



Planning Committee

Agenda

Monday, 5th September, 2016
at 9.30 am

in the

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



If you require parts of this document in another language, large print, audio, Braille or any alternative format please contact the Council Information Centre on 01553 616200 and we will do our best to help.

LATVIAN

Ja Jums nepieciešamas daļas no šī dokumenta citā valodā, lielā drukā, audio, Braila rakstā vai alternatīvā formātā, lūdzu, sazinieties ar Padomes informācijas centru (Council Information Centre) pa 01553 616200 un mēs centīsimies Jums palīdzēt.

RUSSIAN

Если вам нужны части этого документа на другом языке, крупным шрифтом, шрифтом Брайля, в аудио- или ином формате, обращайтесь в Информационный Центр Совета по тел.: 01553 616200, и мы постараемся вам помочь.

LITHUANIAN

Jei pageidaujate tam tikros šio dokumento dalies kita kalba, dideliu šriftu, Brailio raštu, kitu formatu ar norite užsisakyti garso įrašą, susisiekite su Savivaldybės informacijos centru (Council Information Centre) telefonu 01553 616200 ir mes pasistengsime jums kiek įmanoma padėti.

POLISH

Jeśli pragną Państwo otrzymać fragmenty niniejszego dokumentu w innym języku, w dużym druku, w formie nagrania audio, alfabetem Braille'a lub w jakimkolwiek innym alternatywnym formacie, prosimy o kontakt z Centrum Informacji Rady pod numerem 01553 616200, zaś my zrobimy, co możemy, by Państwu pomóc.

PORTUGUESE

Se necessitar de partes deste documento em outro idioma, impressão grande, áudio, Braille ou qualquer outro formato alternativo, por favor contacte o Centro de Informações do Município pelo 01553 616200, e faremos o nosso melhor para ajudar.



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, 5th September, 2016

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

TIME: 9.30 am

1. APOLOGIES

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

2. MINUTES

To confirm as a correct record the Minutes of the Meeting held on 1 August 2016 and the Reconvened Meeting held on 4 August 2016.

3. DECLARATIONS OF INTEREST

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

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

4. URGENT BUSINESS UNDER STANDING ORDER 7

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

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

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

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Pages 6 - 7)

The Committee is asked to note the index of applications.

(a) Decisions on Applications (Pages 8 - 143)

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

9. DELEGATED DECISIONS (Pages 144 - 178)

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

To: Members of the Planning Committee

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

Site Visit Arrangements

When a decision for a site inspection is made, consideration of the application will be adjourned, the site visited, and the meeting reconvened on the same day for a

decision to be made. Timings for the site inspections will be announced at the meeting.

If there are any site inspections arising from this meeting, these will be held on **Thursday 8 September 2016** (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 2nd September 2016**. Please contact Planningadmin@west-norfolk.gov.uk or call (01553) 616443 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 5 SEPTEMBER 2016**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	TREE PRESERVATION ORDER			
8/1(a)	2/TPO/00547 16 Park Hill	DERSINGHAM	CONFIRM	9
8/2	MAJOR DEVELOPMENTS			
8/2(a)	16/00305/OM Land West of The Grange 262 Main Road Outline Application: Construction of 16 dwellings.	CLENCHWARTON	APPROVE	15
8/2(b)	16/00654/FM Former Granaries Site Station Road Construction of 77 dwellings and ancillary buildings	DOCKING	APPROVE	25
8/2(c)	15/00424/FM Summerville Residential Home Fenway Construction of dementia home	HEACHAM	APPROVE	51
8/2(d)	15/02108/OM 195 Main Street Outline Application Some Matters Reserved: Proposed residential development of 26 dwellings on land adjacent to Wilton Farm.	HOCKWOLD CUM WILTON	REFUSE	61
8/3	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE BOARD			
8/3(a)	15/02008/O Land East of The Grange Main Road Outline Application: Construction of four detached houses.	CLENCHWARTON	APPROVE	72
8/3(b)	16/00910/RM Land adjacent to Deerwood St Andrews Lane Reserved Matters Application: Three detached dwellings	CONGHAM	APPROVE	82

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/3(c)	16/00913/F Tit Willow 16 Park Hill Renovation and loft conversion of dwelling	DERSINGHAM	APPROVE	92
8/3(d)	16/01191/F Land East of 32 Town Close Construction of a new 3 bedroom detached dwelling.	EAST WINCH	REFUSE	105
8/3(e)	16/00976/F 27 Malthouse Crescent Construction of dwelling	HEACHAM	APPROVE	113
8/3(f)	16/01219/F Journeys End 6 Peddars Way North Proposed replacement dwelling	RINGSTEAD	APPROVE	122
8/3(g)	16/01005/F Fen Regis House 9 Town Street Demolition of existing warehouse and erection of new food store to rear with associated parking.	UPWELL	APPROVE	132

2/TPO/00547

16 Park Hill Dersingham



Scale: 1:750

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



Tel. 01553 616200 - Fax. 01553 691663

Organisation	BCKLWN
Department	Department
Comments	1: 750
Date	12/08/2016
MSA Number	0100024314

AGENDA ITEM NO: 8/1(a)

Parish:	Dersingham	
Purpose of report:	TO CONSIDER WHETHER TREE PRESERVATION ORDER 2/TPO/00547 SHOULD BE CONFIRMED, MODIFIED OR NOT CONFIRMED IN THE LIGHT OF OBJECTIONS	
Location:	Within the garden area of 16 Park Hill, Dersingham, PE31 6NE	
Site owner/occupier:	Mr & Mrs M Judd	
Case No:	2/TPO/00547	
Grid Ref:	567763 340441	Date of service of Order: 6 th June 2016

RECOMMENDATION - CONFIRM ORDER WITHOUT MODIFICATION

THE SITE

The trees (T1 Oak, T2 & T3 Beech) are growing within the garden area of 16 Park Hill Dersingham, T2 & T3 to the South-West of the property, and T1 to the North-East. T2 & T3 are growing along the existing driveway and are clearly visible on the approach to the property and can be seen from Hunstanton Road. T1 is growing to the rear of the property and adds greatly to the area both visually and from a wildlife perspective. As these trees mature further they will continue to add to the amenity and biodiversity to this edge of Dersingham. The site is outside of the Conservation Area for Dersingham.

PLANNING POLICIES

CS12 – Environmental Assets

REASON FOR MAKING THE TREE PRESERVATION ORDER

Some of the trees identified on the plan are under perceived threat of development and given their contribution to the local landscape it is considered expedient in the interests of amenity to include them on a Tree Preservation Order.

OUTLINE OF OBJECTIONS AND REPRESENTATIONS

ONE objection was received from Mr M Judd, following receipt of the Tree Preservation Order; his reasons for objection are as follows:

1. The property was purchased in May 2016 and it is the intention to renovate and extend the existing neglected property with improvement potential. They were also aware of the pre-application ref- 15/00174/PREAPP that had been made, and approved, for the potential of a building plot to the North-West of the property. The current owners carried out their 'due diligence' and they paid the price for the property after considering all the facts that they had at the time. As a chartered building surveyor and registered valuer the objector is full aware of land prices relating to property and land with a possible

building plot. It is understood that the TPO was served due to the '...perceived threat of development' and if this was the case why was the TPO not served on the previous land/property owner prior to the sale and after the PREAPP back in 2015 when the threat of development would be clear?

2. The TPO would have a significant detrimental effect on the value of the property/land due to the additional expense any future developer would have to endure in order to safeguard the root protection area imposed by the TPO and the placing of the TPO would place a financial burden on the current owners for which they would seek compensation from BCKLWN.
3. The objector has made reference to; TPO: A Guide to the Law and Good Practice – 5th May 2006:

The power to make a TPO is in part in the interests of 'Amenity'. The LPA should be able show that a reasonable degree of public benefit would accrue before TPO's are made or confirmed. The tree, or at least part of it, should therefore be normally visible from a public place.

The trees in question are not visible from a public footpath or road, the road leading to 16 Park Hill is private and not accessible to the general public and T1 is located further to the rear of the plot and is shielded by the property.

4. The objector has discussed the TPO with a local tree surgeon and their comments are as follows: The Beech trees noted as T2 & T3 on the plan are set too close together and both are competing for canopy space. Due to the relative rareness of the red beech T2, the green Beech, T3, should be sacrificed in order for the red Beech to flourish.

FOUR emails supporting the serving of the TPO have been received from members of the public; these are on the grounds of:

- landscape history
- visual amenity
- a focal point to the end of the cul-de-sac
- helping drainage in this particular area.

RESPONSE TO OBJECTIONS

1. It is accepted that a TPO could have been served earlier. However this does not bar the LPA from serving the TPO when it did. The mature trees and their retention are also mentioned in the pre-application response. The owner can work around the trees in any potential new development on the site.
2. There are no exceptional financial burdens or constraints on landowners with trees protected by a TPO. Given the situation and position of the trees it is expected that all mature trees will require some form of remedial work regardless whether a TPO is served or not, and all trees that are on development sites have Root Protection Areas (RPA) that should be protected; trees can also be protected through the planning process via planning conditions.
3. Parts of the two Beech trees, T2 & T3, are visible from the Hunstanton Road. All of the trees are visible to the residents of Park Hill. Whilst it is acknowledged that Park Hill is a private road, number 16 does have many neighbouring properties that will have a clear view of the trees covered by this TPO.

4. It is unclear what qualifications tree surgeon has but I have to disagree with the advice given; it is clear that both T2 & T3 have grown up together and, rather than competing, the crowns of both trees have formed a single, attractive crown. Indeed, the fact that one of them is a Copper Beech adds further to their visual appeal. Should either of these trees be removed it would leave the surviving tree open to environmental pressures that it previously would not have experienced as they would have 'protected' each other whilst they are growing.

CONCLUSIONS

In conclusion these trees contribute to the character and appearance of the street scene and the wider landscape, both now and, more importantly, into the future. It is considered that the reasons put forward by the objector are of insufficient weight to overcome the harm to the character and appearance of the locale that would occur should they be removed. It is therefore recommended that the order be confirmed.

RECOMMENDATIONS

That the order be confirmed without modification

Background Papers

TPO file reference 2/TPO/00547

King's Lynn and West Norfolk Core Strategy 2011

Appendix 1: copy of the scoring assessment.

Contact Officer: Mr R. Fisher, Arboricultural Officer 01553 616386

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date:	Surveyor: <u>R. Fisher</u>
-------	----------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: <u>1</u> Species: <u>Oak</u>
Owner (if known): <u>W & MS Judd</u>	Location: <u>66 Park Hill, Dorsington</u>

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

* Relates to existing context and is intended to apply to severe irremediable defects only

Score & Notes

Healthy specimen

(5)

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

Score & Notes

(4)

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

Not visible from
Munsford rd, partially
visible from Park Hill

(2)

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal members of groups important for their cohesion |
| 3) Trees with identifiable historic, commemorative or habitat importance |
| 2) Trees of particularly good form, especially if rare or unusual |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) |
| 0) Trees with poor form or which are generally unsuitable for their location |

Score & Notes

Good example of a
common tree

(1)

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes

(2)

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

14

Decision:

Serve TPO.

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date:	Surveyor: <u>R. Fisher</u>
Tree details TPO Ref (if applicable): Owner (if known): <u>Mr & Mrs Todd</u>	
Tree/Group No: <u>T2 & T3</u>	Species: <u>Beech</u>
Location: <u>16 Park Hill, Dersingham</u>	

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

* Relates to existing context and is intended to apply to severe irremediable defects only

Score & Notes Both T2 & T3 are (5)
Five examples of the species in good health

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

Score & Notes long term suitability (4)
in this area.

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes (4)
Both trees clearly visible from both Hoxton Rd & Park Hill

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal members of groups important for their cohesion |
| 3) Trees with identifiable historic, commemorative or habitat importance |
| 2) Trees of particularly good form, especially if rare or unusual |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes Both trees (4)
form a cohesive group clearly visible from public places

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes (3)

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| (16+) | Definitely merits TPO |

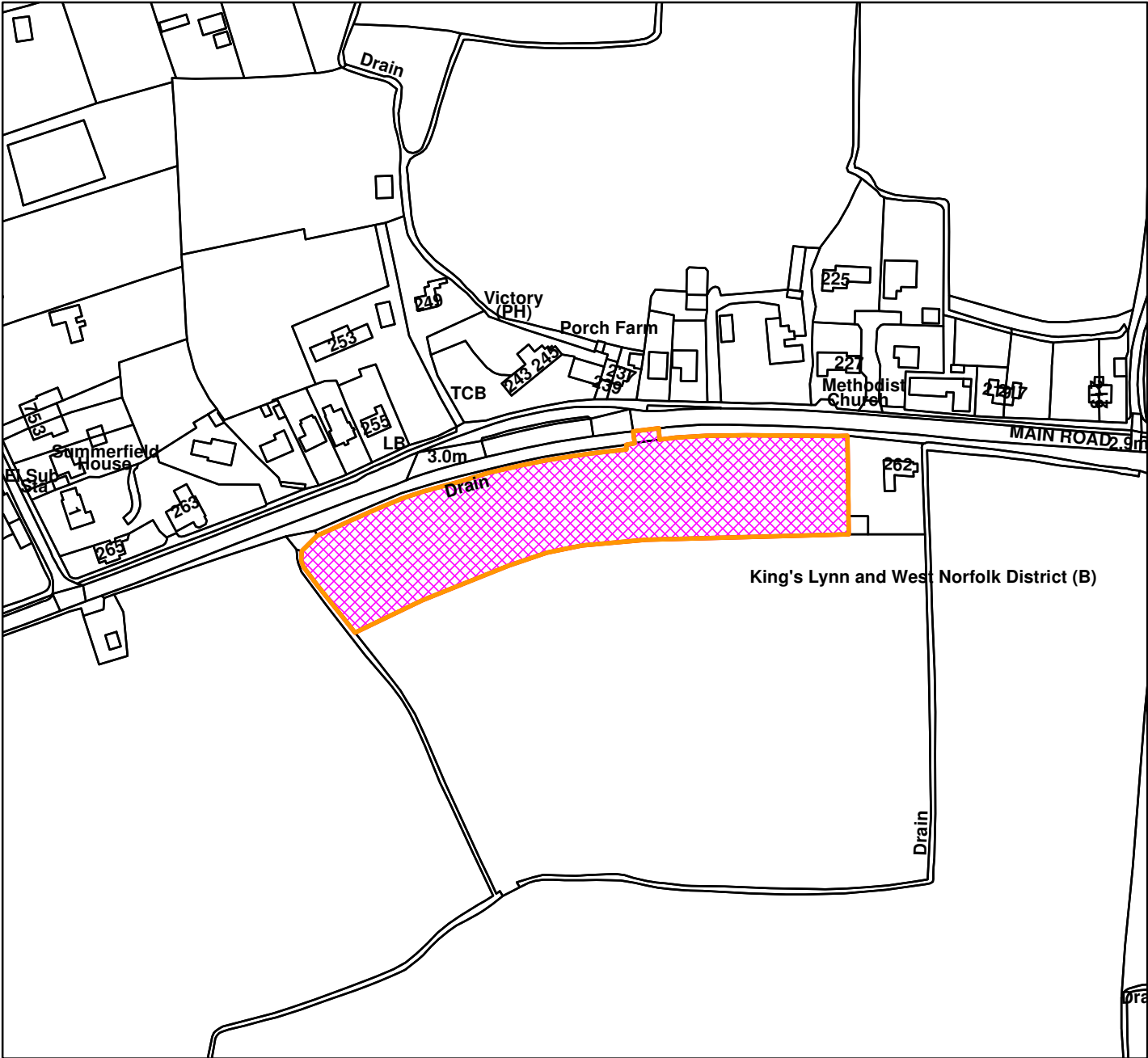
Add Scores for Total:

17

Decision:

serve TPO

Land West of The Grange 262 Main Road Clenchwarton



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



Tel. 01553 616200 - Fax. 01553 691663

Scale: 1:2,500

Organisation	BCKLWN
Department	Department
Comments	1:2500
Date	10/08/2016
MSA Number	0100024314

AGENDA ITEM NO: 8/2(a)

Parish:	Clenchwarton	
Proposal:	Outline Application: Construction of 16 dwellings	
Location:	Land West of The Grange 262 Main Road Clenchwarton	
Applicant:	Mr PAJ And PR Kitchen	
Case No:	16/00305/OM (Outline Application - Major Development)	
Case Officer:	Mrs N Osler	Date for Determination: 21 June 2016 Extension of Time Expiry Date: 7 October 2016

Reason for Referral to Planning Committee – Officer recommendation is contrary to Parish Council recommendation and level of financial contribution.

Case Summary

Members may recall this application which, with its counterpart (15/02008/O), was deferred from June's Committee meeting to negotiate the inclusion of a financial contribution towards play equipment. The principle of this has now been accepted by the applicant, and a contribution will be sought via the S106 Agreement. The remainder of this report remains unaltered other than in relation to this issue. Any additions are in bold text for ease of reference.

The application is in outline for residential development on a site measuring approximately 0.89ha to the south of Main Road, Clenchwarton. This site forms the western element of one of the three housing allocations identified in the emerging Site Allocations and Development Management Policies Pre-Submission Document for Clenchwarton, and Policy G25.3 relates specifically to development of this allocation. Application 15/02008/O, which is also before this Committee, is for the eastern part of the allocation.

All matters are reserved although the description of the development is for 16 dwellings. Application 15/02008/O is for four dwellings – totalling 20 dwellings across the two sites / allocation.

The site is countryside but has residential development to its east and north (on the opposite side of Main Road).

The site lies within Flood Zones 2 and 3 and forms part of a wider agricultural field.

Key Issues

Principle of Development
Form and Character
Neighbour Amenity
Highway Safety
Flood Risk

Drainage
Affordable Housing and Other Contributions
Other Material Considerations

Recommendation

A) APPROVE subject to conditions and completion of a suitable Section 106 Agreement within 4 months of the date of resolution to approve.

B) REFUSE in the event that a suitable Section 106 Agreement is not completed within 4 months of the resolution to approve.

THE APPLICATION

The application is in outline, with all matters reserved, for residential development on a site measuring approximately 0.89ha to the south of Main Road, Clenchwarton.

The site forms part of a proposed housing allocation identified in the emerging Site Allocations and Development Management Policies Pre-Submission Document.

At present the land is part of a larger arable field to which access will be retained at the north-eastern corner of the site of the eastern part of the allocation.

SUPPORTING CASE

The site comprises part of the preferred residential allocation included in the Site Allocations & Development Management Policies (Site G25.3). The proposal seeks to formally establish the principle of residential development at this stage, notwithstanding that the Local Plan Examination is currently underway. The site itself is identified on the accompanying plans and it is the intention of the applicants to provide two storey dwellings within the development site to ensure the provision of first floor bedroom accommodation in addition to necessary flood mitigation measures. A flood risk assessment accompanies the current application.

The application proposes the construction of 16 dwellings on agricultural land with layout and all details reserved for future consideration. Adjacent to the eastern side of the site is The Grange, a two-storey white painted cottage. Opposite the site there is linear residential development and a public house, with bus stops located close to the site on both sides of the road.

Clenchwarton has been allocated as a Key Rural Service Centre within the adopted Core Strategy (Policy CS02), with local scale housing development concentrated in such locations. The applicants are aware of the requirements set out in the submitted SS&DMP with regard to sustainable drainage requirements and footpath provision.

Furthermore heads of terms regarding the provision of affordable housing accompany the application.

Following the recent High Court ruling with regard to the Council's five year housing land supply, the current submission has been made with regard to Paragraph 14 of the National Planning Policy Framework. In light of the advice contained within the NPPF, it is asserted that the current proposal would contribute to the vitality and economic wellbeing of the village and would not result in any demonstrable harm to interests of acknowledged importance. Accordingly, it is considered that the outline application should be approved.

PLANNING HISTORY

15/02008/O – outline application for the construction of four detached dwellings - pending consideration with recommendation of approval

RESPONSE TO CONSULTATION

Parish Council: Has concerns regarding the access, which they consider is too near the bend in the main.

Highways Authority: **NO OBJECTION** subject to condition

Internal Drainage Board: **NO OBJECTION**

Environmental Health & Housing – Environmental Quality: No Comments to make in relation to contaminated land recommends a construction management plan in relation to air quality

Environmental Health & Housing – CSNN: **NO OBJECTION** subject to condition relating to drainage

Environment Agency: **NO OBJECTION** subject to condition

District Emergency Planning Officer: **NO OBJECTION** subject to condition

Local Development Framework Team: The site has been subject to a detailed sustainability appraisal as part of the work for the Site Allocation and Development Management Policies Document. The SA scored the site highly and allocated this site as it performs generally favourably in comparison to other sites submitted in the village.

REPRESENTATIONS

TWO letters of **OBJECTION** / concern have been received. The issues raised are;

- Flooding,
- Ribbon development,
- Traffic and Highway Safety.

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

CS11 - Transport

CS12 - Environmental Assets

CS14 - Infrastructure Provision

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM8 – Delivering Affordable Housing on Phased Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

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

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highway Safety
- Flood Risk
- Drainage
- Affordable Housing and Other Contributions
- Other Material Considerations

Principle of Development

The site represents part of a proposed housing allocation in the emerging Site Allocations Plan (G25.3). Policy G25.3 states 'Land amounting to 1.2 hectares to the south of Main Road as shown on the Policies Map is allocated for residential development of 20 dwellings. Development will be subject to compliance with all of the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);

2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SUDS) should be included with the submission;

3. Development is subject to demonstration of safe access and visibility to the satisfaction of the local Highway Authority and the provision of the appropriate footway links;

4. Provision of affordable housing in line with the current standards'.

The weight to be given to the emerging local plan prior to adoption is set out in the NPPF para 216. The weight given depends on the stage reached, the extent of unresolved objections, and the consistency with the NPPF.

Other than drainage details (which would be secured by condition given the outline nature of the application), all the above policy criteria is met by the combined applications. As such it is considered that the principle of development for residential use of this site is to be supported.

Form and Character

Dwellings in the locality of the site are predominately two-storey detached or semi-detached in linear form fronting Main Road. Whilst scale, appearance and layout are reserved matters, the development will have to be two-storey in height to be acceptable in terms of the risks associated with flooding, and the narrowness of the site lends itself to linear development. It is therefore considered that the site could be developed to reflect these key characteristics and therefore without detriment to the visual amenity of the locality.

Neighbour Amenities

Whilst layout, scale and appearance are reserved matters, it is considered that overlooking, overbearing and overshadowing impacts could be designed out.

Highway Safety

The application seeks outline planning permission with all matters reserved although clearly access, either single or multiple, will be from Main Road. Norfolk County Highways have raised no objection to the proposal on highway safety grounds subject to condition. The proposed condition has been amended, due to the outline nature of the application, to secure the off-site highway improvement works only (footpath provision).

Flood Risk

The site lies in an area at risk of flooding. Both national (the NPPF and NPPG) and local (the Development Plan) seek to steer new development away from areas at risk of flooding by virtue of applying the sequential test.

However, the NPPF states that it is not necessary to undertake the sequential test on allocated sites (as it is considered that has occurred during the allocation process); a stance that is reiterated in emerging Development Management Policy DM21.

The exception test must however still be passed. For the exception test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where, possible, will reduce flood risk overall.

In relation to the first element, this is an emerging housing allocation. As such it is considered that the development clearly provides wider sustainability benefits that outweigh the risks associated with flooding.

In relation to the second element, the Flood Risk Assessment that accompanied that application has satisfied the Environment Agency that the development can be made safe and would not increase flood risk elsewhere.

Drainage

It is indicated on the application form that surface water drainage will be via SuDS. This is in line with national guidance and emerging Site Allocation Policy G25.3. Given the outline nature of the proposal, any permission will be conditioned accordingly.

Foul drainage is to be via main sewer.

Affordable Housing and Other Contributions

The site forms part of a wider housing allocation, and application 15/02008/O, which is also being considered at this meeting, relates to the remaining element. The combined sites (that are in the same ownership) trigger the need for affordable housing and financial contributions towards library, primary school **and play equipment provision**. In this instance the affordable housing provision will be four units provided on the allocation (over both sites), with a library contribution totalling £1200 (£60 per dwelling), an education contribution of £60,780 (£3,039 per multi-bed house) **and a financial contribution of £23,033.83 towards the provision and maintenance of play equipment on the Parish Council's playing field**. This figure was worked out using the methodology that **340m2 of public open space would be required in line with Policy DM16 (approximately 17m2 / dwelling), and that such a parcel of land could accommodate three pieces of equipment; the cost of this equipment, with 15 year's maintenance, equating to £23,033.83**. This methodology was the same as recently used in a similar commuted sum arrangement and will be the methodology used going forward. These contributions will be secured by a single S106 Agreement that covers both sites.

Crime and Disorder

The proposal raises no specific issues in relation to crime and disorder. Due to the outline nature of the proposed development it is not possible to fully consider Secured by Design issues.

CONCLUSION

The site is within one of the borough's Key Rural Service Centres where residential development of an appropriate scale will be supported. Additionally this site forms part of an emerging residential allocation.

It is considered that the site could be developed without material harm to the visual amenity of the locality, highway safety or neighbour amenity. Issues such as flood risk, drainage, provision of fire hydrants and contributions can be secured via condition or S106 Agreement. It is therefore considered that the proposal accords with the NPPF, NPPG and with emerging Site Specific Development Plan Policy G25.3 and should be approved subject to the following conditions.

RECOMMENDATION:

A) APPROVE subject to conditions and completion of a suitable Section 106 Agreement within 4 months of the date of resolution to approve and subject to the imposition of the following condition(s):

- 1 Condition Approval of the details of the means of access, layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for off-site highway improvement works in the form of a footway fronting the site and continuing to link in an easterly direction with the existing footway provision located on the southern side of 248 Main Road and in a westerly direction to the bus stop located opposite number 265 Main Road have been submitted to and approved in writing by the Local Planning Authority.

- 5 Reason To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with the NPPF and Development Plan.
- 6 Condition Prior to the first occupation of the development hereby permitted the footway referred to in condition 5 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 in the interests of highway safety in accordance with the NPPF and Development Plan.
- 7 Condition The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) January 2016, Geoff Beel Consultancy (GCB/JCJ Planning) and the following mitigation measures detailed within the FRA:
1. Finished floor levels will be raised 1.4 metres above existing ground level (4.30m above OD).
 2. Flood resistant measures will be incorporated into the building construction up to 600mm above the finish floor level.
 3. There will be no sleeping accommodation on the ground floor.
- The mitigation measures shall be fully implemented prior to the first occupation of the development hereby permitted.
- 7 Reason To reduce the risks associated with flooding in accordance with the NPPF, NPPG and Development Plan.
- 8 Condition The development hereby permitted shall comprise of residential units that are no lower than 1.5-storeys in height.
- 8 Reason To reduce the risks associated with flooding in accordance with the NPPF, NPPG and Development Plan.
- 9 Condition The development hereby approved shall comprise of no more than 16 residential units.
- 9 Reason To define the terms of permission.
- 10 Condition No works shall commence on site until foul and surface water drainage (the latter to include SuDS) details have been submitted to and approved in writing by the local planning authority. The submitted details shall:
1. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 2. include a timetable for its implementation; and

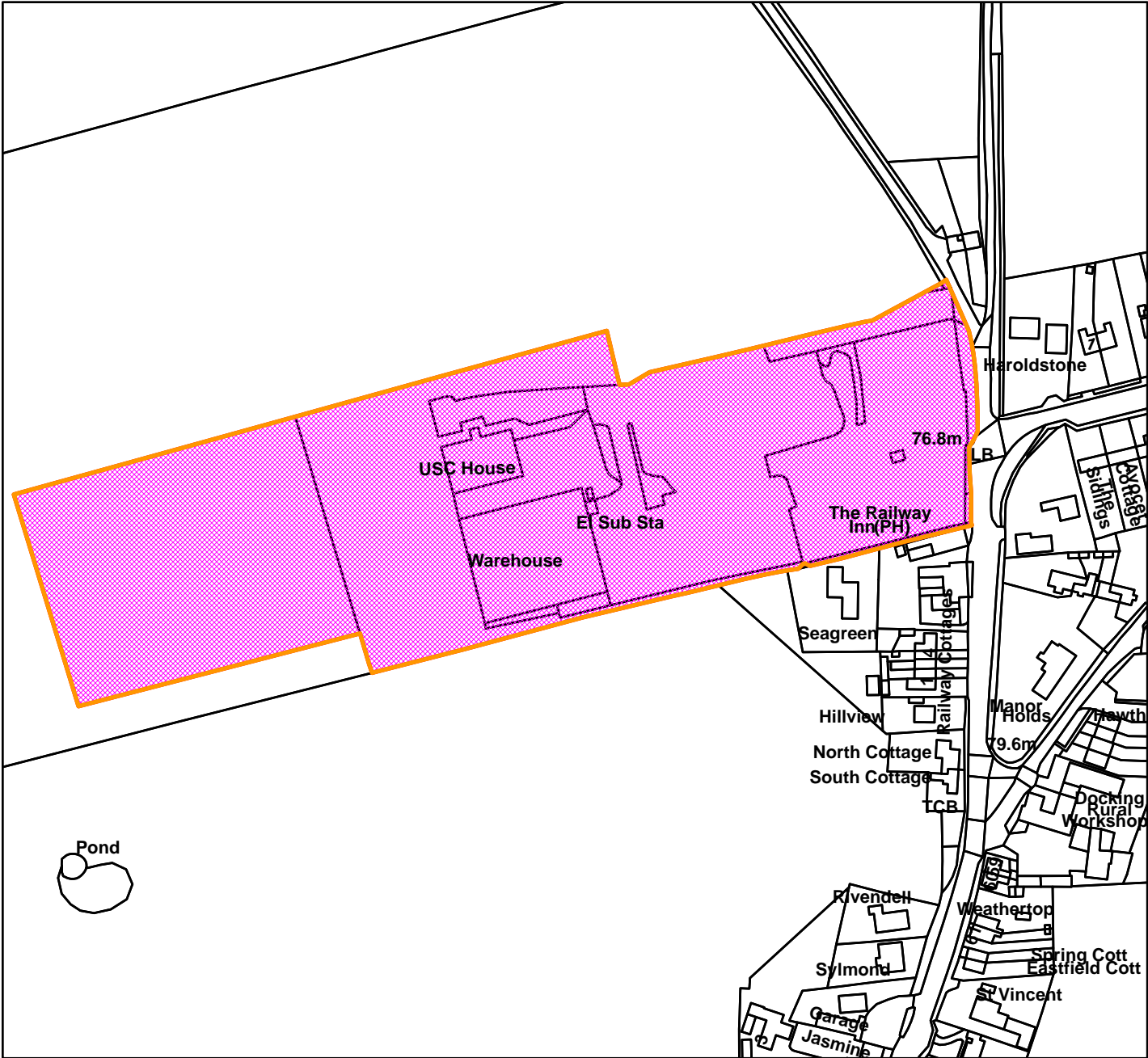
3. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall be implemented in accordance with the approved drainage scheme.

- 10 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.
- 11 Condition The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 11 Reason In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.

B) REFUSE in the event that a suitable Section 106 Agreement is not completed within 4 months of the resolution to approve.

Former Granaries Site Station Road Docking



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



Tel. 01553 616200 - Fax. 01553 691663

Scale: 1:2,500

Organisation	BCKLWN
Department	Department
Comments	1: 2500
Date	24/08/2016
MSA Number	0100024314

AGENDA ITEM NO: 8/2(b)

Parish:	Docking	
Proposal:	Construction of 77 dwellings and ancillary buildings	
Location:	Former Granaries Site Station Road Docking Norfolk	
Applicant:	Avada Ltd	
Case No:	16/00654/FM (Full Application - Major Development)	
Case Officer:	Mrs K Lawty	Date for Determination: 19 July 2016 Extension of Time Expiry Date: 1 December 2016

Reason for Referral to Planning Committee – The views of Docking Parish Council is contrary to the Officer recommendation, affordable housing contribution.

Case Summary

This application seeks full planning permission for the construction of 77 dwellings and ancillary buildings on the former Granaries site at Station Road, Docking. 15 of these dwellings will be affordable units.

The former use as a seed processing and storage business closed in the 1990's with part of the site subsequently used as offices and storage and the rear section as offices and warehouse. Since then the site has been cleared of the former large, four storey industrial scale buildings towards the front of the site and only foundations remain.

The rear section of the site contains commercial buildings and their curtilage which have been partly demolished although the shells of the buildings remain.

The site adjoins the Railway Inn and barn which is in the Docking Conservation Area to the south. Open countryside is to the north and residential properties are to the east. West of the site is a two storey office building and warehouse.

The majority of the site is located within the village settlement of Docking and within the Built Environment Type D as depicted on the Local Plan Proposals Map. The western part of the site containing the office building and the land further west is, however, outside of the adopted village settlement boundary and classed as countryside.

The site is immediately adjacent to the Conservation Area with the Conservation Area boundary abutting the southern and south eastern part of the site.

Key Issues

Principle of development;
Design character and appearance;
Impact on wider landscape;
Impact upon nearby Conservation Area;
Highway issues;

Affordable housing;
Loss of employment land;
Residential amenity; and
Other material considerations

Recommendation

APPROVE subject to conditions and completion of a suitable Section 106 Agreement within 4 months of the date of resolution to approve

REFUSE in the event that a suitable Legal Agreement to secure an affordable housing contribution, County Contributions, Open Space, local area of play, SUDS management and maintenance and Habitats Tariff within 4 months of the date of resolution to approve.

THE APPLICATION

The site lies mostly within the settlement boundary but also incorporates land which is designated as Countryside according to Local Plan Proposals Maps for Docking.

Docking is classified as a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy.

The application site lies on the western side of Station Road, Docking and is approximately 3.7 hectares in area. The land has a slight fall from west to east.

The site is at the northern end of the village and there is existing development to the north east, east and south east. To the north, west and south west are open agricultural fields.

The site is not used and has been vacant for several years. To parts of the site there are established hedgerows and tree planting.

The application proposes 77 dwellings, with 15 units (20%) shown to be affordable units of a split of 11 for rent and 4 for shared ownership.

The residential units are shown to be a mix of property types of semi- detached and terraced cottages, detached dwellings, barn style units and apartments. The proposed layout incorporates a mixture of cul-de-sac, courtyard and linear development.

Vehicular access is proposed via a single access point from Station Road at the north eastern end of the site. Off-site highways works will be required to realign the access into the site.

The proposal will require a S106 legal agreement to be signed in connection with the delivery of affordable housing, open space, SUDS drainage, local area of play and county contributions for education, fire service and library provision and habitats tariff.

SUPPORTING CASE

The application has been supported with a Design and Access Statement; Flood Risk Assessment, Contamination Report, Ecological Appraisal, Heritage Statement, Air Quality Statement, Mineral Assessment and Arboricultural Assessment and Report.

The Design and Access Statement sets out the background and details of the proposal and summarises:

‘There are 4 key reasons for our proposals to be supported by the Local Authority and members.

