



# **Planning Committee**

## **Agenda**

**Monday, 7th November, 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, 7th November, 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 Tuesday, 4 October 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 - 8)**

The Committee is asked to note the Index of Applications.

**(a) Decisions on Applications (Pages 9 - 129)**

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

**9. DELEGATED DECISIONS (Pages 130 - 177)**

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

**10. PLANNING & ENFORCEMENT SERVICE - QUARTERLY REPORT (Pages 178 - 224)**

To provide the Committee with the quarterly report covering performance for the period 1 April – 30 September 2016.

**11. PLANNING & ENFORCEMENT APPEALS - QUARTERLY REPORT (Pages 225 - 233)**

To provide the Committee with the quarterly report covering performance for the period 1 July – 30 September 2016.



**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, 10 November 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 4 November 2016**. Please contact [Planningadmin@west-norfolk.gov.uk](mailto: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](mailto:kathy.wagg@west-norfolk.gov.uk)

**INDEX OF APPLICATIONS TO BE DETERMINED  
BY THE PLANNING COMMITTEE AT THE MEETING  
TO BE HELD ON MONDAY 7 NOVEMBER 2016**

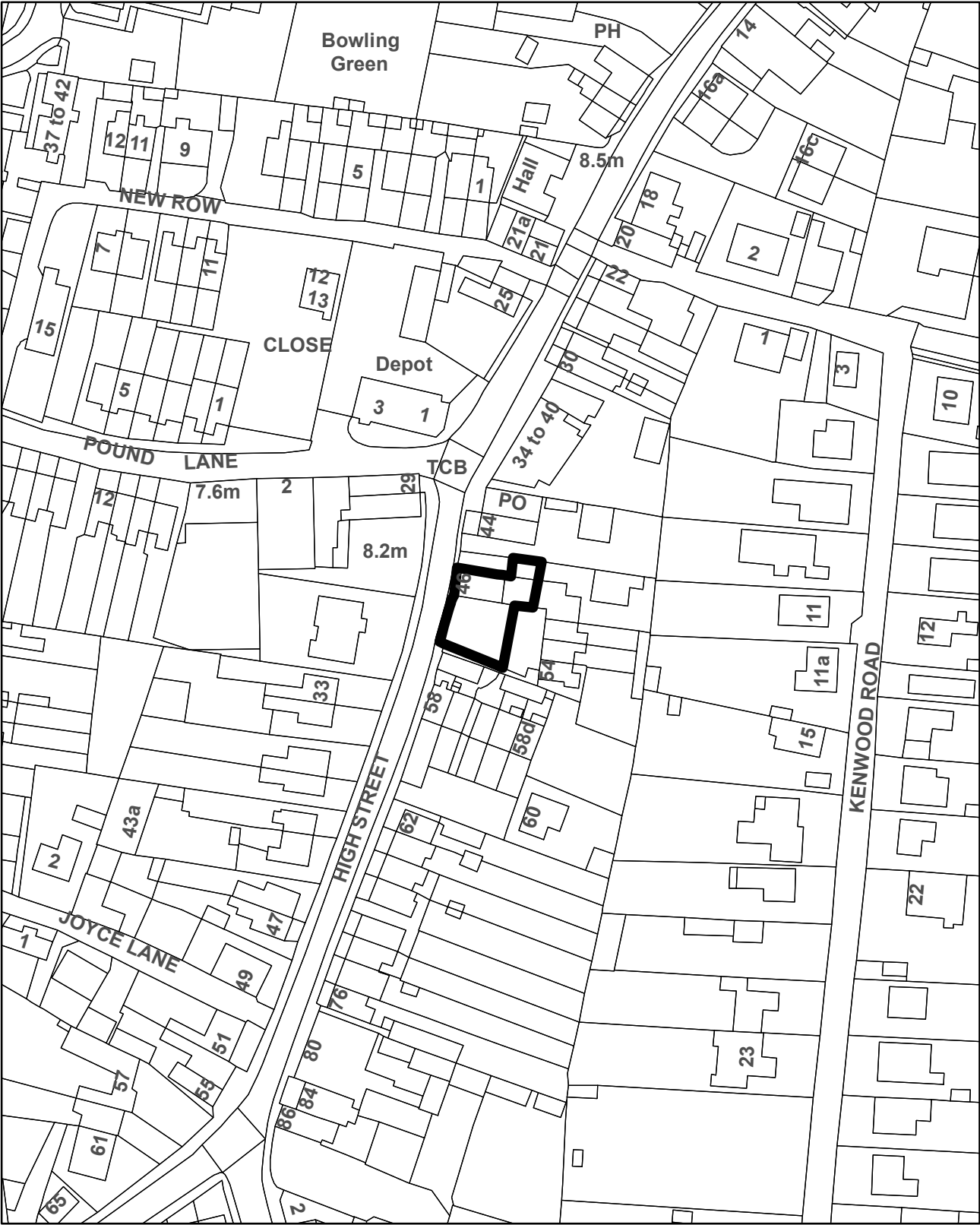
<b>Item No.</b>	<b>Application No. Location and Description of Site Development</b>	<b>PARISH</b>	<b>Recommendation</b>	<b>Page No.</b>
<b>8/1</b>	<b>DEFERRED ITEMS</b>			
<b>8/1(a)</b>	<b>16/01075/F</b> 46 High Street Conversion of property from shop and first floor flat to a 2 bed house and a 3 bed house.	<b>HEACHAM</b>	<b>APPROVE</b>	<b>9</b>
<b>8/2</b>	<b>MAJOR DEVELOPMENTS</b>			
<b>8/2(a)</b>	<b>16/01492/OM</b> Kenfield Farm 254 Main Road Outline Application: Residential development.	<b>CLENCHWARTON</b>	<b>REFUSE</b>	<b>17</b>
<b>8/2(b)</b>	<b>11/01945/FM</b> A. J. Coggles 44 London Road Conversion of existing building to provide three dwellings and construction of eight new dwellings.	<b>KING'S LYNN</b>	<b>REPORT TO FOLLOW</b>	
<b>8/2(c)</b>	<b>16/00572/FM</b> Land between Clenchwarton Road and Orchard Grove West Lynn Proposed residential development.	<b>KING'S LYNN</b>	<b>REFUSE</b>	<b>38</b>
<b>8/2(d)</b>	<b>16/01541/FM</b> JE Beales 2 - 8 Broad Street Replacement of existing department store with 4no. new A1 units to a new layout and configuration	<b>KING'S LYNN</b>	<b>APPROVE</b>	<b>49</b>

<b>Item No.</b>	<b>Application No. Location and Description of Site Development</b>	<b>PARISH</b>	<b>Recommendation</b>	<b>Page No.</b>
<b>8/3</b>	<b>OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE BOARD</b>			
<b>8/3(a)</b>	<b>16/01583/F</b> Appletons Yard Rope Walk Use of land for 12 months per year for the standing of up to 10 showmans homes and storage of lorries and fairground equipment	<b>KING'S LYNN</b>	<b>APPROVE</b>	<b>60</b>
<b>8/3(b)</b>	<b>16/01546/F</b> 10 Trinity Road Extensions & alterations to dwelling.	<b>MARSHLAND ST JAMES</b>	<b>APPROVE</b>	<b>73</b>
<b>8/3(c)</b>	<b>15/02068/CU</b> Pentney Lakes Leisure Park Abbey Road Change of Use of land to accommodate 31 holiday lodges, Change of Use of the existing office accommodation to a restaurant.	<b>PENTNEY</b>	<b>REPORT TO FOLLOW</b>	
<b>8/3(d)</b>	<b>16/01374/F</b> The Gin Trap 6 High Street Single and two storey extensions to existing cottage forming guest accommodation with the Gin Trap	<b>RINGSTEAD</b>	<b>APPROVE</b>	<b>80</b>
<b>8/3(e)</b>	<b>16/01127/F</b> Building S of Park Vue Heacham Road Conversion to residential of existing barn including single storey extension to the east elevation	<b>SEDFORD</b>	<b>APPROVE</b>	<b>91</b>
<b>8/3(f)</b>	<b>16/01352/F</b> Land North of Salgate Farm Islington Road Proposed stable/barn conversion (re-application following refusal 09/01175/F and appeal dismissal APP/V2635/A/2124630).	<b>TILNEY LAWRENCE</b>	<b>ST REFUSE</b>	<b>103</b>
<b>8/3(g)</b>	<b>16/01110/F</b> Chestnut Stables 32 Green Road Construction of porch, kennels, decking and shed.	<b>UPWELL</b>	<b>APPROVE</b>	<b>112</b>
<b>8/3(h)</b>	<b>16/01476/O</b> Land at Low Side Outline Application: Construction of three dwellings.	<b>UPWELL</b>	<b>REFUSE</b>	<b>116</b>

<b>Item No.</b>	<b>Application No. Location and Development</b>	<b>Description of Site</b>	<b>PARISH</b>	<b>Recommendation</b>	<b>Page No.</b>
<b>8/3(i)</b>	<b>16/01581/F</b> Land to the rear of 104 St Peters Road Wiggenhall St Peter Alterations and extensions to existing stables.		<b>WIGGENHALL ST GERMANS</b>	<b>APPROVE</b>	<b>125</b>

16/01075/F

46 High Street Heacham



1:1,250

## AGENDA ITEM NO: 8/1(a)

<b>Parish:</b>	Heacham	
<b>Proposal:</b>	Conversion of property from shop and first floor flat to a two bed house and a 3 bed house	
<b>Location:</b>	46 High Street Heacham King's Lynn Norfolk	
<b>Applicant:</b>	Mr R Cursley	
<b>Case No:</b>	16/01075/F (Full Application)	
<b>Case Officer:</b>	Mrs Jade Calton	<b>Date for Determination:</b> 9 August 2016

**Reasons for Referral to Planning Committee** – The views of Heacham Parish Council are contrary to Officer Recommendation

### Case Summary

The application site comprises a two storey attached building, currently a vacant shop at ground floor with residential above, situated on the eastern side of High Street, Heacham.

The application proposes to change the use of the shop and first floor flat to a two bed dwelling and a 3 bed dwelling.

Heacham is classified as a Key Rural Service Centre within the Core Strategy Settlement Hierarchy.

### Key Issues

Principle of development;  
Form and character of the area;  
Impact on neighbour amenity;  
Highway safety; and  
Other material considerations

### Recommendation

**APPROVE**

## INTRODUCTION

Consideration of the application was deferred at the Committee meeting of the 4<sup>th</sup> October to seek clarification on the parking provision. Both the applicant's agent and Norfolk County Council have been contacted to seek clarification of their positions and the section on 'Highways' has been amended in light of these discussions.

## THE APPLICATION

The application site comprises a two storey attached building, currently a vacant shop at ground floor with residential above, situated on the eastern side of High Street, Heacham.

The application seeks permission for the change of use of the retail element of the flat-roofed section to the street frontage with the addition of a first floor extension above.

The extended building would be subdivided vertically, with the front section of the building forming a two bedroom dwelling, and the rear section of the building comprising a three bedroom dwelling, all bedroom accommodation being provided at first floor level with kitchen and living rooms provided at ground floor level.

There is a single driveway to the northern side of the property, in the ownership of the derelict cottage further to the east (but over part of which the subject property has a right of way), bounding a carrstone wall, dividing the site from an adjoining vehicular access of the property to the immediate north of the site. On the northern side of the building is a projecting first floor side lean-to above a void 'carport' below. It is proposed to re-open some formerly bricked-up openings.

To the southern side of the building is an area of walled garden space with mature conifer hedge to the frontage and close-boarded fence to the rear, the southern-most extent is bounded by a single carrstone dwelling adjacent to an existing row of cottages. It is proposed to create a new vehicular access into the amenity space, including parking provision to serve the three-bedroom unit to the rear, whilst retaining a modest enclosed space for the new front unit as amenity area only.

## SUPPORTING CASE

The application is accompanied by a Planning Statement which offers the following supporting case:-

"The proposal intends to bring a vacant commercial building back into practical residential re-use, incorporating a form and design conducive to the local built environment. The existing business use has been superseded by alternative convenience shopping for comparative goods, and business re-use has not been feasible given the amount and variety of retail activity further north on the High Street.

The change of use of the building and sympathetic alterations proposed are considered to be appropriate in this locality and will bring about positive changes to the street scene, local amenity and highway safety issues. Furthermore, given the nature of the settlement, the proposal is considered to represent a sustainable form of development.

Accordingly, it is considered that the proposal accords with saved Policy 4/21 of the King's Lynn & West Norfolk Local Plan 1998, Policies CS01, CS02, CS06, CS08 and CS09 of the adopted Core Strategy 2011, Policies DM2, DM9, DM15 and DM17 of the emerging Development Management Policies of the submitted SSA&DMP and the provisions of the National Planning Policy Framework.

