AP	Alleged breach of condition relating to 12/00332/F	Notice Issued
Watlington	13-Apr-16	16/00176/UNAUTU	Land South of 6 Challis Close 10, 14, 16 Kent Drive 47 And 49 Langridge Circle 98 John Davis Way Watlington King's Lynn Norfolk	Alleged unauthorised use	Pending Consideration
Watlington	01-Jun-17	17/00229/BOC	Land On the North Side of Fen Road Watlington Norfolk	alleged breach of condition relating to 06/00145/F	Pending Consideration
Watlington	02-May-17	17/00176/UNTIDY	28 John Davis Way Watlington King's Lynn Norfolk PE33 OTD	Alleged untidy land	Pending Consideration

Watlington	12-Oct-16	16/00483/UNOPDE	Nulawn 31 Station Road Watlington King's Lynn Norfolk PE33 0JF	alleged unauthorised operational development	Pending Consideration
Welney	11-Sep-14	14/00542/UNOPDE	Ha Penny Toll Farm Ha Penny Toll Road Lotts Bridge Three Holes Norfolk	alleged unauthorised operational development	Notice Issued
Wereham	14-Apr-15	15/00174/UWLB	Manor House Church Road Wereham Norfolk PE33 9AP	Alleged unauthorised works to a Listed Building.	Pending Consideration
West Acre	27-Aug-14	14/00514/BOC	Greenhill Cottage 1A Green Hill Road West Acre Norfolk PE32 1TW	alleged breach of condition	Notice Issued
West Rudham	30-Sep-16	16/00461/UNOPDE	Shanrane Lynn Road West Rudham King's Lynn Norfolk PE31 8RW	alleged unauthorised operational development- Fence	Pending Consideration
West Walton	19-Dec-14	14/00742/UNAUTU	Cooks Cottage St Pauls Road South Walton Highway Norfolk PE14 7DD	Alleged unauthorised use of barn conversion (holiday lets) as single dwellinghouse	Notice Issued
West Walton	12-Jul-17	17/00307/UNAUTU	73 School Road West Walton Wisbech Norfolk PE14 7HA	Alleged Unauthorised Use	Pending Consideration
West Walton	23-Jul-15	15/00375/BOC	Cashelbawn Mill Road West Walton Wisbech Norfolk PE14 7EU	alleged breach of condition 4 & 5 of 13/01017/F	Pending Consideration
West Winch	07-Apr-17	17/00157/UNAUTU	Watlington House Garage Lane Setchey Norfolk PE33 0BE	alleged unauthorised use	Pending Consideration
West Winch	05-Jun-15	15/00270/UNAUTU	45 Archdale Close West Winch King's Lynn Norfolk PE33 0LD	alleged unauthorised use	Pending Consideration

West Winch	14-Jun-17	17/00254/UNAUTU	Silena Automotive Engine Shed 1 Garage Lane Setchey Norfolk PE33 0BE	alleged unauthorised use - burger van	Pending Consideration
Wiggenhall St Germans	09-Feb-15	15/00076/BOC	Spriggs Hollow Magdalen High Road Wiggenhall St Mary Magdalen Norfolk PE34 3BG	alleged breach of condiiton	Notice Issued
Wiggenhall St Germans	07-Mar-16	16/00112/UNAUTU	Rear of Sunset Lodge Lynn Road Wiggenhall St Germans King's Lynn Norfolk PE34 3AT	alleged unauthorised use	Pending Consideration
Wiggenhall St Germans	23-Jan-17	17/00045/UNOPDE	Spriggs Hollow Magdalen High Road Wiggenhall St Mary Magdalen Norfolk PE34 3BG	alleged unauthorised operational development	Pending Consideration
Wiggenhall St Germans	23-Jun-14	14/00368/UNAUTU	New Farm House High Road Saddlebow King's Lynn Norfolk PE34 3AW	alleged unauthorised use	Pending Consideration
Wiggenhall St Mary Magdalen	23-Jun-17	17/00277/UNAUTU	Brights Barn Stow Road Wiggenhall St Mary Magdalen Norfolk PE34 3BD	Alleged unauthorised use	Pending Consideration
Wretton	28-Jun-16	16/00305/UNAUTU	2 Rose Cottage Cromer Lane Wretton King's Lynn Norfolk PE33 9QX	alleged unauthorised use	Pending Consideration

PLANNING COMMITTEE

**DECISION ON PLANNING AND ENFORCEMENT APPEALS
- QUARTERLY REPORT -**

1. PURPOSE OF THE REPORT

1.1 To provide Members with the quarterly update covering performance for the period 1 April 2017 – 30 June 2017

2. REPORT

2.1 The Schedule is attached at Appendix 1 for the period 1 April 2017 – 30 June 2017 (Planning and Enforcement).

	Valid appeals started in system at beginning of period	New valid appeals started	Appeals decided (or withdrawn / closed / invalid)	Valid appeals started in system at end of period
1 Apr – 30 Jun	15	17	19	13

2.2 For all appeals decided this quarter, the outcomes were as follows:-

	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Apr – 30 Jun	2	16	18	1	0	0
	11%	89%				

2.3 BVPI 204 was not retained as a new National Indicator although it has been retained as one of our local indicators. BVPI 204 was quite specific over which appeals it covers and for example does not include enforcement, advertisement, lawful development certificate, permitted development, hedge and tree appeals, this is reflected in the table below.

	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Apr – 30 Jun	2	11	13	1	0	0
	15%	85%				

2.4 For all appeals decided over the last 4 quarters, the outcomes were as follows:-

2016/17	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Jul – 30 Sept	2	18	20	1	0	0
1 Oct – 31 Dec	3	11	14	2	0	0
1 Jan – 31 Mar	2	11	13	3	0	0
1 Apr – 30 Jun	2	16	18	1	0	0
Total	9	56	65	7	0	0
	14%	86%				

This data shows that for the second quarter of 2017 11% of all appeals were allowed. For the 12 month period to 31 March 2017 an average of 14% of all

appeals were allowed. This is well below the post National Planning Policy Framework (NPPF) national average figure of around 36% of all appeals allowed. With regard to withdrawals it should be noted that appeals can be withdrawn at any time, even after the statements have been exchanged or the appeal heard but whilst the Inspector's decision is awaited. At that stage the LPA has undertaken all the work but without any commensurate result.