We submit they are:-

(a) The application site has a long history of being at the heart of the village. In recent years it has become an eyesore and contributed nothing to the community. The proposals if approved will transform this derelict site into a beautiful corner of the village with traditional Norfolk homes. It also delivers 15 new affordable homes and will help to sustain remaining local community services and local businesses.

(b) Previous applications in 2012 and 2014 have established the principle of significant house building on the site and identified the key planning issues. We believe we have or can address all of these. The Avada proposal is therefore an appropriate and productive use of this land.

(c) Nationally and locally there is a severe shortage of house building. Local villages like Thornham, Brancaster and The Burnhams have an acute shortage of property that has resulted in very high prices. This sizeable development will reduce pressure on property in these sensitive surrounding villages.

(d) Architectural quality. The proposals contain high quality designs that blend with the best of traditional North Norfolk Architecture. This is not an estate, rather an organic extension to Docking.’

The **Flood Risk Assessment** summarises that mitigation measures put in place will result in low risk to residents. The surface water runoff will discharge into a drainage system, designed to contain up to and including the 1 in 100 year rainfall event including climate change.

To prevent pollution to the underlying geology and groundwater an appropriate level of water treatment stages have been incorporated into the design. To reduce the risk of flooding due to the failure of the surface water drainage system over its lifespan, a maintenance scheme for the drainage should be adhered to, as detailed within the report.

No existing development adjacent or downstream of the site will be at increased risk of flooding due to the effects of the proposed development.

The **Contamination Report** confirms that the proposed development is to be situated on land formerly occupied by the Great Eastern Railway (GER), a Granary, a large warehouse building and an office.

Minor contamination was identified in a number of trial pits across the site. A relatively simple remediation strategy involving shallow soil sampling following complete decommissioning and demolition of the remaining site structures will indicate the presence of any residual contamination and confirm whether a simple cover system will be sufficient to safeguard future site users... a remediation strategy should be produced to ensure remediation of the land is undertaken.’

The **Ecological Appraisal** refers:

A local data search using the Norfolk Biodiversity Information Service returned local records of a variety of bat species, hedgehogs, badgers, brown hares as well as a variety of birds. The 2015 site inspection confirmed that site remains dominated by buildings and concrete surfaces, with common/disturbed habitats, introduced shrubbery, small stands of conifers and broad-leaved trees, and some specie-poor boundary hedgerows. The warehouse and USC House have been partially dismantled since the 2014 surveys, and continue to have very low bat roost potential.

The potential impacts to local bat populations from the development are predicted as no more than minor negative displacement. A limited measure of nesting bird habitat loss is expected to be permanent, but still result in no more than a minor negative effect on local (common) bird populations. There are no known records of reptiles from the vicinity, and the recent highly managed/ impacted history of the site further makes as reptile presence doubtful; therefore a neutral or minor negative impact on local reptile populations is expected. The proposed development does not conflict with any Habitats of Principal Importance. Hedgehogs (a Species of Principle Importance) are a reasonable possibility within the site, and merit mitigation measures to avoid potential injury or mortality.

Biodiversity enhancement options are limited by the nature of the site and the particulars of the proposed development. The provisioning of a modest number of artificial bat roosts and bird nest boxes is suggested.

The **Heritage Statement** refers:

'The former Granaries site is located at the northern edge of the built up area of Docking, alongside the former North Norfolk railway line from Heacham to Wells and Sheringham.

Docking is an attractive village about 4 miles inland from the coastal villages of Thornham and Brancaster. From the southeast corner to the most northerly point, the village is almost 1.5 miles long and covers an area of 9.9 square miles. Despite its size, the current population is around 1200.

In the 1950s the former railway station yard buildings had been expanded and then built over, and until 2006-07 the main site contained a multi-floored concrete warehouse structure, a 4- storey 1960s office block, and a number of warehouses clad in steel sheeting. The last phase of this complex was the erection of a 15m high steel-framed warehouse on the southwest end of the site, and later a 2-storey office block on the northwest corner. These two buildings were subsequently sold into a separate ownership and remained in use after the demolition of all other structures. Several years ago they were closed down and placed into the hands of receivers.

For several decades this site was the vibrant employment centre of Docking. Changes to the UK industrial base and the remote geographical location placed the viability of this location under increasing strain. The 2008-2012 recession, and the punishing impact of empty property business rates finished its role as a centre of employment.

The 7.5-acre site is on the fringe of beautiful open countryside. The site is not within the Conservation Area but can be seen from within it. The closest part of the Conservation Area runs along part of the southern boundary of the adjoining the former granary site to the east.

The **Air Quality Statement** concludes that the site benefits from a good level of air quality due to its geographical location. With the mitigating design measures it is to be enhanced further:

- Sensitive spatial planning with open spaces
- Considerable planting scheme, 100+ trees & planting
- Inclusion of eco-home technologies, & Electric Vehicle Rapid (EVR) Charge points
- Benefits from reduced HDV traffic movements, better than historical use

A site of already high air quality will be further enhanced by the development, making it a very healthy address.

The **Mineral Assessment** concluded that the majority of silt likely to be excavated during redevelopment cannot be readily reused without significant processing or stabilisation. Consequently the soils encountered during the investigation are not considered an economically viable resource.

The **Arboricultural Impact Assessment** confirms that the removal of certain low amenity trees and hedging to the boundary will need to be required as a result of this development proposal. Some existing boundary hedging will need to be reduced in height. Certain works will need to take place within root protection areas of existing trees and protective measures will need to be taken.

PLANNING HISTORY

14/01329/DISC_A: - DISCHARGE OF CONDITION 9 ATTACHED TO PLANNING PERMISSION 14/01329/F: Demolition of offices and warehouse and construction of 8 houses using existing access roadway - USC House

14/01329/F: Application Permitted: 05/02/15 - Demolition of offices and warehouse and construction of 8 houses using existing access roadway - USC House

12/01567/OM: Application Permitted: 06/11/13 - Outline Application for the Development of up to 32 Residential Dwellings & 300m2 B1 Office units with some matters reserved - Station Road

09/01906/EXOM: Application Permitted: 09/02/10 - EXTENSION OF TIME FOR THE IMPLEMENTATION OF A PLANNING PERMISSION, REFERENCE 06/01814/OM: Construction of 25 dwellings - The Granary

09/01050/RMM: Non-determined Invalid now returned: 20/01/10 - Reserved Matters Application: - Construction of 25 dwellings - The Granary House

09/02210/CU: Application Permitted: 26/02/10 - Change of use of part of ground floor from offices to general practitioners surgery for a temporary period during refurbishment of existing surgery - USC House

06/01814/OM: Application Permitted: 16/11/06 - Outline Applications: Construction of 25 dwellings - The Granaries

06/01316/OM: Application Withdrawn: 15/08/06 - Outline permission: Construction of twenty-five new dwellinghouses - The Granaries

05/02153/OM: Application Withdrawn: 17/07/06 - Outline Application: Construction of 26 dwellings including 5 affordable units - The Granaries

05/01031/OM: Application Withdrawn: 27/09/05 - Outline Application: residential development - The Granaries

04/00922/O: Application Refused: 04/10/04 - Site for construction of country club hotel with health and leisure facilities after demolition of existing seed storage and sales buildings - The Granary

2/95/1357/F: Application Permitted: 16/11/95 - Construction of lean-to extension to store vehicles and lawnmowers - Hilleshog (UK) Limited

RESPONSE TO CONSULTATION

Parish Council: OBJECT –

1. Access - Concerns for road layout and re-routing of the Choseley Road access; width of road will cause difficulties for large farm vehicles etc., do not agree with County Highway's requirement to change junction and come off Choseley Road for access point;
2. Density – 77 properties in 7.5 acres is far too great; the Council welcomed earlier schemes for 40 dwellings that would tidy up the site;
3. Infrastructure – the village will not cope with influx of residents and children; impact on school and other services, no public transport so road traffic would increase;
4. Water pressure – the village has a history of very poor water pressure; would need new mains installed to cope with increase in usage;
5. Conservation area - other development has been refused due to impact on the Conservation Area;
6. Affordable housing – position of units not shown clearly on plans.

The developer is welcomed to the village but the density is too great. The plans for 40 properties were more acceptable.

Highways Authority: NO OBJECTION - conditionally

Environmental Health & Housing - Environmental Quality: NO OBJECTION – re: Contamination – seek conditions; re: Groundwater – seek advice from the Environment Agency; re: Air Quality – request condition re: Construction Environmental Management Plan

Environmental Health & Housing - CSNN: NO OBJECTION - conditionally

Historic Environment Service: No comments

Historic England: NO OBJECTION, but recommend conditions re: quality

Norfolk County Council – Minerals and Waste: NO OBJECTION

Public Open Space Officer – NO OBJECTION but made comments

Environment Agency – NO OBJECTION - conditionally

Anglian Water: NO OBJECTION – re: Wastewater Treatment – there is capacity at Heacham Recycling Centre; re: Foul Sewerage Network - there is capacity; re: Surface Water Disposal – no comments as does not relate to Anglian Water operated assets

Lead Local Flood Authority – No comments

Water management Alliance – No comments as not in their district

Housing Enabling Officer – NO OBJECTION - conditionally

Architectural Liaison/Crime Prevention Officer – NO OBJECTION but made comments

REPRESENTATIONS

Six pieces of correspondence received referring to the following:-

- Interested to know if any consideration had been given to supporting people with physical disabilities of any age group that are in need of supported housing with adapted layout throughout home and for wheelchair usage included
- I note that Mr Johnstone in his reply to The Parish Council that he says there is a light use of traffic at Northend. Well this is not correct. As I have lived here for 26 years at North End and this road has a heavy use of traffic for a country lane.
- Concern about parking spaces on Choseley Road in highway safety terms
- It has to be agreed that such a proposal deserves qualified support, the site has been an eyesore for many years and any attempt to improve it is long overdue.
- However, this is not a reason to grant a developer carte-blanche with their proposals. In view of the outstanding number of second homes in the village (Out of 20 properties within just 50 metres of this address, 9 are second homes) and bearing in mind the number of building proposals in the pipeline, it needs to be asked how many more can the village accept.
- Village amenities are in danger of being overstretched; particularly the water supply, previous comments relating to traffic etc. are also valid.
- I would suggest the submission as received should be refused and returned for a major rethink, the proposals are too ambitious and need considerable reduction.
- A further comment about the site itself, I would ask if the developer is really aware of the existing condition of the site. A previous developer of the site apparently went bankrupt, only achieving very limited clearance after producing much noise and dust over a long time.
- It may be the developer is underfunded to the extent that he will need the income from the sale of such a quantity of houses to cover the costs of site clearance.
- If so, that is his concern, he should be sufficiently funded to be able to cover such costs before making the application.
- the amount of properties proposed to be built is too many at 77, particularly when a similar sized site at Langham has only 24 properties.
- The development itself would impact directly on my property for many reasons. The proposed parking spaces for properties 1 and 2 would be virtually opposite my front door and appear to be accessed off Choseley road itself, this I believe poses a safety problem as the vehicles from these spaces would then have to reverse from these spaces onto Choseley Road itself.
- There is no public transport to the village, so therefore there would also be an increase in traffic volumes in the local area, that being Choseley Road, and the village itself.
- This development is too large for the size of the village with an already overcrowded school, doctors and increase in traffic as no buses are available
- The change of the direction of the road to go through the new development would cause a great deal of traffic difficulties as there is a large amount of agricultural vehicles and commercials use this road throughout the year,
- I end up with traffic on my property even though at the moment they can use the entrance to the old site as a pull in without this being there it is going to be impossible for traffic to pass and will probably end up in my driveway and garden.

- I have put up with various demolition firms over the years trying to clear this site which is probably contaminated land.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS10 - The Economy

CS11 - Transport

CS12 - Environmental Assets

CS13 - Community and Culture

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

This application proposal raises the following issues:-

- Principle of development;
- Design character and appearance;
- Impact on wider landscape;
- Impact upon nearby Conservation Area;

- Highway issues;
- Affordable housing;
- Loss of employment land;
- Residential amenity; and
- Other material considerations

Principle of development

The site is located partly within the settlement of Docking and within the Built Environment Type D as depicted on the Local Plan Proposals Map but beyond the Conservation Area boundary. The northern part of the site containing the office building is outside of the adopted village settlement boundary. This was because the office block was built during the plan preparation period in 1993.

The most recent village boundary shows the settlement boundary extended to incorporate the office building. The proposed boundary therefore includes both the warehouse and the office building but not the land to the rear (west). The boundary follows the rear elevation of both buildings. The western part of this application site is therefore outside of the identified village boundary area.

In the adopted Core Strategy Docking is a Key Rural Service Centre where limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the development limits. In principle, therefore, within the settlement new development will be permitted provided it has regard for and is in harmony with the building characteristics of the locality and preserves or enhances the Conservation Area.

There have been several planning applications for development on this site or part of it over recent years. There are extant permissions for residential use and business units, amounting to a total of 40 dwellings & 300m² B1 Office units across the site (lpa ref: 12/01567/OM & 14/01329/F).

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

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

The site is clearly a brownfield site. One of the 12 core principles of the NPPF is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. Another of the 12 core principles is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

At first glance a significant proportion of the site is found to be outside the adopted and emerging settlement boundary (1.7ha or 40% of the application site). However the majority of this additional land (approx. 1 ha) is shown to provide meadowland, surface water drainage ponds and planting. It is intended to use this as additional informal recreation land for residents of the development. The remaining element is shown to be used for housing and equates to approximately 0.7ha.

Of the whole 3.7ha application site, therefore, 2.7ha is proposed for housing and 1ha is for drainage/meadowland. Of the housing element 2ha is shown to be within the settlement boundary and 0.7ha outside. The proposed layout shows that units 33 – 50, i.e. the 18 units referred to as 'farmhouse apartments and stables', would be on land outside of the settlement boundary.

Whilst the 18 dwellings would technically be outside the settlement boundary they would be sited on land which currently forms the formal curtilage of the existing office buildings. Currently an established hedgerow surrounds this land which, over recent years, has been grassed and mown and had a manicured appearance. It is only the proposed meadowland with drainage that is currently in use for agricultural purposes.

The applicant has justified the inclusion of this curtilage land for residential development. They claim that the land has historically formed part of the commercial buildings and includes soakaways and septic tanks associated with the buildings. A fuel tank and toilet block are also within this area. The land is not accessible for any other purpose and leaving it out of the application site would leave it open to creeping development in future years through unattractive garden structures or property extensions.

Not only would the additional 18 dwellings on this part of the site contribute significantly to making the scheme financially feasible to help fund the high quality architecture and expense of materials, the applicant adds that they would deliver 4 additional affordable homes into the proposal.

Despite the previous planning consents, the site has lain dormant over recent years, largely due to land ownership issues and legal issues. Now that the land is in single ownership the barriers to development have been removed and the applicant states that by presenting the fully integrated, comprehensive scheme proposed this provides the best basis for the construction phase to be soundly bankable and more likely to be developed.

When the application was submitted the Council did not have a five-year supply of deliverable housing sites. This is no longer the case and the boundaries and housing policies are now considered to be up to date.

In this case, however, the applicant has submitted information to justify the inclusion of the western part of the site for residential development. The use of the land furthest to the west would be for drainage and recreational open space and this could be controlled through planning condition to ensure it remains open. The parcel of land for the 18 farmhouse apartments/ residential units is technically outside the village boundary but is within the curtilage of the office buildings and contained by established hedging. Whilst the mass of the built form would increase and would therefore affect the wider character of the countryside, the benefits of the housing and additional affordable housing units would outweigh any harm when assessed against the policies of the NPPF and emerging LDF/local plan.

In this case it is considered that the principle of development is acceptable across the majority of the site, including the curtilage of the brownfield site of the office buildings. The development of the far western 2.5 acre parcel of land currently in agricultural use for 'soft' drainage and meadow use in connection with the residential development is considered appropriate in this case.

Design, character and appearance

The draft layout plan shows a single access road linking through from Choseley Road to the wider part of the site to the west. The layout shows a mixture of detached, semi-detached and terraced properties across the site.

The design focusses on traditional rural characteristics, including courtyard layouts and barn-style elements. Small enclaves of houses are shown with open viewpoints through the site to retain a feeling of openness. The applicant has explained that the proposed layout would take reference from existing built form within the village, as well as promoting local materials.

The applicant explains that the dwellings have been designed around 5 different categories; semi-detached and terraced cottages, detached dwellings, apartments within a large farmhouse, terraced houses within a stable block arrangement and replica Norfolk barns. These are to reflect the typical historic zones seen in many villages and have been designed so that the design and characteristics of the scheme change as you travel through the site.

At the front of the site are the traditional cottage style properties in laid out in traditional short terraces in keeping with the other rows of cottages along Station Road. Towards the back (west) of the site are larger, barn style courtyard units and residential units set in a traditional stable block courtyard layout.

The scheme incorporates an even mix of housing types and styles. 25 No. x 2 bedroom dwellings are proposed, along with 28 No. x 3 bedroom dwellings and 24 No. x 4+ bedroom properties.

The overall density of the site equates to approximately 21 dwellings per hectare when taking into account the whole site, including the large area of meadowland at the western part of the site. If the density of the built area only is calculated (i.e. the meadowland omitted) then this shows 28.6 dwellings per hectare or.

In density terms this is higher than surrounding development to the east of the site, where there are semi-detached properties on spacious plots, but comparable with some of the rows of terraced cottages found to the south of the site along Station Road and other older style properties found in the centre of the village. Parish Council and third party concerns regarding density and amount of development are not shared in this case.

In terms of design, the proposed buildings are shown to be constructed of high quality, locally found building materials and incorporate typical design elements and details found across the Borough. Principal elevations are of brick and flint with secondary elevations of brick. These are punctuated with tertiary elements of render, reconstituted stone, chalk and painted boarding.

Dwellings styles include architectural features such as arches, tumbling- in courses, brick chimneys and box windows. Roofs to most buildings are shown to be pantiles, although a mix of colouration will add interest and contrast. Slates are shown to ancillary buildings including the Stable Block.

A landscaping scheme is shown but the applicant has confirmed that a more detailed landscape plan will be submitted at the next stage and this can be secured through planning condition. The scheme includes on-site parking for each dwelling and visitors and courtyard parking spaces are a key feature within the layout. Ensuring these parking courts are laid out to a high specification with good quality paving and planting to soften the parking area is essential to the success of the scheme. Details of the parking areas can be submitted through the landscaping conditions.

In summary, the density of the scheme is found to be acceptable for this site and the use of traditional building elements and building materials to create a high quality scheme is welcomed. Details and samples of materials can be submitted and agreed through planning condition.

Impact on wider landscape

The site is on the edge of the village and surrounded by open countryside on three sides. The majority of the existing site is confined by established tree and hedgerow planting. This main part of the site is where the residential development is proposed.

The site includes a proposed 2.5 acre meadow area at the far western part of the site which is currently open, farmed agricultural land. Plans for the proposed use for this part of the site shows it to be kept open with ponds, walkways through and meadow land.

When compared to the large mass of the buildings on the site historically, the scale of the development is much more appropriate in visual amenity terms. There are some large scale, barn style buildings proposed towards the western part of the site, but these are not as significant in scale as the large industrial and commercial buildings previously on the site.

The applicant has provided street scenes of the proposed scheme to show how the development will fit into the site. A streetscene has been provided to show the whole of the length of the northern boundary of the site, which is the side most visible from the open countryside to the north.

The landscape to the north is of rolling open arable land and this means long views of the site are restricted to certain viewpoints only. The village of Choseley is approximately 6.5km to the north of the site and this is also the boundary of the AONB. Due to the topography the site is not visible from such distance and there are banks of trees which form a landscape feature which obscures longer views towards the site.

Only from a distance of a mile or so out of the village can the large buildings currently remaining on the site be seen across the fields. These buildings are approximately 11m and 15m high so the proposed development would not be as tall as the highest existing building.

Given the presence of boundary planting, the nature of the topography of the surrounding countryside, the heights of the proposed scheme and the historic use of the site there are no significant concerns regarding the impact of the proposal upon the wider landscape character in this case.

Impact upon nearby Conservation Area

The Conservation Area boundary runs along the southern boundary of part of the neighbouring Granaries site. This application site is therefore not within the Conservation Area but it can be seen from it.

In policy terms the NPPF requires that in determining planning applications, the desirability of sustaining and enhancing the significance of heritage assets is considered as well as the desirability of new development making a positive contribution to local character and distinctiveness. Policy CS12 of the Core Strategy states that the historic and built environment plays a crucial role in delivering environmental quality and well-being. Therefore the Council will preserve and where appropriate enhance its qualities and characteristics. Proposed policy DM15 reiterates these intentions.

In addition to national and local planning policy the local planning authority has statutory duties relating to Conservation Areas. S72 Listed Buildings Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The existing, remaining buildings on site are of significant proportion and dimension and can be seen from some distance away. They are visible across the fields to the north along Choseley Road. The buildings appear greater in scale since the larger granary buildings to the east have been demolished. There is no opposition to the loss of these buildings on the site in terms of impact on the wider environment and the heritage assets of the village.

The proposal shows a feature building of 2.5 storeys at the rear (west) of the site but otherwise 2 storeys are generally proposed. Street scenes have been provided to show the key views from the north, south and eastern boundaries plus an internal view along the access road. The scale of the proposed dwellings is more in keeping with the existing surrounding residential properties to the northern part of the village.

A Heritage Statement has been provided with the planning application.

The Conservation Officer and the Conservation Area Advisory Panel have both considered the proposed development on earlier planning applications due to its impact upon the adjoining Conservation Area and have given feedback at the pre-application stage. The layout and design has been amended to take into account their earlier comments.

The Conservation Officer acknowledged the changes to the layout and raises no objection, subject to the imposition of planning conditions relating to materials and joinery.

In general terms it is accepted that use of the site for residential purposes would have considerably less mass and be less conspicuous in their setting than the buildings already on the site and the overall impact upon the character of the Conservation Area would be less than the current buildings.

Affordable Housing

The scheme proposes to provide 20% affordable housing in accordance with Policy CS09. This equates to 15 units with 11 units for social rent and 4 units for shared ownership. Information supplied with the application shows that units 62 -65 would be for shared ownership and units 66 – 77 (excluding unit 70) would be for affordable rent.

The Housing Enabling Officer raises no objection to the proposal subject to the adequate provision of affordable housing contribution being secured through a legal agreement. The proposed phasing, with all affordable units being provided by the halfway point in the development is acceptable.

The Housing Enabling Officer expects the units to be provided in groups of not more than 8 to ensure they are well integrated into the overall development. However, the plans show that the 15 affordable units would be concentrated in the south eastern part of the site in four different rows of terraced properties. This part of the site is closest to the entrance to the site and to the facilities of the village e.g. the school, doctor's surgery, village hall, public house etc.

The applicant is aware of the pepper potting requirement but declares that the site layout, which has evolved following examination of the opportunities and constraints of the site and follows the characteristics of the surrounding development, shows this is the most appropriate location for the affordable units. Moving half of the units to a different part of the site would in their opinion appear contrived and unnecessary, given that this location is closest to the services in the village and therefore most convenient for the residents. Providing half of the affordable units in a different part of the site would also disrupt the flow of the design and layout of the development as it has evolved.

Whilst the layout would result in 15 affordable units concentrated in one part of the site, the dwellings are of high standard design set in rows of no more than 4 units to follow characteristics of other cottages in the village. In this case there are sympathies with the proposal to site these units in the south east corner of the site given the circumstances of the village and proximity of facilities. Although in close proximity they are not accessed from the same point and front different roads. They have two separate cul de sac accesses as well as frontages to Station Road and the main access road through the site. They do not read as a 'bank' of affordable houses but as grouping of traditional cottages in keeping with the village.

Highways issues

The Highways Authority has been consulted regarding the application and raised a list of issues relating to the proposal, including access and visibility issues, alignment of the road, footpath provision and parking matters. These issues have now been addressed and an amended layout has been provided.

The Highways Authority does not object to the revised layout subject to the imposition of appropriate conditions. The need for offsite works to realign the road is noted and can be controlled through condition.

Parish Council and third party comments have been received regarding the traffic safety implications of the road realignment around Choseley Road and Station Road and the proposed parking spaces on Choseley Road, particularly with regard to large farm vehicles which frequent the area. However, this type of manoeuvre has already been considered by the Highways Authority and found to be an acceptable layout in highway safety terms.

Loss of employment use

The site is previously developed (brownfield) employment land.

The site has been now disused for a significant number of years. The office and warehouse buildings have been on the market for many years. Land ownership issues have prevented a comprehensive scheme from being submitted on the site.

Policy CS10 states that the council will seek to retain land or premises currently or last used for employment purposes unless it can be demonstrated that continued use of the 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.

However, also relevant is Paragraph 22 of the NPPF which refers that 'Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.'

The proposal shows that the whole of the employment land would be developed for residential purposes only. Given the history and the marketing of the site which demonstrated there is no interest for the commercial premises, it is considered that the

proposed redevelopment for residential purposes would accord with the provisions of both national and local planning policy.

Residential amenity

The site currently has only land within agricultural use to the north and west. The nearest residential properties are along Brancaster Road or Choseley Road to the east.

In terms of use, the residential use of the site is compatible with surrounding development and has previously been supported. It will not likely raise any significant disamenity issues.

The proposed layout shows the orientation of each dwelling and its relationship with others within and adjoining the site. Consideration has been given to matters of overlooking, loss of light and the overbearing nature of the proposed development. Given the distances between the proposed development and the existing, it is not considered there will be a significantly detrimental impact upon the amenity of the occupants in terms of overlooking, being overshadowed or the dwellings being over bearing, as a result of this proposal.

Similarly there are no amenity concerns regarding the relationships between future occupants of the proposed residential scheme.

Nature conservation

The application has been supported by an updated Ecological Appraisal. This Appraisal found no important habitats and no evidence of the use of the site by protected species. Consequently there were no mitigation measures proposed other than precautionary ones.

The site is eligible to pay the Habitat Mitigation Levy of £50 per dwelling. The applicant has provided wording for this to be included in the S106 agreement.

Flood risk

The site is within a low risk flood zone 1. A Flood Risk Assessment has been submitted with the planning application which identifies no significant flood risk issues.

SuDs

The proposal includes sustainable drainage as part of the layout and this accords with policy. Provision should be made through a S106 for the management and maintenance of the SuDs.

Contamination

A Contamination Report was submitted with the application. However, the Environmental Health Officer requests additional information regarding contamination to be supplied by way of planning condition.

Air quality

The NPPF states that the planning system should prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.

An Air Quality Assessment has been provided. The submitted statement considers potential impacts on air quality as a result of traffic from the development and indicates that the

development is not likely to have an unacceptable impact. Based on the information provided the Environmental Quality Team raise no objection regarding air quality. The proposal includes one of the best practice measures from the EPUK/IAQM Planning for air quality guidance (Electric Vehicle Rapid EVR charging points). The Environmental Quality Team recommends that these be included in design and a condition is recommended.

Secured by Design

The National Planning Policy Framework requires that: "Planning policies and decisions should aim to ensure that developments: create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; ..."

Norfolk Constabulary raises no objection to the scheme, adding that the proposed development has excellent natural surveillance from the dwellings onto the public areas and mostly all of the parking. They make suggestions for improvements but no planning condition is required in this instance.

Landscaping

The site is a key site in terms of impact upon the wider landscape given that it is on the edge of the village. Appropriate landscaping and a soft boundary is key to the successful assimilation of any built form on the edge of the settlement.

There are no protected trees on the site.

An Arboricultural Assessment has been provided which identifies which trees and hedging are to be removed through the proposed development. This raises no significant issues.

A general landscape plan has been submitted with this application to demonstrate that the proposal will not have a harmful effect upon the wider, rural landscape. However, a detailed and comprehensive landscape scheme will be provided and considered by way of planning condition.

Open Space

Core Strategy Policy CS13 and Policies DM 16 and 22 refer to open space provision and to the well-being and enhancing of quality of life through good design. The need to be within walking distance of open space is one of the criteria that new development should offer to increase people's quality of life. Core Strategy Policy CS13 also refers to the promotion of healthy and active lifestyles and the enhancement of leisure and recreation facilities including children's playgrounds.

The layout plan shows a large 2.5 acre meadow for informal recreation purposes at the western end of the site. Provision has also been made for a formal play space of 650 sqm towards the eastern end of the site.

The Greenspace Officer raises no objection to the proposal adding that the large open space to rear of site is not overlooked and obscured by hedges, the drainage ponds will not be adopted by the council, or considered towards open space provision and that the play area would be expected to be equipped.

The play space will be able to accommodate play equipment and the management and maintenance of this public open space can be controlled through the S106 agreement.

Other material considerations

The Planning Obligations Team at Norfolk County Council has been consulted. There are requirements for contributions towards schools, fire hydrants and library provision. These elements would need to be secured through the S106 legal agreement.

The Community Safety and Neighbourhood Nuisance Officer has raised no objection to the proposal and recommend that a planning condition be imposed regarding a construction management plan.

Parish Council and third party objections not covered above:

Comment has been made regarding supported housing for people with physical disabilities in need of an adapted layout within their home. However, internal layouts and facilities are dealt with through building control measures and other legislation outside the planning acts.

Third party comments regarding the visual improvements to this part of the village are noted.

Concern regarding the impact of the proposed number of dwellings on the facilities, services and water pressure are noted. However, no objections have been received from statutory consultees regarding the proposal.

Concern has been raised about the ownership of dwellings being holiday homes. Whilst the use of a dwellinghouse is defined under the terms of the GDPO, the type of occupation and tenancy is not a planning matter which can be controlled by planning condition.

Comments regarding covenants or restrictions on development on the land are noted, but the previous limitations on the development proceeding appear to have been met through the single ownership of the site which has been secured by the applicant. Covenants are separate to planning permission and one does not override the other.

Comment about funding the project are noted, but it is recognised that the site has constraints e.g. contamination which will be costly to resolve. If the scheme is not financially viable it will not proceed and the site will be left undeveloped and an eyesore.

The implications for the local road network have been considered by the Highways Authority, who raises no objection to the additional traffic.

CONCLUSION

The site is within the Key Rural Service Centre where limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the development limits. Planning permission has previously been approved for 40 dwellings across the site with some enterprise units.

This proposal would increase the number of units to 77 with no employment use. In this case it is considered that the principle of development for residential use for the majority of the site has already been established. The extra units proposed are considered to be acceptable. The loss of the employment use in this case is accepted given the history of the site and the marketing of the existing units.

This current proposal incorporates additional land to the west of the former site. This additional parcel of land is outside the boundary and on balance the applicant has provided

adequate justification in support of the release of this extra land in accordance with requirements of the NPPF.

The use of the land furthest to the west would be for drainage and recreational open space and this could be controlled through planning condition to ensure it remains open. The parcel of land for the 18 farmhouse apartments/ residential units is technically outside the village boundary but is within the curtilage of the office buildings and contained by established hedging. Whilst the mass of the built form would increase and would therefore affect the wider character of the countryside, the benefits of the housing and additional affordable housing units and the improvements to the visual appearance of this part of the village would outweigh any harm when assessed against the policies of the NPPF and emerging LDF/local plan.

The applicant has demonstrated through an appropriate layout and house design that the proposed development could be achieved without harm to the character of the village or the nearby Conservation Area.

The proposal does incorporate 15 affordable housing units which are in close proximity of one another. Whilst housing policy promotes the pepper potting of affordable units across a site, the design and character of this proposal, which incorporates different housing styles, lends itself to siting the affordable units in the cottages closest to the facilities within the village. In this case this approach is accepted.

Subject to planning conditions the proposed development is acceptable with regard to highway safety, flood risk, amenity, landscaping, contamination, SuDs, open space provision, affordable housing and nature conservation issues.

The matters of affordable housing financial contribution, County contributions, open space maintenance and Suds maintenance provision will need to be secured through the signing of a S106 Agreement.

The proposal accords with the general principles of the NPPF and Core Strategy Policies. The proposal also complies with the emerging development management policies. Accordingly, subject to the signing of a Section 106 Agreement to secure the above and the following conditions it is recommended that the application be supported.

RECOMMENDATION:

APPROVE subject to conditions and completion of a suitable Section 106 Agreement within 4 months of the date of resolution to approve:

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Drawing No. 1 Rev -, Existing Site Plan & Location Plan
 - Drawing No. 2 Rev 4, Proposed Site Plan, Drainage & Levels and Landscaping
 - Drawing No. 2a Rev -, Proposed Site Plan - Drainage Scheme

- Drawing No. 3 Rev 1, Units 1-4 (Cottages)
- Drawing No. 4 Rev -, Units 5-7 (Cottages)
- Drawing No. 5 Rev -, Units 8-12 (Cottages)
- Drawing No. 6 Rev 1, Units 13 & 14 (Cottages)
- Drawing No. 7 Rev 1, Unit 15 (Cottages)
- Drawing No. 8 Rev 1, Units 16 & 17 (Cottages)
- Drawing No. 9 Rev -, Units 18-20 (Cottages)
- Drawing No. 10 Rev 1, Units 21 & 22 (Barns)
- Drawing No. 11 Rev 1, Units 23-32 (Barns) Elevations
- Drawing No. 12 Rev 1, Units 23- 32 (Barns Ground Floor Plan
- Drawing No. 12a Rev -, Units 23-32 (Barns) Roof Plan
- Drawing No. 13 Rev 1, Units 23-32 (Barns) First Floor Plan
- Drawing No. 14 Rev 1, Units 23- 32 (Stables) Elevations
- Drawing No. 15 Rev 1, Units 34-44 (Stables) Floor Plans
- Drawing No. 15a Rev -, Units 34-44 (Stables) Roof Plan
- Drawing No. 16 Rev 1, Units 45-50 (Farmhouse Apts) Elevations
- Drawing No. 17 Rev 1, Units 45-50 (Farmhouse Apts) Floor Plans
- Drawing No. 18 Rev 1, Units 51&57 (Cottages)
- Drawing No. 19 Rev -, Units 52&56 (Cottages)
- Drawing No. 20 Rev 1, Units 53&54 (Cottages)
- Drawing No. 21 Rev -, Unit 55 (Cottages)
- Drawing No. 22 Rev 1, Unit 58&59 (Cottages)
- Drawing No. 23 Rev 1, Unit 60&61 (Cottages)
- Drawing No. 24 Rev 1, Unit 62-65 (Cottages)
- Drawing No. 25 Rev 1, Unit 66-69 (Cottages)
- Drawing No. 26 Rev 1, Unit 79-73 (Cottages)
- Drawing No. 27 Rev 1, Unit 74-77 (Cottages)
- Drawing No. 28 Rev -, Garages & Service Buildings
- Drawing No. 29 Rev -, Street Scenes

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Reason To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 5 Condition Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a

timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 5 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 6 Condition Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 6 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 7 Condition All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 7 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 8 Condition No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with the details that have been submitted to within the Arboricultural Assessment. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 8 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 9 Condition A landscape management plan including long-term design objectives, management responsibilities, management and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

- 9 Reason To ensure that the landscaping is properly maintained in accordance with the NPPF.
- 10 Condition Prior to commencement of development a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase. The scheme shall also specify the sound power levels of the equipment, their location, and proposed mitigation methods to protect residents from noise and dust. The scheme shall be implemented as approved.
- 10 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 11 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'.
- 11 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.
- 12 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.