Policy DM9 of the submitted Development Management Policies of the emerging Local Plan relates to the Council encouraging the retention of existing community facilities and its resistance to the loss of such facilities, in particular in areas of poor provision. Where alternative provision is supplied elsewhere in the settlement, criteria relating to marketing to assess local demand and provision already being addressed will not be required. A Tesco

Express store has been constructed on the site of a former public house on Lynn Road to the immediate east of the junction with High Street, approximately 150m from the application site. As a one-stop convenience store with onsite car parking, this has undoubtedly undermined the trading position and customer base of the former newsagents at the southern end of the High Street and which has contributed to the closure of the business”.

## **PLANNING HISTORY**

There is no recent relevant planning history on the site.

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT** - The development of the garden is destroying the character of the traditional cottage arrangements and access and egress to the proposed parking area will have very limited visibility thus causing problems.

**Highways Authority: NO OBJECTION** conditionally. Note: this position has been confirmed since the 4<sup>th</sup> October committee meeting.

## **REPRESENTATIONS**

None received.

## **NATIONAL GUIDANCE**

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

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

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS08** - Sustainable Development

**CS10** - The Economy

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT**

**DM1** – Presumption in Favour of Sustainable Development

**DM15** – Environment, Design and Amenity

**DM9** - Community Facilities



## PLANNING CONSIDERATIONS

The main considerations in the determination of the application are:

- Principle of development;
- Form and character;
- Impact on residential amenity; and
- Highway safety; and
- Other Material Considerations

### Principle of Development

Heacham is classified as a Key Rural Service Centre within the settlement hierarchy of the Core Strategy. Such centres are considered to help sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs. Local scale development will be concentrated in identified Key Rural Service Centres.

Part of the proposal includes the change of use of the former convenience store which should be assessed against Core Strategy Policy CS10: The Economy and emerging Development Management Plan Policy DM9: Community Facilities.

These local policies aim to retain land or premises currently or last used for employment purposes and that are deemed a community facility unless it can be demonstrated that:-

- Continued use of the site is no longer viable;
- Use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems;
- An alternative use or mix of uses offers greater potential benefits to the community in meeting local business needs, or in delivering the Council's regeneration agenda.

DM9 goes on to say "Development that would lead to the loss of an existing community facility will be refused consent unless:-

- The area is currently well served by the type of use which is to be lost; or
- In the case of shops or pubs/restaurants the applicant can demonstrate genuine attempts to market and sell the use as an ongoing concern".

The shop / newsagent ceased trading towards the end of 2015 as demand decreased given the opening of a Tesco Express store approximately 150m to the east of the site on High Street. The Tesco store has an associated car park which encourages customers to use the facility over smaller similar commercial units within the High Street.

There is a well-established small shopping core of mixed commercial uses within close proximity to the north of the site which offer a range of convenience goods and services. On this basis, it is your officer's opinion that the proposal to change of use of the vacant shop to residential is justified as the community is well served by other uses and its loss will therefore not cause harm to the vitality of the area or to the local economy, in accordance with the abovementioned policies.

Furthermore, there would be benefits to the community by providing two dwellings (net gain of one) which will contribute to the much needed housing within the Borough.

In principle the change of use and subdivision of the property to form two dwellings is acceptable, subject to other policy and material considerations.

## **Form and Character**

The area is mixed in character in terms of its uses and form of buildings. The existing building is attached at the rear to an existing terrace of cottages, and the proposal would add a further two terraced cottages based on the existing footprint of the building.

The existing property comprises a timber and glazed shop front at ground floor level, with a recessed painted render first floor to the frontage, carrstone lump to the northern flank elevation, red brick to the southern two-storey flank, and natural slate to the roof.

The proposed changes to the existing property are relatively modest, including a first floor, two storey extension over the flat roof shop element to the front of the building; new and altered fenestration and creation of a new vehicular access, parking and turning.

The design of the proposed extensions to the front incorporates a bay window and carrstone facings to reflect similar development adjacent to and in the vicinity of the application site.

The mixed character of the area comprises residential uses, some with on-site parking and some with on-street parking. And because it's a traditional High Street, some properties have small private gardens.

The only amenity space associated with the property is situated to the south side of the building. It is proposed to subdivide the garden area into two; one smaller section for the new 2 bed dwelling to the front, with a new boundary fence to its perimeter, and a larger section providing a garden area and a parking and turning area associated with the tree bed dwelling to the rear.

The proposed development as a whole would relate to the established form and character of the area, including the size of the gardens and the provision of parking on-site.

## **Impact on Residential Amenity**

Neighbouring residents that may be affected by the proposal are located to the north and the east of the application site. There is adequate distance between the existing building and any neighbouring property to the south.

The only new windows to the first floor of the northern elevation of the property will serve a bathroom, which is non-habitable and can be obscurely glazed by the occupier. The bedroom window to the first floor northern elevation facing west originally served a kitchen within the existing flat so the impact of any overlooking would not be materially increased as both rooms are habitable. The windows to the first floor southern elevation are existing and currently serve bedrooms and a sitting room so any outlook from them, albeit too acute to affect the neighbours to the east, would not materially increase any impact.

## **Highway safety**

There is no parking associated with the current uses of the building, i.e. the shop and 1st floor two bedroom flat. The drive way to the north of the building is not within the ownership of the applicant and is associated with the derelict cottage to the rear of the application site; it is not available for use either by the shop or the flat. The flat is currently empty but residents would previously have parked on-street.

The proposal would result in the creation of a 2 bed and a 3 bed property. Residents of the 2 bed property will have to use on-street parking whilst the 3 bed property is provided with parking for 2 vehicles on land to the south of the building. Access is provided to this land by

removing an existing Leylandii hedge on the western boundary and creating a gap in the existing brick wall at the back of the pavement. The wall is approximately 1m high.

The Parish Council expressed concerns at the visibility from the new access. However, there is no objection from the Local Highway Authority to the new access subject to a condition to secure a visibility splay. With the removal of the hedge and the low height of the existing wall, the required splay can be achieved.

The County Council has indicated that there is some betterment as a result of the proposal in that it removes the parking demand generated by the shop and creates off-street parking for one of the flats.

## CONCLUSION

The proposed development is acceptable in principle and in keeping with the character of the area. There are no significant impacts upon the amenity of existing residents and, notwithstanding the concerns of the Parish Council, safe access can be achieved. Permission may, therefore, be granted.

## RECOMMENDATION:

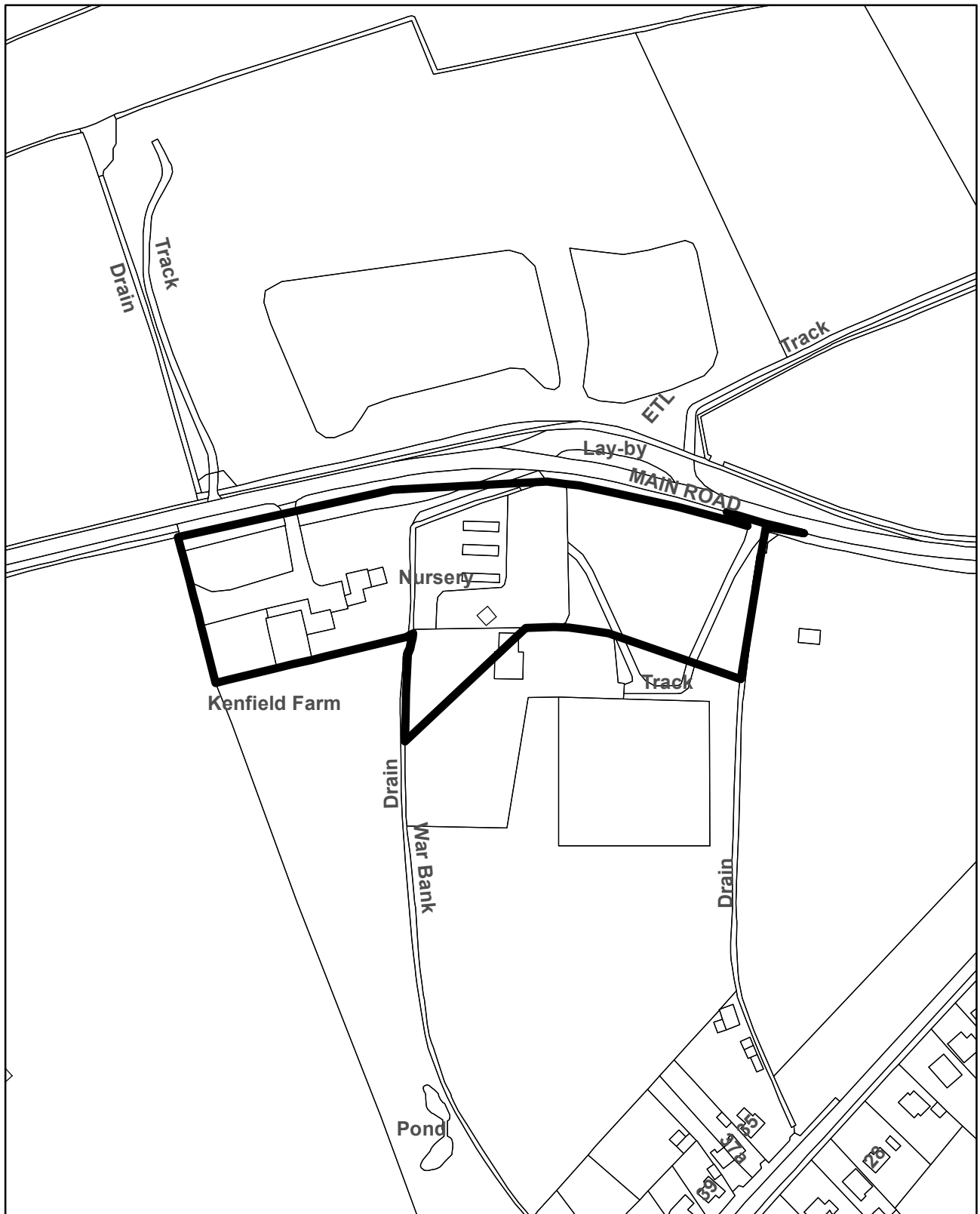
**APPROVE** subject to the imposition of the following condition(s):

- 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 drawing 1607/02.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the first occupation of the 3 bedroom unit hereby permitted the new vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 1607.02) in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 3 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 4 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved new 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 Prior to the first occupation of the 3 bedroom unit hereby permitted a visibility splay measuring 2.4 x 33 metres shall be provided to each side of the new access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 5    Reason In the interests of highway safety
- 6    Condition Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- 6    Reason In the interests of highway safety.

# 16/01492/OM

Kenfield Farm 254 Main Road Clenchwarton



**1:2,500**

<b>Parish:</b>	<b>Clenchwarton</b>	
<b>Proposal:</b>	<b>Outline Application: residential development</b>	
<b>Location:</b>	<b>Kenfield Farm 254 Main Road Clenchwarton King's Lynn</b>	
<b>Applicant:</b>	<b>KRB Builders Ltd</b>	
<b>Case No:</b>	<b>16/01492/OM (Outline Application - Major Development)</b>	
<b>Case Officer:</b>	<b>Mr K Wilkinson</b>	<b>Date for Determination: 14 November 2016</b>

**Reason for Referral to Planning Committee** – At the request of Councillor David Whitby

### **Case Summary**

The site at Kenfield Farm covers an area of some 1.6 Ha on the southern side of Main Road, Clenchwarton, 200m west of its junction with Station Road. It comprises Shoestring Barn, an associated bungalow (No.254), overgrown land and structures that were formerly a nursery approximately 16 years ago, plus a timber yard and an area of unauthorised storage of waste and reclaimed materials.

The site lies in 'countryside' as defined on the recently adopted Site Allocations & Development Management Policies Document (SADMPD)(September 2016) map for the area. It is approximately 850m outside the defined village development boundary and surrounded by agricultural land.

Outline permission is sought for residential development with all matters reserved for future consideration. An indicative site plan shows a cul-de-sac estate with 28 houses, mostly detached but some with linked garages fronting the new road.

The application has been called in for determination by the Planning Committee at the request of Cllr David Whitby.

### **Key Issues**

Principle of development  
 Impact upon the appearance and character of the countryside  
 Affordable housing provision  
 County Council contributions  
 Access and highway matters  
 Flood risk  
 Contamination  
 Crime and disorder  
 Other material considerations

### **Recommendation**

**REFUSE**

## THE APPLICATION

Outline planning permission is sought for residential development – this addresses the principle of the development. Whilst the application forms state that all matters are reserved for future consideration, an illustrative site plan accompanies the application; this identifies the number of units that the applicant considers may be accommodated on the site (originally 35 houses but now reduced to 28).