- 2.5 All decisions are viewable on the councils web site located on the planning appeals page and are e-mailed directly to the ward member, Chairman and Vice-Chairman. Appeal documentation for applications made in 2004 onwards can also be viewed on Public Access using the planning application search facility.

Contact Officer: Lee Osler, Office Manager
☎ 01553 616552

Planning and Enforcement Appeal

Report Date Range 01/04/2017 to 30/06/2017

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
------------	---------------------------	----------------	-------------	-------------------------------	------------------	--------------	---------------------------

Live Cases -1 (Not including appeals received to end of previous quarter)

28/10/2016	ENV/3161360	Hanover Housing 1 Lyndhurst Court Sandringham Road Hunstanton Norfolk PE36 5AE	2/TPO/00236: T1 Horse Chestnut T2 T3 T4 Lime Trees x 3 - Remove	16/00036/TPO	Undefined		
19/01/2017	W/16/3163079	Mr And Mrs Statham Meadow View Black Horse Road Clenchwarton King's Lynn Norfolk PE34 4DN	Removal of condition 8 attached to planning permission 16/00395/F to remove the tie of the dwelling to the business	16/01478/F	Written Representations		
23/02/2017	C/16/3165306	Mr Mahir Kocaslan Alis Meze Bar 120 Norfolk Street King's Lynn Norfolk PE30 1AP	Appeal against unauthorised use	15/00603/UNAUTU	Written Representations		

Live Cases -2 (Received in previous quarter)

13/04/2017	APP/TRN/6096	Mr And Mrs D And A Butcher The Limes 8 Church Lane South Wootton Norfolk PE30 3LJ	Appeal against	16/00354/BTPO	Written Representations		
18/04/2017	W/16/3166074	New Hall Properties (Eastern) Ltd Land To the North St Nicholas Close Gayton King's Lynn Norfolk PE32 1QS	Outline Major Application: Up to 50 dwellings	16/00647/OM	Public Inquiry		
28/04/2017	W/16/3164157	Mr James Lee Hanse House South Quay King's Lynn Norfolk PE30 5GN	Conversion of parts of first and second floors to four self-contained flats	16/01297/F	Written Representations		

175

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
28/04/2017	W/16/3164157	Mr James Lee Hanse House South Quay King's Lynn Norfolk PE30 5GN	Listed Building Application: conversion of parts of first and second floors to create four self- contained flats	16/01298/LB	Written Representations		
04/05/2017	W/17/3172310	Mr & Mrs G J Cooper 281 the Drove Barroway Drove Norfolk PE38 0AW	Removal of condition 2 of planning permission 2/03/1899/F to allow occupation as a separate unit of residential accommodation	16/00768/F	Written Representations		
04/05/2017	W/17/3170387	Mr John Kelly Playters Farm Greatmans Way Stoke Ferry King's Lynn Norfolk PE33 9SZ	Conversion of stables to dwelling (retrospective)	16/01130/F	Written Representations		
04/05/2017	W/17/3170872	Mr John Scott White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	Change of use of the building from a cattery with ancillary offices to use as a cattery with ancillary offices, residential accommodation for the occupation by the cattery owner/manager, minor changes to the external appearance of the building and car par	16/01177/F	Written Representations		
04/05/2017	W/17/3173913	Fisher Bullen Fishers Court North Street Burnham Market King's Lynn Norfolk PE31 8HG	Renovation of existing building to provide one shop with flat above and one new dwelling. Demolition of workshop to rear of site. Addition of four new dwellings	16/01797/F	Written Representations		

176

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
08/06/2017	W/17/3176083	Mrs Elaine West Land Rear of 16 Castle Cottages Thornham Hunstanton Norfolk PE36 6NF	Outline Application: construction of dwelling	16/01818/O	Written Representations		
23/06/2017	W/17/3175090	Mr Norbert Merssman Rookery Farm 90 Church Lane Ashwicken King's Lynn Norfolk PE32 1LN	Outline Application: Residential development for up to 4 dwellings including demolition of redundant barns/stores and removal of cars stored in courtyard	16/01658/O	Written Representations		
Appeals Decided (Up to the end of previous quarter)							
	W/17/3173235	Mrs Pat Howling Journeys End 40B Common Road Snettisham Norfolk PE31 7PF	Removal of condition 3 of planning permission 10/00518/F as the applicant now owns the land	16/00710/F	Written Representations		19/04/2017 No Code [CLOSED]
23/08/2016	C/16/3154734	Stephen Bacon The Annex Mill House Cottage Queen Elizabeth Way Castle Rising Norfolk PE31 6AL	Without planning permission, the material change of use of an ancillary outbuilding into a self- contained residential dwellinghouse	15/00117/UNAUTU	Public Inquiry		20/06/2017 Appeal Dismissed
20/09/2016	W/16/3152793	Miss Pamela Wenn 81 Broadend Road Walsoken Norfolk PE14 7BQ	Outline Application: Proposed single storey dwelling	16/00040/O	Written Representations		31/05/2017 Appeal Dismissed
28/11/2016	W/16/3160014	Clients of Swann Edwards Land S Wildfields Close And W of 5 Black Horse Road Clenchwarton Norfolk	Outline Application: Proposed residential development	15/01510/OM	Written Representations		19/04/2017 Appeal Dismissed

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
28/11/2016	ENV/3161815	Mr & Mrs Stevens Orchard Cottage 4 Rectory Lane North Runcton King's Lynn Norfolk PE33 0QS	2/TPO/00145: T1 T2 Lime Trees x 2 - Raise to 6m by removing epicormic growth crown clean and remove deadwood T3 Horse Chestnut - Fell T4 Oak Height reduction to about 7m T5 Oak - Crown clean mainly to remove significant deadwood	16/00038/TPO	Written Representations		09/05/2017 Appeal Dismissed
30/11/2016	C/16/3156292	Mr N Simms 15 North Everard Street King's Lynn Norfolk PE30 5HQ	Appeal against	16/00234/UWCA	Written Representations		12/04/2017 Appeal Dismissed
17/01/2017	C/16/3163405	Mr Peter Page Land Adjacent To 36 Beach Road Snettisham Norfolk	Appeal against	15/00309/UNAUTU	Written Representations		14/06/2017 No Code [ENFQUA]
30/01/2017	W/17/3166897	Mrs Boswell 27 Malthouse Crescent Heacham King's Lynn Norfolk PE31 7DL	Construction of dwelling	16/00976/F	Written Representations		12/04/2017 Appeal Allowed
30/01/2017	W/17/3167504	Dene Homes Ltd Land At Townsend Farm Church Road Walpole St Peter Norfolk PE14 7NS	Change of use of agricultural land to garden land	16/01784/CU	Written Representations		12/04/2017 Appeal Allowed
17/02/2017	C/17/3169248	Mrs Dingley 16 Cameron Close Heacham King's Lynn Norfolk PE31 7LF	Appeal against Enforcement Notice	16/00211/UNOPDE	Written Representations		31/05/2017 Appeal Dismissed