- 12 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.

- 13 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.

- 13 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.

- 14 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 11, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 12, 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 13.

- 14 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.

- 15 Condition No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

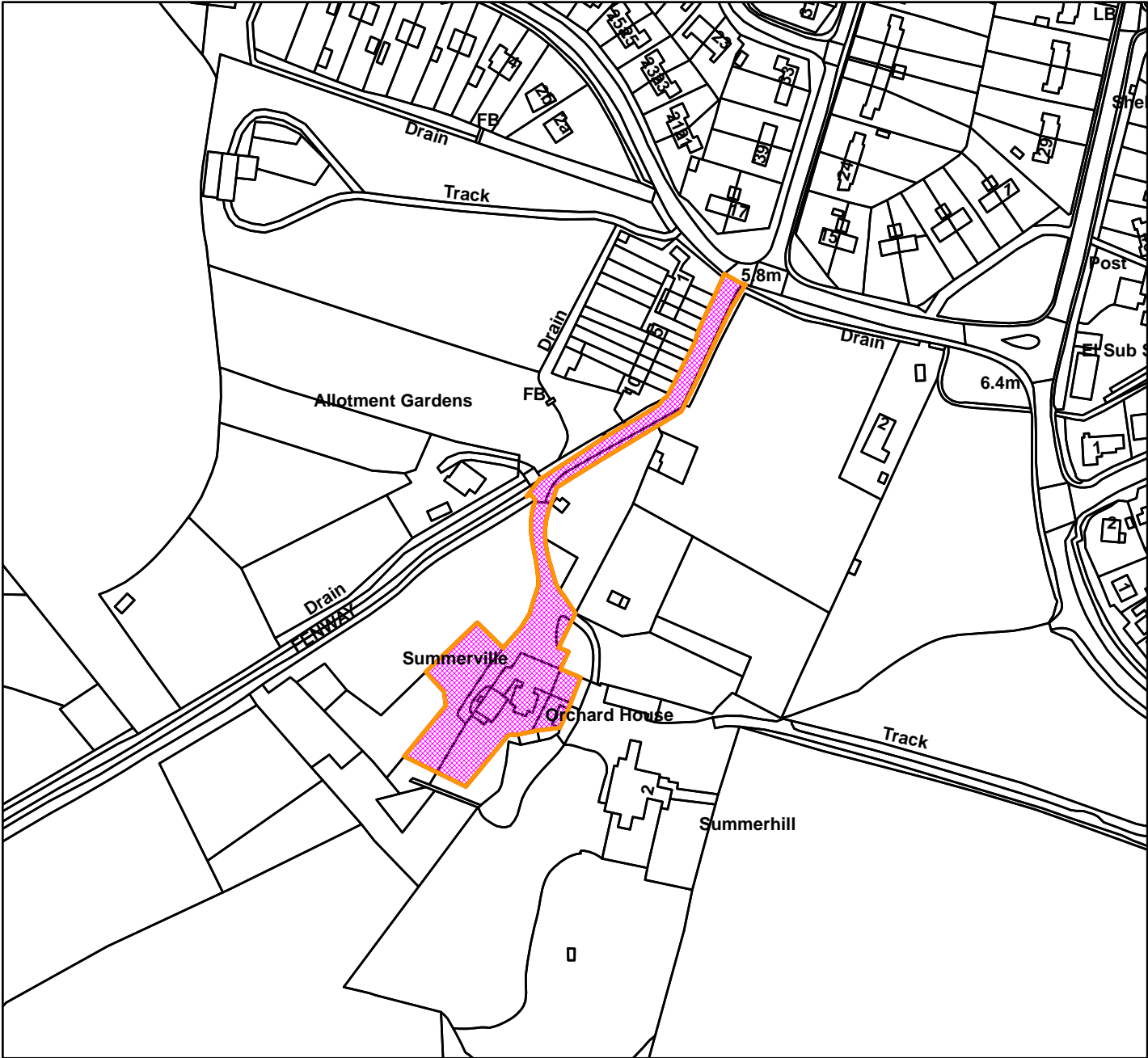
- 15 Reason To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.
- 16 Condition No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.
- 16 Reason To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.
- 17 Condition No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.
- 17 Reason To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 18 Condition Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 18 Reason To ensure satisfactory development of the site
- 19 Condition Prior to the commencement of any works on site a Construction Traffic Management Plan, to incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority.
- 19 Reason In the interests of maintaining highway efficiency and safety
- 20 Condition For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and unless otherwise approved in writing with the Local Planning Authority in consultation with the Highway Authority.
- 20 Reason In the interests of maintaining highway efficiency and safety
- 21 Condition Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing number Proposed Site Plan 2.4, including the re-alignment of the Station Road / Choseley Road junction, re-alignment of Station Road, pedestrian improvements and associated works have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 21 Reason To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

- 22 Condition Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 21 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.
- 22 Reason To ensure that the highway network is adequate to cater for the development proposed
- 23 Condition No works shall commence on the site until the Traffic Regulation Order for waiting restrictions as indicated on drawing Proposed Site Plan 2.4 has been promoted by the Highway Authority.
- 23 Reason In the interests of highway safety
- 24 Condition No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 24 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 25 Condition The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 25 Reason In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 26 Condition Notwithstanding the provisions 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), no overhead electricity or telephone service lines shall be erected or placed above ground on the site without the granting of specific planning permission.
- 26 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.
- 27 Condition The development shall be carried out in accordance with the mitigation measures set out in the Ecological Appraisal Update produced by Wild Frontier Ecology, dated September 2015, unless provided for in any other conditions attached to this planning permission.
- 27 Reason To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Ecology Appraisal.
- 28 Condition Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

- 28 Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

REFUSE in the event that a suitable Legal Agreement to secure an affordable housing contribution, County Contributions, Open Space, local area of play, SUDS management and maintenance and Habitats Tariff within 4 months of the date of resolution to approve.

Summerville Residential Home Fenway Heacham



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



Tel. 01553 616200 - Fax. 01553 691663

Scale: **1:2,500**

Organisation	BCKLWN
Department	Department
Comments	1: 2500
Date	11/08/2016
MSA Number	0100024314

AGENDA ITEM NO: 8/2(c)

Parish:	Heacham	
Proposal:	Construction of dementia home	
Location:	Summerville Residential Home Fenway Heacham King's Lynn	
Applicant:	Mr Raj Sehgal	
Case No:	15/00424/FM (Full Application - Major Development)	
Case Officer:	Mr D Parkin	Date for Determination: 30 June 2015 Extension of Time Expiry Date: 13 October 2015

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

Case Summary

The application relates to the site of Summerville House care home, the entrance to which is off Fenway, around 120m from the junction with Folgate Road. Folgate Road is an adopted highway but Fenway is a private road with limited public rights over it as a public by-way.

Summerville House currently consists of a cottage linked to a converted barn. It provides residential and respite care for the elderly (including dementia care and care for people with Alzheimer's). It currently accommodates 26 residents in 20 rooms. The residents' rooms are in the existing converted and extended barn with the linked cottage providing staff accommodation for night staff.

The proposal is to demolish the existing cottage and construct a new, free-standing building to provide an extra 35 single bedrooms across the ground and 1st floors with 5 staff bedrooms on the 2nd floor in the roof. Residents will be elderly as existing.

Key Issues

The application raises the following key issues:-

Principle of development;
Heritage assets;
Highways and traffic; and
Flooding.

Recommendation

APPROVE

THE APPLICATION

The application relates to the site of Summerville House care home, the entrance to which is off Fenway, around 120m from the junction with Folgate Road. Folgate Road is an adopted highway but Fenway is a private road with limited public rights over it as a public by-way.

The nearest residential properties are a group of 10 terraced houses at the junction between Fenway and Folgate Road, to the north of the site. Fenway also gives access to various fields and to the sewage treatment works some 450m to the south-west of the entrance to the site. Adjacent to and immediately east of the application site is Summer Hill House, which is used for residential fitness camps.

Summerville House currently consists of a cottage linked to a converted barn. It provides residential and respite care for the elderly (including dementia care and care for people with Alzheimer's). It currently accommodates 26 residents in 20 rooms. The residents' rooms are in the existing converted and extended barn with the linked cottage providing staff accommodation for night staff.

The two buildings are in the vernacular agricultural style and constructed of traditional materials. They form an L-shape in the eastern half of the site with the barn running roughly east-west and the cottage at 90 degrees running roughly north-south.

The proposal is to demolish the existing cottage and construct a new, free-standing building to provide an extra 35 single bedrooms across the ground and 1st floors with 5 staff bedrooms on the 2nd floor in the roof. Residents will be elderly as existing.

The new building will be L-shaped to the south of the existing barn and will enclose a secure courtyard area for use by residents. It will consist of two elements, a larger element designed in the style of a barn although slightly higher and wider than the existing. The second element, connected to the first is also barn like but decreases in height and mass.

Eight parking spaces are currently provided. As part of the proposal this will be increased to 27 spaces including 4 spaces for people with disabilities. The parking is designed to cater for visitors and staff parking, including shift change-overs.

SUPPORTING CASE

Summerville House is a care home for the elderly, which was converted some 25 years ago from a barn conversion and the benefit of a double storey extension to the rear of the fronting barn.

The Home is currently registered for 26 residents who all have varying levels of care needs. There are 2 other existing care homes in the village (Freedom & Rebecca Court). All three Homes are aged and converted from old stock buildings and are primarily residential by nature. There is a fourth, which is Millbridge but this is primarily nursing care.

ARMSCARE, also operates 4 other Homes in the region and has recently invested in developing Docking House to become a secure unit for clients with higher dependency needs. This Home has virtually 100% occupancy from the month it was opened.

We sincerely believe that there is a greater need for further High dependency bed spaces in this corner of Norfolk and we believe that as a Company we have the skill and the aptitude to provide the appropriate level of care. There are very few Homes which offer such specialist dementia care for those who are highly dependent, in this region of North West Norfolk.

This new Home would be sited on an existing site, adjacent to an existing Home which could have very little alternative use and no detrimental impact on the local environment, other than to provide the locality with a much needed state of the art mental health facility in the North West Norfolk region.

ARMSCARE offers beds in all its Homes on a private basis as well as those who are funded by Norfolk County Council and through NHS Continuing Care, therefore facilitating a demand for local residents. The existing home provides 2 en-suite bedrooms and 18 bedrooms that are served by assisted bathrooms. The new Home would bring not only present day standards as required in all new homes but also provides residents with the full comfort expected at such an important time in life. All bedrooms will have en suite facilities.

Although ARMSCARE employs specialist care staff from all around the globe, we particularly pride ourselves in being able to offer employment to local contractors and staff. Indeed such a unit would generate a further 30 to 35 new full time jobs to local people.

The new unit would be built alongside the existing Home, which would continue to serve local residential clients, however, if their personal needs increased they could simply be transferred to the new wing in the same environment as opposed to be rehoused in a care home further away which met their needs.

We have many clients whose spouses and loved ones live locally and indeed rely very much on public transport to visit. Building a new unit here would be so convenient as the site is located at the end of a private drive, some 2 minutes' walk from the nearest bus stop.

The site is also strategically placed next to our existing Home, which is reasonably out of sight from any other property or public highway and has no other properties which face or adjoin the site, ensuring little disturbance to any current or future neighbours.

ARMSCARE have commissioned a design to match the existing barn conversion, so that it aesthetically blends in. However, within the design we have commissioned many environmentally friendly and energy saving features for the site, which include a Bio mass plant to service the whole site, reducing our reliance on fossil fuels. We have also commissioned the use of solar panels and an assessment on the suitability of ground heat source pumps in an attempt to make this site totally self-sufficient for its own power needs.

PLANNING HISTORY

None relevant

RESPONSE TO CONSULTATION

Parish Council: OBJECTS on the following points:-

- Impact upon Fenway in particular relating to maintenance of this unadopted road;
- Sewage and drainage; and
- Noise and traffic.

NCC Highways Authority: NO OBJECTION to amended plans subject to conditions to secure laying out and retention of parking and manoeuvring areas and full details of cycle parking.

NCC Public Rights of Way: NO OBJECTION but notes that access is via Fenway, which is a restricted by-way and not adopted. NCC is therefore under no obligation to maintain the road and ongoing maintenance will remain the responsibility of private rights holders.

Internal Drainage Board: NO OBJECTION subject to conditions to secure further details of surface water drainage.

BCKLWN Environmental Health & Housing - Environmental Quality: NO OBJECTION re: contaminated land or air quality.

BCKLWN Environmental Health & Housing – Community Safety & Neighbourhood Nuisance (CS&NN): Request additional information re: traffic movements and sound power levels from heat pumps (although note that the latter can be secured by condition). Recommend conditions to secure details of foul and surface water drainage and a construction management plan.

BCKLWN Emergency Planner: Conditions should be attached to ensure the site operators sign up the Environment Agency Floodline Warnings Direct and a flood evacuation plan.

BCKLWN Tree Officer: Requests more details re: trees

Environment Agency: NO OBJECTION subject to conditions re: flood resilient construction and finished floor levels.

Norfolk Constabulary: NO OBJECTION raise detailed points about Secure by Design e.g. security lighting, locks etc..

Natural England: NO OBJECTION re: impact on designated sites.

REPRESENTATIONS

FIFTEEN items of correspondence **OBJECTING** to the proposals on the following grounds:-

- Maintenance of Fenway and increased vehicular use;
- Sewage & drainage;
- Noise and increased traffic;
- Impact on wildlife; and
- Road safety

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

CS08 - Sustainable Development

CS09 - Housing Distribution

CS06 - Development in Rural Areas

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The application raises the following key issues:-

- Principle of development;
- Heritage Assets & Design;
- Highways and traffic; and
- Flooding.

Principle of Development

The application site lies outside but adjacent to the development boundary for Heacham as defined by both the saved policies of the 1998 Local Plan and the proposed policies in the emerging Site Specific Allocations and Development Management Policies (SSADMP) document. Accordingly, Core Strategy policies CS06 Rural Areas and CS10 The Economy apply as does emerging Development Management policy DM2 (as modifies).

CS06 states that outside settlement boundaries the strategy will be to protect the intrinsic beauty and character of the countryside. Development of greenfield sites will be resisted unless essential for agricultural or forestry needs.

CS10 aims to support sustainable economic growth. It says that the Council will support the rural economy through a rural exception approach to new development within the countryside. Permission may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need provided that:-

- It is appropriate in scale and size and scale to the local area;
- It is adjacent to the settlement; and
- The proposed development and use will not be detrimental to the local environment or local residents.

CS06 is expanded upon by DM2 and explicitly allows small scale employment development in the countryside.

There is also an identified need for accommodation for the elderly and people with disabilities, which is set out in Core Strategy policy CS02.

Given that the application is for the expansion of an existing employment use on a brownfield site adjacent to the settlement boundary, subject to the resolution of site specific issues the policies of the Development Plan support the proposal.

Heritage Assets & Design

The application proposes the demolition of the cottage that stands on the site. The building is currently used as staff accommodation in association with the existing care home. It is linked by a modern addition to the converted barn that houses the main care home.

The house is not listed and is outside of any Conservation Area and therefore has no special protection. However, the property is of traditional design; it is one and a half storey's high with dormer windows on the front (west) elevation with a central porch and a single storey element to the northern end that is used as a garage. It is built of red brick with carr stone infill and clay pantiles. The windows are modern and uPVC.

The building is shown in residential use on the tithe maps produced in the mid to late 1800s, possibly in association with Summerhill Farm, the main bulk of which lies to the east of the site and is now in separate ownership (including the main farmhouse).

An assessment of the cottage submitted by the applicant suggests that the cottage may have been converted from another barn and highlights differences in brickwork, infilled openings and the later addition of the chimneys.

Outside of the application process, Historic England has been approached to examine the possibility of having the cottage listed; they have declined to do so.

Notwithstanding that the cottage is not worthy of inclusion on the national list, it is still capable of being considered as a non-designated heritage asset in accordance with Section 12 of the NPPF. Paragraph 135 of the Framework advises that the "effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application". The impact needs to be weighed against the scale of harm or loss and the significance of the asset.

The proposal will result in the complete loss of the cottage as a heritage asset. However, whilst the building is undoubtedly a pleasant example of vernacular architecture it is far from unique with similar buildings appearing in villages along the coast inside and outside of Conservation Areas.

Viewing the proposal in its context, i.e. in a grouping of agricultural buildings (albeit converted to non-agricultural uses), the amended design presents a barn-like elevation to the north-west when seen in views of the existing converted (and latterly extended) existing barn. Whilst the rear elevations have a more domestic feel these are to an internal courtyard that is not visible from the public domain. It is considered that there is sufficient reference within the design to acknowledge the agricultural past of the complex.

Highways and Traffic

Concerns have been raised by Heacham Parish Council and neighbours at the increase in traffic along Fenway and the impact upon road safety and the condition of the road, which is not adopted.

Norfolk County Council has no objection to the proposal, subject to conditions outlined earlier in the report. However, the County Council's interest is in the junction with the adopted highway (Folgate Road).

The applicant has provided the following information on the intensity of the existing and proposed use.

Currently, with 26 bed spaces, the care home runs a 3 shift pattern as follows:-

0700 – 1400 with 4 staff;
1400 – 2100 with 4 staff; and
2100 – 0700 with 2 staff.

Refuse is collected once a week with a delivery by Tesco twice a week and one from Bookers every other week.

With the increase to 55 bed spaces, the same shift pattern will still be operated but the number of staff per shift will increase with 8 staff for the two earlier shifts and 3 for the later one. It is estimated that the number and frequency of deliveries will remain the same and there will be no change in the size of delivery vehicles.

In light of the information provided by the applicant, the increase in vehicular traffic – 4 cars at the beginning and end of the earlier shifts and 1 on the late shift – is not considered to be material in terms of road safety or in terms of the impact upon the condition of Fenway, maintenance of which will continue to be a private matter as it is at the moment.

Concerns have been expressed about the impact of construction traffic. Any access to the site will rely upon private rights, as stated by NCC, and the maintenance of the road during construction will be the responsibility of the applicant.

Flooding

The site is partly in tidal Flood Zone 3 but the existing care home building itself lies just outside as would the new build. Whilst the Environment Agency indicates that the sequential test should be applied, it is not considered appropriate or necessary to do so given the circumstances of the site, i.e. this is an extension to an existing care home facility.

The original submission attracted an objection from the Environment Agency regarding deficiencies in the site specific flood risk assessment but additional information has addressed these concerns. The EA recommend conditions to ensure the mitigation in the FRA is secured.

Concerns have been expressed by 3rd parties about drainage. The IDB has commented that further details about the drainage are required but that these can be secured by condition.

Other Matters

Wildlife

Comments by 3rd parties regarding wildlife are noted. However, the proposal is not considered to result in the loss of any significant habitat as the land is mostly laid to grass forming the grounds to the home.

Trees

A group of 4 medium sized trees will need to be removed to facilitate development but these are not considered to offer wider amenity value. There are larger trees on the boundaries of the application site but these are not directly affected by the proposals. Tree protection measures should be secured by condition to ensure that material etc. are not stored within roof protection areas during construction.

Secure by Design

The comments by Norfolk Police are noted. Many of the points noted in relation to detail design (locks etc.) are not considered appropriate or necessary to secure by condition.

Residential Amenity

The nearest permanently occupied residential properties are over 120m away from the site and are unlikely to experience any material increase in noise and disturbance from the site itself. There will be some increase in traffic as described above but during the operation of the home this will not give rise to any significant increase in noise.

CS&NN ask for details of heat pumps and for a construction management plan. The site is over 120m from the nearest permanently occupied dwelling and is partly screened from it by the existing barn. Given this distance and the scale of the development it is not considered necessary to secure either details of heat pumps or a construction management plan by condition.

CONCLUSION

The proposal will provide additional dementia care spaces for which there is an identified need in policy CS09 of the Core Strategy. Whilst it will result in the loss of a non-designated heritage asset in the form of the cottage, the design of the replacement building references its agricultural context. The loss of the asset is considered to be outweighed by the benefit of providing the additional care spaces. Material harm in other respects is limited and, weighing all matters in the balance, it is recommended that permission should be granted.

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 plans:-
 - Proposed and existing site plan 045-01A
 - Proposed Floor Plans 045-02
 - Proposed ground floor plan 045-02A
 - Proposed elevations and Location Plan 045-03B
- 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 proposed on-site car parking area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan (drawing 045-01A) 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 occupation of the development hereby approved a scheme for the parking of cycles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.
- 4 Reason To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.
- 5 Condition The development hereby approved shall be carried out in accordance with the following mitigation measures detailed within the Flood Risk Assessment:
 1. Provision of flood resistance and resilience measures up to 600mm above finished floor level
 2. Finished floor levels will be set no lower than 6.30 m above Ordnance Datum (AOD).

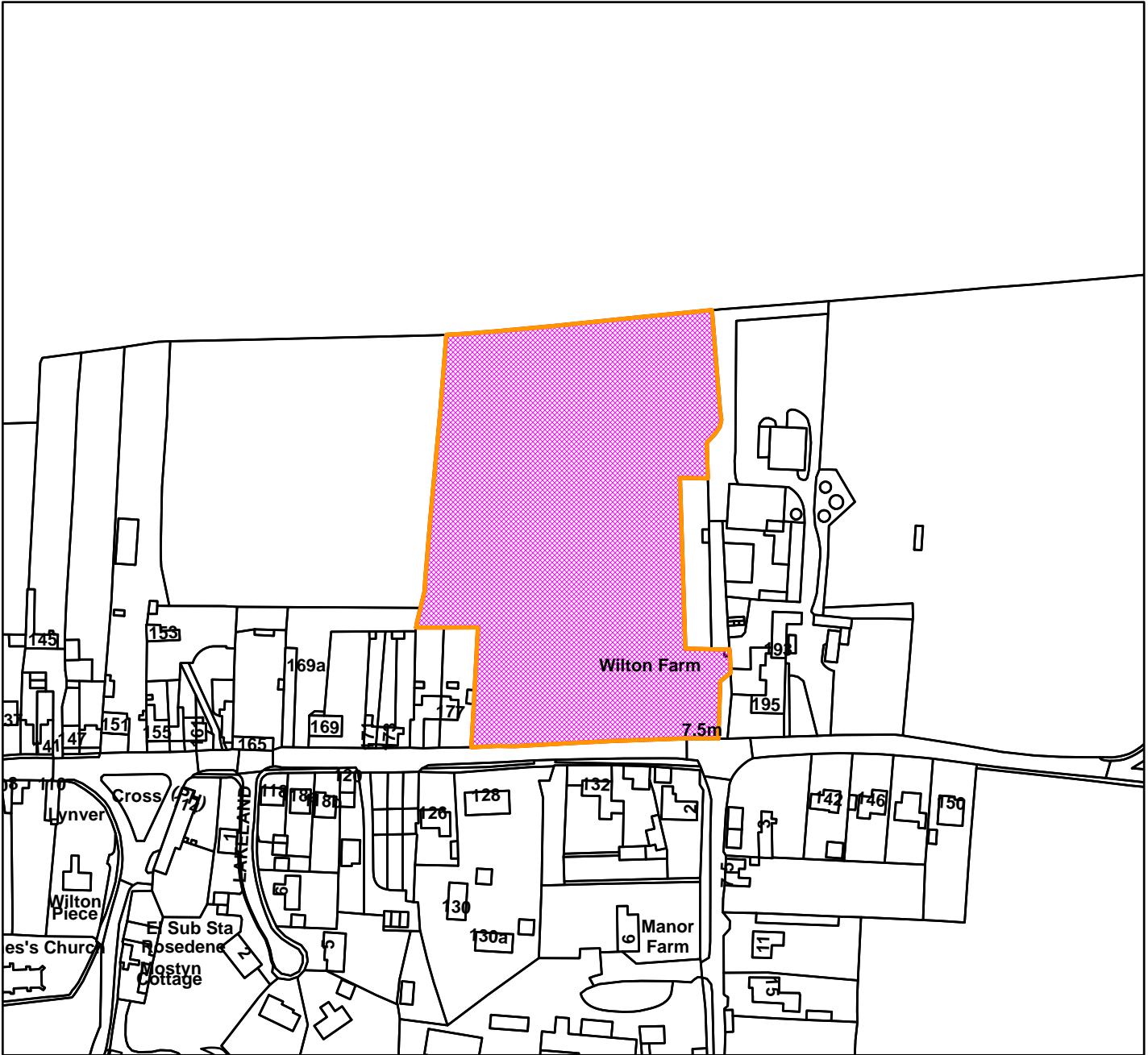
The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

- 5 Reason To reduce the risk of flooding to the proposed development and future occupants.
- 6 Condition No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 6 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.

- 7 Condition No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 7 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.

195 Main Street Hockwold



Scale: 1:2,500

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



Tel. 01553 616200 - Fax. 01553 691663

Organisation	BCKLWN
Department	Department
Comments	1: 2500
Date	23/08/2016
MSA Number	0100024314

AGENDA ITEM NO: 8/2(d)

Parish:	Hockwold cum Wilton	
Proposal:	OUTLINE APPLICATION SOME MATTERS RESERVED: Proposed residential development of 26 dwellings on land adjacent to Wilton Farm	
Location:	195 Main Street Hockwold cum Wilton Norfolk IP26 4NA	
Applicant:	Mr Nathan Enefer	
Case No:	15/02108/OM (Outline Application - Major Development)	
Case Officer:	Mr K Wilkinson	Date for Determination: 11 April 2016 Extension of Time Expiry Date: 9 September 2016

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

Case Summary

The application site is a parcel of agricultural/paddock land (1.8Ha) on the northern side of Main Street, Hockwold-cum-Wilton, between the edge of the defined village and Wilton Farm.

The site lies in an area defined as 'countryside', adjoins and has a frontage strip within the Conservation Area, lies in Flood Zone 1 of the Strategic Flood Risk Assessment and within the consultation buffer of the Breckland SPA.

This application seeks outline permission for the residential development of 26 dwellings; access, layout and appearance are to be considered at this stage and scale and landscaping to be dealt with as reserved matters.

Key Issues

Principle of development
Impact upon ecology
Impact upon Heritage Assets
Highway issues
Crime and disorder
Other material considerations

Recommendation

REFUSE

THE APPLICATION

The application site is a parcel of agricultural/paddock land (1.8Ha) on the northern side of Main Street, Hockwold-cum-Wilton, between the edge of the defined village and Wilton Farm.

The site lies in an area defined as 'countryside', adjoins and has a frontage strip within the Conservation Area, lies in Flood Zone 1 of the Strategic Flood Risk Assessment and within the consultation buffer of the Breckland SPA.

This application seeks outline permission for the residential development of 26 dwellings; access, layout and appearance are to be considered at this stage and scale and landscaping to be dealt with as reserved matters.

The layout shows a new estate road access midway along the road frontage within the Conservation Area. This would involve the removal of a significant section of 1.4m high historic walling to accommodate the access and appropriate visibility splays (shown to be 2.4m x 50m). There would be frontage houses onto Main Street – 3 detached units and a terraced block of three. The remainder of the estate has houses following the alignment of the road and grouped around two areas of open space. There is a strip of land approx. 25m wide to the north to accommodate a waste treatment zone.

The Design & Access Statement accompanying the application states that the properties are proposed to be of a scale resembling existing vernacular form and character within the village conservation area.

Yellow and red toned bricks to reflect the colours in existing village buildings will form the facades. Random and coursed field flint nodules with brick quoining in keeping with the character and form of the existing buildings would form a strong visual connectivity to the local heritage. Pitched roofs of 35-40 degrees to match adjacent properties and farm buildings with clay pantiles or Welsh slate style coverings are proposed.

SUPPORTING CASE

Introduction:

The outline planning application is for proposed consent of a residential development of 26 dwellings on a parcel of 1.988 hectares of pasture land to the west of Wilton Farm, Main Street, Hockwold-cum-Wilton.

Residential mix:

Mix of two, three and four bedroom properties:

17 No. Open Market for sale units 2, 3 and 4 beds
4 No. Intermediate / Affordable units 2 and 3 beds
5 No. Social rented – 2 and 3 beds

Social, Economic and Environmental:

Aspirations to have a sustainable community in meeting local housing needs first. The provision of housing for families will provide internal and external economic impacts to the village and surrounding areas; employment, education, commercial, social and retail being jointly supported.

Yellow and red toned bricks, random and coursed field flint nodules and clay pantiles or Welsh slate style coverings on roofs to match existing form and character of the village would all be proposed.

Affordable housing:

A proportion of affordable housing has been allocated to support the needs of local population which have historical and current ties with the village.

Access:

Access to the development will be from Main Street within a 30mph zone. Highways requirements can be met within the curtilage of the development.

Landscaping:

Trees are proposed to be planted in the green public spaces. Private gardens bounded by brick and flint walls are intended to be landscaped within the private boundaries by the occupants.

Contamination:

A previous 2013 assessment for the adjacent land concluded, 'No significant evidence of contamination sources has been detectedNo remedial measures are considered to be needed'.

Flood Risk and Drainage:

The site lies within a zone 1 food zone and therefore the site is considered to be at low risk. A subterranean sewage treatment package is proposed at the rear of the site in a 20m wide parcel of land to the North of the development.

Breckland SSSI:

Extensive research and analysis has been carried out by Wild Frontier to determine negligible impact on the wildlife within the Breckland SSSI buffer zone. Wilton Farm has facilitated RSPB surveys for over twenty years with no records of nesting recorded. Applicant is favourable to accommodating any reasonable mitigation required in supporting the RSPB.

Relevant Planning History:

None

RESPONSE TO CONSULTATIONS:

Parish Council: SUPPORT - Of the 8 parish councillors present 5 voted to support the application with some reservations as follows:

- that more concern needs to be given over the impact of parking and traffic that this development will cause in the village.
- that the current wall along Main Street would need to be replaced with something that is in keeping with the village as this is part of a conservation area.

- that the buildings should be have a traditional look / materials as this is part of a conservation area.
- that more site survey / investigation needs to be done regarding the impact on protected birds in the area, particularly stone curlew / night jar / woodlark, as this has caused other developments to be prevented from going ahead in the village before but is not considered fully in the current documentation.
- concerns regarding whether local facilities such as doctor and school could support a large influx of village residents that would come with the development.

Local Highway Authority: NO OBJECTION to principle but modifications required to meet current standards; upgrading of bus stops to be DDA compliant.

Norfolk County Council (Policy & Planning): NO OBJECTION subject to library book contribution and fire hydrant provision

Lead Local Flooding Authority (NCC): Standing advice applies

Housing Development Officer: NO OBJECTION subject to on-site affordable housing provision to be covered in a Section 106 agreement

IDB: NO OBJECTION would need to demonstrate no adverse effects on localised flooding

CSNN: NO OBJECTION subject to conditions relating to foul and surface water disposal and amenity protection scheme during construction phase

Environmental Quality: NO OBJECTION subject to conditions regarding contamination

Historic Environment Service: NO OBJECTION subject to conditions relating to archaeological investigations

Historic England: CONCERNS EXPRESSED - This outline application proposes the development of a parcel of land west of Wilton Farm, Hockwold. The proposals are for the erection of 26 residential dwellings and Historic England would chiefly be concerned with the effect proposals might have on the significance and setting of the Hockwold Cum Wilton Conservation Area. We have concerns that the principle of development would harm the designated heritage asset and recommend that the Council weighs this harm against the public benefit in accordance with paragraph 128 of the NPPF.

Conservation Officer: OBJECTION - recommend this application be refused on the grounds that the proposed development will cause substantial harm to the significance of the conservation area, which is a designated heritage asset, and harm the setting of Wilton Farm which is an undesignated heritage asset.

Arboricultural Officer: NO OBJECTION in principle but I will need to see a tree survey, arboricultural implications assessment and arboricultural method statement to BS 5837:2012 should this application reach the next stage.

Natural England: OBJECTION - Natural England does not agree with the conclusions of the report entitle Supporting Evidence for Appropriate Assessment relating to Breckland Special Protection Area, namely that the proposal will not result in adverse effects on the integrity of Breckland SPA. Having considered the assessment, and the measures proposed to mitigate for any adverse effects, it is the advice of Natural England that it is not possible to ascertain that the proposal will not result in adverse effects on site integrity. Natural England advises that the assessment currently does not provide enough information and certainty to justify the assessment conclusion and that your authority should not consider either adopting

the report as a 'shadow HRA', nor grant planning permission at this stage. Further assessment and consideration of mitigation options is required.

RSPB: OBJECTION - The evidence provided is not sufficient to support the applicant's claim that the proposal would avoid an adverse effect on the Breckland SPA. There are other locations in the district where housing needs can be met without resulting in an adverse effect on the SPA, and the evidence presented in support of mitigation are flawed. The proposals are contrary to planning policy and there is insufficient information to allow the Council to safely conclude that an adverse effect on the Breckland SPA can be avoided. The Regulations are clear that in such situations consent cannot be granted and we therefore maintain our objection to this proposal.

Representations: SIX letters of **OBJECTION** raising the following issues:

- Visitor parking on Main Street already problematic causing impact on visibility and highway safety;
- Loss of boundary wall and impact upon Conservation Area;
- Estate development out of character;
- Social housing not necessarily benefitting locals;
- Impact upon protected species/stone curlew;
- Access indicated to serve additional land;
- Precedent;
- Safe access for pedestrians to access village facilities?
- Surface water drainage concerns; and
- Village facilities and infrastructure take additional residents?

ONE letter neither opposing nor supporting the application raising the following matter:

- Should the location of the sewage treatment plant be included within the red line so that neighbours can raise concerns if appropriate?

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

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The key considerations when assessing this proposal are as follows:

- Principle of development
- Impact upon ecology
- Impact upon Heritage Assets
- Highway issues
- Crime and disorder
- Other material considerations

Principle of development

Hockwold-cum-Wilton, combined with Feltwell, is defined as a Key Rural Service Centre in the Core Strategy of the LDF.

The application site lies outside the defined development area of the village as defined on the saved Local Plan map for Hockwold-cum-Wilton. It also lies outside the development boundary of the village in the SADMPD. The proposal therefore constitutes development in the countryside contrary to the housing policies contained within the Development Plan (now proven to be up-to-date again in light of the recent Heacham appeal relating to the 5 year supply of housing land – appeal ref: APP/V2635/W/14/2221650). The application has not been supported by any special circumstances that would override the considerations of paragraph 55 of the NPPF or the policies of the development plan policies CS02 – Settlement Hierarchy, CS06 – Development in Rural Areas and DM2 – Development Boundaries.

Incidentally the site (No. 571) was put forward for consideration and rejected (on the basis that it was not well-screened from the Breckland SPA) at the preferred options stage of the LDF.

The principle of developing this site for residential purposes is therefore not acceptable.