The illustrative proposed site plan shows access in the north-eastern corner of the site off Main Road, an elongated cul-de-sac parallel to Main Road with dwellings fronting it. The houses are mostly detached but some with linked garages. Existing power cables supported by a pylon bisect the site under which a 'wildlife corridor' and ponds are located. Visibility splays of 4.5m x 160m are shown at the access point which results in approx. 150m of the roadside hedgerow and bunding being removed and a new hedgerow planted further back into the site. The existing public footpath is proposed to be diverted in a more direct route through the site to link up with Main Road.

The Design & Access Statement indicates that the properties will be two storey with a mix of 2, 3 and 4 bedroom units the range of eave and ridge heights is identified; the site plan shows 28 dwellings of which 6 would be affordable units (i.e. 20%). A Planning Obligations Statement is submitted indicating a commitment to enter a Section 106 agreement which covers the affordable housing requirements, Habitat Regulations monitoring and mitigation contribution levy and County Council contributions.

A Flood Risk Assessment plus a Residual Flood Risk Assessment also accompany this application as the site lies within Flood Zone 3 of the Council-adopted Strategic Flood Risk Assessment and Tidal River Hazard mapping produced by the Environment Agency.

The application is also accompanied by a 'Statement of Intent' from the landowner Mr Danny Thorpe relating to a plan for the overall land holding of Kenfield Farm including the provision of residential housing, leisure and employment land. This includes a vision for completion of the lighthouse style observatory (including a Wash Visitor Centre) and Port & Marina complex off Clockcase Road adjoining the river. The former was granted permission under application refs: 2/03/0236/O & 06/01902/RM in September 2003 and December 2006 respectively, but the latter has no form of planning consent. It indicates that the residential development hereby sought would be enabling development to secure the completion of the observatory and Wash visitor centre.

## SUPPORTING CASE

As stated above, the application is accompanied by a Design and Access Statement plus a Statement of Intent which raise the following matters:

- The site is a brownfield site. The NPPF encourages the reuse of previously developed land.
- Provides much needed additional new housing including affordable housing.
- Visual improvements will enhance the character and quality of the area especially being at the entrance to the village.
- Will help to sustain the vitality and facilities in Clenchwarton, a Key Service Village.
- An Anglian Water foul sewer is available close to the site and they confirm they have capacity at their water recycling centre.
- An Anglian Water main water supply is in the road alongside the site.
- All other utility services are available.

- The site is well served by open surface water drains and its development will not impact upon poor surface water drainage in the village.
- An updated residual Flood Risk Assessment shows the site is at less risk of flooding than those already approved.
- Whilst the site sits furthest west of the village it is in easy walking distance to the centre of the village.
- Clenchwarton is of sporadic developments spread individually from east to west, this development being individual continues this same characteristic.
- The sale of the development will provide the owner of the land (not the applicant) monies to invest upon the Observatory Lighthouse Visitors Centre and car park at Clockcase Road, Clenchwarton which although started has never been completed. This will provide a valuable tourism attraction sitting on the bank of the River Ouse alongside the Sir Peter Scott Way.
- The owner also owns land alongside the River Ouse and if monies were available he would consider offering the land for a marina on the west side of the Ouse. However, the monies raised by this development are not enough to sponsor this development.
- The owner and applicant are prepared to enter into a separate S106 agreement to ensure the monies raised by the sale of the land will be used for the construction of the lighthouse style observatory which has already started but requires funding to complete. This we trust will be seen as a planning gain providing a wash visitor centre and one which will enhance tourism to the area. Planning consent for the observatory was gained in 2006, reference No. 06/01902/F.
- We trust committee members will agree this would add an exciting tourism spot for visitors to the area.

## **PLANNING HISTORY(Recent)**

15/01339/OM: Application Refused: 29/01/16 - Outline Application All Matters Reserved: Proposed residential development of former Brownfield Site - Appeal withdrawn 18/10/16

11/01980/F: Application Permitted: 18/01/12 - Retention of Timber Yard and Wholesale

10/01675/OM: Application Refused: 06/12/10 - Outline Application - Residential Development of Former Brownfield Site (Re-Submission) - Appeal Dismissed 19/12/11

10/00400/OM – Outline application for residential development – Withdrawn 25.05.2010

04/01399/AG – Construction of general purpose store/workshop – Non-determined 08.07.2004

2/2003/0306/ENF – Without planning permission the change of use of the site from agriculture to a mixed use comprising agriculture, the tipping of waste, the storage of tyres, portakabins, waste skips and use as a caravan site – Enforcement notice served 10.07.2003; dismissed on appeal corrected and upheld 19.03.2004 (site also included land on the opposite/northern side of the road)

Shoestring Barn:

2/01/1516/CU – Change of use from community conference and function use to retail use (Class A1) – Approved 22.01.2002

2/95/0307/CU – Change of use from retail premises to community conference and function use – Approved 31.10.1995

16/01492/OM

Planning Committee  
7 November 2016



## RESPONSE TO CONSULTATION

**Clenchwarton Parish Council: OBJECTION** – concerned that there is a huge electricity pylon on the site, it is outside the development boundary and also there is a PROW across the site.

**NCC Local Highways Authority: NO OBJECTION** – subject to conditions relating to access details, visibility, off-site provision of footpath link to Station Road junction, provision of a bus stop, relocation of 30mph speed limit and suitable gateway feature on Main Road.

**NCC Rights of Way Officer: NO OBJECTION** subject to Clenchwarton Public Footpath No.1 being formally diverted through the site to link onto Main Road.

**NCC Environment, Transport & Development: NO OBJECTION** subject to Planning Obligation covering education (Primary sector), green infrastructure and library provisions – fire hydrant to be secured via condition.

**NCC Minerals & Waste: NO COMMENTS**

**NCC Lead Local Flood Authority: NO OBJECTION** standard advice applies

**District Emergency Planning Officer: NO OBJECTION** subject to conditions relating to signing up to Floodline and evacuation plan.

**Historic Environment Service: NO OBJECTION**

**King's Lynn Drainage Board: NO OBJECTION** byelaw issues apply.

**Anglian Water:** Comments awaited at the time of writing this report, but no concerns expressed on earlier applications.

**National Grid:** Comments awaited at the time of writing this report, but no concerns expressed on earlier applications.

**Environment Agency: NO OBJECTION** subject to conditions relating to finished floor levels and flood proofing measures.

**Environmental Health & Housing – Environmental Quality: NO OBJECTION** subject to conditions relating to contamination.

**Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: NO OBJECTION** subject to conditions relating to surface water drainage and construction management plan plus details of air source heat pumps.

**Housing Enabling Officer: NO OBJECTION** - the site is recorded as 1.6 Ha and is proposing to provide 28 dwellings. This takes it over the affordable housing threshold therefore a 20% affordable provision will apply. As mentioned in the D&A statement this is equal to six dwellings to be provided as affordable units.

**Norfolk Constabulary: NO OBJECTION** – advice with reference to pursuit of Secure by Design accreditation.

**Arboricultural Officer: NO OBJECTION** but will require a full tree survey at full application stage.

**Planning Policy:** The application site is not an allocation within the Site Allocation and Development Management Policies Document (SADMP). The site is located outside the development boundary of Clenchwarton, as detailed by the SADMP Clenchwarton chapter and the relevant inset map. Policy DM2 – Development Boundaries states that areas outside of the development boundaries will be treated as countryside where development will be more restricted.

Paragraph 22 of the Appeal Decision (Appeal Re: APP/V2635/A/11A2153564) for the site at Kenfield Farm, 254 Main Road, Clenchwarton, King's Lynn PE34 4AF concludes that this site 'in being poorly related to the main part of the settlement the development would fail to promote a sustainable community or a sustainable pattern of development. It would also fail to protect the intrinsic character of the countryside. Furthermore it would result in development in an area designated as being of high flood risk without any wider sustainability benefits for the community. Consequently the proposal is fundamentally at odds with national planning policy and important provisions of the recently adopted Core Strategy.'

The Borough Council has an up-to-date local plan which consists of two parts, part one is the Core Strategy (adopted 2011) and part two is the SADMP (adopted 29/10/2016). These two documents guide development and policies to meet the need of the borough to 2026. There was a Public Inquiry (APP/V2635/W/14/2221650) relating to a site in Heacham, at which the Borough Council's five year housing land supply was thoroughly tested. The Planning Inspector's Appeal Decision, 14 July 2016, dismissed the appeal. The decision letter states that the Borough Council is able to demonstrate a five year supply of deliverable housing land, and that relevant policies for the supply of housing are considered up to date. It also states that the Borough Council's policy framework is securing a deliverable supply against a slightly higher full objectively assessed need. Therefore policies are fully consistent with the NPPF's objectives to widen housing choice and boost supply significantly. Accordingly Full weight is attached to the development plan.

## **REPRESENTATIONS**

**ONE** letter of **OBJECTION** received raising the following grounds:

- Increased surface water flooding to Station Road property as drainage has not been properly maintained on and adjoining the application site.

## **NATIONAL GUIDANCE**

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

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

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS10** - The Economy

**CS11** - Transport

**CS13** - Community and Culture

**CS14** - Infrastructure Provision

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM16** – Provision of Recreational Open Space for Residential Developments

**DM19** - Green Infrastructure

## **PLANNING CONSIDERATIONS**

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

- Principle of development
- Impact upon the appearance and character of the countryside
- Affordable housing provision
- County Council contributions
- Access and highway matters
- Flood risk
- Contamination
- Crime and disorder
- Other material considerations

### **Principle of development**

It will be noted from the History section above that this site has been the subject of previous applications for residential development over the past 6 years with an appeal dismissal in December 2011 (appended to this report for reference).

This is effectively a re-submission of an earlier application (ref: 15/01339/OM) which was refused under delegated powers on 29th January 2016 (at a time when the Council did not have a 5 year housing land supply). The grounds for refusal were based on: the scale and location of the development being unsustainable, the loss of employment facilities, adverse impact upon the character and appearance of the Countryside, plus flood risk implications.

Since that decision was made there have been two significant changes in circumstance and therefore the assessment of the proposal. Firstly the Council now has a 5 year supply of housing land on the back of the Heacham appeal case (PINS ref:

16/01492/OM

Planning Committee  
7 November 2016

APP/V2635/W/14/221650); and the Site Allocations & Development Management Policy Document (SADMPD) has been formally adopted by Full Council on 29th September 2016.

The application site clearly lies within an area designated as 'countryside' as specified within the recently adopted SADMPD.

The most relevant current planning policy is Policy DM2 of the SADMPD which states that development will be permitted within the defined boundaries of a settlement or on allocations identified in the plan, provided it is in accordance with the policies within the Local Plan and is consistent with the NPPF. The area outside development boundaries and defined allocations will be treated as countryside where new development will be more restricted and will be limited to the provision of affordable housing, community facilities, development in support of the rural economy or to infilling in accordance with Policy DM3 (infilling in smaller villages and hamlets).

This proposal is for a substantial estate development of mainly open market dwellings. The scale and location of the development is therefore considered to be unsustainable, and in principle is contrary to national policy.

In dismissing the previous appeal, the Planning Inspector clearly found that the development of this site was not sustainable – please see paragraphs 13 & 14 of the attached decision letter.

The applicant claims that the site is all 'brownfield' or previously developed land; this is not the case. The eastern half of the site contained the former nursery which is a 'greenfield' use plus the unauthorised use of storage of waste and reclaimed materials on former agricultural land, which once again is classified as 'greenfield'. This results in only the Shoestring Barn element approx. 3600m<sup>2</sup> plus the timber yard element approx. 3500m<sup>2</sup> (i.e. approx. 42% of the overall site area) being 'brownfield' land. The majority of the site is therefore 'greenfield' land and not previously developed land as defined in Annex 2: Glossary of the NPPF. Whilst the NPPF places a preference on developing 'brownfield' sites over 'greenfield' sites in towns and villages, there is no provision within DM2 to allow previously developed land to be developed beyond those areas. The Planning Inspector concurred with the view of the Council at the time that the appeal was considered and little weight was attached to the 'brownfield' justification to allow residential development in this countryside location (paragraph 17).

Paragraph 28 of the NPPF seeks to promote a prosperous rural community by the retention and development of local services and community facilities in villages. This is endorsed in Core Strategy policy CS10 of the LDF. The last authorised use of Shoestring Barn is that of a retail use; the site therefore currently contains a use which potentially generates employment and a facility for locals that should arguably be retained. There has also been the more recent regularisation of the wholesale timber yard (application ref: 11/01980/F) which takes up part of the application site. Little weight was attached to this argument regarding the shop in this position as it is not readily accessible to pedestrians and cyclists and hence not highly sustainable. The wholesale timber yard does however create employment and its loss has not been justified in accordance with the criteria attached to Core Strategy policy CS10 of the LDF. The agent merely states: "...the development put forward will mean the loss of no more than 4 or 5 jobs but will create the employment of several construction workers during the period of construction".