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
28/02/2017	W/16/3163515	Mr And Mrs Rudd Land Between 21- 31 Leziate Drove Pott Row King's Lynn Norfolk PE32 1DB	Outline Application: Proposed residential development (4 dwellings)	16/00635/O	Written Representations		31/05/2017 Appeal Dismissed
03/03/2017	W/17/3169623	Mr A Peake Ocean View 1F the South Beach Heacham Norfolk	Variation of condition 2 of planning permission 2/98/1559/F to enable permanent occupation as the clients home	16/02089/F	Written Representations		18/05/2017 Appeal Dismissed
22/03/2017	D/16/3163652	Sedgeford Hall Estate Building S of Park Vue Heacham Road Sedgeford Norfolk	Conversion to residential of existing barn including single storey extension to the east elevation	16/01127/F	Written Representations		15/06/2017 Appeal Dismissed
22/03/2017	W/17/3171622	Mr N Suiter The Red House Hall Lane South Wootton King's Lynn Norfolk PE30 3LQ	New dwelling within grounds of existing dwelling	16/02196/F	Written Representations		29/06/2017 Appeal Dismissed
05/04/2017	W/16/3166311	Mr And Mrs N Jordan Margaretta House 100 Main Road Clenchwarton Norfolk PE34 4BG	Outline application: New residential housing development	15/01446/O	Written Representations		29/06/2017 Appeal Dismissed
18/04/2017	W/17/3166689	Mr And Mrs Mike Saunders Snettisham Water Mill The Old Coal Yard Station Road Snettisham Norfolk	Use of The Mill as a dwelling (Class C3)	16/01409/F	Written Representations		29/06/2017 Appeal Dismissed
26/04/2017	W/17/3172987	Mr Justin Wing 97 South Beach Road Hunstanton Norfolk PE36 5BA	Erection of new residential dwelling with integral double garage and associated external works	16/01555/F	Written Representations		29/06/2017 Appeal Dismissed

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
28/04/2017	D/16/3165398	Mr Keith Morris	Demolition of B&B known as Wood Lodge and construction of a detached 2 storey building to be used for entertainment purposes for charitable events.	16/01237/F	Written Representations		30/06/2017
		Wood Lodge Millwood Burnham Market King's Lynn Norfolk PE31 8DP					Appeal Dismissed
19/05/2017	D/17/3175209	Mr Prior	Utilise the existing single-storey garage area to create a two-storey extension and addition of a small porch	17/00041/F	Undefined		29/06/2017
		16 Paige Close Watlington King's Lynn Norfolk PE33 0TQ					Appeal Dismissed

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the 3 July 2017 Planning Committee Agenda and the 31 July 2017 agenda. 126 decisions issued, 117 decisions issued under delegated powers with 9 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 21.06.17 – 17.07.17

	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	5	5	0		5	100%	60	50	1	0
Minor	54	43	11	42		78%	65		3	3
Other	67	62	5	56		83%	80		2	0
Total	126	110	16							

Planning Committee made 9 of the 126 decisions, 7%

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
11.05.2017	04.07.2017 Application Permitted	17/00918/RM	Mr & Mrs Blackmur Conifers Lynn Road Bawsey King's Lynn Reserved Matters Application: construction of a dwelling	Bawsey
24.04.2017	12.07.2017 Application Permitted	17/00802/F	Miss Joanna Francis Sea Peeps 19 Norton Street Burnham Norton Norfolk To erect two timber gates and ancillary picket panel fencing across the driveway entrance	Burnham Norton

12.04.2017	17.07.2017 Application Permitted	17/00734/F	Mr J Graham The Images Wells Road Burnham Overy Town King's Lynn Construction of bedroom	Burnham Overy
22.02.2017	30.06.2017 Application Permitted	17/00349/F	Mr And Mrs J Smith Carpenters Cottage Main Road Brancaster Staithe Norfolk Use of Holiday accommodation building as an unrestricted C3 dwellinghouse, including two storey and single storey extensions to rear and erection of detached outbuilding	Brancaster
05.04.2017	07.07.2017 Application Permitted	17/00698/F	Mr & Mrs G Anson Brent Marsh Main Road Brancaster Staithe King's Lynn Demolition of existing house and erection of new home	Brancaster
07.04.2017	26.06.2017 Application Permitted	17/00706/F	Mr Simon Brewer Postings Barn Main Road Brancaster Staithe King's Lynn Variation of condition 2 of planning permission 16/00646/F: To vary previously approved drawings	Brancaster
24.04.2017	30.06.2017 Application Permitted	17/00805/F	Mr Steve Guest Howards Barn Creake Road Burnham Market King's Lynn First floor extension to side side/rear of existing dwelling	Burnham Market

05.05.2017	26.06.2017 Application Permitted	17/00885/F	Mr & Mrs C Iqbal The Old Rectory Overy Road Burnham Market King's Lynn Internal alterations and formation of new windows & French doors	Burnham Market
05.05.2017	29.06.2017 Application Permitted	17/00886/LB	Mr & Mrs C Iqbal The Old Rectory Overy Road Burnham Market King's Lynn Listed Building Application: Internal alterations and formation of new windows & French doors	Burnham Market
10.05.2017	04.07.2017 Application Permitted	17/00912/A	Mr T Roberts No.TWENTY 9 29 Market Place Burnham Market Norfolk Advertisement Application: 2no. illuminated signs hand painted directly to facing brickwork of principal elevation in faded 'vintage' style using Local Authority approved water-based paint and proposed lighting details.	Burnham Market
20.04.2017	22.06.2017 Application Permitted	17/00785/F	Mr Michael David 42 Jubilee Bank Road Clenchwarton King's Lynn Norfolk Single storey rear extension	Clenchwarton