Impact upon ecology

The application site is adjacent to the Breckland Special Protection Area (SPA) which is a designated European site, and the proposed development therefore has the potential to affect its interest features. In relation to this proposal, breeding stone curlews, one of three bird species for which the SPA is designated, could be affected. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The site is also notified at a national level as Breckland Farmland Site of Special Scientific Interest (SSSI).

During processing of this application a report was produced – Supporting Evidence for Appropriate Assessment relating to Breckland Special Protection Area produced by Wild

Frontier Ecology. This was produced to provide adequate information to allow an Appropriate Assessment to be undertaken by this Council, as the competent authority under the provisions of the Habitat Regulations.

Natural England and the RSPB were consulted on this report and have both raised objection.

Natural England state:

“Natural England does not agree with the conclusions of the report entitled Supporting Evidence for Appropriate Assessment relating to Breckland Special Protection Area, namely that the proposal will not result in adverse effects on the integrity of Breckland SPA. Having considered the assessment, and the measures proposed to mitigate for any adverse effects, it is the advice of Natural England that it is not possible to ascertain that the proposal will not result in adverse effects on site integrity. Natural England advises that the assessment currently does not provide enough information and certainty to justify the assessment conclusion and that your authority should not consider either adopting the report as a ‘shadow HRA’, nor grant planning permission at this stage. Further assessment and consideration of mitigation options is required...”

The RSPB state:

“The evidence provided is not sufficient to support the applicant’s claim that the proposal would avoid an adverse effect on the Breckland SPA. There are other locations in the district where housing needs can be met without resulting in an adverse effect on the SPA, and the evidence presented in support of mitigation are flawed. The proposals are contrary to planning policy and there is insufficient information to allow the Council to safely conclude that an adverse effect on the Breckland SPA can be avoided. The Regulations are clear that in such situations consent cannot be granted and we therefore maintain our objection to this proposal.”

Core Strategy Policy CS12 states inter alia:

“New development will be restricted within 1,500m of the Breckland SPA. Development will be restricted to the re-use of existing buildings or where existing development completely masks the new proposal from the Breckland SPA. Beyond the SPA, a 1,500m buffer will also be applied to areas where the qualifying features are known to exist, or where nesting attempts have been made. In this area, development may be acceptable where suitable alternative habitat (outside the SPA) can be secured.”

The Council has sought to avoid allocating land for new housing in this location in order to avoid such adverse effects on the Breckland SPA. Indeed this site was rejected at the preferred options stage of the LDF.

Insufficient information has been provided by the applicant in respect to the likely impact the development would have upon the adjacent European designated site. Accordingly, the Local Planning Authority cannot carry out a Habitats Regulations Assessment as required under the Conservation of Habitats and Species Regulations 2010 to determine the likely significant effect on the European site, Breckland Special Protection Area, as required by s.61 and s.62 of the regulations. The proposal is therefore contrary to paragraph 109 of the National Planning Policy Framework and Policy CS12 of the Local Development Framework Core Strategy 2011.

Impact upon Heritage Assets

Hockwold and Wilton were 2 hamlets which merged over time to form one settlement based around agriculture and the river trade. It is the Wilton end with its C14th Church and village cross which forms the conservation area. The Conservation Area (CA) derives its character from the unity of the historic buildings, the largely linear form of development along Main Street/Nursery Lane and the accompanying spaces which give views to the mature landscape in between, behind and beyond them. The wall which runs along the roadside frontage of this site has deliberately been included within the CA boundary to afford it some protection.

The NPPF identifies conservation and enhancement of the historic environment/heritage assets as an important element of achieving sustainable development as per paragraphs 17, 129 & 137. Significance is defined as: "The value of a heritage asset to this and future generations because of its heritage interest. That may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage assets physical presence but from it setting i.e. the surroundings in which a heritage asset is experienced."

Historic England raise concerns regarding the effect that the proposal might have on the significance and setting of the Conservation Area. Concern is expressed that the principle of development would harm the designated heritage asset and recommend that the Council weighs this harm against the public benefit in accordance with paragraph 128 of the NPPF.

Our Conservation Officer considers that developing this site with houses would result in the loss of open views and the erosion of the rural feel of this end of the village, both of which are key contributors to the character of the conservation area. It would also cause harm to the setting of Wilton Farm which currently appears as a stand-alone agricultural complex detached from the built-up part of the village.

Whilst the roadside wall is a patchwork of materials due to repairs over the years, it has a presence in the street scene and contributes positively to the character of the conservation area. It is proposed to remove a large section of this walling to create a new estate road access with the appropriate visibility splays. A separate paired access is also proposed to serve two of the houses to the west of the estate road. Whilst it is proposed to rebuild the walling (1m high flint panelled, the enclosure would be lost – once again to the detriment of the character of this part of the conservation area.

Substantial harm would be created to both designated and non-designated heritage assets.

It is acknowledged that new housing could deliver some public benefit, but it is believed that it could be better accommodated elsewhere within the village, without significant detriment to heritage assets as described above.

In accordance with Paragraph 133 & 135 of the NPPF, it is recommended that this application be refused on the grounds that the proposed development will cause substantial harm to the significance of the conservation area, which is a designated heritage asset, and harm the setting of Wilton Farm which is an undesignated heritage asset.

As stated above, the proposed development site is located within the historic core of the settlement and Historic Environment Services indicate that artefacts recovered from the vicinity of the site include Roman, Saxon, medieval and post medieval objects. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development.

If planning permission was to be granted, Historic Environment Services ask that this be subject to conditions for a programme of archaeological work in accordance with paragraph 141 of the NPPF.

Highway issues

As stated above, access and layout forms part of this application and constitutes the formation of an estate road centrally along the road frontage. Visibility splays of 2.4m x 50m are shown on the submitted plans. A separate paired access is also proposed to serve two of the houses to the west of the estate road. The estate road takes a broadly Y-shaped format with potential linkage to further adjoining land to the west.

Whilst the Local Highway Authority (NCC) raised no objection to the principle of the proposed development, it offered the following concerns:

1. "Given the scale of development proposed it is recommended the development be served via a type 6 shared surface road. The junction with Main Street should take the form of a dropped kerb crossing and be provided with sightlines of 2.4m x 59m in both directions.
2. The terrace of three dwellings east of the access are currently reliant on rear parking and this will inevitably lead to on-street parking. All frontage plots should take access direct from Main Street. It should be demonstrated that private accesses should have appropriate visibility splays.
3. The proposed site frontage footway should be widened to 2m.
4. There are existing bus stops in front of the site on either side of Main Street, just west of the junction with Nursery Lane. Serviced by Suffolk Links Brecks & No40. These stops should be upgraded to DDA compliance
5. The layout proposes an excessive amount of estate road. If the existing layout of dwellings is retained then the adoptable highway should culminate in a size 3 turning head just south of the northern area of open space. The private drives accessed off the side arms of the size 3 turning head should also have size 3 turning heads.
6. No housing schedule has been provided. On receipt of further information advice can be provided on parking allowance.
7. Fronting the site there is currently a white line that delineates the edge of the carriageway and ties in with the existing footway to the west of the site. The layout plan does not appear to correspond with this and should be amended accordingly.
8. It would be useful for plot numbers to be added."

Given the concerns encountered relating to the principle of developing this site, the technical issues have not been addressed by the submission of further/amended plans. Certain matter could be dealt with via condition.

As it stands the application has failed to demonstrate safe access and site layout that would meet the standards of the Local Highway Authority. It therefore is contrary to the provisions of the NPPF, Policies CS08 & CS11 of the LDF and emerging policy DM15 of the SADMPD.

Crime and disorder

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

Other material considerations

Contamination plus foul and surface water disposal could be covered via condition as suggested by consultees. County Council library contribution, affordable housing and public open space provision plus SUDs may have been the subject of a Section 106 agreement.

The application is referred to the Planning Committee for decision due to the conflict of opinion with the Parish Council. It will however be noted from their response in the Consultation section above that certain concerns were expressed regarding the ecological implications.

CONCLUSION

In light of the above concerns, the proposal to develop an estate of 26 houses outside the defined development area of the village, adversely affecting designated and non-designated heritage assets and most likely the adjoining Breckland SPA, and with a layout which would not meet highway safety standards, results in a clear recommendation of refusal.

The proposed development would be contrary to Paragraphs 17, 55 & 109 of the NPPF, Core Strategy Policies CS02, CS06, CS08, CS11 & CS12 of the LDF and emerging Policies DM2 & DM15 of the SADMPD.

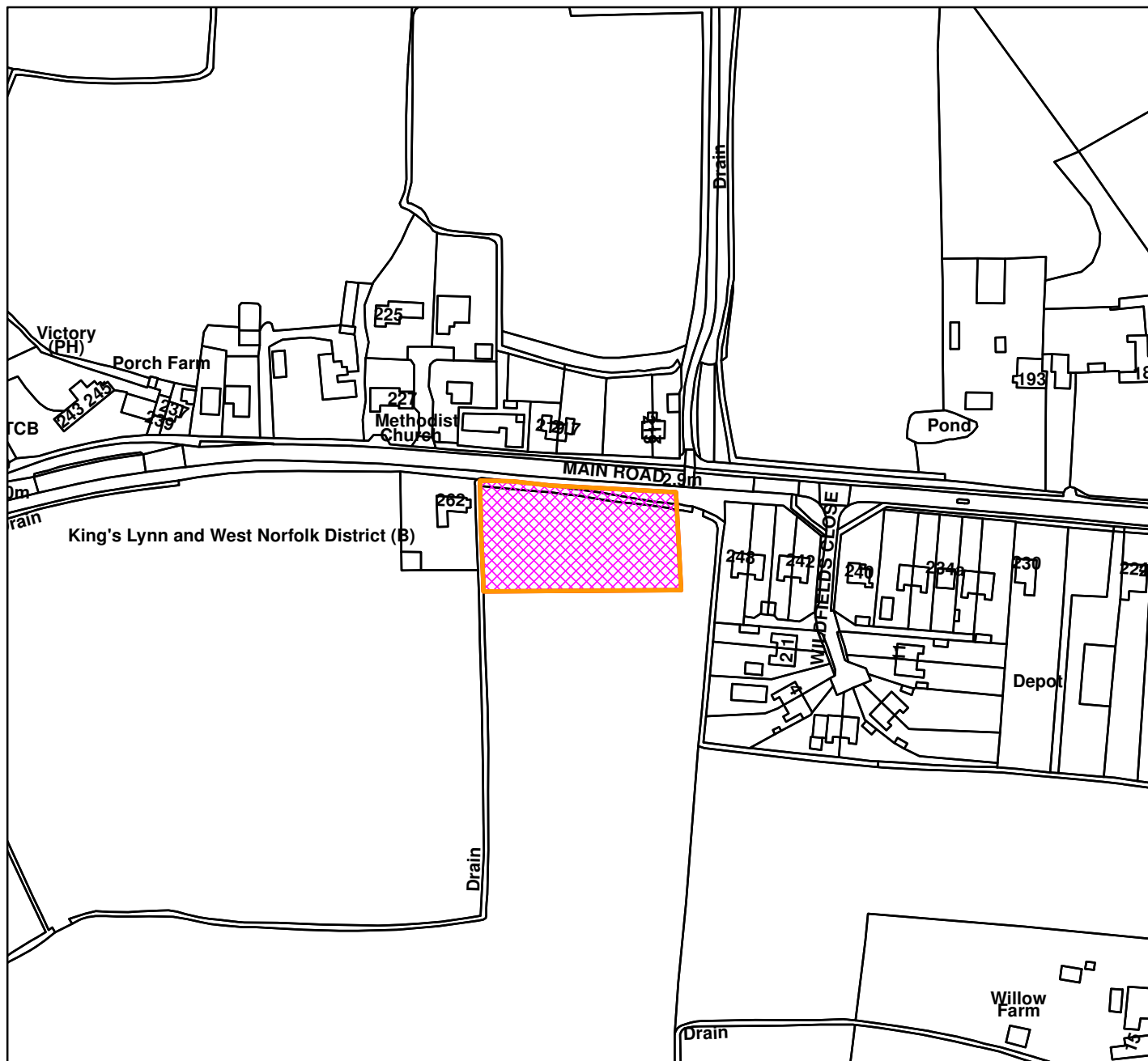
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The site lies outside the settlement boundary for Hockwold-cum-Wilton as identified by the saved Local Plan map for the village and the emerging Site Allocations and Development Management Policies Document 2015. The applicant has not provided any special justification why countryside protection should be relaxed. The proposed development is therefore contrary to the provisions of Paragraphs 17 and 55 of the NPPF, Policies CS02 and CS06 of the Core Strategy 2011 and Policy DM2 of the Site Allocations and Development Management Policies Document 2015.
- 2 Removing the historic roadside walling and developing this site with houses would result in the loss of open views across paddock land and the erosion of the rural feel of this end of the village, both of which are key contributors to the character of the conservation area. It would also cause harm to the setting of Wilton Farm which currently appears as a stand-alone agricultural complex detached from the built-up part of the village. The proposed development would therefore cause substantial harm to the significance of the conservation area, which is a designated heritage asset, and harm the setting of Wilton Farm which is an undesignated heritage asset. The proposal is therefore contrary to the provisions of paragraph 17 of the NPPF and Core Strategy Policy CS12 of the LDF.
- 3 Insufficient information has been provided by the applicant in respect to the likely impact the development would have upon the adjacent European designated site. Accordingly, the Local Planning Authority cannot carry out a Habitats Regulations Assessment as required under the Conservation of Habitats and Species Regulations 2010 to determine the likely significant effect on the European site, Breckland Special Protection Area, as required by s.61 and s.62 of the regulations. The proposal is therefore contrary to paragraph 109 of the National Planning Policy Framework and Policy CS12 of the Local Development Framework Core Strategy 2011.
- 4 The application has failed to demonstrate safe access and site layout that would meet the standards of the Local Highway Authority. It therefore is contrary to the provisions of the NPPF, Policies CS08 & CS11 of the LDF and emerging policy DM15 of the SADMPD.

15/02008/O

Land East of The Grange Main Road Clenchwarton



Scale: 1:2,500

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



Tel. 01553 616200 - Fax. 01553 691663

Organisation	BCKLWN
Department	Department
Comments	1:2500
Date	10/08/2016
MSA Number	0100024314

AGENDA ITEM NO: 8/3(a)

Parish:	Clenchwarton	
Proposal:	Outline application for the construction of four detached houses	
Location:	Land East of the Grange Main Road Clenchwarton Norfolk	
Applicant:	Client of JCJ Planning	
Case No:	15/02008/O (Outline Application)	
Case Officer:	Mrs N Osler	Date for Determination: 8 February 2016 Extension of Time Expiry Date: 7 October 2016

Reason for Referral to Planning Committee – Officer recommendation is contrary to Parish Council recommendation and level of financial contribution.

Case Summary

Members may recall this application which, with its counterpart (16/00305/OM), was deferred from June's Committee meeting to negotiate the inclusion of a financial contribution towards play equipment. The principle of this has now been accepted by the applicant, and a contribution will be sought via the S106 Agreement. The remainder of this report remains unaltered other than in relation to this issue. Any additions are in bold text for ease of reference.

The application is in outline for residential development on a site measuring approximately 0.33ha to the south of Main Road, Clenchwarton. This site forms the eastern element of one of the three housing allocations identified in the emerging Site Allocations and Development Management Policies Pre-Submission Document for Clenchwarton, and Policy G25.3 relates specifically to development of this allocation. Application 16/00305/OM, which is also before this Committee, is for the western part of the allocation.

All matters are reserved although the description of the development is for four dwellings. Application 16/00305/OM is for 16 dwellings – totally 20 dwellings across the allocation.

The site is countryside but has residential development to its west, north (on the opposite side of Main Road) and east.

The site lies within Flood Zones 2 and 3 and forms part of a wider agricultural field.

Key Issues

Principle of Development
Form and Character
Neighbour Amenity
Highway Safety
Flood Risk
Drainage

Affordable Housing and Other Contributions
Other Material Considerations

Recommendation

A) APPROVE subject to conditions and completion of a suitable Section 106 Agreement within 4 months of the date of resolution to approve.

B) REFUSE in the event that a suitable Section 106 Agreement is not completed within 4 months of the resolution to approve.

THE APPLICATION

The application is in outline, with all matters reserved, for residential development on a site measuring approximately 0.33ha to the south of Main Road, Clenchwarton.

The site is adjacent to, but outside of the existing settlement boundary, and therefore designated as countryside. However, the site has residential development to its east, north and west and is part of a proposed housing allocation identified in the emerging Site Allocations and Development Management Policies Pre-Submission Document.

At present the land is part of a larger arable field to which access will be retained at the north-eastern corner of the site.

SUPPORTING CASE

The site concerned comprises part of the preferred residential allocation included in the Site Allocations & Development Management Policies (Site G25.3). The proposal seeks to formally establish the principle of residential development at this stage, notwithstanding that the Local Plan Examination is currently underway. The site itself is identified on the accompanying plans and it is the intention of the applicants to provide two storey dwellings within the development site to ensure the provision of first floor bedroom accommodation in addition to necessary flood mitigation measures. A flood risk assessment accompanies the current application.

The application proposes the construction of four detached dwellings, each with a plot size of 20m width and 40m depth and comprises the roadside section of a large agricultural holding. The site is located between a housing estate (Wildfields Close) and 262, Main Road, a detached dwelling. Opposite the site there is linear residential development, with bus stops located close to the site on both sides of the road.

Clenchwarton has been allocated as a Key Rural Service Centre within the adopted Core Strategy (Policy CS02), with local scale housing development concentrated in such locations. The applicants are aware of the requirements set out in the submitted SS&DMP with regard to sustainable drainage requirements and footpath provision, and heads of terms regarding a contribution towards affordable housing accompany the application.

Following the recent High Court ruling with regard to the Council's five year housing land supply, the current submission has been made with regard to Paragraph 14 of the National Planning Policy Framework.

In light of the advice contained with the NPPF, it is asserted that the current proposal would contribute to the vitality and economic wellbeing of the village and would not result in any demonstrable harm to interests of acknowledged importance. Accordingly, it is considered that the outline application should be approved.

PLANNING HISTORY

16/00305/OM – Outline Application for the construction of 16 dwellings - pending consideration with recommendation of approval

RESPONSE TO CONSULTATION

Parish Council: OBJECT Their concerns being it is a greenfield site and no footpath exists

Highways Authority: Whilst the LHA consider that the site is not in a sustainable location they have **NO OBJECTION**, subject to condition, on highway safety grounds

Internal Drainage Board: NO OBJECTION

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

Environmental Health & Housing – CSNN: NO OBJECTION subject to condition relating to drainage

Environment Agency: NO OBJECTION subject to condition

District Emergency Planning Officer: NO OBJECTION subject to condition

Local Development Framework: The site has been subject to a detailed sustainability appraisal as part of the work for the Site Allocation and Development Management Policies Document. The SA scored the site highly and allocated this site as it performs generally favourably in comparison to other sites submitted in the village.

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

CS11 - Transport

CS12 - Environmental Assets

CS13 - Community and Culture

CS14 - Infrastructure Provision

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM21 - Sites in Areas of Flood Risk

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM8 – Delivering Affordable Housing on Phased Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

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

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highway Safety
- Flood Risk
- Drainage
- Affordable Housing and Other Contributions
- Other Material Considerations

Principle of Development

The site represents part of a proposed housing allocation in the emerging Site Allocations Plan (G25.3). Policy G25.3 states *'Land amounting to 1.2 hectares to the south of Main Road as shown on the Policies Map is allocated for residential development of 20 dwellings. Development will be subject to compliance with all of the following:*

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed.

The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);

2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SUDS) should be included with the submission;

3. Development is subject to demonstration of safe access and visibility to the satisfaction of the local Highway Authority and the provision of the appropriate footway links;

4. Provision of affordable housing in line with the current standards'.

The weight to be given to the emerging local plan prior to adoption is set out in the NPPF para 216. The weight given depends on the stage reached, the extent of unresolved objections, and the consistency with the NPPF.

Other than drainage details (which would be secured by condition given the outline nature of the application), all the above policy criteria has been met. As such it is considered that the principle of development for residential use of this site is to be supported.

Form and Character

Dwellings in the locality of the site are predominately two-storey detached or semi-detached in linear form fronting Main Road. Whilst scale, appearance and layout are reserved matters, the development will have to be two-storey in height to be acceptable in terms of the risks associated with flooding, and the narrowness of the site lends itself to linear development. It is therefore considered that the site could be developed to reflect these key characteristics and therefore without detriment to the visual amenity of the locality.

Neighbour Amenity

Whilst layout, scale and appearance are reserved matters, it is considered that overlooking, overbearing and overshadowing impacts could be designed out.

Highway Safety

The application seeks outline planning permission with all matters reserved although clearly access, either single or multiple, will be from Main Road. Norfolk County Highways have raised no objection to the proposal on highway safety grounds subject to condition. The proposed condition has been amended, due to the outline nature of the application, to secure the off-site highway improvement works only (footpath provision).

Flood Risk

The site lies in an area at risk of flooding. Both national (the NPPF and NPPG) and local (the Development Plan) seek to steer new development away from areas at risk of flooding by virtue of applying the sequential test.

However, the NPPF states that it is not necessary to undertake the sequential test on allocated sites (as it is considered that has occurred during the allocation process); a stance that is reiterated in emerging Development Management Policy DM21.

The exception test must however still be passed. For the exception test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where, possible, will reduce flood risk overall.

In relation to the first element, this is an emerging housing allocation. As such it is considered that the development clearly provides wider sustainability benefits that outweigh the risks associated with flooding.

In relation to the second element, the Flood Risk Assessment that accompanied that application has satisfied the Environment Agency that the development can be made safe and would not increase flood risk elsewhere.

Drainage

It is indicated on the application form that surface water drainage will be via SuDS. This is in line with national guidance and emerging Site Allocation Policy G25.3. Given the outline nature of the proposal, any permission will be conditioned accordingly.

Foul drainage is to be via main sewer.

Affordable Housing and Other Contributions

The site forms part of a wider housing allocation, and application 16/00305/OM, which is also being considered at this meeting, relates to the remaining element. The combined sites (that are in the same ownership) trigger the need for affordable housing and financial contributions towards library, primary school **and play equipment provision**. In this instance the affordable housing provision will be four units provided on the allocation (over both sites), with a library contribution totalling £1200 (£60 per dwelling), an education contribution of £60,780 (£3,039 per multi-bed house) **and a financial contribution of £23,033.83 towards the provision and maintenance of play equipment on the Parish Council's playing field**. This figure was worked out using the methodology that 340m² of public open space would be required in line with Policy DM16 (approximately 17m² / dwelling), and that such a parcel of land could accommodate three pieces of equipment; the cost of this equipment, with 15 year's maintenance, equating to £23,033.83. This methodology was the same as recently used in a similar commuted sum arrangement and will be the methodology used going forward. These contributions will be secured by a single S106 Agreement that covers both sites.

Crime and Disorder

The proposal raises no specific issues in relation to crime and disorder. Due to the outline nature of the proposed development it is not possible to fully consider Secured by Design issues.

CONCLUSION

The site is within one of the borough's Key Rural Service Centres where residential development of an appropriate scale will be supported. Additionally this site forms part of an emerging residential allocation.

It is considered that the site could be developed without material harm to the visual amenity of the locality, highway safety or neighbour amenity. Issues such as flood risk, drainage, provision of fire hydrants and contributions can be secured via condition or S106 Agreement. It is therefore considered that the proposal accords with the NPPF, NPPG and with emerging Site Specific Development Plan Policy G25.3 and should be approved subject to the following conditions.

RECOMMENDATION:

A) APPROVE subject to conditions and completion of a suitable Section 106 Agreement within 4 months of the date of resolution to approve and subject to the imposition of the following condition(s):

- 1 Condition Approval of the details of the means of access, layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for off-site highway improvement works in the form of a footway fronting the site and continuing to link in an easterly direction with the existing footway provision located on the southern side of 248 Main Road have 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 first occupation of the development hereby permitted the footway referred to in condition 5 shall be completed to the written satisfaction of the Local Planning Authority.
- 6 Reason In the interests of highway safety in accordance with the NPPF and Development Plan.
- 7 Condition The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) December 2015, Geoff Beel Consultancy (GCB/JCJ Planning) and the following mitigation measures detailed within the FRA:
 1. Finished floor levels will be raised to a minimum of 4.30 metres aOD.
 2. Flood resistant measures will be incorporated into the building construction up to 600mm above the finish floor level.
 3. There will be no sleeping accommodation on the ground floor.The mitigation measures shall be fully implemented prior to the first occupation of the development hereby permitted.
- 7 Reason To reduce the risks associated with flooding in accordance with the NPPF, NPPG and Development Plan.
- 8 Condition The development hereby permitted shall comprise of residential units that are no lower than 1.5-storeys in height.
- 8 Reason To reduce the risks associated with flooding in accordance with the NPPF, NPPG and Development Plan.
- 9 Condition The development hereby approved shall comprise of no more than 4 residential units.
- 9 Reason To define the terms of permission.
- 10 Condition No works shall commence on site until foul and surface water drainage (the latter to include SuDS) details have been submitted to and approved in writing by the local planning authority. The submitted details shall:
 1. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 2. include a timetable for its implementation; and
 3. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

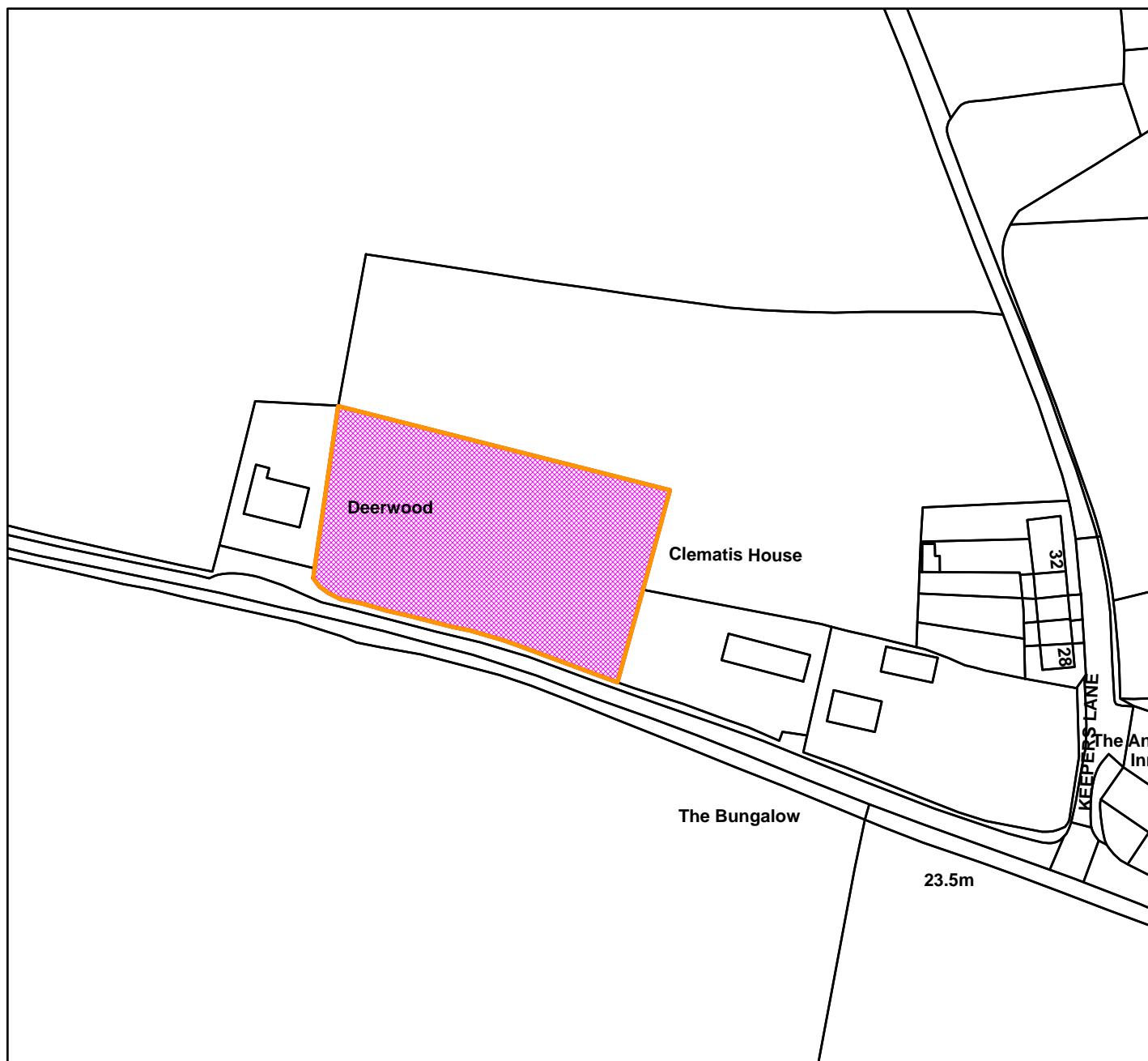
The development shall be implemented in accordance with the approved drainage scheme.

- 10 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.
- 11 Condition The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 11 Reason In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.

B) REFUSE in the event that a suitable Section 106 Agreement is not completed within 4 months of the resolution to approve.

16/00910/RM

Land adjacent to Deerwood St Andrew Lane Congham



Scale: 1:1,250

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



Tel. 01553 616200 - Fax. 01553 691663

Organisation	BCKLWN
Department	Department
Comments	1:1250
Date	24/08/2016
MSA Number	0100024314

AGENDA ITEM NO: 8/3(b)

Parish:	Congham	
Proposal:	Reserved Matters Application: Three detached dwellings	
Location:	Land Adjacent To Deerwood St Andrews Lane Congham Norfolk	
Applicant:	JJ Sandberg Construction Ltd	
Case No:	16/00910/RM (Reserved Matters Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 7 July 2016 Extension of Time Expiry Date: 12 September 2016

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

Case Summary

The application site comprises a rectangular parcel of land measuring approximately 2592 square metres and was historically a paddock. The site is located on the northern side of St. Andrews Lane, Congham. To the west and east of the site are residential properties, to the south and north is farmland.

The site lies within the countryside. Congham is classified as a Smaller Village and Hamlet within the Settlement Hierarchy of the Core Strategy.

The application seeks Reserved Matters consent for the construction of three detached dwellings. All matters were reserved at the outline stage.

Key Issues

Principle of development;
Form and character;
Neighbour amenity;
Highway safety; and
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site is located on the northern side of St. Andrews Lane, Congham. The site is currently part of a larger field in the same ownership and is slightly elevated to the adjacent highway. The larger field extends further north of the application site; the northern boundary of the application site is currently open.

The southern boundary, to St Andrew's Lane, comprises a post and wire fence. To the west and east of the site are residential properties to the south is farmland.

The application seeks planning (reserved matters) consent for the construction of three detached four-bedroom dwellings with garages. All matters were reserved at the outline stage.

Plots one and three propose the same style and size properties, T-shape with a two storey rear projection. The front elevation is almost traditional in appearance with small and balanced fenestration with header, cill and quoin detail. It is proposed to locate the detached double garages to the front of both sites gable-end onto the road.

Plot two is slightly different in style being 'L-shape', again with a two storey rear projection. The fenestration to the front is larger, including a fully glazed middle section. It is proposed to construct an attached double garage to the western elevation of plot two.

It is proposed to use traditional materials in the construction of all three dwellings, including flint to the front elevations, old farmhouse red facing brick and clay pantiles.

SUPPORTING CASE

There is no supporting case accompanying the application.

PLANNING HISTORY

15/01242/O: Application Permitted (Committee): 03/11/15 - Outline Application: Three detached dwellings - Land Adjacent to Deerwood, St Andrews Lane, Congham.

15/01242/DISC_A: Discharge of Condition final letter: 29/06/16 - Discharge of conditions 1, 2, 3, 5, 6 and 12 of planning permission 15/01242/O: Outline Application: Three detached dwellings - Land Adjacent to Deerwood, St Andrews Lane, Congham.

RESPONSE TO CONSULTATION

Parish Council: OBJECT to the original scheme (prior to amendments) on the following grounds:-

- The scale of these buildings is completely out of character with the remainder of this small village which are predominately cottages bungalows and chalet bungalows;
- The application lacks detailed information; it does not show overall height of the buildings;
- These are very large three storey houses;
- These homes would generate a significant additional traffic from these properties on the narrow St Andrews Lane and close to the junction of Broadgate Lane;
- There is a lack of clarity re the Blue Area. Additional Land has been acquired behind the site which has been included in the application. The Parish Council would like more information re this addition. Surely this additional land should be within the Site plan. Will this application qualify for S106/CILL recommendation.

Highways Authority: NO OBJECTION conditionally.

REPRESENTATIONS

ONE representation received from a local resident **OBJECTING** to the original scheme for the following reasons:-

- One of the houses is too big;
- Out of keeping with the village;
- Excessive scale of dwellings next to a bungalow; and
- Increased traffic noise.

ONE representation received from a local resident **OBJECTING** to the revised scheme for the following reasons:-

- The scale of the proposal will be dominant and overbearing on the street scene as it sits between a bungalow and two storey house with reduced eaves height;
- The proposal will have a dominant and overbearing impact when the village is approached from the west along St Andrews Lane;
- Congham is characterised by 'mean' floor to floor heights and reduced eaves with raised collar roofs and recent consent 14/00988/F is an example of this approach as are older consents 08/01258/F and 2/03/1984/D whereas the proposal utilises generous 2.4m floor to ceiling heights with no lower eaves;
- The proposal has been designed in such a manner with attic trusses to allow easy conversion of the roof space with rear dormers under permitted development rights;
- Finally with reference to refusal 15/01283/F if this proposal is approved in its current form there would appear to be an inconsistency in the authorities application of section 7 of the NPPF, Core Strategy Policy CS08 and emerging Development Plan Policy DM15;
- Congham will come under increased pressure for development and I note that the PC does not currently have a Neighbourhood Development Plan as allowed for under the Localism Act 2011 and now is probably a good time for one to be prepared so the full community can be involved in how the village should move forward.

The revised plans were still under consultation at the time of writing the report; this period ends on the 29th August. Any representations received after the agenda is published will be reported within Late Correspondence.

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

CS06 - Development in Rural Areas

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM3 - Infill development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

- Principle of development;
- Form and character;
- Neighbour amenity;
- Highway safety; and
- Other material considerations

Principle of Development

The application site is located within the village of Congham which has been identified within the King's Lynn Settlement Hierarchy (Policy CS02 of the King's Lynn & West Norfolk Adopted Core Strategy 2011) as a 'smaller village or hamlet' where it would be inappropriate to seek further development.

Core Strategy Policy CS02 states that development within Smaller Villages or Hamlets will be limited to specific identified needs only in accordance with Policy CS06 'Development in Rural Areas', as these villages have little or no services and it would be inappropriate to seek further development in these places.