It is therefore considered that the proposed development fails to accord with Core Strategy policy CS10 of the LDF.

## **Impact upon the appearance and character of the countryside**

The NPPF at paragraph 14 identifies as a core planning principle that the countryside should be recognised for its intrinsic character and beauty.

The site clearly lies in the countryside well beyond the defined development area of the village.

The site is separated from the built-up area of the village where the Main Road leaves Clenchwarton and leads off to Terrington St Clement and there is a definite rural feel to the locality. The site is surrounded by agricultural land and the eastern half is currently fairly well screened from the road by established hedges, banks and some trees, but exposed to the south. The western half of the site is bounded by a mix of mature poplars, willows and conifers.

The illustrative site layout shows the western half of the site to be developed within the existing established boundary planting. However visibility splays to the access will effectively remove approx. 150m of the existing frontage boundary treatment and expose the new development, which will have an adverse effect upon the character and appearance of the countryside. Whilst the site is currently unsightly with the storage of reclaimed and waste materials, this is an unauthorised use with an outstanding enforcement notice (appealed and dismissed with correction and variation PINS ref: APP/X2600/C/03/1125876) – the matter was referred on to Norfolk County Council – Minerals and Waste and was the subject of investigation, but no enforcement action appears to have been pursued. The applicant is effectively seeking to put a premium on neglect, by advancing an argument that the development of the site with a residential estate will tidy up the entrance to the village from the west. If Members are concerned regarding the appearance of the site, there are provisions within Section 215 of the 1990 Planning Act to secure tidying up of the land.

The residential development within the defined built-up parts of the village in this locality comprises mainly ribbon development fronting the road network. The proposed development of this site with a large number of houses, as demonstrated on the illustrative plans, will undoubtedly have a significant and adverse impact upon the character and appearance of the countryside. This conclusion was shared by the Planning Inspector at Paragraph 11 of the appeal decision notice.

It is noted that the layout plans are for illustrative purposes; however there are few permutations for a development of this scale which would not negate the above concerns.

Parallels have been suggested between this site and the development approved on the former Fosters' playing fields to the east of the village. However the Planning Inspector at paragraph 12 acknowledged that the village comprised a number of clusters of housing development outside the village development limits, but those formed the past evolution of Clenchwarton rather than providing justification for similar isolated locations being developed. The current policies have allocated sites adjoining the village development area for new housing, which are Policies G25.1, G25.2 & G25.3, thus consolidating the core of the settlement and accessible to the existing facilities on offer; hence meeting the aims of sustainability.

## **Affordable housing provision**

The site covers an area of some 1.6 Ha which is in excess of the threshold (0.165 Ha or 5 or more dwellings) for requiring affordable housing provision in rural areas contained in Policy CS09 of the Core Strategy. A Section 106 agreement would be required to cover this provision (6 houses) and mix of tenure (4 rented and 2 shared ownership).

16/01492/OM

Planning Committee  
7 November 2016

## **County Council contributions:**

Given the size of the proposal there are contributions to Norfolk County Council required in relation to education (£3,039 per dwelling for Primary sector), green infrastructure (figure to be defined) and library services (£75 per dwelling). These would need to be finalised and included within any legal agreement should this application be approved.

## **Access and highway matters**

The site lies on Main Road approx. 1.4km west of the heart of the village, which contains the village primary school, church, playing field and shop/post office. The village is identified as a Key Rural Service Centre in the Core Strategy given the level of services and facilities it presently contains. The distance falls well outside the concept of a walkable neighbourhood as set out in Manual for Streets. The Planning Inspector at paragraph 13 concluded that the length and quality of the route into the village was such that new residents would be more reliant upon the use of the private car to meet day to day needs. Once again this affects the assessment of sustainability of the site.

The applicant has offered to provide off-site works in the form of a new 1.5m wide footpath linking the site to the junction of Main Road and Station Road, a bus stop and shelter adjoining the site and measures to relocate the 30mph speed limit and a suitable gateway feature on Station Road. This could be controlled via condition along with suitable conditions relating to the formation of the access and visibility splays etc.

County Highways raise no objection subject to the aforementioned measures and conditions being applied.

## **Flood risk**

Paragraph 100 of the NPPF states inter alia that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

For the reasons stated above within the 'Principle of Development' section of this report, the Council contends that this proposed development is not necessary as there are sites allocated for residential development within the recently adopted SADMPD. These sites have been through a selection process and the Council produced a document titled 'Provision of a schedule of allocated sites at risk of flooding and the Council's approach towards their satisfactory development' (August 2015), which was submitted for consideration by the Planning Inspector presiding over the examination of the SADMPD. The document was found to be sound and the SADMPD was adopted by the Council on 29th September 2016.

The application site lies within Flood Zones 2 & 3 of the Strategic Flood Risk Assessment, and also within the Tidal River Hazard Mapping Area produced by the Environment Agency in 2015. Had Sequential Testing been required, it would have failed once again due to the allocated sites within the village (all with outline planning permission).

Had exception testing been required, the proposal constitutes development in the countryside well outside the defined development area of Clenchwarton and is concluded to be unsustainable as discussed earlier in this report.

The proposal is therefore not considered to be necessary and is therefore contrary to paragraph 100 of the NPPF and Policies CS01 and CS08 of the Core Strategy 2011.

## **Contamination**

Given the current use of the site, there is likelihood that contamination is present. No objections have been raised by Environmental Quality, subject to conditions requiring investigation work and remediation as necessary.

## **Crime and disorder**

There are no crime and disorder issues raised by this particular proposal. The application has been viewed by Norfolk Constabulary, who raises no objection, and offer advice as to pursuing Secure by Design accreditation.

## **Other material considerations**

There are no archaeological issues arising from this proposal.

Local concerns regarding surface water disposal may be secured by condition as suggested by the IDB and CSNN.

The Public Right of Way diversion across the site would require separate consent under the provisions of the Town & Country Planning Act, as they are two separate processes. Norfolk County Council indicate that the revised proposal would meet the basic legal tests to be considered for diversion, the proposal will however be subject to a consultation process and may be subject to objections from third parties.

CSNN have requested conditions relating to a construction management plan plus details of air source heat pumps. These are considered to fail the tests applied to the use of conditions as they are not considered to be necessary and have not been pursued previously.

Enabling development – as stated above, the landowner Mr Danny Thorpe has submitted a 'Statement of Intent' relating to a plan for the overall land holding of Kenfield Farm including the provision of residential housing, leisure and employment land. This includes a vision for completion of the lighthouse style observatory (including a Wash Visitor Centre) and Port & Marina complex off Clockcase Road adjoining the river. The former was granted permission under application refs: 2/03/0236/O & 06/01902/RM in September 2003 and December 2006 respectively, but the latter has no form of planning consent. It indicates that the residential development hereby sought would be enabling development to secure the completion of the observatory and Wash visitor centre and would be prepared to enter into a legal agreement; however nothing has been tabled to secure this intent. The owner also owns land alongside the River Ouse and if monies were available he would consider offering the land for a marina on the west side of the Ouse. However, as the agent states, the monies raised by this development are not enough to sponsor this development.

It is reported that the observatory development was commenced with the car parking area formed with hardcore on the bend on Clockcase Road, but this has become overgrown with the passage of time and reclaimed by nature. It is not clear from our records that all the appropriate conditions were addressed prior to commencement.

The perceived benefit of the leisure facility does not warrant the significant departure from the development plan presented by this proposed residential estate in the countryside.

## CONCLUSION

This proposal is for a substantial estate development of mainly open market dwellings in a location defined as countryside in the Site Allocations & Development Management Policy Document. The scale and location of the development is therefore considered to be unsustainable and the development has an adverse impact upon the character and appearance of the Countryside. The proposal in principle is therefore contrary to the provisions of the NPPF (paragraphs 14, 17 & 28), Core Strategy policies CS06, CS08 & CS10 of the Local Development Framework and policy DM2 of the Site Allocations & Development Management Policies Document.

The site also lies in Flood Zone 3 of the Strategic Flood Risk Assessment. Paragraph 100 of the NPPF states inter alia that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

For the reasons stated above, the Council contends that this proposed development is not necessary as there are sites allocated for residential development within the recently adopted SADMPD; the proposal is therefore contrary to paragraph 100 of the NPPF and Policies CS01 and CS08 of the Core Strategy 2011.

The application is therefore duly recommended for refusal.

## RECOMMENDATION:

**REFUSE** for the following reason(s):

- 1 This proposal is for a substantial estate development of mainly open market dwellings in a location regarded as 'countryside', where there is a general policy presumption against this type of development. The scale and location of the development is therefore considered to be unsustainable, would result in the loss of employment facilities, and the development would have an adverse impact upon the character and appearance of the Countryside. The proposal in principle is therefore contrary to the provisions of the NPPF (paragraphs 14, 17 & 28), Core Strategy policies CS06, CS08 & CS10 of the Local Development Framework and policy DM2 of the Site Allocations & Development Management Policies Document.
- 2 Paragraph 100 of the NPPF states inter alia that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

For the reasons stated in Reason 1 above, the Council contends that this proposed development is not necessary as there are sites allocated for residential development in Clenchwarton within the recently adopted SADMPD.

The application site lies within Flood Zones 2 & 3 of the Strategic Flood Risk Assessment, and also within the Tidal River Hazard Mapping Area produced by the Environment Agency in 2015. Had Sequential Testing been required, it would have failed once again due to the allocated sites within the village (all with outline planning permission).



Had exception testing been required, the proposal constitutes development in the countryside well outside the defined development area of Clenchwarton and is concluded to be unsustainable as discussed earlier in this report.

The proposal is therefore not considered to be necessary and is therefore contrary to paragraph 100 of the NPPF and Policies CS01 and CS08 of the Core Strategy 2011.



---

## Appeal Decision

Hearing held and site visit made on 6 December 2011

**by Peter J Golder Dip TP MRTPI**

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

**Decision date: 19 December 2011**

---

**Appeal Ref: APP/V2635/A/11/2153564**

**Kenfield Farm, 254 Main Road, Clenchwarton, Kings Lynn PE34 4AF**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Mr Danny Thorpe - Viking Developments Ltd against the decision of King's Lynn and West Norfolk Borough Council.
  - The application Ref 10/01675/OM, dated 28 September 2010, was refused by notice dated 6 December 2010.
  - The development proposed is the residential development of a brownfield site.
- 

### Decision

1. The appeal is dismissed.

### Application for costs

2. At the Hearing an application for costs was made by the Council against the appellant. This application is the subject of a separate Decision.

### Procedural matters

3. While the amount of the appeal site which can be designated brownfield is in dispute, as agreed at the hearing I have omitted the word "former" from the description of the development.
4. The planning application is in outline form with all matters to be reserved for future consideration. However as Circular 01/2006 makes clear a basic level of information will always be required. In the absence of a separate planning statement setting out the minimum requirements listed in the circular I regard the Design and Access Statement (DAS) as fulfilling that function in addition to its principal purpose.
5. Therefore in summary I take the proposal to be one for 35 two-storey dwellings of traditional construction of which 20% (7 units) are indicated to be social rented housing. The layout indicates how the dwellings might be accommodated on the site with access provided by a single junction with Main Road (C80). A substantial open space/wildlife corridor would be provided beneath overhead power cables which run diagonally across the site. I have taken this information into account in the determination of this appeal.
6. At the time the planning application was determined the development plan comprised the East of England Plan and the saved policies of the Norfolk Structure Plan and the King's Lynn and West Norfolk Local Plan 1998. The Core Strategy (CS) has now been adopted (July 2011). It supersedes the

policies of the structure plan and much of the local plan. The CS forms the principal consideration against which this proposal should be determined.

### **Main Issues**

7. The main issue in this appeal is whether the proposal, having regard to national and local planning policy, comprises sustainable development which would not have an adverse effect upon the character of the countryside and which would bring wider sustainable benefits to the community sufficient to outweigh its location within an area at risk of flooding.

### **Reasons**

#### *The policy background*

8. The CS makes clear sustainable development is at the heart of its spatial strategy and the settlement hierarchy. The strategy for rural areas is to promote sustainable communities and patterns of development, focus most new growth in the rural areas in Key Rural Service Centres and to protect the countryside for its intrinsic character (policy CS06). Clenchwarton is classified as one of 24 Key Rural Service Centres (RSC); villages which are seen to meet the day-to-day needs of the wider rural community. Policies CS02 and CS06 provide for limited housing growth within or adjacent to village development limits
9. The appeal site lies in an area designated as countryside on the 1998 Proposals Map and some distance from the defined village development area boundary. I am advised that the 1998 boundary will be retained for consideration through the preparation of the Site Specific Allocations and Policies DPD (SSAP) and will be used as guidance until the SSAP process has been completed towards the end of 2012. The consultation draft of the SSAP shows a much reduced village development boundary for Clenchwarton which focuses upon the core of the village and excludes more isolated pockets of development to the east and west. While the draft SSAP can carry little weight at this time the essential thrust of its provisions are informed by the vision for sustainable growth established in the CS and can be taken as indicative of the way in which the Council sees the wider spatial strategy being implemented. Notwithstanding the draft status of the SSAP it is right that I have regard to this broad direction of travel in reaching my decision.