24.04.2017	22.06.2017 Application Refused	17/00812/F	Mr Michael Harvey Plot Adjacent To 33/34 St Andrews Lane Congham King's Lynn Norfolk Proposed erection of 4No detached houses and garages	Congham
15.05.2017	15.06.2017 Application Permitted	16/00910/NMA_1	JJ Sandberg Construction Ltd Land Adjacent To Deerwood St Andrews Lane Congham Norfolk NON-MATERIAL AMENDMENT TO PERMISSION 16/00910/NMA_1: Reserved Matters Application, three detached dwellings	Congham
18.05.2017	17.07.2017 Application Permitted	17/00976/F	Mr P Roberts Hywaden Dau 22 Low Road Congham King's Lynn Brick single storey rear extension	Congham
28.04.2017	03.07.2017 Application Permitted	17/00839/F	Fletcher Family Manor Farm Barns Denver Downham Market Norfolk Conversion of redundant farm buildings with some re-building and extension, to 2 new dwellings (phased development of plots as outlined), with new garages. Altered accessess	Denver

12.05.2017	05.07.2017 Application Permitted	17/00935/LB	Fletcher Family Manor Farm Barns Denver Downham Market Norfolk LISTED BUILDING APPLICATION: Conversion of redundant farm buildings with some re-building and extension, to 2 new dwellings (phased development of plots as outlined), with new garages. Altered access	Denver
06.04.2017	30.06.2017 Prior Approval - Approved	17/00697/PACU6	Mr Robert Bates 61 Manor Road Dersingham King's Lynn Norfolk Prior Notification: Change of use from Class A1/A2 (Shops/Financial and Professional Services) to Class A3 (Restaurants/cafe)	Dersingham
26.04.2017	05.07.2017 Application Permitted	17/00822/RM	Mr & Mrs Sharp Land Adj Tit Willow 16 Park Hill Dersingham Norfolk Reserved Matters Application: New dwelling	Dersingham
27.04.2017	03.07.2017 Application Permitted	17/00833/F	Mr S Littlefair 23 Philip Nurse Road Dersingham King's Lynn Norfolk Extension (Revised Design).	Dersingham
11.05.2017	04.07.2017 Application Permitted	17/00926/F	Mr & Mrs Feasey 5 Edinburgh Way Dersingham King's Lynn Norfolk Extension and detached garage	Dersingham

25.05.2017	13.07.2017 Application Permitted	17/01018/O	Mr & Mrs Barham 13 Gelham Manor Dersingham King's Lynn Norfolk Outline Application: Construction of 2 storey dwelling	Dersingham
31.03.2017	23.06.2017 Prior Approval - Approved	17/00645/PACU1	Mrs C Starr Tidal Transit Ltd 3 - 4 Wagg Courtyard Docking Norfolk Prior Notification: Change of use from office use (class B1) to a dwellinghouse (class C3)	Docking
24.04.2017	30.06.2017 Application Refused	17/00806/F	Mr Graeme Ellisdon The Old Rectory Sedgeford Road Docking King's Lynn Change of use from storage building into annex comprising alterations and a rear extension as shown on accompanying drawings	Docking
27.04.2017	22.06.2017 Application Permitted	17/00835/F	SC & RF Lowe Station Garage Station Road Docking King's Lynn Variation of condition 14 of planning permission 13/01112/F - Proposed 3 dwellings to replace existing garage: To amend previously approved drawings	Docking

15.05.2017	07.07.2017 Application Permitted	17/00945/F	Mrs L Miles 6 Eastwood Fakenham Road Docking Norfolk Proposed single storey extension	Docking
18.05.2017	11.07.2017 Application Permitted	17/00977/F	Mr Chris Everitt & Ms A Abbs 9 Eastwood Fakenham Road Docking Norfolk Single storey extension and alterations to dwelling	Docking
18.04.2017	11.07.2017 Application Permitted	17/00767/F	Mrs Nicola Collins The Lodge 62 Paradise Road Downham Market Norfolk Retention of new railings to the boundary of the property/garden and willow weaving screening woven into the railings for privacy. Removal of rotten wooden sash windows and replaced with "like for like" traditional wooden sash windows, erection of storage shed and erection of storage shed/summerhouse	Downham Market
25.04.2017	29.06.2017 Application Permitted	17/00819/F	Ms Natalie Harrington 20 Bridle Lane Downham Market Norfolk PE38 9QZ Proposed two storey extension to the North elevation and single storey extensions to the East and West of the existing dwelling	Downham Market

11.05.2017	06.07.2017 Application Permitted	17/00919/F	Mr & Mrs A Miles 15 Glebe Road Downham Market Norfolk PE38 9QJ Extension to rear of bungalow	Downham Market
06.06.2017	04.07.2017 Application Refused	08/00122/NMAM_1	Persimmon Homes East Midlands Land At Landseer Drive, Linseed Walk, Coriander Way, Nutmeg Walk And Basil Drive Downham Market Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 08/00122/FM: Construction of 69 affordable dwellings	Downham Market
11.04.2017	03.07.2017 Application Refused	17/00729/O	Mr & Mrs D Howard Land To the West of Kirklea 56 Church Road Emneth Norfolk Residential development (7 dwellings)	Emneth
24.04.2017	11.07.2017 Application Permitted	17/00807/F	Mr & Mrs D Jenkinson The Old George Station Road East Rudham King's Lynn Demolition of existing rear projection and construction of new extension	East Rudham
22.05.2017	14.07.2017 Application Permitted	17/00993/F	Ms Lucinda Fox Rudham House Broomsthorpe Road East Rudham King's Lynn New extension to boot/dog room	East Rudham

29.06.2017	12.07.2017 Application Permitted	17/00010/NMA_1	Mr Peter Beard 3 Station Road East Winch King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 17/00010/F: Two storey extension	East Winch
26.04.2017	29.06.2017 Application Refused	17/00821/F	Mr & Mrs Baptist 20 Falcon Road Feltwell Thetford Norfolk Build a conservatory to the front aspect of the property projecting 4m and 3.1m wide	Feltwell
17.05.2017	03.07.2017 Application Permitted	17/00965/F	E W Porter & Son Grange Farm Old Methwold Road Feltwell Thetford The erection of a general purpose agricultural building	Feltwell
05.06.2017	11.07.2017 Application Permitted	15/01379/NMA_1	Mr James Newport Pebbledash Cottage High Street Fincham Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 15/01379/F: Proposed alteration to dwelling	Fincham
03.05.2017	30.06.2017 Application Permitted	17/00869/RM	Client of Holt Architectural Ltd The Rose And Crown Nethergate Street Harpley King's Lynn Reserved Matters Application: Proposed dwelling	Harpley