With regard to residential development Policy CS06 states that 'in such locations, more modest levels of development, as detailed in Policy CS09, will be permitted to meet local needs and maintain the vitality of these communities...'.

Policy CS09 (Housing Distribution) makes it clear that no new housing is proposed in the tier beneath Rural Villages.

Notwithstanding the above, since the adoption of the Core Strategy in 2011 national planning policy has been modified so that housing policies should no longer place blanket bans on development in certain types of settlement. This is reflected by the inclusion of a policy on in-fill development in Smaller Villages and Hamlets in the proposed Site Allocations and Development Management Policies Development Plan Document. In practice, the Council has already used the change in national policy to approve in-fill development in this category of settlement.

The principle of development for the construction of three dwellings was established through the granting of outline consent (ref: 15/01242/0). It was concluded that in the absence of a five year housing land supply the benefit of three additional dwellings in this location would not be significantly or demonstrably outweighed by any harm caused to the form and character of the area or highway safety.

Form and Character

St Andrews Lane comprises ribbon development of varying scale and style. The proposed dwellings will continue this frontage pattern of development but with slightly longer front gardens to aid the transition into the wider countryside.

Following the submission of amended plans, reducing the footprint, removing the second storey of the proposed dwellings and reducing the scale of the proposed garages, they now relate to the size of the plots in which they will sit and relate adequately to the development along St Andrews Lane to the east.

Whilst the Outline application reserved all matters, indicative plans were submitted which included a block plan, floor plans and elevations. The plans demonstrated how three detached dwellings could be accommodated on the site and they were considered acceptable in principle at that stage. The amended plans on the current application are now more in-line with the indicative details shown at the outline stage.

Neighbour Amenity

The dwelling directly to the west of the application site is a bungalow. There is a window to the eastern elevation of the bungalow facing the application site and the existing boundary treatment comprises low level hedging. The proposed dwelling on Plot One will be sited approximately 9m away from the neighbouring bungalow and will be set back from the front of the neighbouring dwelling, thus reducing any impact in terms of loss of light or overbearing effects. Additional boundary treatment can be erected by the neighbour if they wish for more screening.

There is one small first floor bedroom window proposed to the western elevation of the rear projection on Plot One. This is a secondary bedroom window so it would be reasonable to impose a condition for it to be obscurely glazed and non-opening to protect the privacy of the neighbouring residents to the west.

A Juliet balcony is proposed at first floor level to the rear elevation to serve the master bedroom. This will cause no material overlooking to neighbouring residents as it is flush to the wall and the angle of outlook would be too acute to overlook the neighbouring property.

There are some first floor bedroom windows on Plots Two and Three which may cause some loss of privacy between the new properties but these are secondary windows and can therefore be conditioned to be obscurely glazed and non-opening.

The neighbouring dwelling directly to the east of the application site is a two storey dwelling and is well screened by mature trees. There is one small first floor window proposed to the eastern elevation of Plot Three which serves a bathroom and can therefore be conditioned to be obscurely glazed.

Given the distance between the proposed development and the neighbouring dwelling together with the direction of the sun, there will be no material overshadowing or overbearing impact caused.

Highway Safety

At the time of writing the report, the Local Highway Authority raised no objection to the original scheme. There have been no comments received to date based on the amended plans but these will be reported within Late Correspondence, should comments be received.

It is unlikely that Highways would object to the revised proposal as the changes mostly affect the size of the proposed dwelling and not the highway or the parking and turning areas.

However, NCC originally commented on the restricted size of the garage on Plot Two in that the internal measurements would not accommodate two vehicles notwithstanding the fact it's classed as a double garage. Given that the proposed properties are four bedrooms they require a total of three parking spaces each. It was therefore recommended that two vehicles should be accommodated within the driveway but as this is currently constrained a revised plan is required. NCC recommended conditions following receipt of an amended plan.

The internal measurements for the proposed garage on Plot Two have not changed within the amended scheme and neither has the parking and turning provision within the driveway. Therefore NCC are likely to repeat their previous comments within the re-consultation.

That said, it is clear from the proposed amended block plan that there is sufficient space within the driveway of Plot Two to adequately accommodate parking provision for two vehicles.

Plots One and Three meet the requirements for parking and turning for four bedroom properties.

The Outline application conditioned details of three passing bays along St Andrews Lane to be submitted prior to any works commencing on-site. These details have been submitted by way of a Discharge of Condition application and were subsequently approved in June of this year.

Other Material Considerations

Crime and Disorder:

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application before the Committee will not have a material impact upon crime and disorder.

Parish Council Comments:

The concerns raised over the scale of the proposed development have been resolved by way of reducing the footprint and the height of the dwellings, as shown on the amended plans.

With regards to the highway safety concerns, NCC has raised no objection to the proposal. Adequate on-site parking and turning provision is proposed and the details for the Passing Bays along St Andrews Lane have been discharged and can be implemented under the original outline application.

To clarify, the blue land directly to the north of the site is land in ownership of the applicant. The outline application included a slightly larger area of blue land but this does not affect the application site (the red line) or how the proposed development will be considered. The red line is the same as the outline approval.

Under the current Development Plan, and given the fact that the Borough now has a five year housing land supply, the Council would not look favourably on further housing

development to the north or north-east of the application as this would be contrary to countryside policies and out of keeping with the form and character of the area.

Outline consent was granted on the site due to the lack of a land supply at the time of making the decision.

Third Party Comments:

The concerns raised by local residents with regards to the scale of the proposed dwellings, the impact on the character of the area and highway safety have been addressed above in the report.

The reference made to the refusal further to the east of St Andrews Lane (15/01283/F) is not comparable to the current application. Planning permission was sought for the construction of a detached dwelling and garaging and was refused on two grounds;

- 1) Isolated and unsustainable site within the open countryside (notwithstanding the shortfall in housing land supply); and
- 2) Scale and design.

The site referred to by the third party is very different from the current application site in that it is situated well into the open countryside, some distance away from the developed part of St Andrews Lane to the west. A new dwelling on this parcel of land was considered to cause significant and demonstrable harm to the character of the area.

A previous application on the site referred to (15/00417/F) for the same proposal was refused for the same reasons and was appealed. The Planning Inspector dismissed the appeal in Jan of this year as it was felt that “the scheme would be further sporadic development in the open countryside around this small settlement where a substantial new house and garaging would have a significantly harmful impact upon the attractive, undeveloped rural landscape”.

The Planning Inspector did not agree with the appellant that the proposal was ‘infill development’ as it is not sited between other developments and uses.

In conclusion, it was considered that the site was isolated, away from the main built up part of Congham, unsustainable and the design was not sufficiently sensitive to provide a proposal that would either reflect the traditional architectural vernacular or preserve the attractive rural character of this location.

The site subject of this application before the Committee already benefits from outline consent for three detached dwellings and detached garages. Whilst layout and scale were reserved matters, the indicative footprints were considered acceptable at the outline stage and the revised proposal is in line with those details.

Although the principle of development was established due to the lack of housing land supply, the site meets the definition of infill development in accordance with emerging Development Management Policy DM3 (Infill development in the Smaller Villages and Hamlets). It is not an isolated site. Now that the proposed dwellings have been reduced in scale together with the fact that there is separation between the dwellings and the highway allows them to fit in with their surroundings without having a detrimental impact upon the street scene or the character of the surrounding area. It is considered that their vernacular and proportions are in keeping with other dwellings within the vicinity.

Furthermore, there are a number of larger properties to the east of the application site, within the built up part of St Andrews Lane, past the Anvil Inn; between Holly Lodge and Thistledown. The proposal is therefore not contrary to Section 7 of the NPPF, Policy CS08 or DM15.

Drainage:

St Andrews Lane is not connected to any mains drains and as the proposal seeks consent for three four-bedroom properties and there are no drainage details within the application, a condition requesting full details of foul and surface water drainage will be imposed.

CONCLUSION

It is the officer's opinion that the proposed development, following the submission of amended plans, relates adequately to the site, in terms of its scale, mass, design and appearance and has regard for the character and appearance of the area.

There will be no highway safety issues as a result of the proposed development.

The proposal will have no material impact on the amenities of the neighbouring residents in terms of overshadowing, overlooking and overbearing.

As such, it is considered that proposed development accords with the provisions of the NPPF, specifically section 7, Core Strategy Policies CS06 and CS08 and emerging Development Management Policies DM1, DM3 and DM15.

In light of national and local planning policy and guidance and other material considerations it is 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 carried out in accordance with the following approved plans as amended; 16/592/GA1000 Rev. B, 16/592/GA1010 Rev. C, 16/592/GA1020 Rev. B and 16/592/GA1030 Rev. B.
- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 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.
- 2 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 3 Condition Prior to the first occupation of the development hereby permitted the proposed accesses / on-site car parking and turning areas shall be laid out, demarcated, 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 first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 Condition The following windows shall be obscurely glazed and retained thereafter as such:-

Plot One:

- First floor master bedroom window to the western elevation; and
- First floor en-suite window to the eastern elevation.

Plot Two:

- First floor en-suite window to the western elevation; and
- The two first floor master bedroom windows to the eastern elevation.

Plot Three:

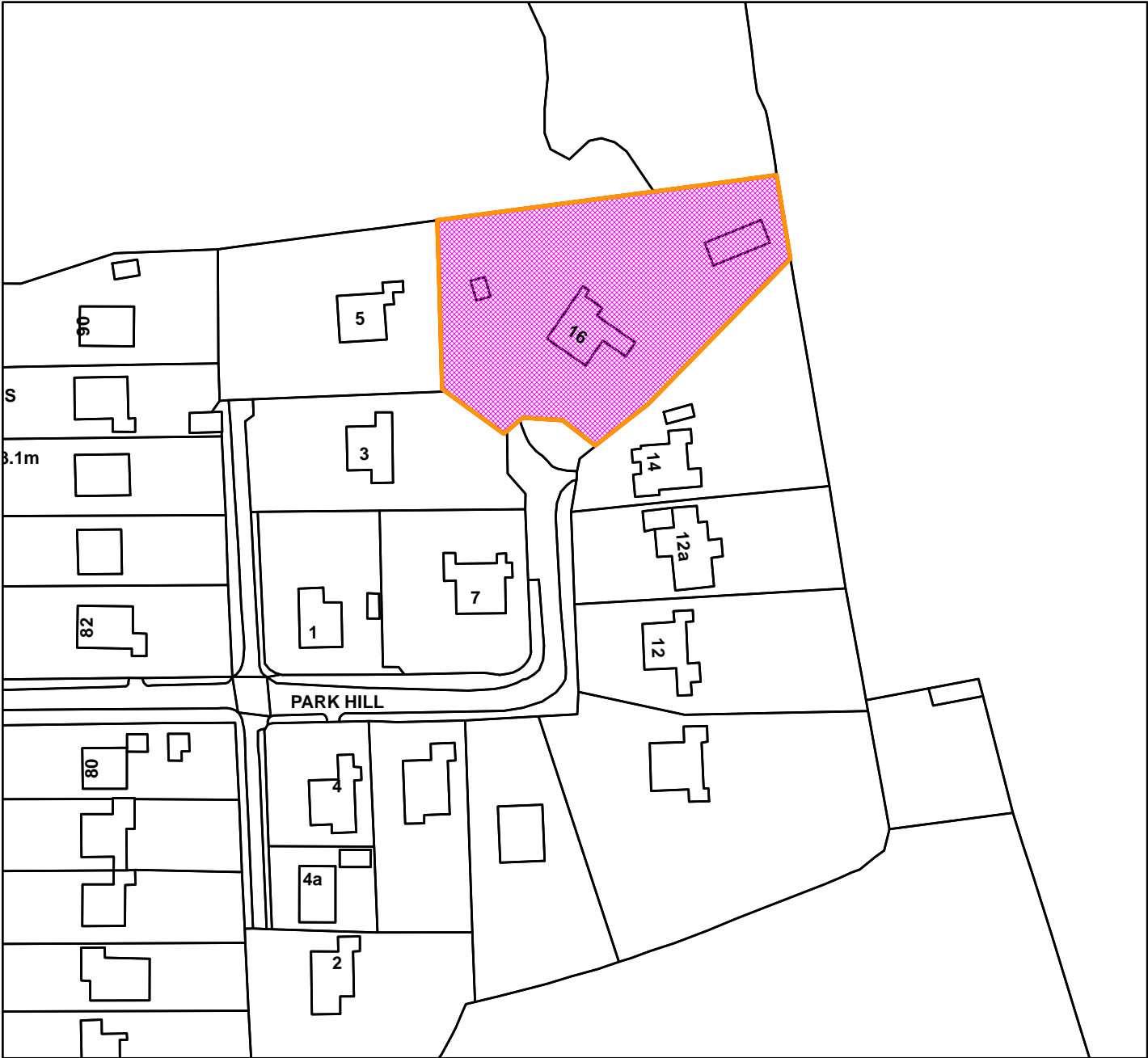
- First floor master bedroom window to the western elevation; and
- First floor en-suite window to the eastern elevation.

The abovementioned bedroom windows shall also be non-opening and retained thereafter as such.

- 5 Reason To safeguard the amenities of neighbouring residents and future occupants of the new development, in accordance with the NPPF.
- 6 Condition No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 6 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

16/00913/F

Tit Willow 16 Park Hill Dersingham



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



Tel. 01553 616200 - Fax. 01553 691663

Scale: **1:1,250**

Organisation	BCKLWN
Department	Department
Comments	1: 1250
Date	24/08/2016
MSA Number	0100024314

AGENDA ITEM NO: 8/3(c)

Parish:	Dersingham	
Proposal:	Renovation and loft conversion of dwelling	
Location:	Tit Willow 16 Park Hill Dersingham King's Lynn	
Applicant:	Mr And Mrs Judd	
Case No:	16/00913/F (Full Application)	
Case Officer:	Mr M Broughton	Date for Determination: 14 July 2016 Extension of Time Expiry Date: 9 September 2016

Reason for Referral to Planning Committee – The application has been called in by Borough Councillor T Bubb.

Case Summary

The land is situated on the eastern side of B1440 Hunstanton Road, Dersingham; approximately 360m north of the village centre, in an area designated Built Environment Type D in the 1998 Local Plan

The application seeks to renovate and re-roof the existing detached bungalow at Tit Willow, 16 Park Hill, and Dersingham with an extension to the rear north-east elevation in conjunction with loft conversion.

The National Planning Policy Framework 2012, the King's Lynn and West Norfolk Core Strategy 2011, the King's Lynn and West Norfolk Local Plan 1998 and the King's Lynn and West Norfolk Development Management Policies 2014 are particularly relevant to this application

Key Issues

Principle of development
Form and character
Residential and visual amenity
Trees
Ecology
Other considerations

Recommendation

APPROVE

THE APPLICATION

The land is situated on the eastern side of B1440 Hunstanton Road, Dersingham, with access into Park Hill Road approximately 360m north of the 'centre' of the village (Station 16/00913/F

Planning Committee
5 September 2016

Road / Chapel Road junction), in an area designated Built Environment Type D in the 1998 Local Plan.

The site (approximately 0.283ha) comprises a dilapidated, detached bungalow at 'Tit Willow', 16 Park Hill, Dersingham, with mixed hedge and trees forming the boundaries, agricultural land beyond (north and east) and prominent trees within the site. The applicants currently reside in a mobile home temporarily sited on the northern side of the site.

The bungalow is of full-hipped, traditional design with a flat roofed extension on the south-east elevation and conservatory on the north-east elevation.

The application seeks to create a chalet style bungalow with renovation including internal alterations and the following works:

- removal of the conservatory
- an extension to the rear north-east elevation
- raising and re-roofing the original bungalow incorporating the aforementioned extension, creating bedrooms in the roof space (loft conversion)
- a pitched roof configuration, creating a gable ended format to the development, including to the proposed extended single storey projection (garden room) attached to the south-east elevation. A ½ hip arrangement is applied to the roof planes of both the north-east and south-west elevations
- two first floor windows in the proposed north-east (rear) elevation
- a 'French door' style window to the first floor south-west (front) elevation - with Juliet style balcony rail
- cream render to the main structure with the proposed garden room finished in grey-green Cedral weatherboard
- flat concrete roof tiles throughout with grey upvc openings

SUPPORTING CASE Comments of the applicant:

The application provides a modest family home, increasing the footprint by 12.4 m sq. with an extension to the rear of the plot. An attic truss roof will then provide rooms within the roof void.

This project has been 'called-in' due to unjustified neighbour objections i.e. 'Not in keeping, sets a precedence, overlooking, reduction in light, likely damage to the service road and bats and newts will be disturbed.'

The proposal sets no precedence as the adjacent property No.5 to the west was significantly extended and attic trusses for 'rooms-in-roof' provided in 2000. A further property 12A to the south was extended and refurbished in 2008 with new gable elevations and a painted render finish.

Objectors call this a 'house' and believe this should be registered as a 'new build'. Building Control has confirmed this is a rear extension and loft conversion to form a 'Chalet Bungalow'.

The property sits central to a one (1) acre elevated plot. There is only one additional window to the front first floor gable serving a bedroom. Directly in front are two large mature Beech Trees (to be retained) and extensive hedgerows to the boundaries forming a natural screen.

The measured distance from the front first floor window to the front boundary (approximately 20m) and the distance to the properties claiming overlooking (30m to the south-west boundary of No 7) is adequate to negate overlooking

The site dwelling, which sits lower than the adjacent bungalow No.14 to the south east, is an adequate distance (between 12m -17m) from No 14 boundary. The separation creates zero reduction in loss of light being claimed. The property currently sits lower means that the increased ridge height of the attic truss roof has minimum visual impact.

The private service road is negotiated twice a week by 15 ton refuse lorries. Furthermore No.12A and No 5 were significantly altered and extended with no previous damage to the private road having occurred.

Neighbours suggested bats and newts would be at risk. At great additional expense we commissioned an ecology report only to be told there were no endangered newts. Although bats are present in the locality, none were found entering or roosting in the property. Neighbours have done everything in their power to prevent and delay this project, including rallying additional support from properties which are clearly not affected by the proposed works in any way.

This is no 'Grand Design', purely a renovation of a tired run-down property to form a modest family home on a large corner plot.

PLANNING HISTORY

2/TPO/547: Due to be determined at Planning Committee 5/09/16: To consider whether tree preservation order 2/TPO/00547 should be confirmed, modified or not confirmed in the light of objections (rescinded 2/TPO/542)

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION

Arboricultural Officer: NO OBJECTION – Condition applies to protection of Root Protection Areas of trees during works.

Comments: Protected trees (TPO 547 applies) - two beech trees beside the existing drive are an attractive feature at the front of the property. There are two other trees to the rear. Root protection areas shown on the plans extends over the drive, the front lawn of the property and a grassed area outside the garden at the head of the cul de sac.

Part of the drive has already been excavated with concern raised about probable storage of building materials, the installation of underground services and parking of any contractor's vehicles at the front of the building – thus a risk of damage to tree roots within the root protection area.

REPRESENTATIONS

Letters in **SUPPORT (4)** from the public – comments:

- Renovation makes good use of the land and supports a village family
- No planning reasons to reject – people should embrace change

- Materials, raised roof and additional window do not exacerbate any existing perceived overlooking and creates a chalet bungalow not a 2 storey house
- Former resident No 5: refurbishment to No 5 included loft accommodation with no objecting neighbours or issues with damaging the road, bringing a tired and neglected 1945 bungalow to life

Letters of **OBJECTION** from (9) households of Park Hill – comments:

- Damage to private access road
- Loss of privacy: A gable end with first floor window and height increase approx. 1.8m will create overlooking to all surrounding properties and gardens.
- Impact on wildlife and trees – Norfolk bat Survey confirmed 2014/15 confirmed 7 species in the area
- No consultation by applicant with neighbours
- Red line requires amendment: includes a small section on the SE side not in ownership of the applicant
- Subsidence: Natural springs running under the hill to be taken into account.
- Precedent: This application amounts to a re-build, not a renovation, creating a 2 storey house which, along with materials, is not in keeping or sympathetic to other dwellings or its surroundings. Park Hill rises steeply from Hunstanton Road, with the bungalows in 4 tiers, the upper 3 tiers each having a unique view towards the Wash and the woodland at Wolferton but not themselves being dominant in the landscape when viewed from the west. Bungalows enjoy a high degree of privacy and are screened from each other by hedges and fences. Future conversions to houses would increase overlooking and more importantly would mean that two storey buildings would be visually intrusive when viewed from Wolferton Woods and the sea wall leading south from Snettisham.

Late correspondence (objection) - amended plans:

Slight alteration to the roof (small hip at both gable ends) does not alter our previous views and results in a down pipe on the front elevation considered detrimental to the appearance of the building.

Due to the differences in levels and orientation of the properties the impact of first floor doors on the back gardens and windows of the neighbouring bungalows is best assessed by visiting these properties. The beech trees do not prevent overlooking of back gardens and windows as views can be had beneath the canopies, this can be verified by looking back to No.16 from within No's 3 and 7.

The concerns raised are not to the size of footprint of the building but the proposed increase in height, the bulk of the proposed roof and the opportunities for overlooking from the first floor Juliet balcony.

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.

PLANNING POLICIES

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS01 - Spatial Strategy

CS06 - Development in Rural Areas

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

OTHER GUIDANCE

Dersingham Parish Plan

PLANNING CONSIDERATIONS

- Principle of development
- Form and character
- Residential and visual amenity
- Trees
- Ecology
- Other considerations

Principle of development:

The application site lies to the north of the central area of Dersingham and comprises a cul-de-sac of detached dwellings on the eastern side of Hunstanton Road (formerly A149). The locality is designated Built Environment Type D in the King's Lynn and West Norfolk Local Plan (1998), where, in principle, new development will be permitted provided it has regard for and is harmony with its surroundings.

In terms of the KLWNBC Core Strategy 2011:

- Policies CS01 and CS02 identify Dersingham 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

This application seeks to renovate, extend and create loft accommodation in the roof space of a detached bungalow. There are no other known restrictions affecting development in this cul-de-sac.

It is considered that the principle of the proposal is acceptable, as it accords with the provisions of the Core Strategy, Local and National Policy.

Nationally, the National Planning Policy Framework (NPPF) 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, are visually attractive as a result of good architecture and appropriate landscaping.

Policy DM1 of the Development Management Policies 2015 supports the NPPF and states that when considering development proposals the Council will take a positive approach that reflects 'the presumption in favour of sustainable development' contained in the National Planning Policy Framework.

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.

Form and character:

Park Hill is a 3 tiered cul-de-sac comprising detached, 1940 era, bungalow style dwellings, with the lower level of dwellings fronting Hunstanton Road on both sides of the Park Hill access road (private, surfaced and unadopted by the Highway Authority). Thereafter Park Hill Road is uphill, in an easterly direction, with an access either side to serve the second tier dwellings, to subsequently reach the third tier at the highest level, which has a backdrop of trees on the eastern side.

At the third tier level the road bears north, serving the third tier dwellings No's 12, 12A and 14 and terminating at the existing gated access track into the proposal site (No 16), itself situated at the extreme north-east corner of Park Hill and comprising a 'larger than normal' plot (0.28ha) in this cul-de-sac.

The site comprises a dilapidated, detached bungalow with a fully hipped, traditional roof design with a flat roofed extension on the south-east elevation and conservatory on the north-east elevation.

The proposal includes an extension to the rear north-east elevation with the roof thereafter raised from that existing at 5.6m to a pitch height of 7.3m over the extension and main area of the dwelling. A ½ hip is applied to each gable end.

Bedroom accommodation is created in the accumulated roof space, with 2 rear facing windows with views towards agricultural land. A 'french' door style window is applied to the front (south-west) elevation, with inward opening panes and a Juliet balcony.

The existing flat roofed side extension is restructured and a pitched roof applied (approximately height 5.3m) to create a garden room. The works include installation of new windows.

Mixed hedge and trees form the boundaries with agricultural land beyond the site (north and east). There is 2m fencing on the western boundary (with No 5) and mixed hedge to the drive on the south-west boundary (with Nos 7 and 3). The south-eastern side borders No 14 with approximate 1.5m hedge and some trees towards the rear (north-east) on the site boundary.

The access into the site from Park Hill Road lies on the south-west boundary and leads to a small detached garage on the north-west side of the site and to the rear to an industrial / agricultural outbuilding on the north-east boundary.

There are 4 prominent trees within the site, along with remnants of hedge and shrubs and evidence of a formerly unkempt surround to the dwelling. Two of the trees are adjacent to the access drive on the south-west side of the front of the bungalow

Overall plots in Park Hill are generous and there is a good level of tree, hedge and shrub planting across the gardens of the bungalow dwellings from the lowest level on Hunstanton Road and throughout the cul-de-sac.

A red weave brick and brown concrete tile is common to most dwellings and outbuildings, with some, since original construction, now partially rendered or horizontally boarded, with full render noticeable on some lower level bungalows.

Several dwellings in the cul-de-sac have had single storey extensions with a pitched roof applied, whilst others with an existing flat roofed element have been updated to that of pitched roof design.

The proposed works are considered to be a relatively common form of development where a householder seeks to extend a bungalow, by increasing the roof height, to gain accommodation in the roof space, thus creating the 'chalet style' effect. The extended ground floor area is considered minimal.

In this case the format includes glazing to gable ends as opposed to dormer style windows, often viewed on a chalet style, but which are not common in this cul de sac. The use of render for the walls and dark interlocking roof tiles is considered acceptable to the overall area.

Policy DM1 of the Development Management Policies 2015 supports the NPPF and states that when considering development proposals the Council will take a positive approach that reflects 'the presumption in favour of sustainable development' contained in the National Planning Policy Framework.

Notwithstanding the alterations to the style of roof, overall in terms of scale and design, the proposal is considered acceptable in this location

Residential and visual amenity:

This is a residential cul-de-sac of bungalows in a sustainable location, considered appropriate for development.

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 a poor design.

Objections raised relate generally to setting a precedent, the proposed increase in height, the bulk of the roof and its impact, both at close quarter and from further afield, and overlooking from the first floor Juliet balcony.

Sited at an approximate 45 degree angle in comparison to the layout of other dwellings, No 16 sits well back in the site, at a lower level to its nearest neighbour No 14 (adjacent south-east) but at a higher level to the 2nd tier of dwellings Nos 1, 3, 5 and 7 (west and south-west).

Thus the bulk of the proposed roof leads off in a north-westerly direction, directionally away from, and not considered in the direct site line of, neighbouring development.

Thus, the impact created by the 1.7m rise in overall roof height creates minimal impact on neighbouring sites. Likewise, with the back-drop of trees north and west, notwithstanding a rise in height and taking account of a ½ hip front gable, the development is unlikely to be seen from a distance or by users of the agricultural land beyond. In addition, given levels and the degree of foliage, it is unlikely the proposal will be on view to the passer-by from the Hunstanton Road (west) or further afield.

The two main trees fronting the dwelling afford a degree of screening and are currently subject of an interim 'tree preservation order'. In addition there is 2m fencing (west boundary) and approximate 1.5m hedge to the south-west and south-east boundaries.

It is proposed to install a bedroom window (maximum height from ground level of 5.2m) with a Juliet balcony rail to the first floor front elevation. The front elevation of No 16 is positioned such that it is south-west facing and is approximately:

- 22m from the western boundary fence with No 5
- 21m from the south-western boundary hedge with No 3 and 38m to the rear western elevation of that dwelling
- 14m from the gated access into the site (south-west) from the road
- 31m from the north-west corner of the grounds of No 7 (beyond the line of Park Hill Road) and approximately 44m to the rear northern elevation of that dwelling
- 17m to the southern boundary tip of the site of No 16
- 12m to the south-eastern boundary where No 14 (adjacent site) and an area of what has been described as 'common land' meet
- 6m from the single storey projection of No 16 to the boundary with No 14

Given separation distances, with screening, the angle of view and favourable orientation overlooking will be minimal and overshadowing considered negligible.

In terms of creating a precedent, each case is considered on its own merits. Noise and movement of trade vehicles and building supplies is temporary and expected in any development. Matters of subsidence and the upkeep of the private road are not issues to be addressed in this application.

Trees:

Existing boundary treatment, comprising mixed hedge and trees, is identified to be retained. The site was purchased in May 2016 in a dilapidated state and some clearance of the site has taken place, with the intention to renovate the dwelling and site as a whole

Existing mature trees within the garden area are identified on the block plan marked T1, T2 & T3 (Oak and Beech) and T4, with the Root Protection Areas (RPA) marked accordingly for each tree (drawing 0811-16/02 REV C).

Effectively the RPA's are identified as 'out of range' in relation to the actual construction works and do not overlay the bungalow fabric itself.

Tree T1 is situated to the rear north-east of the bungalow and adds to the area both visually and from a wildlife perspective.

Trees T2 & T3 to the front south-west side of the dwelling are sited along the north-eastern edge of the existing access drive. They are visible on the approach to the site. The two Beech trees (T2 & T3) are partially visible to the passer-by on the Hunstanton Road (west), but more so to the residents of 'Park Hill'.

Trees T1, T2 and T3 are considered to contribute to the local landscape and, in the interests of amenity, are subject to a Tree Preservation Order, presented in application 2/TPO/547 for confirmation to the Planning Committee this date (5/09/16).

The scheme at present submitted provides for the erection of fencing for the protection of the trees (excluding the existing driveway) before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations.

Should the TPO be confirmed, Conditional approval of this application would require:

- the fencing to be retained intact in accordance with the scheme, for the full duration of the development, until all equipment, materials and surplus materials have been removed from the site
- if damaged, all operations to cease until the fence is repaired.
- nothing to be stored or placed in any fenced area 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.

It would be unreasonable to enforce a 'fenced-off' drive to an already existing access into the site, leading to the temporary home of the family, but this can be dealt with in a suitably worded condition.

Ecology:

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 Regulations 2010 (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 Natural England 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 Natural England in order to fulfil its own obligation to have regard to the Directive requirements.

In this case a physical Ecological survey of 16 Park Hill, Dersingham was undertaken 11/07/16 by Parker Associates. On the basis of the survey (physical and emergence), the bat use of the property (entering or roosting) was considered to fall within the lowest category.

C35 brown-long eared type droppings were identified in the loft space. These were of mixed age suggesting that the loft had been utilised to a low level by a small number of bats, but over a long period of time. Given that there were also cavities under some of the roof tiles, the building was considered to have a high potential as a bat roost (BCT 2016)

A subsequent emergence survey 12/08/16 for bats found evidence of 5 species foraging or passing in the vicinity of the property, making it of some interest for local bat populations, but there was no evidence of bats emerging from the property or roosting therein.

The proposed development works allows for a small ground floor extension to the north east and a loft conversion. This will remove any bat roosting potential that currently exists within the property.

A final bat activity survey is planned for 2/09/16. The Ecologist has identified to the case officer that, based on the aforementioned findings, it is most unlikely that any evidence of entering or roosting by bats will be found and therefore actually unnecessary in this case. Nevertheless the results of this survey will be reported to Committee either verbally or in late correspondence.

The survey included examining the surrounding garden and included a pond which scored below average on the great crested newt habitat suitability index. A further site visit and torch survey on the 31/07/16 found evidence of common toad, common frog and smooth newt using the pond. The pond and surrounding habitat will remain unaltered by the proposed development.

Suitable habitat for reptiles was noted at the edge of the garden and surrounding area. However, given the size of the plot and the fact that the development will not alter the existing reptile habitat it is unlikely that the proposed development will have any impact on reptiles, even if they were present. In that respect, no further surveys are proposed.

No evidence of breeding birds was identified in the property.

Given the nature of the development and distance from designated sites, the proposed development is highly unlikely to have any adverse impact on their designated features.

The Ecological Appraisal that accompanied the application concluded that there would be no significant impact (subject to mitigation) in relation to birds, reptiles, amphibians and small mammals.

The full scheme of mitigation for the site is included in the Ecological Report and subject to condition should approval be granted.(Paragraph 8 – Parker Associated Survey dated 8/08/16)

The scheme includes:

- Toolbox talk to the demolition contractor before roof removal works commence
- Check and block wall cavities (using an exclusion device if appropriate)
- Checking of roof void and supervised removal of roof tiles
- Provision of 4 no bat slates under the tiles on the new roof;

- Removal of any vegetation/ features which could support breeding birds outside the bird nesting season
- Careful removal of any potential reptile habitat and amphibian habitat
- Provision of swift and house sparrow boxes built into the new property.

Other considerations:

There are no other issues to be addressed in this application

CONCLUSION:

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

The proposal effectively creates a chalet style dwelling, by extending the north-east elevation and applying a new roof, with the overall ridge height increased by 1.7m, resulting in bedroom accommodation in the proposed roof space.

The site is contained within the built environment and 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 site from neighbouring dwellings. However, taking into account the site layout and separation distances, it is considered that the proposal is acceptable as any increase in adverse impact on the residential amenity of neighbours will be minimal.

The proposal to extend the dwelling is supported by Policies CS08 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 it is considered to be sustainable development.

An Ecology appraisal has provided a mitigation scheme for management operation during construction. In the event that the TPO is confirmed, the tree root protection areas identified on the block plan are to be protected during works.

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.
- 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:

- Elevations and layout– Block plan / tree protection plan – drawing 0811-16/02 REV C – receipt dated 22/08/16
- drawing 0811-16/03 REV A – receipt dated 28/07/16
- Roof plan / section through – drawing 0811-16/04 REV A – receipt dated 28/07/16

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures detailed in the Ecological Assessment that accompanied the application, dated 8th August 2016, ref 2016-42 R1 and undertaken by Philip Parker Associates.
- 3 Reason To ensure that the impact of the development upon protected species is minimised in accordance with the NPPF and NPPG
- 4 Condition No development or other operations shall commence on site until the existing trees to be retained have been protected in accordance with the scheme that has been submitted to and approved in writing by the Local Planning Authority.

Fencing in accordance with BS5837:2012 shall be provided for the whole of the root protection areas for retained trees numbered T1 and T4 and, as detailed on the plan, for part of the root protection areas for retained trees T2 and T3 (Drawing 0811-16/02 REV C receipt dated 22/08/16, which excludes the existing driveway) before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations.