#### *Impact upon the countryside*

10. The appeal land clearly falls within the countryside. While from certain directions it is seen against a backdrop of other housing, principally that in Station Road, it is physically and visually divorced from the built form of the settlement. The accumulation of run down buildings, machinery, equipment, building materials, timber and other assorted storage together with the overgrown conifers presents a scene somewhat at odds with the open fen landscape hereabouts. Nonetheless much of what is on the land has become partially assimilated into the vegetation on and around the site, particularly in more distant views along Main Road from both directions and across the open land from Station Road. In large measure the locality retains its strong and prevailing rural character and appearance.
11. Notwithstanding the present untidy condition of the land and the uses to which it is put, housing of the quantum, scale and form proposed would be a much

more prominent and dominant feature in the characteristic fenland landscape of the area. The development would appear as an isolated group of houses in the countryside bearing little if any relationship to the principal built form of the village and wholly at odds with the rural character of their location. The result would be a significant erosion of the intrinsic character of the countryside, not just within the more immediate vicinity of appeal site but also of the wider rural setting of the village to the west. Consequently the proposal would conflict with that part of policy CS06 of the CS and national policy in PPS7 which seeks to protect the countryside and not cause detriment to the character of the surrounding area or landscape.

12. In reaching this conclusion it is acknowledged that Clenchwarton, in addition to the main focus of development as identified in the SSAP, also comprises a number of other clusters of housing development. Many form satellite areas within the 1998 village development limits; the boundary being tightly drawn around such areas. Nevertheless this approach reflects the past evolution of the village rather than providing any justification for similar isolated locations being regarded as appropriate for future growth in accord with the recently adopted spatial strategy.

#### *Sustainable location*

13. Notwithstanding the scattered form of the village as a whole, facilities and services in Clenchwarton, albeit limited, are centred in the broad vicinity of the Hall Road/Main Road junction. Here they are well located to serve the main focus of housing development to the north and south. By contrast the appeal land is located well to the west. The site is put at about 1.4km from the heart of the village. As a one way distance this is less than the 2km advisory walking distance in PPG13, however in terms of a round trip either taking a young child to the primary school, visiting the surgery or local shop this distance would be exceeded. Certainly the distance to the centre of the village falls well outside the concept of a walkable neighbourhood as set out in Manual for Streets. Also the propensity to walk is influenced by the quality of the walking environment as well as distance. Similar considerations, albeit to a lesser degree, apply to cycling. While there is a footpath and the highway is or could be subject to a 30 mph speed restriction Main Road is a relatively busy highway. Both the distance and quality of the route is most likely to encourage a greater reliance upon the use of the private car for meeting day to day needs.
14. While the development could bring some additional footpath provision and extend the 30 mph speed restriction to the west this would do little to aid the integration of the development into the village and its community. The appeal land is poorly related to the main part of the village and even with these measures would not result in the accessible, inclusive and locally distinctive sustainable development required of policy CS08 or the requirements of PPS1 in respect of good design, in particular those directed at ensuring successful, safe and inclusive villages.

#### *Flood Risk*

15. The Council's Strategic Flood Risk Assessment (SFRA) – allowing for climate change - shows the appeal site along with all of Clenchwarton and extensive tracts of surrounding land as falling within Flood Zone 3 and at high risk from tidal flooding. While the appellant seeks to question the conclusions of the SFRA with largely anecdotal evidence based on local observation of past

events, its basis as a firm foundation for the spatial strategy of the CS is given particular commendation by the Inspector reporting on the examination of the CS DPD. It provides the most satisfactorily consistent and technical basis for ensuring that flood risk is fully taken into account in determining the location of new development. The SFRA is used to inform the ongoing site selection process in SSAP preparation. The SSAP Issues and Options consultation does not include any proposals for allocating sites in Clenchwarton. All sites put forward as part of the Strategic Housing Land Availability Assessment have been rejected for failing the sequential test when set against SFRA. The appellant points to the Parish Council's concerns at this conclusion.

16. A site specific FRA for the appeal site confirms that the proposal passes the sequential test and can be made safe. It therefore provides an opportunity for housing provision of an appropriate scale to serve the village. Notwithstanding this the Council considers the site fails the exception test because the proposal does not provide wider sustainability benefits that outweigh flood risk. A number of benefits are claimed in support of the scheme.
17. The land is available and there is no evidence to suggest that it is not developable. The extent to which the site is brownfield is in dispute. The situation is complicated by uses being carried out which the Council say are not authorised and are the subject of further investigation. In the absence of detailed information I do not take issue with the Council's assessment that about 25% of the land should be regarded as previously developed in accordance with the latest definition in PPS3, the remainder either being former agricultural or nursery land or residential curtilage. Therefore the extent to which the development would benefit from using brownfield land is limited. Furthermore as PPS3 makes clear there is no presumption that previously developed land is necessarily suitable for housing. I have already concluded that the location of the site fails to satisfy the policies of the CS in this respect and the extent which the brownfield element is limited reinforces this conclusion.
18. The supporting information includes provision for 7 affordable homes. A draft S106 agreement was submitted at the application stage. It contained significant errors and was not progressed by the appellant. While the number and mix of units was acceptable to the Council there is no mechanism in place to secure their provision. While the progress of other affordable housing schemes in the village now looks doubtful, without an agreement in place the proposal brings no benefits in this respect and would be in conflict with policy CSO9. In these circumstances it is not an aspect of the scheme which can be afforded any weight.
19. The case made in support of the scheme places a particular emphasis upon the degree of congestion around the primary school in the mornings caused by children being dropped off and buses picking up older children for the St Clements High School. The appellant says further development in this vicinity would only exacerbate the present difficulties. My observations do not support the degree of potential danger claimed by the appellant but even allowing for greater local knowledge I am not persuaded that the proposed development would bring any material benefit to the situation in the vicinity of the primary school. There is every prospect that children from the new development would increase rather than reduce the number of cars arriving at the school thereby adding to the congestion. Further an additional bus stop at the appeal site



would be most unlikely to replace that in the centre of the village. No details were provided of the likely use of a bus stop here or explanation given as to why it could not be provided in the absence of the development in any event.

20. As to the claim that the appeal site is well located to allow use of Station Road to gain access to the A17, I accept that this is so. However it is an advantage which emphasises the separation of the site from the village and its locational disadvantages in terms of enhancing and sustaining an inclusive village community and its facilities. It is a consideration which derives little if any benefit from the proposal.
21. CS policy CS08 recognises that to achieve a sustainable distribution of development in the rural areas some building may be required in flood risk areas. In such circumstances it will be necessary to demonstrate that the development makes a contribution to the wider sustainability needs of rural communities. The proposal would bring few if any wider sustainable benefits to Clenchwarton. Therefore while being partially on brownfield land and meeting the sequential test, the proposal fails to satisfy the requirements of the exception test as established in PPS25 and the need to guide development away from areas at risk of flooding now or in the future incorporated into policy CS01. No compelling justification has been established for setting aside the well established flood risks associated with the site as demonstrated in the SFRA.

### *Conclusion*

22. In being poorly related to the main part of the settlement the development would fail to promote a sustainable community or a sustainable pattern of development. It would also fail to protect the intrinsic character of the countryside. Furthermore it would result in development in an area designated as being of high flood risk without any wider sustainability benefits for the community. Consequently the proposal is fundamentally at odds with national planning policy and important provisions of the recently adopted Core Strategy.
23. The Council's position that a 5 year housing supply for the Borough can be demonstrated has not been challenged. The SSAP process is ongoing. The SFRA Flood Hazard assessment points to the potential scope for other significantly more sustainably located sites than the appeal land coming forward through the SSAP process following more detailed investigation. There is no evidence to the effect that housing needs in the village are so pressing that the proper planning for site specific housing allocations should not proceed as programmed. Therefore the lack of specific housing provision for Clenchwarton at this particular time does not amount to a consideration so material as to justify setting aside the very compelling objections to the scheme.

### **Other Matters**

24. At the time the planning application was being considered the County Council indicated that it would object to the proposal if certain infrastructure requirements were not satisfactorily dealt with in a legal agreement. An agreement was not forthcoming and no further action was taken on the part of the appellant. Precise calculations were not possible because of the outline nature of the scheme. The local primary and high schools are at capacity and

contributions would be sought towards such facilities. A contribution is also sought to increase library capacity.

25. The County Council's comments were made in December 2010 and only valid for six months. There has been no updating and no subsequent negotiation between the parties. The comments are also insufficiently specific to establish a clear relationship between the development and the need for the contributions, the precise purpose of the contributions and how and when they would be used. For these reasons I am unable to be satisfied that they would meet the tests set out in Circular 05/2005 or the statutory requirements of CIL regulation 122. Were my decision on this appeal to turn on this matter it is one to which I would attach little weight on the basis of the information before me.
26. On a similar matter of cross funding the appellant points to the benefits of the residential scheme providing finance to enable a 65ft lighthouse style wildlife observatory to be built close to the Wash. While the potential economic and tourism benefits of the scheme are acknowledged there is no direct relationship between the two developments which would satisfy the necessary policy tests and indeed the appellant offers no mechanism to secure cross funding. Albeit an interesting scheme and one which has the benefit of planning permission I attach no weight to it in support of the housing proposal.

### **Overall Conclusion**

27. For the reasons set out above the proposal is unacceptable. In arriving at this conclusion account has been taken of all of the other matters raised in the representations made in writing and at the hearing, including what is said about other housing sites in the village, the village referendum and criminal damage at and, thefts from, the site. However I find none of these matters, either on their own or collectively to be of sufficient substance to outweigh the significant planning objections to the proposal which justify this appeal being dismissed.

*Peter J Golder*

INSPECTOR

## **APPEARANCES**

### **FOR THE APPELLANT:**

Mr Danny Thorpe	Viking Developments Ltd - Appellant
Mr Ian Bix	Ian H Bix Associates

### **FOR THE LOCAL PLANNING AUTHORITY:**

Mr Keith Wilkinson	Planning Officer with Council
Mr Alan Gomm	Planning Officer with Council

### **INTERESTED PERSONS:**

Mr David Whitby	Local Councillor
-----------------	------------------

## **DOCUMENTS**

- 1 Core Strategy – adopted July 2011
- 2 Site Specific Allocations and Policies Consultation Sept 2011
- 3 Site Specific Allocations and policies – appendix 1
- 4 Draft S106 agreement – submitted with application
- 5 Letter + attachments dated 2 Dec 2010 from NCC re contributions
- 6 Observations of Clenchwarton PC on SSAP consultation
- 7 Flood Risk pro-forma completed by Council
- 8 Appellant's written comments – Appeal Procedure/Strategy
- 9 Council cost's application written submission