06.06.2017	27.06.2017 Application Permitted	17/00138/NMA_1	Mr Alastair Wilson Rustique Nethergate Street Harpley King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT: A single story extension to the rear of existing property	Harpley
21.03.2017	13.07.2017 Application Permitted	17/00530/F	Mr Peter Graham The Olive Grove 33 Kenwood Road Heacham Norfolk Small extension to front and rear of property, repositioning of entrance, replacing tin roof with tiled roof and internal changes	Heacham
02.05.2017	12.07.2017 Application Refused	17/00851/F	Mr George Laird 37 Hunstanton Road Heacham King's Lynn Norfolk Replacement dwelling	Heacham
03.05.2017	07.07.2017 Application Permitted	17/00862/F	R Baker Ryhall 45 Neville Road Heacham King's Lynn Construction of new rear extension	Heacham
08.05.2017	13.07.2017 Application Permitted	17/00895/F	Mr Daniel Rushton 8 the Broadway Heacham King's Lynn Norfolk Single storey extension to front of property	Heacham

09.05.2017	07.07.2017 Application Permitted	17/00906/F	Mr Marc I J Back 14 Veltshaw Close Heacham King's Lynn Norfolk First floor bedroom extension to dwelling	Heacham
19.04.2017	23.06.2017 Application Refused	17/00780/O	Mr Darren Taylor Reed House High Street Hilgay Downham Market Outline Application: Proposed new two storey, three bedroom dwelling	Hilgay
30.05.2017	05.07.2017 Application Permitted	16/01452/NMA_1	Mr & Mrs B Spink Blackwell Cottages 157 - 159 Main Street Hockwold cum Wilton Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 16/01452/F: Construction of front porch and rear single storey extension following removal of existing conservatory extension	Hockwold cum Wilton
01.06.2017	28.06.2017 Consent Required Not	17/01073/AG	Mr Geoff Renaut Land E of High Road Farm And N of Drift House Thornham Road Holme next the Sea Norfolk Agricultural Prior Notification: Storage for farm machinery	Holme next the Sea

28.04.2017	22.06.2017 Application Permitted	17/00843/F	Mr T Lumley 75 South Beach Road Hunstanton Norfolk PE36 5BA Proposed alterations to existing dwelling	Hunstanton
04.05.2017	03.07.2017 Application Permitted	17/00872/F	Mr Nick Marten 24B High Street Hunstanton Norfolk PE36 5AF Change of use from an Office to a One Bedroom Flat. Requires the existing shop front window to be removed and replaced with masonry and a new door and sash window	Hunstanton
04.05.2017	28.06.2017 Application Permitted	17/00889/F	Mr Avtar Sehmi 54 Cliff Parade Hunstanton Norfolk PE36 6EJ Matching front boundary wall	Hunstanton
11.05.2017	07.07.2017 Application Permitted	17/00925/F	Mrs J Pointer-Armstrong 77 Waveney Road Hunstanton Norfolk PE36 5DQ Extension to dwelling	Hunstanton
23.05.2017	17.07.2017 Application Permitted	17/01004/F	Mrs Sharon Wigfull 10 Campbell Close Hunstanton Norfolk PE36 5PJ Retention of chimney to rear wing	Hunstanton

20.08.2015	22.06.2017 Application Permitted	15/01322/OM	Strikes Bowling Ltd Strikes 1 - 5 Lynn Road Gaywood King's Lynn Outline Application: redevelopment of part of the existing car park for 10 new dwellings with car parking	King's Lynn
01.07.2016	14.07.2017 Application Permitted	16/01225/RMM	Bastien Jack Ltd Land North West of St Nicholas Business Park Edward Benefer Way King's Lynn Norfolk Reserved Matters Application: construction of 95 dwellings	King's Lynn
26.08.2016	04.07.2017 Application Withdrawn	16/01565/FM	Market Homes (King's Lynn) Ltd Harvest House Wisbech Road King's Lynn Norfolk Proposed 24 flats	King's Lynn
29.03.2017	04.07.2017 Application Permitted	17/00611/F	Mr & Mrs Basset 20 Albert Avenue King's Lynn Norfolk PE30 1EE Demolition of existing rear extension and rebuild with new roof. Replacement windows and re-covering of main house roof	King's Lynn

18.04.2017	26.06.2017 Application Permitted	17/00771/F	Norfolk Refridgeration And Catering Ltd Alphabet House Austin Fields Austin Fields Industrial Estate King's Lynn Change of use from A1 (shop) to B1 (Light industry)	King's Lynn
18.04.2017	22.06.2017 Application Permitted	17/00772/CU	Black Galleon Ltd 22 - 28 Blackfriars Street King's Lynn Norfolk PE30 1NS Change of use from office use to tattoo studio	King's Lynn
20.04.2017	10.07.2017 Application Permitted	17/00786/LB	Maze Media Maze Media 20A Tuesday Market Place King's Lynn Norfolk Listed building application for removal of internal stud-work walls to open up office space	King's Lynn
21.04.2017	23.06.2017 Application Permitted	17/00794/F	Hot Millions Ltd 46 High Street King's Lynn Norfolk PE30 1BE Proposed Change of Use From A1 Retail to Coffee Shop Class A1/A3	King's Lynn
28.04.2017	05.07.2017 Application Permitted	17/00844/F	Mrs D Savin 4 St Anns Street King's Lynn Norfolk PE30 1LT Replacement windows to street elevation	King's Lynn

28.04.2017	27.06.2017 Application Permitted	17/00845/LB	Mrs D Savage 4 St Anns Street King's Lynn Norfolk PE30 1LT Replacement windows to street elevation	King's Lynn
28.04.2017	03.07.2017 Application Permitted	17/00850/F	Mr Matthew Seekings 19 Field Lane Gaywood King's Lynn Norfolk Two storey extension to both side & rear of existing two storey dwellinghouse, existing vehicular access to be block off and made good and construction of new 2.7m wide vehicular access using suitable dropped kerb	King's Lynn
04.05.2017	29.06.2017 Application Permitted	17/00877/F	Mr A Doran 71 Grafton Road King's Lynn Norfolk PE30 3EX Proposed single storey extension and internal alterations	King's Lynn
05.05.2017	29.06.2017 Application Permitted	17/00884/LB	Ms S Turff 15 Queen Street King's Lynn Norfolk PE30 1HT Reduction in height of existing chimney and capping off to remove failed masonry	King's Lynn