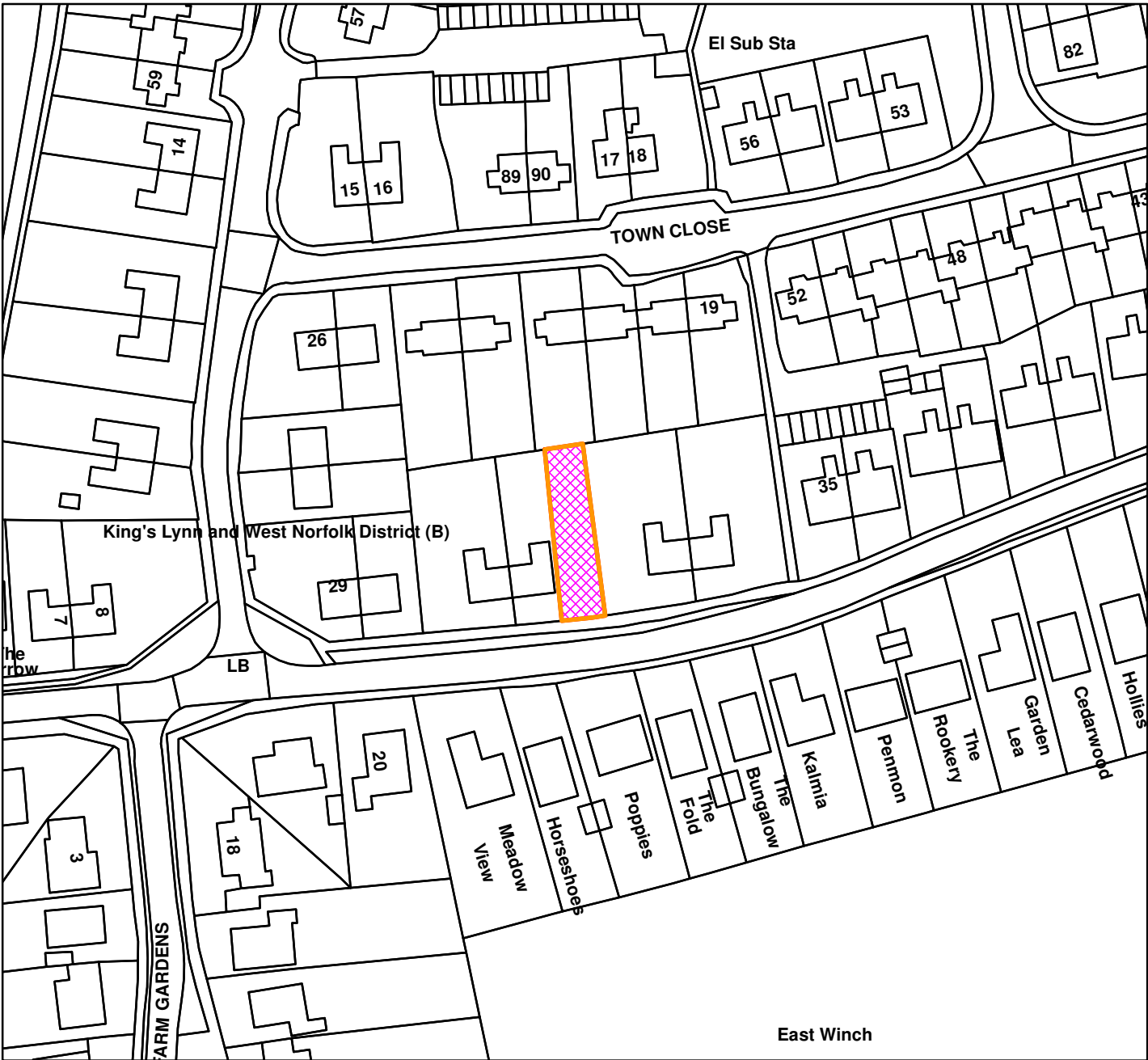
The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site.

If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

- 4 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.

16/01191/F

Land East of 32 Town Close East Winch



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



Tel. 01553 616200 - Fax. 01553 691663

Scale: 1:1,250

Organisation	BCKLWN
Department	Department
Comments	1:1250
Date	10/08/2016
MSA Number	0100024314

AGENDA ITEM NO: 8/3(d)

Parish:	East Winch	
Proposal:	Construction of a new 3 bedroom detached dwelling on land to the East	
Location:	Land East of 32 Town Close East Winch Norfolk	
Applicant:	Mr And Mrs Baljinder Anota	
Case No:	16/01191/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 8 September 2016

Reason for Referral to Planning Committee – Applicant is a Borough Councillor

Case Summary

Full planning permission is sought for one detached three-storey, three-bed dwelling on a rectangular parcel of garden land measuring approximately 0.032ha.

The site is in a residential location within both the existing and proposed development boundary for East Winch, and has residential properties to all four compass points.

The site lies in Flood Zone 1.

Key Issues

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

Recommendation

REFUSE

THE APPLICATION

Full planning permission is sought for one detached three-storey, three-bed dwelling on a rectangular parcel of garden land measuring approximately 0.032ha. The site is bounded by close boarded timber fencing to the west, north and east and is partly hedged / partly open to the south (adjacent to the highway). Nevertheless the status of the land is garden land associated with the donor property (no. 32).

The site is in a residential location within both the existing and proposed development boundary for East Winch, and has residential properties to all four compass points.

The site lies in Flood Zone 1.

A similar scheme was refused and dismissed at appeal in 2010.

SUPPORTING CASE

The Design and Access Statement that accompanied the application suggests that this is an 'Ideal candidate for a first time entry to the housing market or a self-build project because it is within an established community, sustainable from a transport and location viewpoint'.

PLANNING HISTORY

10/00527/F – Construction of dwelling – Refused and dismissed at appeal

RESPONSE TO CONSULTATION

Parish Council: None received at time of writing report

Highways Authority: **NO OBJECTION** subject to conditions

Environmental Health & Housing – Environmental Quality: **NO OBJECTION** subject to conditions relating to the removal of a garage on the site.

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

PLANNING POLICIES

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

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

- Principle of Development
- Form and Character
- Appeal History
- Highway Safety
- Neighbour Amenity
- Other Material Considerations

Principle of Development

East Winch is identified as a 'Rural Village' in the Settlement Hierarchy set out in Policy CS02 of the King's Lynn & West Norfolk Core Strategy, 2011. Furthermore the application site falls within both the existing and proposed development boundary for the settlement. Within these areas the principle of new residential development is generally considered to be acceptable under Policies CS02 and CS09 of the Core Strategy, Policies 8/1 and 4/21 of the Local Plan and emerging Development Management Policy DM2. Development must however have regard for and be in harmony with the building characteristics of the locality and comply with all other relevant policies.

Form and Character

Paragraph 58 of the NPPF requires that planning decisions should 'ensure that developments will function well and add to the overall quality of the area...respond to local character...and be visually attractive as a result of good architecture'. It goes on to state at paragraph 64 that 'permissions 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'. This stance is reiterated in Core Strategy Policy CS08 and emerging Development Management Policy DM15.

The form and character of Gayton Road (Town Close) is mixed in terms of type of dwelling. To the south of Gayton Road the dwellings are predominantly single storey. On the north side of Gayton Road the dwellings differ. This side of the road demonstrates single and two storey dwellings on wider plots with ample side gardens, on a building line that follows the curvature of the road. What is notable on the northern side of Gayton Road is the wide separation distances between the pairs of semi-detached properties compared to the more compact form of development on the southern side of Gayton Road. Another key characteristic shared by all dwellings is that their main ridge line runs parallel to the road.

Appeal History

In 2010 an application for the construction of a detached, two-bedroom dwelling was refused and dismissed at appeal. Whilst rather a simple form of design, drawing influence from the adjacent ex-authority dwellings, the application (10/00527/) was refused and dismissed on appeal (APP/V2635/A/1 0/2133176) as the house would appear cramped by virtue of the small separation distances between the house and its boundaries where were considered to give the house an awkward and incongruous appearance to the detriment of the character and appearance of the area.

The current proposal for a three-bed, three-storey pitched roof gable end dwelling onto the road has marginally increased the separation distances between the new dwelling and its boundaries, and the property is set slightly further back.

However, the current scheme is considered to increase the incongruous nature of the development. The property's pitched roof, running at 90 degrees to the road, and three-storey design introduces alien features into the locality. Whilst there is an increase in the distance between the proposed dwelling and the neighbouring properties from 0.84m to 1.4m on the western boundary, and 0.44m to 1m on the eastern boundary, the proposal does not respect the built characteristics of the locality and is also still cramped, and does not respect the separation distances that the inspector referred to as being a feature of the built form that 'contributes positively to the character and appearance of the streetscene'.

The proposed development is therefore considered to represent poor design that does not take the opportunities available for improving the character and quality of an area or the way it functions and is therefore contrary to paragraphs 25 and 64 of the NPPG, Core Strategy Policy CS08, emerging Development Management Policy DM15 and Saved Local Plan Policy 4/21.

Highway Safety

The Local Highway Authority (LHA) considers that both the donor property and proposed dwelling would have acceptable parking provision and that, subject to conditions, the application would accord with adopted highway standards.

The LHA therefore raises no objection on the grounds of highway safety.

Neighbour Amenity

It is not considered that there would be any material overlooking, and overshadowing and overbearing impacts would not be of a degree to warrant refusal.

No objections had been received from occupiers of neighbouring properties at the time of writing the report.

Other Material Considerations

Drainage is to be via main sewer and soakaway both of which are in accordance with the drainage hierarchy.

Whilst the Environmental Quality Team suggests conditions relating to the removal of a garage on the site, there were no structures on the site at the time of the site visit (03.08.2016). It is therefore considered the proposed conditions are not necessary.

Crime and Disorder

There are no specific crime and disorder issues arising from the proposed development.

CONCLUSION

The proposed property, by virtue of being three-storeys in height and having a gable end facing the road, does not respect the built characteristics of the locality, and the infilling of a gap that the Inspector in the previous appeal considered contributed positivity to the character of the appear, would unacceptably harm the character and appearance of the surrounding area.

It is therefore concluded that the proposed development would not add to the overall quality of the area and would not be visually attractive as a result of good design. It is therefore recommended that this application be refused for the following reason.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The proposed development, by virtue of its cramped arrangement and three-storey, gable end design does not respect the built characteristic of the locality and is therefore considered to represent poor design that does not take the opportunities available for improving the character and quality of an area or the way it functions. The proposal is therefore contrary to paragraphs 25 and 64 of the NPPG, Core Strategy Policy CS08, emerging Development Management Policy DM15 and Saved Local Plan Policy 4/21.



Appeal Decision

Site visit made on 23 November 2010

by Ron Boyd BSc (Hons) MICE

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

Decision date: 21 January 2011

Appeal Ref: APP/V2635/A/10/2133176

32 Town Close, East Winch, King's Lynn PE32 1NT

- 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 Client of David Taylor Associates against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 10/00527/F, dated 27 March 2010, was refused by notice dated 24 May 2010.
 - The development proposed is a detached dwelling.
-

Decision

1. I dismiss the appeal.

Main Issue

2. I consider this to be the effect the proposed development would have on the character and appearance of the surrounding area.

Reasons

3. The appeal site is the eastern side-garden to No 32 Town Close, the eastern half of a pair of semi-detached ex-Local Authority 2 storey dwellings fronting the north side of Gayton Road to the east of its junction with Town Close. A similar pair, Nos 33 and 34, adjoins the site to the east. The area lies within Built Environment D, as specified in the King's Lynn & West Norfolk Local Plan Adopted November 1998 (the Local Plan), where there is a conditional presumption in favour of development. As a result of recent changes to Planning Policy Statement 3 (PPS3) *Housing*, the appeal site is not classed as previously-developed land, but as a residential garden.
4. Whilst the streetscape includes a variety of dwelling sizes and designs, the appeal site would be situated between 2 pairs of semi-detached houses which are characterised by relatively wide front elevations and generous side gardens. The space around these properties contributes positively to the character and appearance of the street scene. In marked contrast the proposed detached house would have a relatively narrow front façade, albeit detailed to reflect those of its neighbours, and the separation distances between it and its side boundaries would be small. There would be a 2m gap between its western elevation and the eastern elevation of No 32. The combination of the narrower façade, and the proximity to No 32 would give the house an awkward and incongruous appearance to the detriment of the character and appearance of the surrounding area.

5. Of the Policies referred to in the Council's reason for refusal I consider that the Local Plan Policies are of particular relevance, given the non-strategic nature of the proposal for a single dwelling. A key principle of Planning Policy Statement 1: *Delivering Sustainable Development* (PPS1), in common with PPS3, is that design which fails to take the opportunities available for improving the character and quality of an area should not be accepted. Policy 4/21 of the Local Plan is consistent with this approach, stating that development which damages the appearance of its built surroundings will not be permitted. In the light of the harm I have identified above the proposed development would conflict with PPS1, PPS3 and the Local Plan. I conclude that the proposal would unacceptably harm the character and appearance of the surrounding area and in this respect it would conflict with Local Plan Policy 4/21 and, as a result, Policy 8/1.

Other matters

6. The appellant refers to 2 designs for a detached dwelling proposed for the western side-garden of No 7 Town Close, a similar property to No 32, and states that both designs received planning permission. I note from the details provided to me that both designs appear to incorporate wider front elevations, and greater separation from the host dwelling, than is the case in respect of the proposal the subject of this appeal. Therefore they are not directly comparable to the proposal before me which I have determined on its own merits.
7. Both PPS3 and PPS1 give encouragement to the development of land in a sustainable way, whilst respecting local character. This includes making effective use of land by re-using that which has been previously developed. As explained above, the appeal site is not classed as previously-developed land, but as a residential garden. Nevertheless, in housing density terms the proposal would make more efficient use of a site which the appellant advises is suitably located for local services, facilities (including recreational), infrastructure and public transport. Furthermore, the appellant's intention is that the dwelling would comply with certain standards set out in the Code for Sustainable Homes and neither the Parish Council nor local residents have raised objections to the proposal.
8. However, neither these, nor any other matters raised are sufficient to outweigh the harm I have identified in my consideration of the main issue. Whilst I note the concerns of the appellant with respect to the manner in which the Council responded to the application, they do not alter the planning merits of the case upon which my decision is based.

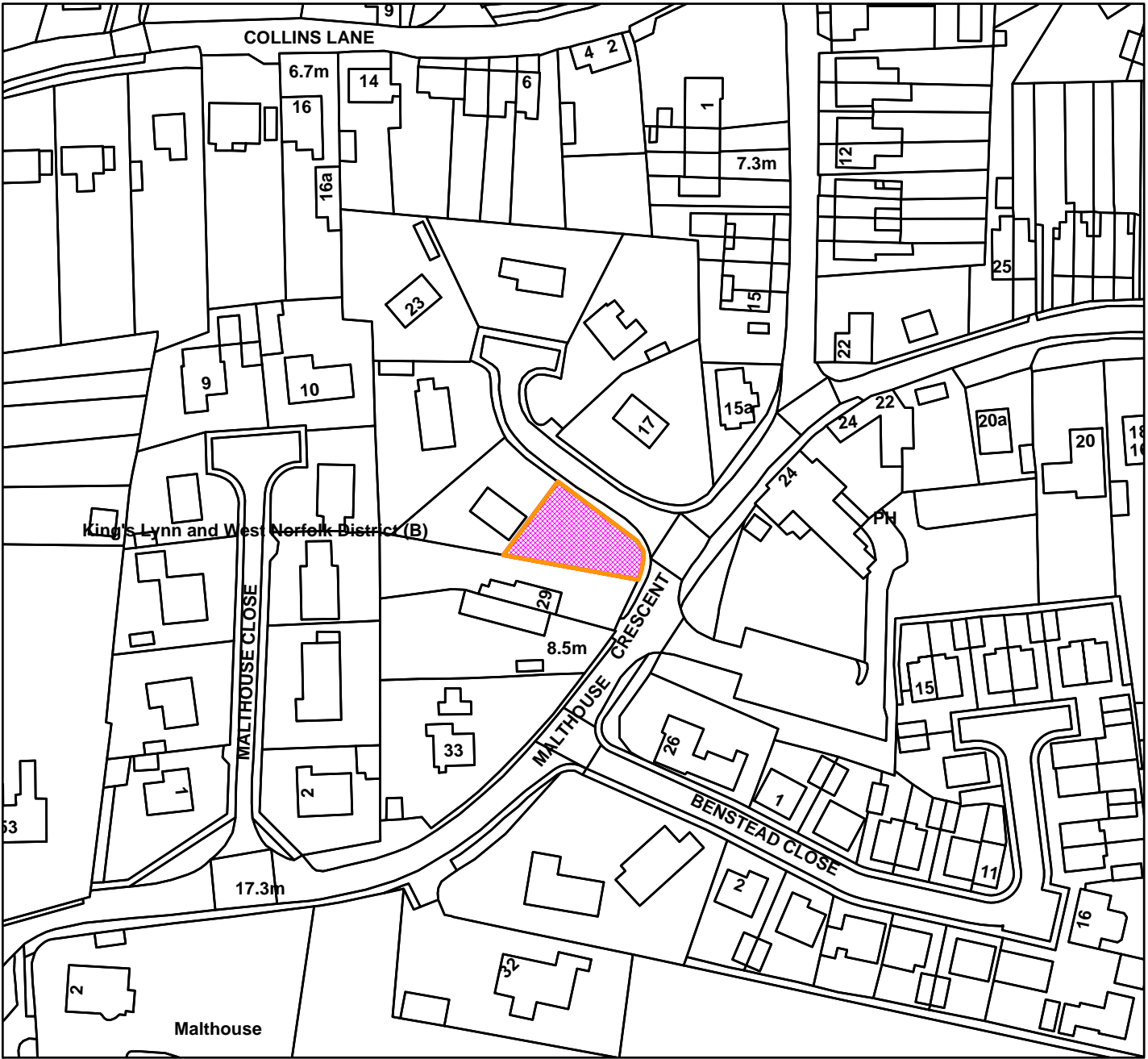
Conclusion

9. For the reasons given above, and having considered all other issues raised, I conclude that the appeal should be dismissed.

R. T. Boyd

Inspector

27 Malthouse Crescent Heacham



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



Tel. 01553 616200 - Fax. 01553 691663

Scale: **1:1,250**

Organisation	BCKLWN
Department	Department
Comments	1:1250
Date	22/08/2016
MSA Number	0100024314

AGENDA ITEM NO: 8/3(e)

Parish:	Heacham	
Proposal:	Construction of dwelling	
Location:	27 Malthouse Crescent Heacham King's Lynn Norfolk	
Applicant:	Mrs Boswell	
Case No:	16/00976/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 18 July 2016 Extension of Time Expiry Date: 9 September 2017

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

Case Summary

The application site lies within an area designated as Built Environment Type D according to Local Plan Proposals Maps for Heacham.

The site is roughly triangular in shape and increases slightly in height towards Malthouse Crescent.

The site is part of the garden to no. 27 Malthouse Crescent.

The application seeks consent for the construction of a detached dwelling.

Key Issues

Principle of Development and Planning History
Form and Character Issues
Impact upon Neighbour Amenity
Highway Safety
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies within Built Environment Type D according to Local Plan Proposals Maps for Heacham.

The site is on the southern side of Malthouse Crescent on a corner plot.

The site measures little over 300sqm in area and contains overgrown shrubs and 3 Cherry Trees and is held in association with the donor property, no. 27 Malthouse Crescent.

Malthouse Crescent comprises of single storey detached properties staggered back from the road on roughly equal size plots. The properties were constructed from brick and pantile and benefit from off road parking.

The properties on the public road, Malthouse Crescent, heading in a northerly direction are mainly 2 storey properties in form with the exception being a 1/1/2 storey chalet dwelling on the corner of Malthouse Crescent and Lords Lane. Heading south on Malthouse Crescent there are two storey semi-detached properties and single storey detached properties. The properties on the public road, Malthouse Crescent consist of red brick and carstone or later additions in buff brick.

This proposal seeks consent for a chalet dwelling which scales 5.5m (h) x 8.65m (w) x 5.95m (d) exc. Porch. The property is to be constructed from red brick, UPVC windows and doors and clay pantiles. The property will benefit from off road parking and is a 2 bedroom property. Boundary treatments will be retained and a new 1.8m close boarded fence will separate the property from the donor dwelling.

SUPPORTING CASE

The Design and Access Statement comprises of:-

- A new 2 bedroom property taking up frontage garden not used by the donor property
- To the north are no. 17 and 25 which make up the same small cul-de-sac close and beyond is a much tighter knit development opposite the public house together with terraces further north.
- To the south is no. 29 Malthouse Crescent, a house that sits at a higher level than this site.
- A mature hedge separates no. 27 and no.29.
- The ground floor of the property comprises of the lounge with stairwell to the side, open plan kitchen, dining room and lounge plus separate bedroom, bathroom and A/c. The stairwell leads to the first floor where there is a single bedroom
- The scale of the bungalow is similar to those in the cul-de-sac with a single room in the roof. The site is lower than road level and its adjacent neighbour.
- The maximum height to eaves is 2.38m and the internal floor area measured between external walls at ground and first floor is 53m²
- Garden area will be created between the public road and the private drive with erection of a fence and landscaping. The garden area is 82m², with front garden and car parking area of 87m². The donor property losing space to the new site will still maintain 134.25m² of private back garden.
- 3 Cherry trees, a poor quality hedge and self-seeded trees will be removed and a 1.8m high close boarded fence will be erected to the rear north side and taken around the corner to meet with the hedge of no.29. A 1.2m fence will be erected on the roadside frontage.
- The proposals are for a red stock facing brick to be agreed by the LPA with open canopy porch with boarded gable over the entrance. Roof covering is to be of antique brown concrete clay pantiles with hip roof. Windows and doors are to be upvc.
- Access will comply with Part M of the building regulations
- Foul drainage is available in the road.
- Surface Water will be dealt with by soakaway.

PLANNING HISTORY

16/00308/F: Application Withdrawn: 15/04/16 - Proposed new dwelling east of - 27 Malthouse Crescent

2/99/0705/F: Application Permitted: 09/07/99 - Extensions to dwelling

RESPONSE TO CONSULTATION

Parish Council: OBJECTION over intensive development of the site and adversely affects neighbours amenity.

Highways Authority: NO OBJECTION subject to condition

Environmental Health & Housing – Environmental Quality: NO OBEJCTION

REPRESENTATIONS

2 Objections received in regards to the proposal

- The bungalow will be left with a very small back garden which would present problems when selling
- Obscure the view into the cul-de-sac
- Make it difficult to access
- Property frontage will be very close to no. 17
- Bungalows are well set back
- The roof line will be higher than the donor bungalow
- Overpowers outlook of no. 17
- Damage caused by delivery vehicles
- Poor visibility when leaving the cul-de-sac

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

PLANNING POLICIES

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

8/1 - indicates that individual and small groups of dwellings will be permitted in settled or built-up areas of villages defined as Built Environment Types C and D.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

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 planning considerations in regards to the proposal are:-

- Principle of Development and Planning History
- Form and Character
- Impact upon Neighbour Amenity
- Highway Safety
- Other material Considerations

Principle of Development and Planning History

The site lies within an area designated as Built Environment Type D according to local plan proposals for Heacham.

Heacham is classified a Key Rural Service Centre in the settlement hierarchy as set out under Policy CS02 of the Borough Council of King's Lynn and West Norfolk Core Strategy (2011)

The previous application on the site was submitted for a chalet dwelling with dormer windows to the front and rear. Features of the previous design also involved a large pitched roof porch to the front of the dwelling. The proposed property was gable end onto the road, with its principle elevation facing 27 Malthouse Crescent.

The previous application was withdrawn on the basis of Officer comments. The officer considered that the proposed property which faced towards the donor dwelling appeared rather contrived. The detailing of the east elevation of the proposed property and by turning its back on all other properties in the road would have advocated poor design.

Additionally, in terms of layout, the proposal was considered to be a cramped form of development, underlined by the need to site the property gable end onto the road.

From a neighbour amenity perspective, by facing the property towards the donor dwelling in the siting shown, the property was within 4-5m of the shared boundary, this would have been overbearing. Additionally the relationship with no.29 was considered to be awkward given the higher land height of the site compared to no.29.

A 1.8m high fence along the site's frontage was also considered to be out of keeping with the street scene. By pulling the fence into the site in order to plant a hedge alongside the roadside boundary, would have reduced the private amenity space to this property even further.

In order to address these issues, the application was withdrawn and subsequently revised to tackle the above mentioned issues.

Principally, provided these issues and any other material considerations are satisfactorily addressed, the proposal could be supported.

Form and Character

Malthouse Crescent contains 6 detached bungalows all equally spaced, with similar separation, staggered back at similar distances from the roadside. The properties principal elevations face the road. Each property benefits from off road parking.

The properties are contained behind low level boundary walls to the roadside boundary. Conifer hedging comprises the rear and side boundary treatments to most of the properties in the street.

The properties are in the main constructed from red/orange brick with pantile with UPVC windows and doors.

The publically adopted section of Malthouse Crescent is more varied in its form and character. There is a mix of bungalows and two storey dwellings that are constructed from a variety of materials. Generally the two storey dwellings in the vicinity are older properties and constructed from carstone and red brick. The single storey dwellings are constructed from buff brick and are circa 1960s in their period of construction. Both hard and soft boundary treatments front onto the publically adopted part of Malthouse Crescent.

A relatively recent chalet bungalow, which can be seen in association with this site, has been constructed on the corner of Malthouse Crescent, at no.15, which is constructed from red brick and carstone.

This site is at the junction of the private and public part of Malthouse Crescent. The site gradually slopes away from the public part of Malthouse Crescent by almost up to 1m and forms an extended garden area to no.27 Malthouse Crescent which is mainly a grassed area containing a few cherry trees.

The site is partially screened from the public part of Malthouse Crescent by an existing hedge that flanks the road. Turning into the private part of Malthouse Crescent, the site has 1.2m concrete post and mesh fencing that flanks the road. Conifer hedging forms the southern boundary of site, which is approximately 1.8m high. Access to the site is through the driveway of the donor property.

The proposed property, that forms this application, has tried to address the issues of the previous withdrawn application. The property now faces towards the road with its principal elevation accessed from Malthouse Crescent. The scale of the property has been reduced – its width has been reduced from 10.115m to 8.65m, its depth reduced from 6.525m to 5.95m and its height reduced from little over 6m to 5.5m.

Parking is provided to the side of the property.

It is by virtue of the proposed property being located at the junction of the private and public points of Malthouse Crescent, that a denser form of development can be legitimately considered. Furthermore, whilst heading north along Malthouse Crescent, the sense of enclosure becomes more apparent.

The proposed property is rather modest and will benefit from an appropriate amenity space and a more private space than the chalet dwelling on the corner of Malthouse Crescent at no.15.

The proposed 1.8m high fence as it turns the corner will be prominent and the agent has indicated that a hedge can also be planted on this front boundary to reduce the impact of the fencing. The agent has tried to reduce the impact of tall fencing within the cul-de-sac of Malthouse Crescent by dropping it to 1.2m in height. A wall or soft form of boundary treatment would be more appropriate facing the private cul-de-sac and more details in respect to hedging and fence arrangement at the junction is required. A condition in regards to boundary treatment will be imposed.

It is considered that whilst no.27 Malthouse Crescent is being subdivided leaving it with not as much amenity space as the other properties in the cul-de-sac and the rhythmic spacing between the properties in the street scene is eroded, on balance the harm caused to the character of Malthouse Crescent in both the private and public sections of the road is outweighed by the provision of a further dwelling.

Impact upon Neighbour Amenity

The proposed property is sited forward of the principal elevation of the donor dwelling, however its scale is rather modest and its siting to the north east of the donor property will result in little overshadowing into their front garden which is mostly used to facilitate parking. It is also by virtue of the scale of the property and its siting that it overcomes the issue raised in the previous application namely that the property was overbearing upon the donor dwelling. There are no windows in the west elevation of the proposed property. In order to avoid car headlights shining into any habitable room contained at the front of the donor property a 1.2m high close boarded fence forms the shared separating boundary.

The neighbours to the north of the proposed property are some 19m away from the flank elevation. The neighbour to the south is, at its closest point, 9m away from the rear elevation of the dwelling and 12.6m from its ridge.

The land height of no.29 is in fact higher than the site; nevertheless the height of the proposed property has been reduced to no taller than the existing dwelling. With the roof moving away from the neighbour, and its siting due north, it is considered that this neighbour will not experience detrimental overshadowing or overbearing issues that would justify refusing the application. The window height in the bedroom in the roof space is at its lowest point 1m above floor level and its highest point 1.8m above the floor level. The separating distance of 12m coupled with a condition that provides further details on safeguarding this neighbour's amenity is sufficient.

The neighbour to the west of the site is on the opposite side of Malthouse Crescent and is not unduly affected by the proposed dwelling.

Highway Safety

Third party representations raise a number of highway safety concerns.

The highways officer comments that the junction with the adopted section of Malthouse Crescent is acceptable in width and affords acceptable levels of visibility; therefore, the highways officer has no objection to the proposal subject to condition.

Other Material Considerations

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

There is no need to consult the Environment Agency on this proposal as the existing and potential uses of the site do not involve the production of waste. The site is also located within flood zone 1 the least restrictive flood zone.

CONCLUSION

Members will need to consider whether a property on this site can be achieved without causing detrimental harm to the character of the development in this part of Heacham.

The initial proposal was considered to cause visual and neighbour amenity issues by virtue of its siting and scale.

The proposal has revised its siting so it now faces Malthouse Crescent and has reduced its scale. Whilst the donor property has lost some of its garden area, the proposal is no longer considered to be a cramped form of development and has overcome neighbour amenity issues.

It is your officer's opinion that the proposal on balance does not cause harm to the wider character of Malthouse Crescent and subject to conditions the proposal is recommended for approval.

RECOMMENDATION:

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

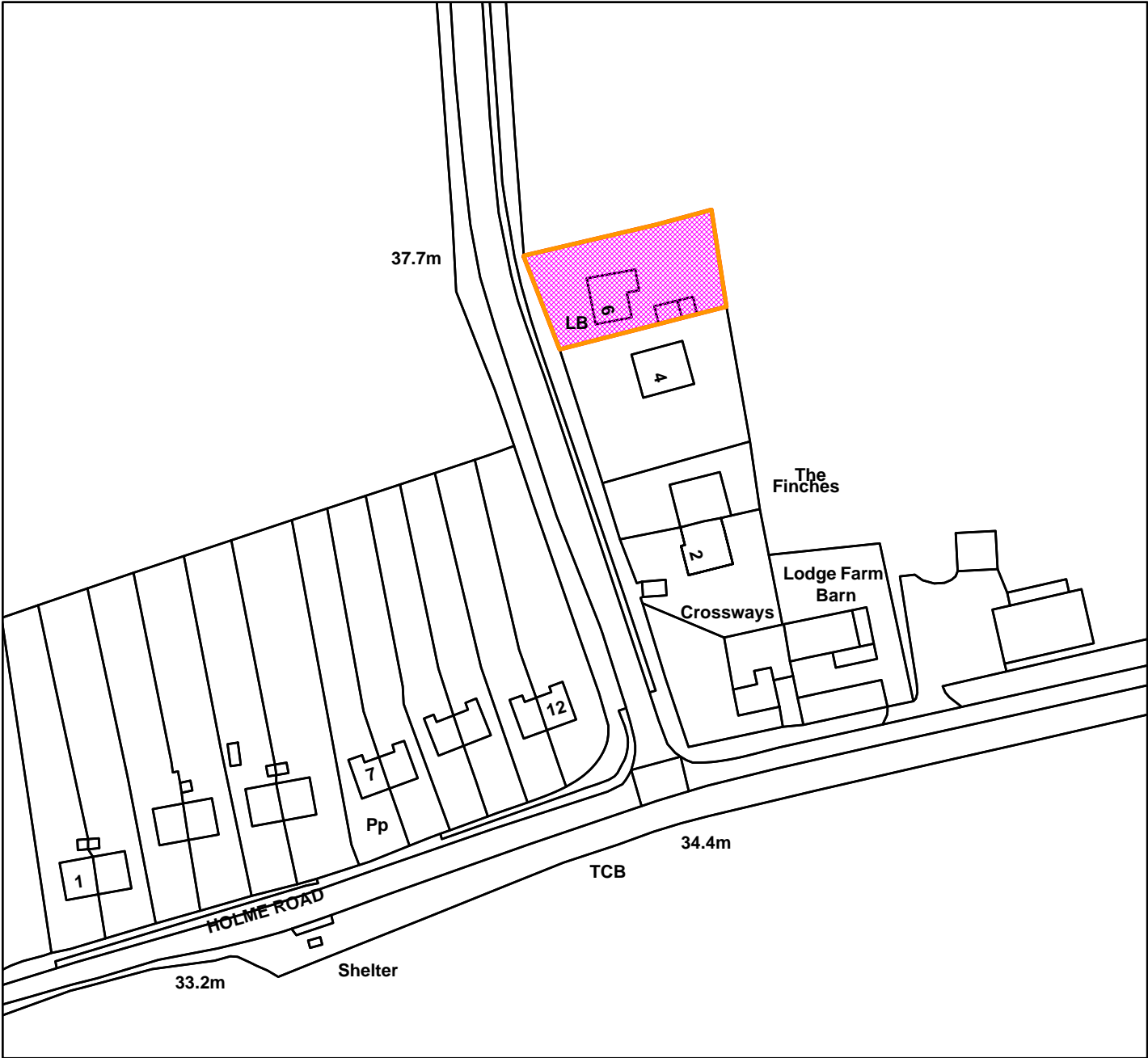
- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:-
 - Existing and Proposed Site Plans and Site Sections drawing no. 1957-05A dated 22nd August 2016 received 22nd August 2016.

- Proposed Plans and Elevations and Sections drawing no. 1957-04A dated December 2015 received 22nd August 2016

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking 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 No development shall take place on any external surface of the development hereby permitted until details of the bricks 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.
- 4 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition Notwithstanding details received; prior to the installation of the windows at first floor in the south elevation roof slope of the dwelling hereby approved details of the window opening to bedroom 2 shall be submitted to and approved in writing by the local planning authority. The details shall include mechanisms for restricting the opening of the bedroom window and any obscure glazing. The development shall be carried out in accordance with these agreed details and shall thereafter be retained as such.
- 5 Reason In order to protect neighbour amenity in accordance with the principles of the NPPF.
- 6 Condition Notwithstanding details received prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected on the northern and eastern boundaries of the site. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 6 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.

16/01219/F

Journeys End 6 Peddars Way North Ringstead



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



Tel. 01553 616200 - Fax. 01553 691663

Scale: **1:1,250**

Organisation	BCKLWN
Department	Department
Comments	1: 1250
Date	23/08/2016
MSA Number	0100024314

AGENDA ITEM NO: 8/3(f)

Parish:	Ringstead	
Proposal:	Proposed replacement dwelling	
Location:	Journeys End 6 Peddars Way North Ringstead Norfolk	
Applicant:	Patterson Homes (Norfolk) Ltd	
Case No:	16/01219/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 29 August 2016

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

Case Summary

The application site lies within Built Environment Type D according to local plan proposals maps for Ringstead.

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

The site contains a 1930s bungalow and is on the eastern side of Peddars Way North.

The proposal seeks consent for the erection of a two storey dwelling following the demolition of the existing

Key Issues

Principle of Development and Planning History

Form and Character

Impact upon the AONB

Impact upon Neighbour Amenity

Highway Safety

Any other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies on the eastern side of Peddars Way North, according to Local Plan Proposals Maps for Ringstead.

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

16/01219/F

Planning Committee
5 September 2016

The site contains a detached 1930s bungalow constructed from red brick which has a double bay window. The property benefits from a detached garage to the side and has front and rear gardens enclosed by hedging.

The bungalow is the last bungalow in a run of detached bungalows on the eastern side of the road. The bungalows are constructed from brick which has either been left as brick or have painted or rendered treatment.