## **PLANS**

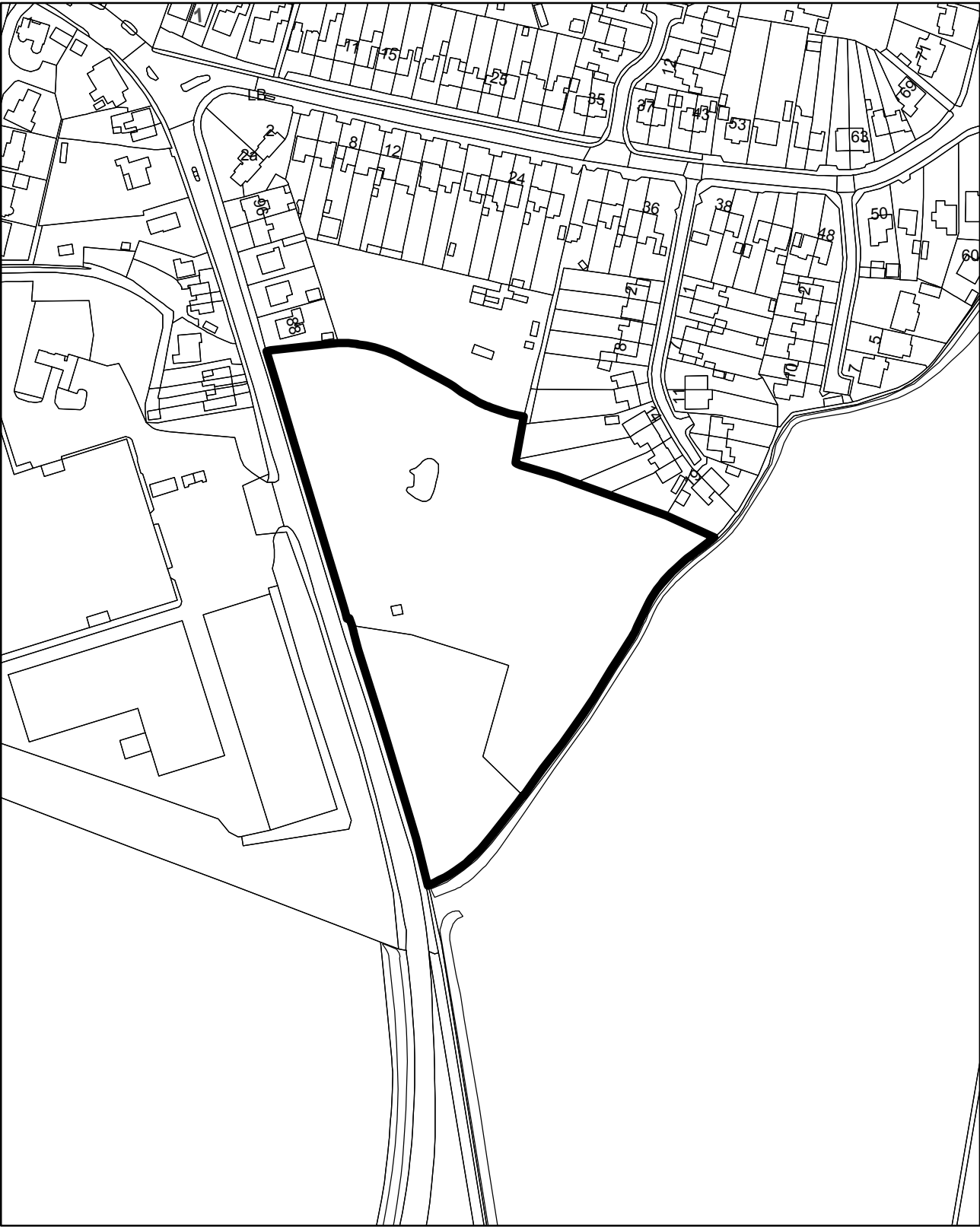
- A Clenchwarton – Inset 77 – KL+WN Local Plan 1998
- B SHLAA for Clenchwarton
- C Appellant's drawing showing estate development in village
- D SFRA – Existing Situation
- E SFRA – Climate Change
- F SFRA – Hazard Zone





# 16/00572/FM

Land between Clenchwarton Road and Orchard Grove West Lynn  
King's Lynn



**AGENDA ITEM NO: 8/2(c)**

<b>Parish:</b>	<b>King's Lynn</b>	
<b>Proposal:</b>	<b>Proposed residential development</b>	
<b>Location:</b>	<b>Land Between Clenchwarton Road And Orchard Grove West Lynn King's Lynn Norfolk</b>	
<b>Applicant:</b>	<b>George Goddard Ltd</b>	
<b>Case No:</b>	<b>16/00572/FM (Full Application - Major Development)</b>	
<b>Case Officer:</b>	<b>Mr D Parkin</b>	<b>Date for Determination:</b> <b>20 June 2016</b> <b>Extension of Time Expiry Date:</b> <b>14 November 2016</b>

**Reason for Referral to Planning Committee** – The application is referred to Committee at the request of Councillor Joyce.

**Case Summary**

The application is for full consent for the development of 50 dwellings on land to the east of Clenchwarton Road, West Lynn. The land is greenfield and lies outside the settlement boundary.

**Key Issues**

The application raises the following issues:-

Principle of development;  
Form and character;  
Highway safety and access;  
Crime and anti-social behaviour;  
Ecology; and  
Flood risk and Drainage.

**Recommendation**

**REFUSE**

**THE APPLICATION**

The application relates to a triangular site of 2.2ha to the east of Clenchwarton Road and to the south of St Peter's Road/Orchard Grove in West Lynn. Two storey houses on Orchard Grove lie adjacent to part of the northern boundary with an open area of land and a bungalow on Clenchwarton Road along the remainder of this boundary. To the south-east is a public footpath, a drain and open fields beyond. To the south-west is Clenchwarton Road with a metalled footpath running along the site boundary. On the opposite side of Clenchwarton Road is a terrace of 4 houses and a large warehouse complex.

The site itself is over-grown and has no obvious use at the moment. There are the remains of two buildings on the site but their previous use is not obvious given their condition. There

are hedges to the north and south-east boundaries and a post and rail fence to the south-west. Trees dot the site. There is also a pond in the northern half of the land, which appears to be seasonal.

Access to the land is via a field gate on the south-western boundary. There is no access to the land to the north via the application site; this appears to be accessed from the north between the houses on St Peter's Road.

The proposal is in full for 50 houses. Fourteen of the houses front on to Clenchwarton Road and have individual drive-ways off that road. The remainder are accessed via a new T-junction to the north of the site. The access road curves into the site. Twenty houses have drive-ways directly off the access road with 3 private drives giving access to the remainder.

The houses are a mix of two, three and four bed units. Most are detached or semi-detached with one terrace of three. The units are of a conventional design and are either 2 or 2 ½ storey's high. Parking is provided to County Council standards with 2 spaces for the 2/3 bed units and 3 for the four bed units.

Open space is provided in the centre of the site with replacement ponds in the southern corner alongside which runs a pedestrian link to the existing footpath on Clenchwarton Road.

## **SUPPORTING CASE**

The applicant has submitted the following statement in support of the application:-

- Proposals are for a mixture of 2 and 2 ½ storey dwellings, the latter with first and second floor views across to the Town, a design as agreed with the King's Lynn Civic Society.
- A total of 50 houses proposed, 8 of which will be affordable housing subject to usual S106 planning agreement and the site owner will retain other houses for private renting.
- Public Open Space provided as a central green with dedicated children's play area.
- Secondary open space area provided alongside footpath to south east. Total open space area is much larger than required by planning Policy.

Housing designed to overlook Public Open Space and vulnerable crime areas. 'Secured by Design' Police Liaison Officer satisfied with the crime deterrent proposals and supports scheme.

Very little contamination on the site which was originally a Victorian house and gardens. Environment Agency satisfied and support the Flood Risk design measures. Emergency Planning Officer satisfied subject to normal warning provisions.

Surface water from site to be taken direct to the Internal Drainage Board open drain at the head of St Peters Road by running it within Clenchwarton Road. This will aid the drainage that serves Orchard Grove properties, and their present drain will also be cleaned out.

Landscaping Plan includes retaining the ancient hedge alongside the bank to the south east boundary with additional planting to reinforce its growth.

Many trees retained across the site, especially to the south east corner, within and around the dedicated wildlife area.

Wildlife area includes 2 new ponds and a wild growing dry area, designed to retain the potential for Great Crested Newts and attract all types of ecology. The area will be fenced off from the general public and maintained by a management company, who will be taking instructions from an Ecological Consultant.

Satisfies Norfolk Wildlife Trust and Natural England.

Fully supported by Norfolk County Council Highways. Highways suggested individual access points on to Clenchwarton Road to reduce local traffic speed – 30mph area to be extended.

Provides an immediately deliverable development in King's Lynn and the Developers are teamed up with local builders E.N.Suiter to take the planning permission forward.

This is not a land banking exercise. This site will be developed whilst others still sit dormant, although they had previous permissions or are adopted as preferred sites.

## PLANNING HISTORY

None relevant

## RESPONSE TO CONSULTATION

**King's Lynn Area Consultative Committee Planning Sub-group:** (on earlier proposals) Councillors considered that given the current deficiencies in design the application was not suitable to approve and raised the following issues:

- The footpaths needed to be removed from the scheme.
- The Internal Drainage Board needed to agree a suitable drainage scheme.
- Concern was raised over the speed of traffic along Clenchwarton Road as the number of accesses onto it would be increased.

**Norfolk County Council - Highways Authority: NO OBJECTION** subject to conditions

**Norfolk County Council – Public Rights of Way:** Disappointed to see removal of the pedestrian access to the existing Public Footpath 18 to the east of the site. This will isolate the site and future inhabitants from access to the wider countryside.

**Norfolk County Council – Lead Local Flood Authority:** Has no comments to make

Norfolk County council – Infrastructure & Economic Growth: **NO OBJECTION** subject to a Section 106 agreement to secure £151,372 contribution towards new self-contained class space at West Lynn Primary School Academy and £3,825 towards mobile library services in West Lynn plus a condition to secure fire hydrants.

**Internal Drainage Board: NO OBJECTION** requests conditions to secure final details of surface water drainage.

**Environment Agency: NO OBJECTION** subject to conditions to ensure that the development is completed in accordance with the flood risk assessment.

**BCKLWN Community Safety \* Neighbourhood Nuisance: NO OBJECTION** subject to conditions to secure details of foul and surface water drainage and land drainage.

**BCKLWN Environmental Health & Housing - Environmental Quality: NO OBJECTION** subject to conditions to secure a construction management plan to mitigate the impact caused by noise and dust during construction.

**Norfolk Constabulary: NO OBJECTION** The layout will provide a secure environment for generations to come.

**Norfolk Wildlife Trust: NO OBJECTION** subject to conditions to secure an ecological management plan to ensure that the new ponds that provide compensatory habitat are managed for biodiversity.

**Natural England: NO OBJECTION**

**BCKLWN Greenspace Officer:** Comments that secondary area of public open space is not well over-looked but that the applicant has made improvements. Central area is well over-looked and can accommodate play equipment. Requests clarification as to management responsibilities for various areas of open space.

**BCKLWN Housing Strategy: NO OBJECTION** subject to a S.106 to secure 8 units of affordable housing; 6 for affordable rent and 2 for shared ownership.

## REPRESENTATIONS

**King's Lynn Civic Society:** (on amended plans) supports comments made by Public Rights of Way officer. Secure by Design guidance is stifling good design. The architect has worked to produce a really attractive layout but closure of the footpath will force pedestrians to use the main road to go into the village.

**TWENTY-EIGHT** representations **OBJECTING** to the proposed development raising the following points:-

- Outside development boundary;
- Impact on residential amenity;
- Lack of infrastructure;
- Flood risk;
- Road safety;
- Impact on ecology;
- Out of character;
- Damage to existing properties during construction; and
- Crime and anti-social behaviour.

Petition received bearing 11 signatures raising the following points:-

- Outside development boundary;
- Development of a greenfield site;
- Inadequate infrastructure;
- Removal of trees prior to permission being granted;
- Loss of habitat;
- Poor drainage;
- Loss of hedgerow;
- Poor design and architecture; and
- Traffic impact.

## 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

**CS03** - King's Lynn Area

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**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

**DM16** – Provision of Recreational Open Space for Residential Developments

**DM17** - Parking Provision in New Development

**DM19** - Green Infrastructure

**DM21** - Sites in Areas of Flood Risk

## **PLANNING CONSIDERATIONS**

The application raises the following issues:-

- Principle of development;
- Form and character;
- Highway safety and access;
- Crime and anti-social behaviour;
- Ecology; and
- Flood risk and Drainage.

### **Principle of Development**

The application site lies adjacent to but outside the settlement boundary for West Lynn defined by the Site Allocations and Development Management Policies Plan (SADMPP) adopted by the Council on 29th September 2016. Development outside settlement boundaries is guided by Core Strategy policy CS06 and SADMPP policy DM2.

Policy CS06 states that Council's strategy beyond village boundaries is to protect the countryside for its intrinsic character and that development of greenfield sites will be resisted unless essential for agricultural or forestry needs.

Policy DM2 expands on this and says that new development beyond settlement boundaries will be limited to that identified as suitable in rural areas. It does list certain types of residential – rural workers housing and affordable housing.

The Council has a 5 year housing land supply and the policies of the Development Plan should therefore be considered as up-to-date and decisions should be made in accordance with these policies unless other material considerations indicate otherwise.

The applicant argues that the site would maintain the Development Plan allocation for West Lynn, which has been reduced during the consultation process. The applicant argues that this is a suitable site as it was a potential option in the plan preparation process.

The reduction in housing numbers that the applicant points to is a reference to the reduction in numbers on allocation E1.15 (Del Monte site) from 200 units down to at least 120. Notwithstanding this reduction, it remains the Council's position that there is a 5 year housing land supply. It is not, therefore, necessary to develop the site for housing.

In the absence of any other material considerations, the proposal is contrary to Development Plan policies as it represents inappropriate development in the countryside outside development boundaries. The proposal is therefore contrary to CS06 and DM2, which reflect national policies on development in the countryside.

### **Form and Character**

The site is currently over-grown and outside the settlement boundary, which runs to the north of the site and to the west along Clenchwarton Road. The site is greenfield and was dotted with trees, some of which have been removed. Whilst it is not farmed, it is not used for any other purpose and the applicant's Design and Access Statement suggests it has been in this state for at least 40 years.