08.05.2017	03.07.2017 Application Permitted	17/00896/F	Mr Scott Auker 48 Grafton Road King's Lynn Norfolk PE30 3EX Demolition of flat roof garage and construction of 2 storey side extension and attached single garage	King's Lynn
15.05.2017	17.07.2017 Application Permitted	17/00942/F	Ms K Champion Ferry View 97 Bankside West Lynn King's Lynn Extensions to front and rear of dwelling and partial cladding of ex. walls with timber boarding	King's Lynn
18.05.2017	14.07.2017 Application Refused	17/00967/F	Mr Smith Priory Wall Mews 10 Tower Place King's Lynn Norfolk Replacement of timber doors and windows with new UPVC doors and windows	King's Lynn
19.05.2017	11.07.2017 Application Permitted	17/00981/F	EES Ltd Electrical Engineering Services (GB) Ltd 25 Enterprise Way Hardwick Narrows King's Lynn Additional storage to the rear of the site	King's Lynn

22.05.2017	11.07.2017 Application Permitted	17/00988/LB	Mr Longmill Realty LTD 6 Norfolk Street King's Lynn Norfolk PE30 1AR LISTED BUILDING: Conversion and extension of existing buildings to form 4 no. apartments and 4 no. town houses.	King's Lynn
22.05.2017	11.07.2017 Application Permitted	17/00991/F	Mr Simon Tarry 21 Peckover Way South Wootton King's Lynn Norfolk Extensions and alterations	King's Lynn
13.06.2017	12.07.2017 GPD HH extn - Not Required	17/01152/PAGPD	Mr Gary Sturge 66 Gaskell Way King's Lynn Norfolk PE30 3SG Single storey rear extension which extends beyond the rear wall by 5.765 metres with a maximum height of 3.090 metres and a height of 2.820 metres to the eaves	King's Lynn
09.05.2017	07.07.2017 Application Permitted	17/00899/F	Mr & Mrs C Dann Karmor School Lane Marham Norfolk Erection of front porch	Marham
14.11.2016	30.06.2017 Application Permitted	16/01999/F	N B Construction (UK) Ltd 41 Walton Road Marshland St James Wisbech Norfolk Proposed replacement dwelling and stables	Marshland St James

11.05.2017	04.07.2017 Was Lawful	17/00916/LDE	Mrs Margaret Button Button Hole Lake School Road Marshland St James Norfolk Application for a Lawful Development Certificate for an existing residential caravan employed as a dwelling, along with associated amenity facilities	Marshland St James
09.03.2017	29.06.2017 Application Permitted	17/00447/F	Barway Services Ltd Pioneer & Severals Farm Broad Drove Methwold Norfolk Extension to hostel building to provide additional accommodation for seasonal workers	Methwold
28.04.2017	29.06.2017 Application Permitted	17/00842/O	BCKLWN 58 Hythe Road Methwold Thetford Norfolk Proposed residential development of one unit	Methwold
02.05.2017	28.06.2017 Application Permitted	17/00859/F	Mr & Mrs E Gibson Brumblebarn Farm 10 Hythe Road Methwold Thetford Alterations & extension to existing bungalow and construction of new garage, following removal of existing garage	Methwold

20.06.2017	11.07.2017 Application Permitted	17/00001/NMA_1	Mr K Pritchard 1 Denton Lodge Cottages Mundford Road Feltwell Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 17/00001/F: Proposed side extension to dwelling and detached garage	Methwold
11.05.2017	06.07.2017 Application Permitted	17/00924/F	Mr L Jones Talveta 29 Hill Road Middleton King's Lynn Extension to dwelling	Middleton
11.05.2017	06.07.2017 Application Permitted	17/00931/F	Mr Colin Rook 15 Graham Drive Middleton King's Lynn Norfolk New porch to the front elevation. New opening to side elevation with new double glazed white PVCU window as shown	Middleton
24.05.2017	14.07.2017 Application Permitted	17/01015/LB	Mr & Mrs Barclay Middleton Towers Station Road Tower End Middleton Listed Building Application: Formation of Drive access and wall feature to the front elevation to match the existing arrangements. Revised Design to application ref: 16/00906/F and 16/00907/LB	Middleton

18.05.2017	23.06.2017 Application Permitted	17/00972/F	Mr & Mrs S Heywood Whitehouse Farm House Outwell Road Nordelph Downham Market Conversion of Outbuilding to Annexe	Nordelph
04.05.2017	26.06.2017 Application Refused	17/00880/O	Mr Allen Sandford Woodlands Willow Drive West Winch King's Lynn Outline Application: 3 to 4 bedroom 2 storey dwelling and garage	North Runcton
11.05.2017	13.07.2017 Application Permitted	17/00927/F	Mr Stephens 17 Little London Lane Northwold Thetford Norfolk Demolition of side extension and erection of 2 storey side extension	Northwold
15.05.2017	11.07.2017 Application Permitted	17/00950/F	Mr Roger Cleal 5 Pinfold Lane Northwold Thetford Norfolk Proposed garage (planning approval for previous garage ref 07/00085/F has expired)	Northwold
23.05.2017	17.07.2017 Application Permitted	17/00998/O	Mr N Chettleburgh 26 Little Carr Road North Wootton King's Lynn Norfolk Outline Application: Construction of single dwelling	North Wootton

02.05.2017	03.07.2017 Application Refused	17/00852/F	Mr A Tursucu 12 And 14 Wisbech Road Outwell Norfolk PE14 8PA Extension and alterations to dwelling, takeaway and shop, to form flat, dwelling, takeaway and shop	Outwell
25.01.2017	26.06.2017 Application Permitted	17/00127/F	Mrs Amanda Burrell & Terence Gascoine Farm Buildings Narborough Road Pentney Norfolk Create a new gated entrance to field, gate to be set back 15 meters in to the field	Pentney
21.04.2017	23.06.2017 Application Permitted	17/00798/RM	Mr Kerry Ward Oaklands Pentney Lane Pentney Norfolk RESERVED MATTERS: 3 Proposed dwellings	Pentney
05.04.2017	05.07.2017 Application Permitted	17/00683/F	Mr Arjan Buschman Roydon Lodge 45 Low Road Roydon King's Lynn Demolition of porch and two storey side extension	Roydon