Also, seen in context with the bungalows on the eastern side of Peddars Way North, is a row of 1930s ex-authority dwellings that sit within a dip in the rolling topography of the surrounding landscape. The first floors and roofs of the properties are seen when heading into the village from the north.

The proposal seeks consent to demolish the existing bungalow and replace it with a two storey detached dwelling constructed from brick and render. The property is designed with hipped roofs and an integral double garage. The property will benefit from a balcony over the garage.

The property will be sited 10.15m from the roadside hedging and 5m inside the northern boundary and 6.1m inside the southern boundary. The property will have a sweeping driveway with parking at the front.

SUPPORTING CASE

No supporting documentation has accompanied this application

PLANNING HISTORY

RESPONSE TO CONSULTATION

Parish Council: OBJECTION in regards to the originally submitted scheme:

It replaces a bungalow which sits well in the landscape. The scale would dominate the area. The design is not in keeping with the rest of the village, it is more found in Brancaster and the coast.

The council feel that the character of the village is being changed with these designer houses, and we are losing the very thing that makes Ringstead such a desirable and attractive village.

Overlooking would occur from the balconies into the rear gardens opposite. It would dominate the area when coming in from the North.

The site sits at the top of the glacial ridge, and even as a bungalow projects to a similar height as the 2 storey houses on the downward slope of the ridge from Holme Road along Peddars Way North. Thus making a house of this design even more dominant.

The Parish council comments in regards to the revised scheme will be forwarded on in late correspondence.

Highways Authority: NO OBJECTION subject to conditions

Norfolk Coastal Partnership: OBJECTION as the northernmost dwelling in a relatively isolated row of single storey dwellings that effectively form the northern entrance to the village of Ringstead, this is a highly sensitive location. At present, although all of the building in the row appears to be unremarkable and relatively modern in design, the overall effect is low key and does not dominate the landscape.

Although it is somewhat difficult to compare the dimensions and appearance of the current bungalow with the proposed replacement dwelling, the latter would appear to be somewhat larger in terms of footprint and very significantly greater in mass and scale, particularly in terms of its height, which would dominate the landscape unacceptably at this village entrance.

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

REPRESENTATIONS

None received

NATIONAL GUIDANCE

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

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

PLANNING POLICIES

The King’s Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

8/1 - indicates that individual and small groups of dwellings will be permitted in settled or built-up areas of villages defined as Built Environment Types C and D.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM5 – Enlargement or Replacement of Dwellings in the Countryside

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

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

- Principle of Development
- Form and character
- Area of Outstanding Natural Beauty
- Highway Safety
- Arboricultural Implications
- Other Material Considerations

Principle of Development

The application site lies within Built Environment Type D and an Area of Outstanding Natural Beauty according to Local Plan Proposals Maps for Ringstead.

Whilst contained within Built Environment Type D, Ringstead is a Smaller Village and Hamlet in which new development is somewhat restricted. The principle of replacing a dwelling is covered under Policy DM 5 of the Site Specific Allocations Development Management Document, which states the following:-

“Proposals for replacement dwellings or extensions to existing 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”.

Officer's comments in regards to the previous application that was withdrawn, 16/00928/F, stated that the north elevation was too dominant and the front projecting element of the design was dominated by the side element of the property, dragging its mass to the north resulting in an unduly horizontally dominated property. It was also considered that a 2 storey property could if not appropriately design cause a degree of harm to the character of the Area of Outstanding Natural Beauty.

Form and Character.

The Parish Council are concerned about the character of the development being contrary to the character of development in the locality.

The site is contained on the eastern side of Peddars Way North. The site contains a bungalow which is of red brick construction built in the 1930s. The bungalow is the last bungalow on the eastern side heading north out of Ringstead. The bungalows on the eastern side of Peddars Way are constructed from brick; some of them have been painted and/or rendered. The boundary treatments consist of hedging along all boundaries.

Coming into the village from the north, the first floors and rooftops of the two storey ex-authority dwellings on Holme Road are viewed with this property.

Paragraph 56 of the National Planning Policy Framework states that the government “attaches great importance to the design of the built environment, good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people” Additionally paragraph 58 requires development to function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development... responds to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Policy DM 15 – Environment, Design and Amenity of the Site Allocations and Development Management Policies Pre-submission Document states that the scale, height, massing, materials and layout of a development should response sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between building through high quality design and use of materials.

The proposed dwelling scales 7.5 m (h) x 10m (w) x 13.55m and is to be constructed from brick and partly rendered with a pantile roof. The property will have a two storey projecting hip roof element on the front elevation with a balcony over an integral double garage.

The property also has two storey and single storey hip roof rear projections and vertically emphasised fenestration, which is a design feature of its front elevation. With the exception of the front and rear projections the main bulk of the property sits on the footprint of the existing bungalow.

Despite officer's comments in regards to the previous application, the scale of the property remains 2 storey and the width and depth of the proposed property remains as previously proposed, however the height of the property has been reduced by 300mm, by virtue of altering the pitch of the roof from 30 to 25 degrees. Further alterations to the design of the property include moving the two storey rear projection towards the southern boundary. This has reduced the visual mass of the property. The front projecting element of the property is towards the southern boundary and is set back from the north elevation by over 6m, again providing some visual break on the north elevation.

Views of the proposed property from the south will see the bulk of the property set behind the neighbour to the north, with the exception of the two storey front projection, parts of first floor and its roof.

The property does not appear to be a cramped form of development by virtue of having an adequate amenity space commensurate with the amenity spaces to the properties in the vicinity. The property is not seen in solely with the adjacent bungalows, as the two storey dwellings on Holme Road, albeit on a lower level, also play a part in the “street scene”. Accordingly a two storey form of dwelling in this locality would adhere to the form of development in the locality.

The character of the surrounding properties is varied, with only the pantile roof material being a common characteristic. The bungalows are painted, rendered or solely brick with the two storey dwellings on Holme Road being constructed from brick and pantile. Thus the use

of pantiles and mainly brick in its construction with an element of render (which is used in the wider locality) would be appropriate in the locality.

The design of the property demonstrates some interest in its fenestration detailing on the front elevation, with ground to eaves glazing.

In order to retain control over the development, conditions are imposed in regards to samples of brick and tile and details on joinery to ensure a high quality design.

It is therefore considered that the form and character of the property is on balance acceptable and would not appear to be oppressive nor does it adversely affect the amenity of the area.

Impact upon the Area of Outstanding Natural Beauty

Paragraph 115 of the NPPF requires great weight to be given to conserving the landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

The site is on the border of I2 – Ringstead Downs, I3- , C2 – Holme to Brancaster and J1 – Docking landscape classification according to maps contained in the Borough Council's Landscape Character Assessment.

The area around the site has the landscape characteristics more akin in the I classification which relates to rolling open farmland as the site is on an escarpment in the landscape.

The key characteristics of the I classification, that are pertinent to this area and site is the following;- a sense of openness, the wide open skies - in this particular setting the overriding sense of openness and views into other landscape types are restricted due to the rolling landform and elevated plateaus and the low density development.

From the north rooflines of the bungalows on the eastern side of Peddars Way North, visually appear to be the same height as the ex-authority dwellings on Holme Road. Distant plantation belts also appear in the background. A wide panoramic view from the north of the locality is generally uninterrupted. Tall structures in this view are the trees that line Holme Road, but these trees only just visually punctuate the plantations in the far distance.

When viewed from the south, distant views are restricted by virtue of the windmill structure and trees that form its setting. The windmill is approximately 380m away. Panoramic views are also somewhat limited given the built form on the western and eastern sides of Peddars Way, a sense of framing the views of the Windmill are achieved by the boundary hedging on both sides of Peddars Way. Heading north, the land openness up beyond the site and a sense of remoteness as described in the classification is experienced.

The Coastal Partnership manager states that the area has a sense of isolation in which the proposed property will dominate the landscape particularly by virtue of its height and massing.

In respect to the impact of property in the wider landscape when viewed from the North, it is considered that the eaves of the dwelling would appear the same height as the trees on Holme Road, with the ridge height just puncturing the skyline of the plantation woodland in the far distance. It is considered that by not having regimented ridge heights, that the continual puncturing of the skyline is somewhat limited when viewed from the north. Furthermore the staggering back of elements of its bulk, helps alleviate the flatness and bulk that the Coastal partnership manager refers to.

In respect to the impact of the property in the wider landscape setting when viewed from the south, the mass of the proposed property would move towards the windmill but the setting of the windmill is already confined by the hedging and the existing built form on Peddars Way. Accordingly, by virtue of the existing built form and the retention of the hedges either side of Peddars Way, the distant views of the windmill are not affected and the setting of the AONB when viewed from the south would be retained.

Views of the site from the west and its relationship within the setting of the AONB are not appreciated by virtue of dense and tall roadside hedging on both sides of High Street.

Views of the site and its relationship with the AONB from the east on Thornham Road are limited, given the distances involved.

Accordingly on balance and contrary to the Coastal Partnership Manager's comments that refer to the property dominating the landscape, it is considered that the intrinsic beauty of the AONB is retained.

Impact upon Neighbour Amenity

The Parish Council raise concerns about neighbours being overlooked and overshadowed.

There are no residential neighbours immediately to the north or east of the site. There are no residential neighbours immediately opposite the site.

The neighbours to the south west are some 38m away. Views from the balcony area of the proposed property in a south westerly direction are restricted by the two storey front hipped roof projection.

The proposed property is 10m directly north of the neighbour to the south and does not project beyond the plane of their rear elevation, thus the enjoyment of their amenity space is retained and they will not be detrimentally overshadowed. The neighbour to the south does have a window in its northern elevation at first floor, however the main bulk of the property is set some 10m from the neighbours flank wall and with the low pitched roof moving away from this neighbour, even taking into account a rise in land level, it is considered that the enjoyment of this room will be secured. In order to protect this neighbour from being overlooked, the study room and kitchen window will be obscurely glazed and non-opening unless above 1.7m from floor level.

Highway Safety

The double garage on the site would account for only 1 parking space given its depth not being the required 7m as outlined in policy DM 17 of the Development Management Document. However the ability to park 2 cars to the front of the property can be achieved.

The highways officer has no objection to the proposal.

Arboricultural Implications

The trees identified on the site plan are of little significance and accordingly it is not considered necessary to protect them.

Other Material Considerations

The proposal is not considered to cause a detrimental impact upon the buffer area of Ringstead Downs and Hunstanton Park SSSIs.

CONCLUSION

Members will need to consider whether a two storey dwelling in place of a single storey dwelling is suitable in this locality.

The principle of replacing the dwelling needs to adhere to policy DM 5 of the Development Management Policy which states “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 surrounding or which would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused.”

It's your officer's opinion, that the design of the property demonstrates some interesting features in its detailing and draws inference from the use of brick and render which is evident in the village of Ringstead. Whilst it is, two storey in scale it would not be unduly prominent in a street scene that not only accommodates single storey but also two storey dwellings.

On balance, the scale and design of the property is considered to cause some impact upon the character of the AONB in its wider setting but not to a degree that would warrant a refusal of the application, especially with conditions imposed in regards to the samples of the materials stated and joinery detailing to ensure that the property is of high quality design.

The proposed property's relationships with neighbours are acceptable, subject to condition that obscurely glazes the study room window from the neighbour.

Subject to additional conditions in respect to highways, the proposal is recommended for approval.

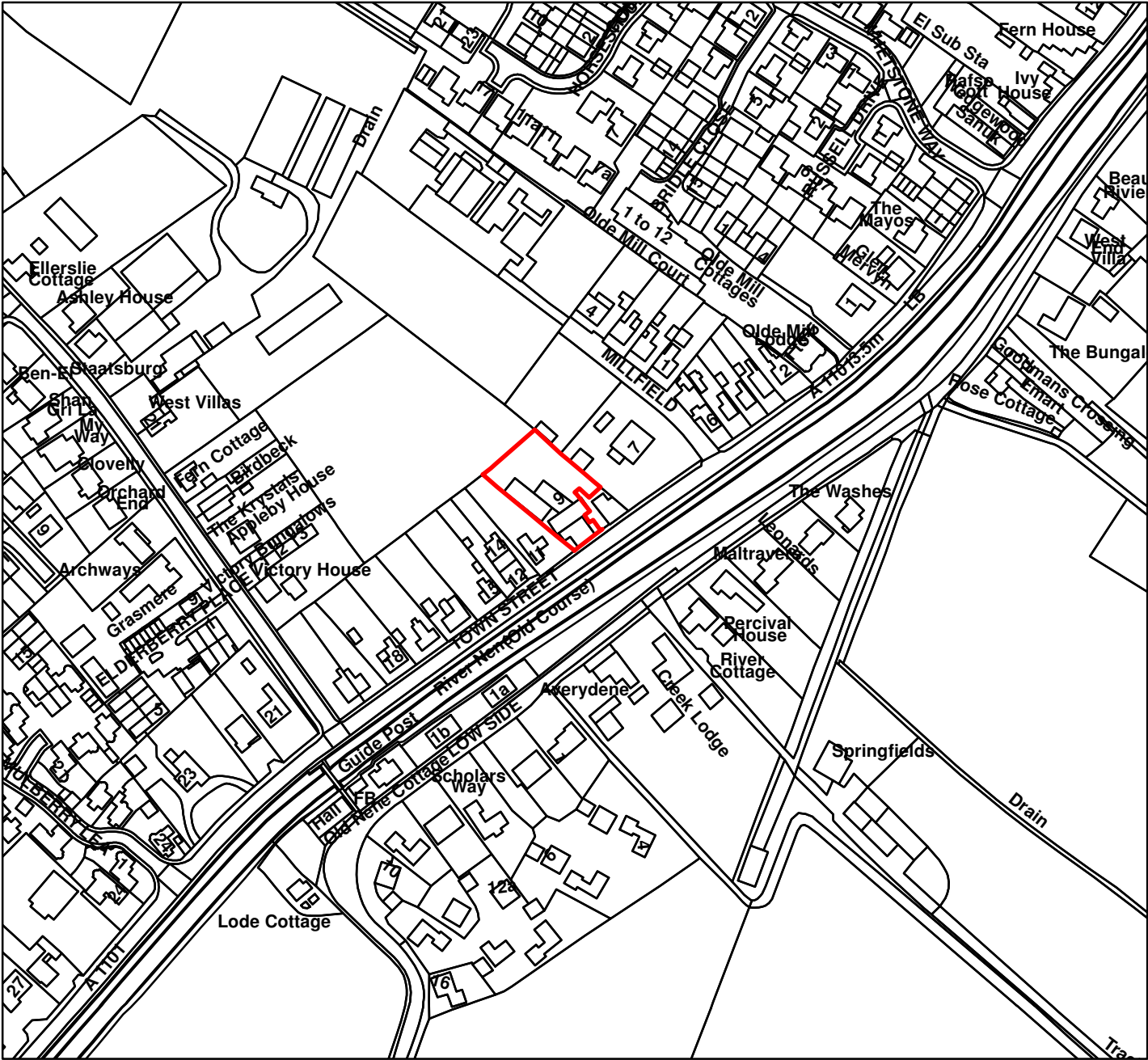
RECOMMENDATION:

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 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:-
 - 1620-01-A dated July 2016 received 22nd August 2016
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the first occupation of the development hereby permitted the on-site car parking/ garaging and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan 01 A 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 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.
- 4 Reason In the interests of highway safety.
- 5 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.
- 5 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 6 Condition Notwithstanding the approved plans, details of the following items at a scale of 1:20, or as otherwise specified shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development:
- (i) A drawing of all new joinery works involving windows, doors (with cross sections).
- 6 Reason In respect to retaining the character of the Area of Outstanding Natural Beauty.
- 7 Condition Notwithstanding details received, before the first occupation of the building hereby permitted the windows serving the study and kitchen room on the first floor south elevation shall be fitted with obscured glazing and any part of the windows that are less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.
- 7 Reason To protect the residential amenities of the occupiers of nearby property.

Fen Regis House 9 Town Street Upwell



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



Tel. 01553 616200 - Fax. 01553 691663

Scale: 1:2,500

Organisation	BCKLWN
Department	Department
Comments	1:2500
Date	17/08/2016
MSA Number	0100024314

AGENDA ITEM NO: 8/3(g)

Parish:	Upwell	
Proposal:	Demolition of existing warehouse, erection of new food store to rear with associated parking	
Location:	Fen Regis House 9 Town Street Upwell Norfolk	
Applicant:	Saxondale Properties Ltd	
Case No:	16/01005/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 21 July 2016 Extension of Time Expiry Date: 9 September 2016

Reason for Referral to Planning Committee – Cllr Chris Crofts is part – owner of the site

Case Summary

The site comprises approximately 0.12 Ha of land on the north-western side of Town Street, Upwell. It currently consists of the former Fen Regis Trophies shop and workshops, but was historically a gasworks site. There is the former shop building on the road frontage which is presently boarded up and has been closed for some considerable time. There are workshops and outbuildings to the rear of the shop with a yard beyond. An existing access serves the site and is broadly central in its position. To the north-east corner of the frontage is an associated dwelling house which is outside the application site and is to be retained served by the existing access with a parking and turning area. There are residences either side of the site, plus orchard land to the rear.

The site lies within the defined village in Built Environment Type C according to the Local Plan inset map for Upwell and also within the village development boundary in the SADMPD.

Outline permission for residential development has been granted on this same site in March 2011 under application ref: 10/02056/O and again in April 2014 under application ref: 14/00291/O which remains extant.

This current proposal seeks to demolish the existing shop, workshops and outbuildings and a construct a new food store to the rear of the site with a new access and associated parking at the front.

This application is referred to the Planning Committee for decision due to Cllr Chris Crofts being part-owner of the application site.

Key Issues

Principle of development;
Effect on form and character of the locality;
Effect on residential amenity;
Contamination

Access and highway matters;
Crime and disorder; and
Any other material considerations.

Recommendation

APPROVE

THE APPLICATION

The site comprises approximately 0.12 Ha of land on the north-western side of Town Street, Upwell. It currently consists of the former Fen Regis Trophies shop and workshops, but was historically a gasworks site. There is the former shop building on the road frontage which is presently boarded up and has been closed for some considerable time. There are workshops and outbuildings to the rear of the shop with a yard beyond. An existing access serves the site and is broadly central in its position. To the north-east corner of the frontage is an associated dwelling house (outside the application site), which is to be retained and served by the existing access with a parking and turning area. There are residences either side of the site, plus orchard land to the rear.

The site lies within the defined village in Built Environment Type C according to the Local Plan inset map for Upwell and also within the village development boundary in the SADMPD.

This current proposal seeks to demolish the existing shop, workshops and outbuildings and construct a new food store (approx. 344m²/3700ft² gross floorspace and 222m²/2400ft² net/retail floorspace) to the rear of the site with a new access and associated parking at the front – comprising 18 spaces (including two disabled bays).

SUPPORTING CASE

The agents put forward the following comments in support of this proposal:

“Our proposals for a new Co-op food store on the Old Fen Regis site, makes good use of a derelict site of former commercial use that has stood empty for years. It is well known within the local community to be an eyesore along Town Street. Regenerating the site will give it a new lease of life and provide a convenience store and that will prove an asset to the local community.

To summarise a brief history, the site was a former gas works which closed in the 1950s. The buildings were more recently used as a toy shop through to 1982 when Fen Regis trophies purchased the site and further fabricated building were erected to form their workshop. As is understood the site is contaminated. There is an old underground fuel tank with surface mounted dispenser, a septic tank and corrugated cement bound asbestos sheeting to the roofs. If the development is approved, the developer will undertake remedial works to remove the underground petrol storage tanks and contaminated material. These works will cost in the region of £60,000-£100,000. The cost of remediation requires a viable commercial scheme to be delivered to the site.

The existing retail provisions within the village of Upwell have reduced over the years, only a limited provision now remains.

With further homes planned in the local area the population will only increase. A food store serving the community will benefit the local area immensely. The proposed food store is conveniently placed with the site located centrally between Upwell and Outwell. It offers a service to the community that would otherwise be lost to nearby bigger towns of Wisbech and Downham Market where a journey of 5 to 6 miles is required. There is a shortfall of parking in the local area which leads to congestion and road safety issues. The latest proposal importantly creates 18 parking spaces which includes dedicated parking for the disabled.

The proposed food store would sit to the rear of the site, this provides adequate space for car parking and servicing within the site demise. The food store had been designed with a half butterfly roof so the scale increases gently to the principle elevation. This allows for a noticeable feature from the street whilst not dominating the site. With the food store set back to the rear of the site it is devoid off the streetscape, this allows for a more contemporary design. The materials have been chosen to be aesthetically light weight. This has been achieved with large areas of glazing providing an active frontage to the principle elevation with timber cladding above creating a lightweight natural warm material with the added environmental advantages.

We welcome the support from King's Lynn Borough Council for these proposals.”

PLANNING HISTORY

14/00291/O: Application Permitted: 15/04/14 - Outline application for residential development

10/02056/O: Application Permitted: 07/03/11 - RESIDENTIAL DEVELOPMENT

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Highways Authority: NO OBJECTION subject to conditions relating to access, visibility and parking provision

Internal Drainage Board: No Comments received

Environment Agency: NO OBJECTION subject to conditions relating to contamination remediation and surface water disposal

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to conditions relating to contamination disposal and mitigation measures

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: NO OBJECTION subject to conditions relating to construction management plan, surface water disposal, plant details, noise mitigation scheme, lighting scheme, hours of use and delivery times

Norfolk Constabulary: NO OBJECTION- advice offered on Secured by Design accreditation

REPRESENTATIONS

THREE letters of **OBJECTION** received raising the following grounds:

- Overlooking;
- Security;
- Lighting at night;
- Increased traffic on busy road – on street parking affecting highway safety for existing properties;
- Shops have been lost in Outwell and Upwell over recent years due to lack of demand;
- Site should be used for housing as approved;
- Store out of character and illuminated signage will harm street scene and amenity;
- Noise and disturbance from air conditioning and parking area.

NINE letters of **SUPPORT** on the following grounds:

- Introduction of an established retailer/food store will be a major asset to the village;
- Removal of an eyesore;
- Will reduce trips to Wisbech and Downham Market for shopping;
- Plenty of off-street parking (including disabled bays) unlike other shops in the village that rely on on-street parking causing congestion and traffic problems; and
- Growing village and population with growing demands – proposed store is especially suitable for the old and infirm.

NATIONAL GUIDANCE

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

PLANNING POLICIES

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

OTHER GUIDANCE

Upwell Parish Plans

PLANNING CONSIDERATIONS

The key considerations in assessing this application are as follows:

- Principle of development;
- Effect on form and character of the locality;
- Effect on residential amenity;
- Contamination
- Access and highway matters;
- Crime and disorder; and
- Any other material considerations.

Principle of development

Upwell, combined with Outwell, are defined as a Key Rural Service Area within the Core Strategies of the LDF.

The site presently contains a retail shop, workshops and outbuildings and it is proposed to re-develop it with a local convenience store – the intended end user is indicated to be The Co-operative.

This is a similar land use and involves the provision of additional services and facilities for the village. The principle of development is therefore considered to be acceptable. Site-specific issues will be dealt with later in this report.

Effect on form and character of the locality

One of the main issues to consider when determining this application is whether the proposed development would be in character with the surrounding area.

The layout shows a centralised access point off the frontage of Town Street with parking bays either side, leading to a single storey store at the rear of the site with parking in front of its entrance and to the rear of No.8 and turning area between.

It is considered that the layout of the proposed development would respect the form and character of this locality which comprises mainly frontage dwellings with outbuildings to the rear. The store is a large structure but follows this general format.

The design of the building is fairly contemporary with a combination of flat roofs and a mono-pitched portion, keeping the mass of the building fairly low matching eave and ridge heights of the adjoining houses. Facing materials are a combination of facing brick walls with timber cladding above fascias, with aluminium windows and banding/detailing and off-white rendered walls to the side and rear elevation of the storage element. The colour scheme would portray the corporate livery of The Co-Op.

The proposal therefore accords with Local Plan policy 4/21, plus Core Strategy policies CS06 & CS08 of the LDF.

Effect on residential amenity

Being effectively single storey, the new building would not create any overlooking or overshadowing of adjoining properties. A combination of existing and proposed boundary treatments will ensure that the new development would have acoustic barriers and not infringe upon the amenities of the immediately abutting residential properties.

Details of plant, machinery and noise mitigation measures may be secured via condition, likewise a construction management plan and lighting scheme to protect the neighbours. This approach has been adopted in many instances where shops have been introduced into villages.

Signage, if illuminated, will be addressed under a separate application.

The hours of use of 0700 – 2300 hours daily have been applied for by the applicants commensurate to a 'convenience store'. The opening hours have not raised concerns from our CSNN colleagues and deliveries are to be carried out between 0700 – 1800 hours on weekdays and 0900 – 1700 hours on Sundays & Bank Holidays.

It is considered that the residential amenities of adjoining dwellings may be adequately secured via conditions.

The sub-division of the overall site leaves No.8 as a separate dwelling. The land remaining leaves space for the provision of parking spaces for two cars, plus turning space, but leaves very little private amenity space for that residential unit. Whilst not ideal, the current landowners of the overall site are content with this format and the benefits to the village and community of introducing the proposed food store outweigh any concerns regarding this particular issue.

Contamination

The site was previously a gasworks site and therefore there has been considerable concerns regarding possible contamination. The previous applications for residential development were accompanied by a Desk Top Study and a Phase 2 Site Investigation Report. This exercise will need to be repeated for the current use proposed, and any remediation identified as requested by our Environmental Protection team and the Environment Agency (the latter also requires information regarding prevention of contamination to groundwater). The matter of asbestos-containing material identification and disposal will also need to be addressed given the proposed demolition of the existing buildings on the site. Once again this may be secured via conditions.

Access and highway matters

This is a former retail/commercial premises which would have generated significant levels of traffic movements to and from the site.

The layout provides a central access with 18 No. parking spaces (to meet current standards) and turning facility for service vehicles. No.8 is proposed to be serviced using the existing site access and the provision of its own parking and turning areas within its new curtilage.

County Highways have viewed the plans and no objections are raised subject to the imposition of certain conditions on any permission.

Contrary to many retail units in the combined villages of Upwell and Outwell, this facility will have its own off-street parking and servicing provision, which would be to the benefit of highway safety.

Concerns regarding on-street parking may be negated by the introduction of parking restrictions either side of the proposed new access point. This would take the form of double yellow lines and once again may be secured by condition.

Crime and disorder

There are no significant Crime and Disorder issues raised by this proposal. Norfolk Constabulary ALO has offered advice as to pursuing Secure by Design accreditation.

Any other material considerations

The application site lies within Flood Zone 1 of the Council-adopted Strategic Flood Risk Assessment; there is therefore no issue of flooding. Surface water disposal is requested to be covered by condition by our Community Safety & Neighbourhood Nuisance team and the Environment Agency.

CONCLUSION

The proposal is for the construction of a 'convenience store' with associated on-site parking and servicing. The benefits of the introduction of a retail food store, in terms of providing a further 'convenience store' within this Key Rural Service Centre (Outwell has a Costcutter) and improving the sustainability of the village, together with the re-development of an eyesore site, greatly outweighs any concerns raised. All matters of planning importance may be secured via condition.

Overall, the proposal complies with the provisions of the NPPF, saved Local Plan Policy 4/21, Core Strategy policies CS02, CS06, CS08, CS10 & CS11 of the LDF, and emerging policies DM1, DM2, DM15 & DM17 of the SADMPD.

The application is therefore recommended for approval subject to certain conditions outlined below.

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: AA-509-003F, AA-509-004A, AA-509-005B, AA-509-006, AA-509-007B & AA-509-009B.

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

3 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'.

3 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.

4 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.

- 4 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.
- 5 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.

- 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.
- 6 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 3, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 4, 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 5.

- 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 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.

- 7 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.

- 8 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.

- 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 Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details.

- 9 Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120 & 121. This needs to be a pre-commencement condition given the need to ensure that potential pollution is fully dealt with at the outset of development.

- 10 Condition Using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

- 10 Reason To protect and prevent the pollution of controlled waters in line with the provisions of the NPPF and Environment Agency Groundwater Protection (GP3:2012) position statement Part N, N7 and N8. Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

- 11 Condition The premises shall only be open for trade between the hours of 0700 and 2300 hours daily.

- 11 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 and emerging Policy DM15 of the SADMPD.

- 12 Condition No deliveries shall be taken at or despatched from the site outside the hours of 0700 – 1800 hours on Mondays to Saturdays and 0900 – 1700 hours on Sundays, Bank or Public Holidays.
- 12 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 and emerging Policy DM15 of the SADMPD.
- 13 Condition Prior to commencement of development a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase, none of which should occur outside of 0800-1700 hours Monday to Friday and 0900-1300 hours Saturdays, and not at all Sundays and Bank Holidays. The scheme shall also include proposed mitigation methods to protect residents from noise and dust. The scheme shall be implemented as approved.
- 13 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 and emerging Policy DM15 of the SADMPD. This needs to be a pre-commencement condition given the need to ensure that disturbance during the construction phase is fully dealt with at the outset of development.
- 14 Condition No development above foundation level shall take place on site until a scheme to protect the adjoining residential properties from noise from the new premises (including 2m high acoustic fencing along the side boundaries of the site) has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved before the development is brought into use.
- 14 Reason In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the neighbouring residential properties in accordance with the NPPF and emerging Policy DM15 of the SADMPD.
- 15 Condition Prior to the first use of the development hereby approved, 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 approved scheme and thereafter maintained and retained as agreed.
- 15 Reason In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 16 Condition Prior to the installation of any refrigeration plant or air conditioning units, a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the noise/power levels of the equipment and provide details of anti-vibration mounts. The scheme shall be implemented as approved and thereafter maintained as such.
- 16 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 and emerging Policy DM15 of the SADMPD.

- 17 Condition Prior to the first use of the development hereby permitted, the proposed access , on-site car and cycle parking, servicing and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 17 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 18 Condition Prior to the first use of the development hereby permitted, the vehicular access shall be provided, and thereafter retained at the position shown on the approved plan (Dwg No. AA-509-003F), in accordance with the light industrial access highway specification. 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.
- 18 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 19 Condition Prior to the first use of the development hereby permitted, a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- 19 Reason In the interests of highway safety.
- 20 Condition No works shall commence on the site until the Traffic Regulation Order for parking restrictions (double yellow lines) has been promoted by the Highway Authority.
- 20 Reason In the interests of highway safety.