The design of the development itself is conventional with 2 and 2 ½ storey dwellings. However, developing this open land will move the position of the built edge southwards resulting in a change in the character of the village.

In the absence of any other over-riding need for the development, such as the absence of a 5 year housing land supply, there are no mitigating circumstances to weigh against the visual incursion of housing into the countryside on what is currently open land. Consequently, the proposal does not preserve the character of the countryside and is contrary to Core Strategy policy CS06, CS08 and CS12.

### **Highway safety and Access**

The access arrangements for the proposed development are described earlier on in this report. 3rd parties and the KLACC Planning sub-group have raised concerns at the number of individual accesses on to Clenchwarton Road. However, notwithstanding these concerns, Norfolk County Council has been consulted on the proposals and has not raised an objection on road safety grounds.

The County Council's Public Rights of Way Officer has raised concerns that the public footpath on the south-eastern boundary running from Clenchwarton Road to the recreation ground to the north-east of the site and beyond will have the backs of properties along its



edge. The officer believes that this will reduce the attractiveness of the footpath and lead to management issues such as fly tipping. The King's Lynn Civic Society share these concerns.

The south-eastern boundary has been the subject of negotiations between the applicant, the police (see below) and the PROW officer. The original plan included a link between the proposed houses on to the footpath, which raised concerns from the police who considered it made the layout of the site too permeable. However, the link was supported by the PROW officer.

The applicant has chosen to remove the direct link as the footpath can still be accessed from the site using the pedestrian access in the southern corner. This represents a compromise between permeability and access to services which is generally acceptable. Even with the earlier version of the layout the issues raised by the PROW officer could still have arisen. Other powers exist to deal with fly tipping or obstruction of the right of way and as the proposal does not directly affect people's ability to use the footpath and indeed may lead to an increase in its use, the layout is considered acceptable in this regard.

### **Crime and anti-social behaviour**

Earlier versions of the layout raised concerns from Norfolk Police in particular regarding permeability. In addition, the original layout for the open space was poorly over-looked with properties backing on to it.

The applicant has amended the layout to remove concerns over permeability (see above) and to provide a better layout for the open space with better passive surveillance. The Police liaison officer has commended the applicant in their efforts and there are no outstanding objections from him.

### **Ecology**

The site has been described earlier in this report. The pond referred to in the description is classified as a County Wildlife Site; this would be lost as a result of the proposed development.

The application is accompanied by an ecology survey, which was carried out after the site had been cleared by ground flora. The original survey identified that the site had potential for nesting birds, bats and great crested newts. Further survey work was recommended for bats and great crested newts.

The original submission attracted an objection from Norfolk Wildlife Trust, primarily to the loss of the ponds. 3rd parties also objected to the loss of the ecological value of the site.

Since these initial objections, the further survey work suggested by the first ecological survey has been carried out, which has identified through DNA surveys that the pond does provide a habitat for Great Crested Newts. In response, the layout has been amended to provide compensatory habitat in the form of two new ponds to the southern end of the site. The timing of the provision of these ponds would need to be conditioned and their management secured through a Section 106 agreement. In addition, hedges identified as having potential for bats are shown as being retained.

In light of these changes, Norfolk Wildlife Trust has removed its objection.

## **Flood risk**

The entire site is located in Flood Zone 3 of the Strategic Flood Risk Assessment predicted situation with climate change. It is also within the area covered by the tidal River Hazard Mapping.

Paragraph 100 of the NPPF states inter alia that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

For the reasons stated above within the 'Principle of Development' section of this report, the Council contends that this proposed development is not necessary as there are sites allocated for residential development within the recently adopted SADMPD. These sites have been through a selection process and the Council produced a document titled 'Provision of a schedule of allocated sites at risk of flooding and the Council's approach towards their satisfactory development' (August 2015), which was submitted for consideration by the Planning Inspector presiding over the examination of the SADMPD. The document was found to be sound and the SADMPD was adopted by the Council on 29th September 2016.

The application site lies within Flood Zones 3 of the Strategic Flood Risk Assessment, and also within the Tidal River Hazard Mapping Area produced by the Environment Agency in 2015. Had Sequential Testing been required, it would have failed once again due to the allocated sites within the village (all with outline planning permission).

Had exception testing been required, the proposal constitutes development in the countryside outside the defined development area of West Lynn and is concluded to be unnecessary as discussed earlier in this report.

The proposal is therefore not considered to be necessary and is therefore contrary to paragraph 100 of the NPPF and Policies CS01 and CS08 of the Core Strategy 2011.

## **Other Matters**

### *Surface Water Drainage*

Concerns are raised by neighbours that the site floods. The Environment Agency, Anglia Water and the Internal Drainage Board have been consulted. A drainage system that provides storage capacity within over-sized pipe work has been developed to reduce run-off rates. Consultees have reviewed the calculations accompanying the scheme and concluded that the scheme is acceptable subject to conditions.

### *Residential Amenity*

3rd parties have raised concerns re: over-looking and loss of privacy. Properties to the north on Orchard Grove have long gardens and are, at minimum, 12m from the site boundary. At this minimum distance the new properties would be gable-end on to the boundary and some 5m from it. Where the new houses would actually face on to the gardens at Orchard Grove, they are 14m away from the boundary and any over-looking would be over the bottom end of neighbouring gardens that are over 40m long. With the size of the neighbouring gardens and the distance of the new houses from the boundary, any loss of privacy is not considered to be material.

### *Infrastructure*

3rd parties have raised concerns over the lack of infrastructure in the village to support the development. Norfolk County Council has been consulted and requested contributions to new classroom space at the Primary School and towards the mobile library service that serves West Lynn. There is currently no mechanism to secure contributions to wider infrastructure provision such as doctor's surgeries.

### *Open Space*

Policy DM16 requires that the development provides 850m<sup>2</sup> of public open space. Excluding the replacement wildlife ponds, the layout provides for 1536m<sup>2</sup>. The open space is well overlooked where it will be used to provide play and recreation rather than structural planting. A Section 106 would be needed to secure management and maintenance of the open space.

### *Affordable Housing*

8 units of affordable housing are being provided in 3 clusters: units 7 to 9; units 48 & 49; and units 39 to 41. This is compliant with the Council's housing policies on pepper-potting as well as Core Strategy policy CS09.

## **CONCLUSION**

The design and layout of the proposed development has been refined over the life-time of the application to remove objections from consultees re: ecology, crime and disorder and open space. There are now no outstanding issues as far as formal consultees are concerned although there remain objections from neighbours.

However, key to the determination of this application is its location. It falls outside the recently adopted settlement boundary and is therefore contrary to development plan policies. Consequently, it fails two other hurdles – the harm caused by development in open countryside cannot be weighed against any wider benefit; similarly, the development is not necessary to meet any pressing need for housing and so fails on flood risk grounds as well.

## **RECOMMENDATION:**

**REFUSE** for the following reason(s):

- 1 This proposal is for a substantial estate development of mainly open market dwellings in a location regarded as 'countryside', where there is a general policy presumption against this type of development. The development would have an adverse impact upon the character and appearance of the Countryside. The proposal in principle is therefore contrary to the provisions of the NPPF, Core Strategy policies CS06 & CS08 of the Local Development Framework and policy DM2 of the Site Allocations & Development Management Policies Document.
- 2 Paragraph 100 of the NPPF states inter alia that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

For the reasons stated in Reason 1 above, the Council contends that this proposed development is not necessary as there are sites allocated for residential development in Clenchwarton within the recently adopted SADMPD.

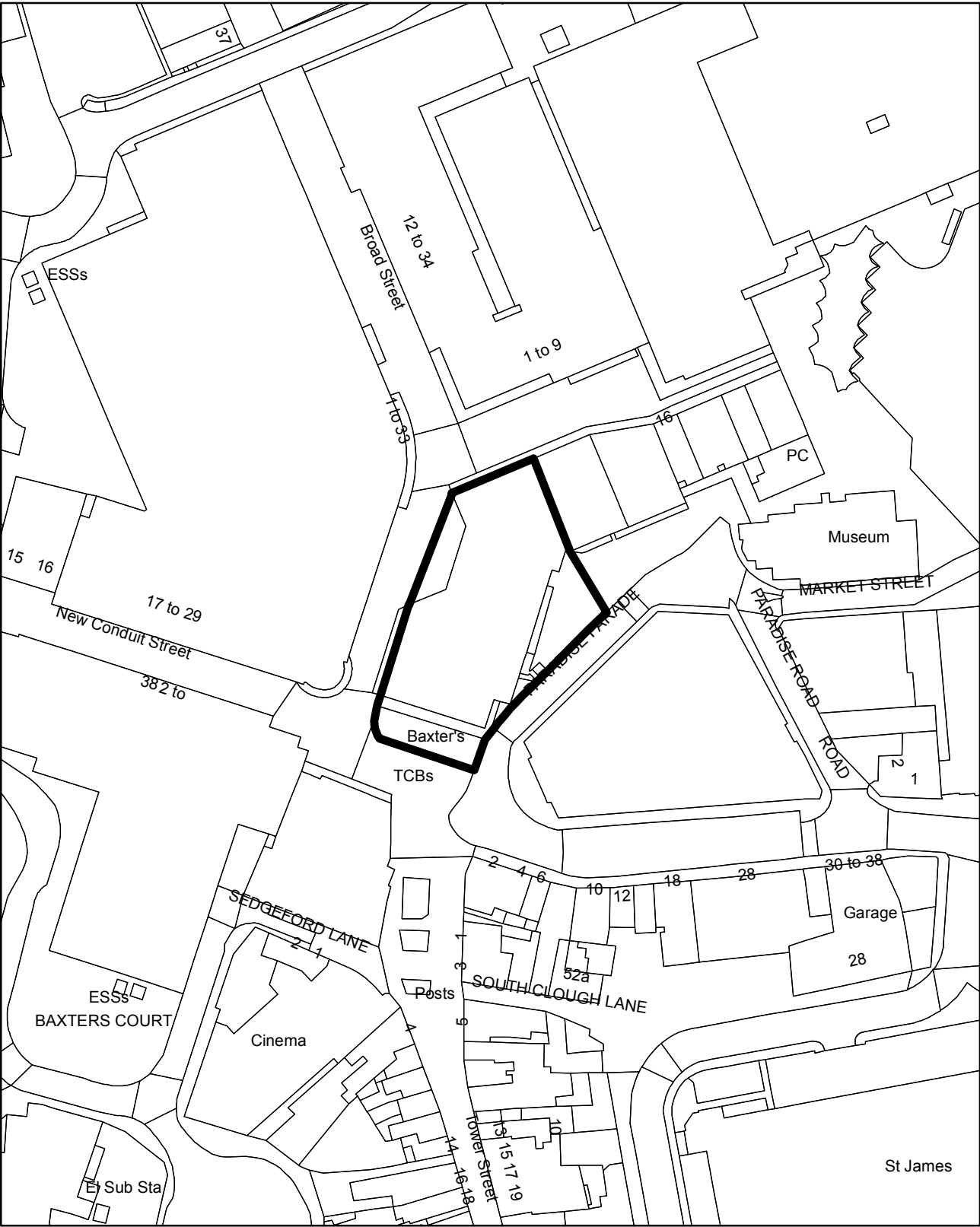
The application site lies within Flood Zones 3 of the Strategic Flood Risk Assessment, and also within the Tidal River Hazard Mapping Area produced by the Environment Agency in 2015. Had Sequential Testing been required, it would have failed once again due to the allocated sites within the village (all with outline planning permission).

Had exception testing been required, the proposal constitutes development in the countryside well outside the defined development area of West Lynn and is concluded to be unnecessary development as discussed earlier in this report.

The proposal is therefore not considered to be necessary and is therefore contrary to paragraph 100 of the NPPF and Policies CS01 and CS08 of the Core Strategy 2011.

# 16/01541/FM

JE Beales 2-8 Broad Street King's Lynn



## AGENDA ITEM NO: 8/2(d)

<b>Parish:</b>	<b>King's Lynn</b>	
<b>Proposal:</b>	<b>Replacement of existing department store with 4no. new A1 units to a new layout and configuration</b>	
<b>Location:</b>	<b>JE Beales 2 - 8 Broad Street King's Lynn Norfolk</b>	
<b>Applicant:</b>	<b>Vancouver GP C/O Lams</b>	
<b>Case No:</b>	<b>16/01541/FM (Full Application - Major Development)</b>	
<b>Case Officer:</b>	<b>Mr C Fry</b>	<b>Date for Determination: 18 November 2016</b>

**Reason for Referral to Planning Committee** – 3<sup>rd</sup> Party objections to an application where the Borough Council has a financial interest.

### Case Summary

The site lies within the town centre of King's Lynn.

The site contains a two storey 1960s building that faces St Dominic's Square, Baxter's Plain and Broad Street. The building is served by a service yard that is accessed from Paradise Parade.