06.04.2017	12.07.2017 Would be Lawful	17/00690/LDP	King's Lynn Drainage Board Pump House Steer Road Wolferton Norfolk Lawful Development Certificate: Existing pumping station to be replaced with a new pumping station including new inlet and outfall structure, control building, weed rake and screen. Works to also include new compound area, security fencing, eel passage, access path and steps, and replacement of an existing river outfall structure. Decommissioning and demolition of existing pumping station.	Sandringham
09.05.2017	04.07.2017 Consent Not Required	17/00901/T3	EE Ltd Mast Telecom Wolferton Road Sandringham Norfolk Prior Notification: Back-up power generator	Sandringham
15.05.2017	11.07.2017 Application Permitted	17/00943/F	Mr Chris Warburton 10 Rose Court Docking Road Sedgeford Hunstanton Single Storey Extension and Garage	Sedgeford

28.04.2017	29.06.2017 Application Permitted	17/00846/F	Mrs Glenna O'Rourke Annexe Gate House South Road Shouldham Thorpe Removal of condition 1 of planning permission 2/98/1466/CU - Change of use of outbuilding to residential annexe and construction of new boundary wall to road: To remove occupation condition	Shouldham Thorpe
16.02.2017	22.06.2017 Application Permitted	17/00281/F	Mr Stuart Allsop 2 Lancaster Place Snettisham King's Lynn Norfolk Side garage and front verandah	Snettisham
09.05.2017	13.07.2017 Application Permitted	17/00908/F	Mrs Christine Allsop 7 Park Lane Snettisham King's Lynn Norfolk Replacement of existing garage and greenhouse with a double garage	Snettisham
25.04.2017	29.06.2017 Application Permitted	17/00815/F	Mr Ellington The Cottage Ferry Bank Brandon Creek Southery 2 storey side extension, single storey rear extension and new detached garage	Southery

03.04.2017	22.06.2017 Application Permitted	17/00649/F	Kenneth Bush Solicitors . Branscombe 44 Nursery Lane South Wootton King's Lynn Construction of a dwelling incorporating garage	South Wootton
04.04.2017	13.07.2017 Application Permitted	17/00669/F	Mr Jon Noble Wolvesey 92 Nursery Lane South Wootton King's Lynn Variation of condition 2 of planning permission 15/02079/F for minor amendments to plans	South Wootton
06.04.2017	12.07.2017 Application Refused	17/00695/F	Mr Ben Ward Manor House 20 Low Road South Wootton Norfolk Extension and alterations to dwelling creating swimming pool, spa, gym, sauna and ancillary rooms, with additional upper floor bedrooms and associated landscape works	South Wootton
26.04.2017	22.06.2017 Application Permitted	17/00823/F	Diocese of Norwich Wootton Rectory 47 Castle Rising Road South Wootton King's Lynn New conservatory to rear/side of existing detached house	South Wootton

26.04.2017	06.07.2017 GPD HH extn - Not Required	17/00827/PAGPD	Mr Christopher Amos Ash Lodge 3 Sandy Lane South Wootton King's Lynn Single storey rear extension which extends beyond the rear wall by 6.65 metres with a maximum height of 2.75 metres and a height of 2.75 metres to the eaves	South Wootton
04.05.2017	22.06.2017 Application Permitted	17/00878/F	K Snare & P Howling Land North East of 77 the Drove Barroway Drove Norfolk Construction of one dwelling	Stow Bardolph
19.05.2017	04.07.2017 Application Permitted	17/00980/F	H & C Beart Ltd H & C Beart Ltd The Causeway Stow Bridge King's Lynn Extension to premises	Stow Bardolph
03.05.2017	11.07.2017 Application Refused	17/00870/O	Mr Anthony Kilty Cob House 50 Buckenham Drive Stoke Ferry King's Lynn Outline Application: Construction of two storey dwelling and garage and lowering kerb to provide parking for existing donor property	Stoke Ferry
23.05.2017	11.07.2017 Application Permitted	17/01006/F	Mrs Jayne Meyers 3 Docking Road Syderstone King's Lynn Norfolk Rear dormer extension	Syderstone

21.02.2017	26.06.2017 Application Permitted	17/00318/RM	Mr & Mrs Ward Land North of 29 Wanton Lane Terrington St Clement Norfolk Reserved Matters Application: Residential development - plot 3 only	Terrington St Clement
20.03.2017	26.06.2017 Application Permitted	17/00526/RM	Mr Mallot Land North of 29 (Plot 2) 37 Wanton Lane Terrington St Clement Norfolk Reserved matters application for proposed residential development (plot 2)	Terrington St Clement
02.05.2017	03.07.2017 Application Permitted	17/00857/RM	Mr P Chown Site West of 1 Anchor Road Terrington St Clement Norfolk Reserved Matters Application: Detached dwelling	Terrington St Clement
22.05.2017	07.07.2017 Application Permitted	17/00987/F	Mr & Mrs M Aldin 11A Goshold Park Bullock Road Terrington St Clement King's Lynn Proposed extensions	Terrington St Clement
18.05.2017	14.07.2017 Application Permitted	17/00969/RM	C/o Agent Land South of Cowslip Barn And West of Marcroft School Road Terrington St John Wisbech RESERVED MATTERS: Construction of 5 dwellings	Terrington St John

22.05.2017	14.07.2017 Application Permitted	17/00985/F	Mr & Mrs T Cooper Middlegate Main Road Terrington St John Wisbech Retention of existing office and existing office extension	Terrington St John
22.05.2017	17.07.2017 Was_Would be Lawful	17/00989/LDE	Mr & Mrs Hemmings Peacewood School Road Terrington St John Wisbech Application for a Lawful Development Certificate for the existing use of dwellinghouse as an unrestricted, open-market dwellinghouse that can be occupied without complying with conditions on Outline Planning Permission (M1922)	Terrington St John
23.05.2017	04.07.2017 Application Permitted	17/01007/F	Mr & Mrs L Ellwood Limewood House 6 School Road Terrington St John Norfolk Proposed extension and alterations	Terrington St John
24.05.2017	06.07.2017 Application Permitted	17/01012/F	Mr & Mrs Plumb 42 School Road Terrington St John Wisbech Norfolk Proposed 2-storey side extension, single storey rear orangery and enclosed porch to front of existing dwelling	Terrington St John