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the August Planning Committee Agenda and the September agenda. 160 decisions issued, 148 decisions issued under delegated powers with 12 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

	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	9	9	0		8	89%	60	50	2	0
Minor	77	69	8	57		74%	65		4	3
Other	74	73	1	62		84%	80		2	1
Total	160	151	9							

Planning Committee made 12 of the 160 decisions, 7.5%

PLANNING COMMITTEE – 5 SEPTEMBER 2016

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
24.06.2016	22.08.2016 Application Permitted	16/01172/F	Mr Ian-Robert Bercham Holly House Fincham Road Barton Bendish King's Lynn To provide a link corridor (Enclosed) between existing victorian conservatory and the out building.	Barton Bendish
27.05.2016	01.08.2016 Application Refused	16/01014/O	Mr Geoff Simmons Whitegates Lynn Road Great Bircham King's Lynn Outline Application: construction of a dwelling	Bircham

05.05.2016	04.08.2016 Application Permitted	16/00856/F	Mr P Youel Kingston House Chapel Road Boughton Norfolk Single storey rear extension to dwelling	Boughton
03.06.2016	21.07.2016 Application Permitted	16/01040/F	Mr & Mrs T Scrivener Church Farm Barn The Green Boughton Norfolk Construction of domestic garage	Boughton
24.06.2016	18.08.2016 Application Permitted	16/01175/F	Mr & Mrs I Davis Hall Farm Cottage Mill Hill Road Boughton King's Lynn External wall insulation and render facing to exposed original cottage walls	Boughton
10.06.2016	22.08.2016 Application Permitted	16/01095/F	Mr Tim Williams Bramble Choseley Road Brancaster Norfolk Retention of cart shed / garage	Brancaster
16.06.2016	18.08.2016 Application Permitted	16/01128/F	Mr Jason Borthwick Deepdale Farm House Main Road Burnham Deepdale King's Lynn Extension to existing shower/toilet facilities and construction of two shower/toilet blocks	Brancaster
02.06.2016	05.08.2016 Application Permitted	16/01043/F	Pentney House Gifts Ltd Pentney House Gifts Ltd 76 Market Place Burnham Market Norfolk Extension to create office and storage, alterations and demolition of existing conservatory	Burnham Market

02.06.2016	04.08.2016 Application Permitted	16/01044/LB	Pentney House Gifts Ltd Pentney House Gifts Ltd 76 Market Place Burnham Market Norfolk Listed Building Application: extension to create office and storage, alterations and demolition of existing conservatory	Burnham Market
07.06.2016	02.08.2016 Application Permitted	16/01070/F	Mr A Livsey Locksley Cottage North Street Burnham Market King's Lynn Variation of Condition 2 attached to Planning Permission 15/00887/F to amend drawings	Burnham Market
17.06.2016	12.08.2016 Application Permitted	16/01121/F	Mr J Rivett The Boat House Joan Shorts Lane Burnham Market Norfolk Proposed Bike Store	Burnham Market
21.06.2016	18.08.2016 Application Permitted	16/01147/F	Mrs Diana McFadzean 20 Market Place Burnham Market Norfolk PE31 8HD A two storey extension with demolition of single storey extension & detached garage to accomodate the extension.	Burnham Market
15.06.2016	18.08.2016 Application Permitted	16/01112/F	Mr Rodney Binley 17 Norton Street Burnham Norton Norfolk PE31 8DR Construction of porch, insertion of French doors and replacement windows	Burnham Norton

15.04.2016	11.08.2016 Application Permitted	16/00737/F	N G Hendry Plot E of Woodgets Wells Road Burnham Overy Staithe Norfolk Erection of a new dwelling, outbuildings and associated development following the demolition of the existing structures	Burnham Overy
10.06.2016	09.08.2016 Application Permitted	16/01096/F	Mrs Victoria Dickinson Staithe Way Gong Lane Burnham Overy Staithe King's Lynn To move existing waste pipes vent stack from internally to same area of south gable end wall externally to facilitate a separate bath and shower within the existing bathroom	Burnham Overy
24.02.2016	11.08.2016 Application Permitted	16/00381/F	Holkham Estate Rear of 2-5 Creake Road Burnham Thorpe King's Lynn Construction of six dwellings including one affordable dwelling	Burnham Thorpe

11.05.2016	17.08.2016 Application Permitted	16/00894/F	Barry Southerland Whitehall Farm Walsingham Road Burnham Thorpe King's Lynn Retrospective change of use of carpark and access track to mixed use, change of use mobile unit and toilet block area to be used in association with tourism use and the retention of 3 hardstanding areas for the stationing of 3 glamping pods at Whitehall Farm, Walsingham Road, Burnham Thorpe	Burnham Thorpe
08.06.2016	17.08.2016 Application Permitted	16/01068/F	Mr Paul Zuckerman The Shooting Box Creake Road Burnham Thorpe King's Lynn Rear extension to dwelling	Burnham Thorpe
01.03.2016	02.08.2016 Application Permitted	16/00395/F	Client of Holt Architectural Ltd Meadow View Black Horse Road Clenchwarton King's Lynn Construction of dwelling and change of use of existing bungalow into offices, meeting room and staff facilities related to existing associated servicing and ground works business	Clenchwarton
03.06.2016	29.07.2016 Application Permitted	16/01034/F	Mr & Mrs Mike Staff 17 Mountbatten Road Dersingham King's Lynn Norfolk Proposed single storey side extension	Dersingham

09.06.2016	04.08.2016 Application Permitted	16/01083/F	Mr And Mrs Teasdale 10 Pakenham Drive Dersingham King's Lynn Norfolk Extension and alterations	Dersingham
13.06.2016	08.08.2016 Application Permitted	16/01101/F	Mr S Williamson Longridge 10 Doddshill Road Dersingham King's Lynn Swimming pool extension and garage extension (Revised Design)	Dersingham
04.04.2016	26.07.2016 Application Permitted	16/00664/F	Mr Graeme Ellisdon The Old Rectory Sedgeford Road Docking King's Lynn Single storey side extension. Reconstruct existing pitched roof over existing media room	Docking
12.05.2016	03.08.2016 Application Permitted	16/00909/F	Mr And Mrs Martin Payne Pilgrims House High Street Docking Norfolk Variation of condition 2 of planning permission 14/01541/F: To vary previously approved amended drawings	Docking
19.05.2016	22.08.2016 Application Permitted	16/00965/F	G E Harrison Ltd Rosedene Fakenham Road Stanhoe King's Lynn Variation of condition 2, 3 and 16 and removal of conditions 8, 10, 11, 13 and 14 of planning permission 13/01203/F: To amend previously approved drawings to show new access and revised design	Docking

06.06.2016	04.08.2016 Application Permitted	16/01061/F	Mr J Williams Forge House Stanhoe Road Docking King's Lynn Porch extension to dwelling	Docking
23.06.2016	17.08.2016 Application Permitted	16/01158/F	H Manners 1 Summerfield Ringstead Road Docking King's Lynn Replacement Porch	Docking
24.06.2016	18.08.2016 Application Permitted	16/01174/F	Mr Edward McDonnell The Old Observatory Sandy Lane Docking King's Lynn Variation of condition 2 of planning consent 15/02054/F to change approved drawings	Docking
05.05.2016	02.08.2016 Application Permitted	16/00865/F	Mrs E Laffeaty-Sharpe The Beeches 55 London Road Downham Market Norfolk Change of use of residential annexe to a unit of holiday accommodation including removal of S106 agreement	Downham Market
18.05.2016	28.07.2016 Application Permitted	16/00956/LB	Mr And Mrs Pomfrett 5 Bexwell Road Downham Market Norfolk PE38 9LQ Listed Building application: Internal alterations including replacement side front door, skirting and architraves and flooring with the installation of insulated plasterboard to the internal walls and damp walls to be fitted with liquid DPC	Downham Market

19.05.2016	28.07.2016 Application Permitted	16/00967/F	Mr N Robinson 33 & 35 Launditch Crescent Downham Market Norfolk PE38 9RB Extensions to 2 No Dwellings	Downham Market
26.05.2016	03.08.2016 Application Permitted	16/01012/CU	Ms P Kittisak 51 - 53 Bridge Street Downham Market Norfolk PE38 9DW Change of use of restaurant to flat	Downham Market
26.05.2016	21.07.2016 Application Permitted	16/01013/LB	Ms P Kittisak 51 - 53 Bridge Street Downham Market Norfolk PE38 9DW Listed Building Application: conversion of restaurant to flat	Downham Market
27.05.2016	02.08.2016 Application Permitted	16/01015/O	Mr And Mrs A Rayner North East of 5 Bridle Lane Downham Market Norfolk PE38 9QZ Outline Application: construction of a bungalow	Downham Market
31.05.2016	27.07.2016 Application Permitted	16/01023/F	Mr And Mrs M Whittingstall 25 Wimbotsham Road Downham Market Norfolk PE38 9PE Extension to bungalow	Downham Market
31.05.2016	10.08.2016 Application Permitted	16/01029/F	Grosvenor Homes Ltd 37 Railway Road Downham Market Norfolk PE38 9DX Conversion of residential and commercial property to create two dwellings, demolition of outbuilding and associated works	Downham Market

31.05.2016	09.08.2016 Application Permitted	16/01030/LB	Grosvenor Homes Ltd 37 Railway Road Downham Market Norfolk PE38 9DX Listed Building Application: conversion of residential and commercial property to create two dwellings, demolition of outbuilding and associated works	Downham Market
31.05.2016	02.08.2016 Application Permitted	16/01031/F	Grosvenor Homes Ltd 46B Lynn Road Downham Market Norfolk PE38 9NN Variation of condition 2 of planning permission 15/01655/F: conversion of office to residential dwelling to replace drawing No.002 with No.002A (amended plans)	Downham Market
13.06.2016	10.08.2016 Application Permitted	16/01107/F	Mr Gary Hartwig 18 Winnold Street Downham Market Norfolk PE38 9FE Single storey rear extension	Downham Market
27.05.2016	04.08.2016 Application Permitted	16/01017/F	Mr And Mrs M Andrews Barns North of Broomsthorpe Hall Rudham Road East Rudham Norfolk Conversion of barn to residential dwelling	East Rudham
07.07.2016	11.08.2016 GPD HH extn - Not Required	16/01253/PAGPD	Mr Colin Wells The Laurels Eye Lane East Rudham King's Lynn Single storey rear extension which extends beyond the rear wall by 5.1 metres with a maximum height of 4 metres and a height of 2.650 metres to the eaves	East Rudham

17.03.2016	04.08.2016 Application Permitted	16/00560/F	Mr Gerald Livick-Smith Land West of Ashwicken Road East Winch King's Lynn Norfolk New Vehicular Access (retrospective) and Construction of steel portal framed agricultural building	East Winch
13.06.2016	04.08.2016 Application Permitted	16/01102/F	Mr & Mrs R Edwards Braemore Lynn Road East Winch King's Lynn Change of use from business premises into residential annexe (retrospective)	East Winch
20.06.2016	18.08.2016 Application Permitted	16/01141/F	Mr R Eagle Church Farm Main Road West Bilney King's Lynn Single storey rear extension following removal of lean-to structure	East Winch
06.06.2016	10.08.2016 Application Permitted	16/01066/F	Alasan Developments Ltd Land SW of Eagle House Church Road Emneth Norfolk Construction of new dwelling, garage and new access	Emneth
22.06.2016	19.08.2016 Application Permitted	16/01153/F	Mr & Mrs S Medlock 17 Elmfield Drive Emneth Wisbech Norfolk Extension and Alterations to dwelling	Emneth

13.06.2016	12.08.2016 Was_Would be Lawful	16/01104/LDP	Feltwell Parish Council Feltwell Playing Field Paynes Lane Feltwell Norfolk Lawful Development Certificate: Construction of a permanent concrete skate park	Feltwell
28.06.2016	18.08.2016 Application Permitted	16/01185/F	Mr & Mrs Lambert White Dyke Bungalow Black Dyke Road Feltwell Norfolk extension to dwelling	Feltwell
04.08.2016	04.08.2016 Application Permitted	13/00952/NMA_1	Central Garage Central Garage 42 - 44 High Street Feltwell Norfolk NON MATERIAL AMENDMENT: non material amendment of Condition 4 of Planning Permission 13/00952/F	Feltwell
16.03.2016	11.08.2016 Application Permitted	16/00539/F	Ms Sarah Grace Chalk Barn Winch Road Gayton Norfolk New timber superstructure garage to erect to the North East of the site, with an altered vehicular access and new fence to the front and side boundary	Gayton
23.05.2016	18.08.2016 Application Permitted	16/00972/O	Mr & Mrs S & L Watkinson St Winifreds Lynn Road Gayton King's Lynn OUTLINE APPLICATION SOME MATTERS RESERVED: Construct new dwelling in plot adjacent St Winifreds	Gayton

22.06.2016	23.08.2016 Application Permitted	16/01154/F	Mr & Mrs Skerry Nurses House Lynn Road Gayton King's Lynn Demolition of conservatory and construction of new two storey extension	Gayton
07.06.2016	10.08.2016 Application Permitted	16/01071/F	Mr S Batson 10 Castleacre Road Great Massingham King's Lynn Norfolk New oak framed rear conservatory / garden room	Great Massingham
22.06.2016	17.08.2016 Application Permitted	16/01152/F	Mr & Mrs Gostling Parsonage Farm 36 Weasenham Road Great Massingham King's Lynn Single storey rear extension incorporating outbuildings	Great Massingham
22.06.2016	17.08.2016 Application Permitted	16/01212/LB	Mr & Mrs Gostling Parsonage Farm 36 Weasenham Road Great Massingham King's Lynn Single storey rear extension incorporating outbuilding	Great Massingham
24.06.2016	01.08.2016 Application Permitted	16/00490/NMA_1	Mr And Mrs Barrie And Jacqui Yeend Brookland Villa 20 Station Road Great Massingham King's Lynn Non-material amendment to planning permission 16/00490/F: Demolish existing single storey extension and conservatory, replace with new to form open plan living space.	Great Massingham

16.05.2016	26.07.2016 Application Permitted	16/00938/F	Grimston Parish Council Hudson Fen Chapel Road Pott Row King's Lynn Siting of a steel portable building for storage purposes	Grimston
14.04.2016	02.08.2016 Application Permitted	16/00724/F	Mr Barry Gould 21 Ringstead Road Heacham King's Lynn Norfolk Timber Garage	Heacham
06.06.2016	01.08.2016 Application Permitted	16/01051/F	Mr & Mrs White Langdale 6 Williman Close Heacham King's Lynn Extension to existing dwelling	Heacham
07.06.2016	02.08.2016 Application Permitted	16/01072/CU	Ward Gethin Archer Solicitors 8 High Street Heacham King's Lynn Norfolk Change of use from first floor residential flat (Class C3) to use as solicitors office (Class A2) ancillary to the existing ground floor	Heacham
09.06.2016	04.08.2016 Application Permitted	16/01087/F	Mr Adrian Burns 30 the Broadway Heacham King's Lynn Norfolk Side and rear extension to dwelling	Heacham
16.06.2016	27.07.2016 GPD HH extn - Not Required	16/01129/PAGPD	Mr And Mrs Richard Sills 13 Lynn Road Heacham King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 3.8 metres with a maximum height of 3.7 metres and a height of 2.350 metres to the eaves	Heacham

15.07.2016	15.08.2016 Application Refused	15/01096/NMA_1	Mr Roger Pinner 65 North Beach Heacham King's Lynn Norfolk NON MATERIAL AMENDMENT TO PLANNING CONSENT 15/01096/F: to allow an external stair case to be added to existing balcony	Heacham
06.06.2016	17.08.2016 Application Permitted	16/01067/F	Mr Robert Hall 2 Wheatfields Close Hillington King's Lynn Norfolk Extension of existing open porch to form an enlarged closed porch	Hillington
16.11.2015	12.08.2016 Would be Lawful	15/01862/LDP	Mr Robert Bowman Greenacres Thornham Road Holme next the Sea Norfolk Lawful Development Certificate: Erection of a 3m x 3m timber gazebo to rear of house	Holme next the Sea
26.05.2016	12.08.2016 Application Permitted	16/01010/CU	Birds Estate Agents First Floor Birds Estate Agents 62 Westgate Hunstanton Change of use from retail (Class A1) to residential flat (Class C3)	Hunstanton
09.06.2016	08.08.2016 Not Lawful	16/01088/LDP	Mr John Clutton 16 Seagate Road Hunstanton Norfolk PE36 5BD Certificate of Lawful Development: extension and alterations to existing first floor conservatory	Hunstanton

23.06.2016	18.08.2016 Application Permitted	16/01167/F	Mr And Mrs Hodges 20 Bernard Crescent Hunstanton Norfolk PE36 6ER Demolition of existing dwelling and construction of new dwelling	Hunstanton
08.06.2016	04.08.2016 Application Permitted	16/01063/F	Samphire Developments Samphire Developments (Norfolk) Container Storage Coaly Lane Ingoldisthorpe Norfolk Variation of condition 20 of planning permission 15/01422/F to update approved frontage boundary treatment	Ingoldisthorpe
15.02.2016	22.08.2016 Application Permitted	16/00295/F	Mr And Mrs S Blackmur 5A Saturday Market Place King's Lynn Norfolk PE30 5DQ Alterations and repair to existing with premises to retained at ground and first floor levels including demolition of rear fire damaged lean-to building and construction of replacement to facilitate the creation of an additional flat. Including the retention of 2 external condensers	King's Lynn

15.02.2016	26.07.2016 Application Permitted	16/00296/LB	Mr And Mrs S Blackmur 5A Saturday Market Place King's Lynn Norfolk PE30 5DQ Listed Building Application: Alterations and repair to existing with premises retained at ground and first floor levels including demolition of rear fire damaged lean-to building and construction of replacement	King's Lynn
25.04.2016	29.07.2016 Application Permitted	16/00782/F	C/o Agent 85 Gayton Road King's Lynn Norfolk PE30 4EH Formation of new access onto site of dwellinghouse	King's Lynn
26.04.2016	19.08.2016 Application Permitted	16/00797/F	Mr C Newsum 125-126 London Road King's Lynn Norfolk PE30 5ES Ground and first floor extension to create 3 apartments	King's Lynn
20.05.2016	04.08.2016 Application Permitted	16/00971/F	Norfolk Constabulary Norfolk Constabulary St James Street King's Lynn Norfolk Variation of condition 3 of planning permission 15/01117/F: To vary wording of condition relating to flood risk assessment	King's Lynn

20.05.2016	27.07.2016 Application Permitted	16/00984/F	Mr R Jordan 1 Peckover Way South Wootton King's Lynn Norfolk Two storey side extension providing new lounge, Utility and WC at ground floor with Master Bedroom Suite and new single storey Store outbuilding	King's Lynn
23.05.2016	01.08.2016 Application Permitted	16/00983/F	YMCA 58 Woolstencroft Avenue King's Lynn Norfolk PE30 2PB Erection of a storage shed	King's Lynn
02.06.2016	28.07.2016 Application Permitted	16/01038/F	Whitefriars Church of England Primary School Whitefriars Primary School Whitefriars Road King's Lynn Norfolk Classroom extension	King's Lynn
09.06.2016	10.08.2016 Application Permitted	16/01080/F	Mr Raimundus Baranauskus 18 Hall View Road Gaywood King's Lynn Norfolk Single storey extension following demolition of existing extension	King's Lynn
09.06.2016	04.08.2016 Application Permitted	16/01082/F	Mr And Mrs J Roser 20 Beulah Street Gaywood King's Lynn Norfolk Construction of 3 dwellings following demolition of existing dwelling	King's Lynn
09.06.2016	04.08.2016 Application Permitted	16/01085/F	Mr & Mrs P Fenn 26 Ormesby King's Lynn Norfolk PE30 4XB First Floor Extension	King's Lynn

10.06.2016	15.08.2016 Application Permitted	16/01091/F	Miss Nicola Biggs 74 Tennyson Road King's Lynn Norfolk PE30 5NG Dropping kerb to the front of 74 Tennyson road onto the B1144 to allow vehicular access to the property frontage.	King's Lynn
14.06.2016	09.08.2016 Application Permitted	16/01109/LB	North Hirne Court Management Co North Hirne Court St Anns Street King's Lynn Norfolk 10 No Replacement Windows to Flat 2, 6, & 7	King's Lynn
14.06.2016	15.08.2016 Application Permitted	16/01117/A	Shell UK Retail Service Station Clenchwarton Road West Lynn King's Lynn Advertisement Application: 3x internally illuminated fascia signs, 1x non-illuminated fascia sign, 11x non-illuminated signs	King's Lynn
17.06.2016	11.08.2016 Application Permitted	16/00014/NMA_1	Mr Peter Audus 10 South Wootton Lane King's Lynn Norfolk PE30 3BS Non-material amendment to planning permission 16/00014/F: Extension for sun room and ensuite bathroom	King's Lynn
17.06.2016	12.08.2016 Application Permitted	16/01135/F	Mr T S Khela Costcutter 2 Columbia Way King's Lynn Norfolk Variation of Condition 2 attached to planning permission 15/01572/F to allow a door onto the balcony	King's Lynn

23.06.2016	22.08.2016 Application Permitted	16/01165/F	HSEL Ltd 42 - 43 Railway Road King's Lynn Norfolk PE30 1NF Variation of conditions 2 and 3 of planning permission 15/01996/F to allow the windows and doors to be amended	King's Lynn
04.07.2016	11.08.2016 GPD HH extn - Not Required	16/01251/PAGPD	Mr Debski 13 Lancaster Road Gaywood King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 3.6 metres with a maximum height of 3.66 metres and a height of 2.46 metres to the eaves	King's Lynn
08.07.2016	25.07.2016 Application Permitted	11/02022/NMAM_5	Equity Estates Kellard House Hardwick Road King's Lynn Norfolk Non-material amendment to planning permission 11/02022/FM: Development of 68 bedroom travelodge hotel with associated reception and vending facilities together with all relevant support areas to Travelodge design standards. The creation of external areas including parking for 61 cars	King's Lynn

19.07.2016	15.08.2016 Application Permitted	15/00619/NMA_2	Mr S Simpson DSD Colour Printers Austin Fields Austin Fields Industrial Estate King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 15/00519/F: Extension to existing printing factory/warehouse. extension to be used for storage of paper	King's Lynn
12.05.2016	04.08.2016 Application Permitted	16/00904/F	Client of Matt Gosling Achitectural Design Wicken House 1 East Winch Road Ashwicken King's Lynn Variation of condition 1 of planning permission 16/00022/RM: To vary previously approved drawings	Leziate
24.06.2016	22.08.2016 Application Permitted	16/01169/F	Mr & Mrs A Girton 7 Glosthorpe Manor Ashwicken Norfolk PE32 1NB Extension	Leziate
31.05.2016	04.08.2016 Application Permitted	16/01032/F	Mr Nick Treble Middle Farmhouse Church Lane Little Massingham King's Lynn Extension to dwelling house, new road access and new garden walls	Little Massingham
29.06.2016	17.08.2016 Application Permitted	16/01190/F	Mr & Mrs Bartholomew Cresta School Lane Marham King's Lynn Garden Room	Marham

09.06.2016	10.08.2016 Application Permitted	16/01086/F	Mr Oliver Mann 412 Smeeth Road Marshland St James Wisbech Norfolk Construction of two buildings for the purposes of cider making for commercial purposes	Marshland St James
16.05.2016	02.08.2016 Application Permitted	16/00931/CU	Mr Arthur Gilmore Land South West of 15 Brook Lane Brookville Norfolk Change of use of agricultural land to amenity land associated with the new dwelling (15/01962/PACU3)	Methwold
27.05.2016	03.08.2016 DM Notification NOT Required	16/01008/DM	A A Watts & Son Prospect Farm 31 Old Feltwell Road Methwold Thetford Demolition of disused semi derelict mill and return site to farmyard use	Methwold
17.06.2016	12.08.2016 Application Permitted	16/01123/F	Mr & Mrs M & C Webb 2 Warren Cottage Brandon Road Methwold Thetford Single storey extension to side of dwelling	Methwold
09.05.2016	22.08.2016 Application Permitted	16/00886/F	Mrs Catriona Waters Hawthorn House Birchfield Road Nordelph Downham Market Construction of 6 metre long timber mooring with bankside steps	Nordelph

29.02.2016	29.07.2016 Application Permitted	16/00390/F	Ms Mel Bradford 31 West Street North Creake Fakenham Norfolk Erection of garden fence on east boundary of property, adjacent to unused farm track. Height 6 feet (1.83m)	North Creake
19.05.2016	02.08.2016 Application Permitted	16/00968/F	Mrs L Woods 29 Dunns Lane North Creake Fakenham Norfolk Erection of Two storey extension to side and single storey extension to rear.	North Creake
03.06.2016	04.08.2016 Application Permitted	16/01046/F	Mr & Mrs Andy & Jenny Coady Church Cottages 63 Church Street North Creake Fakenham New Garage / Workshop	North Creake
21.06.2016	18.08.2016 Application Permitted	16/01142/F	Mr Nigel Raines Rainydays 62 West Winch Road West Winch King's Lynn Proposed extension with new two bay garage	North Runcton
31.05.2016	26.07.2016 Application Permitted	16/01026/F	Miss J Taylor 27 Wesley Road North Wootton King's Lynn Norfolk Proposed extension	North Wootton
11.05.2016	29.07.2016 Application Refused	16/00893/O	Mr Terence Ware 29 Methwold Road Whittington King's Lynn Norfolk OUTLINE APPLICATION ALL MATTERS RESERVED: To erect a chalet bungalow	Northwold

01.07.2016	18.08.2016 Application Permitted	16/01209/F	Mr And Mrs M Leet Woodlands 11 Little London Road Northwold Norfolk Temporary portcabin (further temporary consent)	Northwold
11.07.2016	22.08.2016 Application Permitted	2/02/1752/NMA_1	EAM Developments Whittington Mill Whittington Hill Whittington King's Lynn NON MATERIAL AMENDMENT TO PLANNING CONSENT 2/02/1752/CU: Conversion of former Mill and associated buildings	Northwold
23.06.2016	18.08.2016 Not Lawful	16/01161/LDE	Mr Gill Links Lodge 29 Golf Course Road Old Hunstanton Norfolk Lawful development certificate: Erection of plastic mesh to support bamboo growth	Old Hunstanton
23.02.2016	11.08.2016 Application Permitted	16/00366/F	Mrs Patricia Gray Land At Rectory Road Outwell Wisbech Cambs Construction of two dwellings	Outwell
03.05.2016	22.08.2016 Application Permitted	16/00837/F	Mr William Smith Land Adjacent 1 the Tramway Outwell Wisbech Erection of a tramway memento	Outwell
26.05.2016	01.08.2016 Application Permitted	16/01007/RM	Fountain Construction (Anglia) Ltd Land South East of Cedar House Pius Drove Upwell Norfolk RESERVED MATTERS: Two dwellings	Outwell

09.05.2016	04.08.2016 Application Permitted	16/00883/BT	British Telecommunications Church Close Pentney Norfolk Removal of payphone service and adoption of kiosk by Parish Council	Pentney
19.05.2016	01.08.2016 Application Permitted	16/00962/F	Mr John Coleridge Pentney Lakes Common Road Pentney Norfolk New brick built boundary columns, 1200m timber rail fencing and green metal gates to existing vehicular access	Pentney
16.06.2016	17.08.2016 Application Permitted	16/01133/F	Mr M Cunningham Land South of Abbey Road Pentney Norfolk Construction of cattle shed	Pentney
17.05.2016	26.07.2016 Application Permitted	16/00942/F	Mrs R Saxby Ten Bel 29 Low Road Roydon King's Lynn Detached Garage and New Access to Highway	Roydon
09.05.2016	12.08.2016 Application Permitted	16/00840/LB	Mr H Head High House Docking Road Sedgeford Hunstanton Conversion of outbuilding to annexe	Sedgeford
22.06.2016	18.08.2016 Application Permitted	16/01149/F	Mr And Mrs Broad Land Between 45 And 49 Westgate Street Shouldham King's Lynn Norfolk Variation of Condition 3 attached to planning permission 15/00288/F	Shouldham

12.07.2016	03.08.2016 Application Permitted	16/00870/NMA_1	Mr Keith Matthews Carpenters Cottage 3 Norwich Road Shouldham King's Lynn Non-material amendment to planning permission 16/00870/F: Proposed extension and internal alterations	Shouldham
24.05.2016	17.08.2016 Application Permitted	16/00998/F	Progress Care Housing Little Oaks 13A Beach Road Snettisham King's Lynn Retention of new sewage treatment system	Snettisham
13.06.2016	08.08.2016 Application Permitted	16/01111/F	Co-Operative Group Food Ltd The Compasses 16 Lynn Road Snettisham Norfolk Proposed plant area, lockable coal bunker, mechanical compound, installation of newspaper drop box and bollards installed near the front elevation	Snettisham
20.06.2016	17.08.2016 Application Permitted	16/01140/F	Mr Colin Crane 94A Station Road Snettisham King's Lynn Norfolk Conversion of garage to self contained annexe	Snettisham
24.05.2016	04.08.2016 Application Permitted	16/00992/F	Mrs E Jordan 6 Furness Close South Wootton King's Lynn Norfolk Extensions	South Wootton

31.05.2016	03.08.2016 Application Permitted	16/01024/F	Paul Wilkinson 48 St Benets Grove South Wootton Norfolk PE30 3TQ Single storey rear extension to dwelling, construction of a porch and construction of new fence in revised position to facilitate the change in use from open space to garden land	South Wootton
31.05.2016	11.08.2016 Application Permitted	16/01028/F	Mr K Attew 7 Elm Close South Wootton King's Lynn Norfolk Extension and new access to highway	South Wootton
06.06.2016	29.07.2016 Application Permitted	16/01057/F	Mr Robin Harris Fiavow 170 Grimston Road South Wootton King's Lynn Proposed single storey extension, garage conversion and internal alterations	South Wootton
06.06.2016	01.08.2016 Application Permitted	16/01060/F	Mr Michael Whiting 9 the Birches South Wootton King's Lynn Norfolk Variation of Condition 2 attached to planning permission 14/01815/F to allow an amendment to the garage	South Wootton
08.06.2016	04.08.2016 Application Permitted	16/01073/F	C/O Agent Jubilee House 7A Elmhurst Drive South Wootton Norfolk Proposed detached garage and home office	South Wootton

23.06.2016	18.08.2016 Application Permitted	16/01162/F	South Wootton Parish Council Village Hall 22 Church Lane South Wootton Norfolk Insertion of new window into existing toilet	South Wootton
22.02.2016	26.07.2016 Application Permitted	16/00349/F	Mr Andrew Whiley Abbeystead 20 Churchgate Street Southery Downham Market Partitioning of former garden and the construction of a new bungalow with new vehicular access	Southery
16.06.2016	17.08.2016 Application Permitted	16/01132/F	CWA Academy Trust Southery Academy 7 Westgate Street Southery Norfolk Single storey extension	Southery
20.06.2016	18.08.2016 Application Permitted	16/01138/RM	Mr And Mrs M Roche Land Adjoining Old Rectory Church Lane Stanhoe King's Lynn Reserved Matters Application: Construction of a house and garage	Stanhoe
29.06.2016	18.08.2016 Application Permitted	16/01197/F	Mr & Mrs Cooper Meadow View Docking Road Stanhoe King's Lynn Orangery style single storey extension on rear elevations	Stanhoe

25.05.2016	10.08.2016 Application Permitted	16/00996/F	C/O W R Skipper Architecture The Shambles Greatmans Way Stoke Ferry Norfolk Variation of condition 1 of planning permission reference 13/01029/F to amend the application site to join the highway and Removal of Condition 2	Stoke Ferry
30.03.2016	11.08.2016 Application Permitted	16/00638/O	MRC Group Land South of Chestnuts The Drove Barroway Drove Norfolk Outline application: Two new 3 bedroom chalet bungalows	Stow Bardolph
01.06.2016	27.07.2016 Application Permitted	16/01035/F	Mr S Nurse Land Between 38 And 58 the Drove Barroway Drove Norfolk PE38 0AJ Construction of three dwellings (amended to include Plot 3 garage and access)	Stow Bardolph
21.06.2016	16.08.2016 Would be Lawful	16/01146/LDP	Mr Francis Smith Pattens Farm 57 the Drove Barroway Drove Norfolk Lawful Development Certificate: Siting of a static caravan	Stow Bardolph
10.08.2016	16.08.2016 Application Permitted	16/01035/NMA_1	Mr S Nurse Between 38 And 58 The Drove Barroway Drove Norfolk Non-material amendment to planning permission 16/01035/F: Construction of three dwellings (amended to include Plot 3 garage and access)	Stow Bardolph

09.03.2016	29.07.2016 Application Withdrawn	16/00487/O	Mr Hurn Land Between 63 And 69 S of Popes Lane Terrington St Clement Norfolk Outline Application: Residential development of 3 dwellings	Terrington St Clement
15.06.2016	21.07.2016 Application Permitted	16/01113/F	Mr & Mrs Livoti Dovecote Cottage Hargate Lane Terrington St Clement King's Lynn Single Storey Rear Extension	Terrington St Clement
16.06.2016	11.08.2016 Application Permitted	16/01119/F	Mr Ben Curtis Belfield 7 Eastgate Lane Terrington St Clement King's Lynn Side extension and new rear dormer to the existing dwelling.	Terrington St Clement
23.06.2016	22.08.2016 Application Permitted	16/01157/F	Mr Ian Stirling Cheshurst 94 Lynn Road Terrington St Clement King's Lynn Removal of conservatory and internal alterations construction of two storey extension	Terrington St Clement
18.05.2016	28.07.2016 Application Permitted	16/00952/F	J J Sandberg Construction Ltd Stud Farm Church Road Terrington St John Wisbech Demolish farm building and construct new dwelling (plot 3) amended design	Terrington St John
26.04.2016	26.07.2016 Application Permitted	16/00793/F	Mr & Mrs D Painter Lavender Cottage High Street Thornham Hunstanton Rear Extension and Roof Alterations	Thornham

20.06.2016	01.08.2016 Hedge Application - no objection	16/00043/HEDGE	A B Cave (Nurseries) Ltd Chase Farm Shepherds gate Road Tilney All Saints King's Lynn Hedgerow Removal Application	Tilney All Saints
22.03.2016	21.07.2016 Application Refused	16/00600/F	Mr Steve Bright Land NE of Westcroft New Road Tilney St Lawrence Norfolk Construction of a dwelling	Tilney St Lawrence
11.05.2016	26.07.2016 Application Permitted	16/00899/F	Mr Philip Cullen Village Hall Magdalen Road Tilney St Lawrence King's Lynn Change of use from bathroom ancillary to village hall to Post Office space	Tilney St Lawrence
07.09.2015	05.08.2016 Application Permitted	15/01399/O	Mr D J Forth Land NE of 6 the Row Main Road Three Holes Norfolk Outline Application: Two dwellings	Upwell
07.09.2015	05.08.2016 Application Permitted	15/01402/O	Mr D J Forth Land East of Main Road Three Holes Norfolk Outline application with some matters reserved for two dwellings	Upwell
03.05.2016	22.08.2016 Application Permitted	16/00838/F	Mr William Smith Grass Verge Townley Close Upwell Norfolk Erection of tramway memento	Upwell
24.05.2016	29.07.2016 Application Permitted	16/00994/F	Mr Robert Starr Building North of Manor Lodge 40 Small Lode Upwell Norfolk Alterations of building to form 3 bed dwelling (amended design)	Upwell

08.06.2016	21.07.2016 Application Permitted	16/01081/F	Mrs C Butcher River Bank West of 70 St Peters Road Upwell Wisbech Norfolk Construction of timber mooring and steps	Upwell
10.06.2016	05.08.2016 Was Lawful	16/01097/LDE	Ms Strand And Mr Shelton Chestnut Stables 32 Green Road Upwell Norfolk Lawful Development Certificate: Siting of a caravan	Upwell
26.05.2016	11.08.2016 Application Permitted	16/01006/F	Mr T Foreman Glen Rosa Frenchs Road Walpole St Andrew Wisbech Variation of condition 2 of planning permission 15/00205/F: to amend previously approved drawings	Walpole
26.07.2016	19.08.2016 Application Permitted	15/00179/NMA_1	Mr Martin Crass The Woolpack Inn 30 Sutton Road Walpole Cross Keys Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 15/00179/F: Demolition of vacant building and erection of 4 houses, including improvements to school access	Walpole Cross Keys
22.01.2016	01.08.2016 Application Permitted	16/00110/O	Mr Andrew Melton Land East of Beech House Lynn Road Walpole Highway Norfolk Outline Application: 6No. building plots for 2-storey detached dwellings	Walpole Highway

27.06.2016	22.08.2016 Application Permitted	16/01187/RM	Mr And Mrs S Clarke Land South of 12 Burrettgate Road Walsoken Norfolk Reserved Matters Application: Erection of 1 two storey dwelling	Walsoken
04.05.2016	26.07.2016 Application Refused	16/00806/O	C/O Agent Land W of 16 Downham Road E of Fairfield Lane Watlington Norfolk Outline Application: Construction of detached two storey dwelling with garage	Watlington
12.07.2016	17.08.2016 Prior Approval - Not Required	16/01278/PAGPD	Mr And Mrs Holmes 49 Langridge Circle Watlington Norfolk PE33 0UF Single storey rear extension which extends beyond the rear wall by 3.7 metres with a maximum height of 3.25 metres and a height of 2.55 metres to the eaves	Watlington
13.07.2016	02.08.2016 Application Permitted	15/01641/NMA_1	Mr Lee Winters 4 Wisbech Road Welney Wisbech Norfolk Non-material amendment to planning permission 15/01641/F: Two storey side extension to dwelling	Welney
06.06.2016	03.08.2016 Application Permitted	16/01054/F	CGM Agricultural Contractors Ltd Hill House Farm Bath Road West Dereham King's Lynn Extension to agricultural building	West Dereham

02.06.2016	03.08.2016 Application Refused	16/01000/O	Mr And Mrs Ross Walker Land South 1 the Chase West Walton Norfolk Outline Application: Erection of detached dwelling	West Walton
19.05.2016	03.08.2016 Application Permitted	16/00961/F	Mr R Fentiman Dobroyd 33 Gravelhill Lane West Winch King's Lynn Proposed single storey extension	West Winch
31.05.2016	08.08.2016 Application Permitted	16/01027/F	Mr Russell Willis 5 the Paddocks Setchey King's Lynn Norfolk Single storey extension to dwelling and conversion of garage	West Winch
07.06.2016	02.08.2016 Application Permitted	16/01069/F	Mr R L Leather Evergreen Lodge 5 Dohamero Lane West Winch Norfolk Extension to side and rear	West Winch
06.06.2016	21.07.2016 Application Permitted	16/01055/F	Loyalty Boarding Kennels Loyalty Boarding Kennels And Cattery Lords Bridge Wiggshall St Mary the Virgin Norfolk Construction of replacement cattery building	Wiggshall St Germans
10.06.2016	08.08.2016 Application Permitted	16/01093/F	C/O Agent The Olde Bull High Road Saddlebow King's Lynn Construction of front porch and change of use of barn in rear garden into games room comprising of renovation of wall and roof construction	Wiggshall St Germans

17.06.2016	17.08.2016 Application Permitted	16/01131/F	Mr David Webb Cranberry Low Road Wretton Norfolk Variation of condition 2 of planning permission 15/00411/F: To vary previously approved drawings	Wretton
------------	--	------------	--	---------