19.04.2017	11.07.2017 Application Permitted	17/00776/F	Mr & Mrs Doubleday-Collishaw Land SE of Old Hall Church Lane Tilney All Saints Norfolk Erection of agricultural dwelling and associated barn	Tilney All Saints
11.05.2017	03.07.2017 Not Lawful	17/00930/LDP	Mr And Mrs Alan Chaplin 19 Willow Place Tottenhill King's Lynn Norfolk Lawful Development Certificate: Proposed extension to a private house	Tottenhill
04.05.2017	30.06.2017 Application Permitted	17/00883/F	Mr And Mrs K Neve 64 St Peters Road Upwell Norfolk PE14 9EJ Demolish garage and construct annex	Upwell
04.05.2017	04.07.2017 Application Permitted	17/00890/F	Mr And Mrs Pacey Sterling House 69 Croft Road Upwell Wisbech Demolition of existing conservatory and proposed two storey right hand side extension, front two storey extension, rear extension and extension to existing garage with conversion to annex	Upwell

25.05.2017	04.07.2017 Prior Approval - Approved	17/01024/PACU3	Mr & Mrs R Johnson Barn At Lode Hall Silt Road Three Holes Norfolk Prior Notification: Change of use from agricultural building to dwellinghouse	Upwell
10.04.2017	07.07.2017 Application Permitted	17/00711/FM	Mr John Bateman Crown Farm King John Bank Walpole St Andrew Wisbech Proposed development of a battery storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Walpole
10.04.2017	07.07.2017 Application Permitted	17/00712/F	Lapwing Fen II Walpole Sub Station Walpole Bank Walpole St Andrew Norfolk Proposed development of a below ground connection to the local distribution network and associated infrastructure at Crown Farm and Model Farm	Walpole

10.04.2017	07.07.2017 Application Permitted	17/00725/F	Mr Robert Bateman Land At Model Farm Frenchs Road Walpole St Andrew Norfolk Proposed development of a battery storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid	Walpole
13.04.2017	04.07.2017 Application Permitted	17/00753/F	Mr Cave 6 Chalk Road Walpole St Peter Norfolk PE14 7PH Demolition of small utility room and creation of attachment annex and first floor extension so to better accommodate the full extent of the family	Walpole
27.04.2017	22.06.2017 Application Permitted	17/00832/F	Mr GRAHAM COOK 5 Moat Terrace School Lane Walpole St Peter Wisbech Proposed single storey extension and internal alterations	Walpole

17.05.2017	12.07.2017 Not Lawful	17/00959/LDP	Mr Brian Irvine Mayland Mill Road Walpole St Peter Norfolk Application for a Lawful Development Certificate for the proposed demolition of existing shed and concrete base and the construction of a replacement concrete base to site a 2 bed mobile annexe to existing dwelling	Walpole
19.05.2017	07.07.2017 Application Permitted	17/00979/RM	Mrs Crossley Land Adjacent of Hawthorne Lodge Police Road Walpole St Andrew Wisbech Reserved Matters for Plot 7 only	Walpole
31.05.2017	28.06.2017 Was Lawful	17/01054/LDE	Mr P Lemon Greenacres Bustards Lane Walpole St Peter Norfolk Lawful Development Certificate: Retention of existing site area for residential garden use	Walpole
20.04.2017	05.07.2017 Application Permitted	17/00789/F	Donna Edwards 31 Burrettgate Road Walsoken Wisbech Norfolk Siting of mobile home for use as a staff rest room and construction of agricultural barn (retrospective)	Walsoken

11.05.2017	04.07.2017 Application Permitted	17/00923/F	Mr & Mrs Clarke 20 Woodlands Court Walsoken Wisbech Norfolk Garden room (existing conservatory to be demolished)	Walsoken
30.05.2017	04.07.2017 Application Permitted	17/01037/F	J Clifford & D Mallott Airdale 50 Station Road Watlington King's Lynn Side and rear extensions following removal of existing conservatory, garage & shed	Watlington
16.11.2016	29.06.2017 Application Refused	16/02013/CU	Mr Human Land On the North West Side of Market Lane Walpole St Andrew Norfolk Change of use of the land for garden to improve existing residential amenity	Walpole Cross Keys
16.05.2017	03.07.2017 Application Permitted	17/00954/F	Mr Roger Bowers Lultima Carta 194 Sutton Road Walpole Cross Keys King's Lynn Two storey extension to side of dwelling and creation of replacement highway access	Walpole Cross Keys

18.05.2017	04.07.2017 Was Lawful	17/00974/LDE	West Dereham Plant Land On the West Side of Basil Road West Dereham Norfolk Application for a Lawful Development Certificate for the existing use of land for overflow storage of materials relative solely to the business operations of West Dereham Plant	West Dereham
28.07.2016	22.06.2017 Application Permitted	16/01378/FM	Bennett Plc Hollies Farm Flegg Green Wereham King's Lynn Residential development for 10 dwellings	Wereham
30.03.2017	07.07.2017 Application Permitted	17/00627/F	Mr Daniel Hill Little Acorns 161 St Pauls Road South Walton Highway Norfolk Reinstatement of collapsed section of wall from original barn, extension and conversion of barn to form a residential dwelling	West Walton
02.05.2017	30.06.2017 Application Permitted	17/00860/F	Mr Peter Earl Manor Farm 165 Fitton Road Wiggenhall St Germans King's Lynn Demolition and re-building of sections of existing house which are in poor condition including additional areas	Wiggenhall St Germans

12.05.2017	23.06.2017 Would be Lawful	17/00940/LDP	Mr Matthew Wilson Basyvonn Eau Brink Road Tilney All Saints King's Lynn Lawful Development Certificate: Proposed single storey extension to dwelling	Wiggenhall St Germans
09.06.2017	27.06.2017 Would be Lawful	17/01121/LDP	Mr Webb 3 White House Court High Road Saddlebow Norfolk Lawful development certificate: Erection of a single storey oak framed garden room to rear	Wiggenhall St Germans
02.06.2017	20.06.2017 Application Refused	07/00485/NMA_1	Mr & Mrs Lucas Plot 7 Black Dyke Wormegay Road Blackborough End NON-MATERIAL AMENDMENT TO PLANNING CONSENT 07/00485/F: Construction of three log cabin type mobile homes (holiday use)	Wormegay
07.06.2017	11.07.2017 Application Permitted	17/01118/RM	Robertson Homes (East Anglia) Ltd South of Ashmede Low Road Wretton King's Lynn Reserved Matters Application: Site for construction of two dwellings and garages	Wretton