The building was occupied by Beales Department Store, which has recently close.

The proposal seeks consent to demolish the building and replace with 4 new retail units.

### Key Issues

Principle of Development  
Impact upon Visual Amenity  
Impact upon Designated Heritage Assets  
Impact upon Neighbour Amenity  
Highway Safety Implications  
Flood Risk  
Other Material Considerations

**APPROVE**

### THE APPLICATION

The application site lies within the defined area of Town and whilst not contained within the Conservation Area, the site forms part of the setting to St Margaret's Conservation Area.

The site currently contains a 1960s two storey building. The building is constructed from brick with walk under canopy that runs from St Dominic's square into Baxter's Plain. The building faces Broad Street, St Dominic's Square and Baxter's Plain and was previously occupied by Beales Department Store.

16/01541/FM

Planning Committee  
7 November 2016

The proposal seeks consent to demolish this building and replace it with 2 storey buildings. The buildings result in 4 – 2 storey units, the largest unit having a floorspace of 20,000 sqft. In order to gain additional floorspace, the buildings will extend into St Dominic's Square and Baxter's Plain. A maple tree on Baxter's Plain will be removed to facilitate the development.

Unit 1 scales 10.63m (h) x 27m (d) x 37m (w) maximum dimensions, with a floor area of approximately 20,000 sqft and will be the anchor store. This building will have a façade that wraps round from Baxter's Plain into St Dominic's square. Design features include ground to eaves glazing as it wraps round from Baxter's Plain into St. Dominic's square, and it will have entrance doors opening into Baxter's Plain. This unit will also have curved parapet roof.

Units 2-4 are not as tall as unit 1, at 8.5m in height. These units will have glazing from ground to first floor level. These units will also have canopy features. The floor areas in these 3 units range from 1620 sqft to 5,710 sqft.

All four units will be rendered and have brick pilasters.

## **SUPPORTING CASE**

The application has been supported by a Design and Access Statement which states the following:-

- The proposal will involve the redevelopment of the site into one 2 storey 20,000 sqft unit on the corner of St Dominic Square and New Conduit Street, and connected to 12-14 St. Dominic's square, by 3 smaller two storey retail units
- The site contains a late 1960s building. The building has frontage towards Broad Street, St Dominic's Square and New Conduit Street.
- The re-planning of the units has provided frontage for Units 1 and 2 parallel to their counterparts of the opposite of St. Dominic Square.
- A small unit (unit 3) defines the knuckle joint of the footprint with unit 4 aligned with 10-12 St. Dominic Square
- All units are 2 storey and are serviced from Paradise Parade in the same manner as the existing scheme.
- The layout blends well with the townscape footprint, more attention has been paid to the subdivision and vertical emphasis of the new elevations
- The loss of one tree is not detrimental to the overall design
- Particular attention has been paid to the verticality of the elevation in the form of flint pilasters subdividing the elevations. Flint has been chosen to provide a textured contrast to the smooth render panels, and utilises a local material. This verticality has been further emphasised by the use of vertical curtain walling in the double height glazed façade
- Unit 1 features a curved double height curtain walling system, which provides an interesting and sweeping entrance into the Vancouver Quarter as you approach from New Conduit Street and Blackfriars Street.
- Canopies above the entrance of units 2, 3 and 4 offers a visual break in the vertical emphasis of the building and offers with the rest of the centre.
- The service yard is of similar nature to existing. Vehicular access and servicing around the block will remain unchanged.
- As the yard has reduced in size, the way vehicles manoeuvre has been re-assessed. During construction, access and circulation for construction vehicles will be the same as for servicing the premises. Construction vehicles will have controlled access to the service yard.
- Unloading from the service yard has been improved by creating ramped access into the proposed units, in addition to providing stepped access.

## PLANNING HISTORY

2/01/1547/A: Application Permitted: 10/12/01 - Illuminated signage (revised scheme)

## RESPONSE TO CONSULTATION

**King's Lynn Area Consultative Committee Planning Sub Group: NO OBJECTION**

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

**Environmental Health & Housing – Environmental Quality: NO OBJECTION** subject to condition

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

**Civic Society: OBJECTION** the surrounding area should be taken into consideration. The application ignores the great picture and does nothing to counter the dereliction that now suffocates Paradise Parade. Building into St Dominic's Square but not upgrading Paradise Parade is not acceptable.

Both the front and rear elevations needs to be considered.

In relation to the rear elevation – the large unsightly service area highlights the isolation of the Post Office from the retail area and makes it a less attractive prospect for developers. There needs to be an overall plan for Paradise Parade.

The proposed new building also needs more thought. The increase in the footprint of the building removes public seating in St Dominic's Square. This area is currently used as a meeting place and alternative seating will need to be provided. The mature tree on Baxter's Plain is the only thing that mitigates the poor architecture. This tree needs to be maintained. The town cannot afford the loss of a mature tree in the town centre.

The Borough Council Regeneration team need to be involved with this development to work with Iceland, the new owners of Beales and the Post Office to improve the rear service areas of these shops.

**Historic Environment Service:** State they have no specific comments to make on the application.

**Conservation Officer: NO OBJECTION** but requests a change in the material for the pilasters from flint to either brick or rendered finish.

**Conservation Area Advisory Panel: NO OBJECTION** but would require a change from flint to either brick or render pilasters.

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

**Arboricultural Officer: NO OBJECTION** it would be appropriate that a replacement tree is supplied following any construction or a large planter with a replacement tree installed.

## REPRESENTATIONS

1 letter received objecting to the loss of the Maple Tree



## **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

**CS03** - King's Lynn Area

**CS08** - Sustainable Development

**CS10** - The Economy

**CS11** - Transport

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT**

**DM15** – Environment, Design and Amenity

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM10** – Retail Development Outside Town Centres

## **OTHER GUIDANCE**

Conservation Area Character Statement.

## **PLANNING CONSIDERATIONS**

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

- Principle of Development
- Impact upon Visual Amenity
- Impact upon Designated Heritage Assets.
- Impact upon Neighbour Amenity
- Highway Safety Implications
- Flood Risk
- Other Material Considerations

## **Principle of Development**

The site lies within the town centre of King's Lynn.

Section 2 of the National Planning Policy Framework refers to ensuring the vitality of town centres, specifically paragraph 23 of The National Planning Policy Framework states that local authorities should promote competitive town centres that provide customer choice and a diverse retail offer.

Policy DM 10 – Retail Development, of the Site Specific Allocations and Development Management Plan Document, states that “The Council will attach a high priority to the need to support and maintain King's Lynn, Downham Market and Hunstanton as major retail centres by a combination of measures to improve attractiveness (by increased – accessibility, environmental enhancements, events and promotions), as well as strongly supporting proposals to redevelop and invest in the town centres, including where necessary, the use of compulsory purchase powers to consolidate land”.

According to Policy CS03 of the Local Development Framework Core Strategy 2011, King's Lynn will need to provide at 3,000 new jobs in existing employments in the plan period.

The proposal therefore, to demolish the existing Beales department and build 4 new shop units is accordance with Policy CS03, subject to satisfying material considerations.

## **Impact upon Visual Amenity**

The site lies within the Vancouver Quarter. The Quarter underwent significant redevelopment in the early C21st, however there is still some development dating back to the late 1960s. The buildings on Broad Street and in the Vancouver quarter are mainly flat roofed and finished in painted render. All buildings have canopies within the Vancouver Quarter.

The site is distinct in its shape, with the existing building on the site taking advantage of this corner plot. The existing building has frontage towards Broad Street, St Dominic's Square and Baxter's Plain. The existing building is one of the very few in the Vancouver quarter that has a pitched roof. The building is constructed from brick and has a walk under canopy. It is also one of the lowest in height on Baxter's Plain.

The building has little architectural merit and is not worthy of retention.

The replacement building would be of a similar height to the one it replaces and is flat roofed. Design features include extensive glass detailing. As the building wraps round from St Dominic's Square towards Baxter's Plain the glass detailing extends from ground to eaves height. The proposed St Dominic's Square frontage comprises mainly of white render and the shop frontage to Unit 2. Units 3 and 4 face towards the clothes shop on the corner of St Dominic's square and Broad Street. This façade is proportionately a 50/50 make-up of glass and render panels.

The Civic Society objects to the proposal stating that it “ignores the bigger picture, and does not take into account the impact upon Paradise Parade and the Post Office building. In regards to the front of the building, the building will result in the removal of the public seating in St Dominic's Square and results in the removal of a tree. The overall plan for Paradise Parade should include a well-designed service area”

The Baxter's Plain elevation and the service yard which is accessed from Paradise Parade would form the setting of the Post Office building.

The permission for the redevelopment of the Post Office building, 13/0188/FM (which has been the subject of a variation of condition) results in minimal alterations to its Baxter's Plain elevation. Given that the former Beales building is of little architectural merit, it is considered that the proposal would not cause a detrimental impact upon the character of the remodelled Post Office building.

The existing rear façade is of little architectural merit and the rear of the site will still act as a service yard. It is therefore considered that the proposal at the very least sustains the current character of Paradise Parade.

The proposal will result in the moving of Street furniture and a A1 Kiosk Shelter. Nevertheless, the siting of the building out into St Dominic's Square and the removal of a Maple Tree on Baxter's Plain is considered to be acceptable in the overall scheme. The loss of a Maple Tree is not objected to by the Arboricultural Officer. Whilst the Arboricultural Officer requests a replacement tree or a tree within a large planter be provided in the vicinity of the site, these requests are not considered to be necessary.

The Civic Society's call for a collective approach to regenerating this area of the town centre would need to be covered in a Supplementary Planning Practice Guidance document to the regeneration of this area. At present no document exists. This sort of application is strongly supported in national guidance and local plan policy, as it seeks new and improved retail facilities and investment in the town centre.

Overall, the building has some design merit. The glass detailing wrapping around from St Dominic's Square to Baxter's Plain provides relief to the amount of white render to this corner. It provides an interesting presence and feature in this particular street scene. The use of render is found in New Conduit Street and Broad Street in the early 2000s redevelopment of the Vancouver Centre. The curved parapet roof would provide some definition and does not act to compete with the Vancouver Quarter building that faces towards Baxter's Plain and the former post office building. Introducing canopies to units 2-4 provides some relief to the horizontal emphasis of the building.

Overall the proposal is considered to be of a suitable design and an improvement over what currently exists on the site.

### **Impact upon Designated Heritage Assets**

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places statutory duties upon Local Planning Authorities. In determining applications that affect a Listed Building or its setting Section 66(1) states that the Local Planning Authority 'shall have special regard to the desirability of preserving the building or its setting'. Section 72 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when determining applications affecting buildings or land within the Conservation Area or its setting.

National and local policy guidance also reflects the need for quality development having regard to its setting.

The site is outside of the Conservation Area, but forms part of the setting to the St Margaret's Conservation Area. St Margaret's Conservation Area includes the southern part of Tower Street and the western end of New Conduit Street. The St Margaret's Conservation Area Character Statement however makes no specific reference to the northern end of Tower Street or the eastern end of New Conduit Street

The Baxter's Plain elevation and the part of the proposed building which turns from St Dominic's into Baxter's Plan would be within the setting of the Conservation Area.

The closest listed buildings that are seen in context with the site are the Majestic Cinema on Tower Street and the Museum, the rear of which is seen from Paradise Parade. The building is adequately separated and orientated in such a way in relation to Cinema building, that little of it will play a part in its setting. The existing service yard on the site forms the setting of the Museum. The proposal retains a service yard use on Paradise Parade; accordingly the setting of this listed building not materially affected.

The Conservation Officer has no objection to the proposal subject to bricks or render being used in the pilasters as opposed to flint. The Conservation Area Advisory Panel make similar comments. The plans now detail the use of brick. Historic England have no comments to make in regards to the proposal.

Given the little architectural merit of the current building on the site, it is considered that the proposal causes no harm to setting of the Conservation Area and the listed Museum and Cinema buildings.

### **Impact upon Neighbour Amenity**

There are no residential neighbours that are in close proximity to the building that would be unduly affected by the proposal. The proposed uses are compatible with the adjacent uses in the Vancouver Quarter.

A construction management plan accompanied the application that deals with the control of noise and dust created from both the demolition and construction of the building. A condition will be imposed that the development be carried out in accordance with this plan.

### **Highway Safety**

The proposal does result in an alteration to the service yard layout. The service yard is reduced in size because of the building out into the yard for unit 1. However the unloading from the service yard has been improved by creating a ramped access into the proposed units.

The highways officer has no objection in principle to the development subject to the servicing/loading; unloading/turning/waiting area being laid out in accordance with the submitted plan.

### **Flood Risk**

The site lies within Flood Zone 1 according to the Strategic Flood Risk Assessment Maps. However, the site could flood to a depth of 1-2m if the Tidal defence of the Great River Ouse is breached, according to more recent tidal breach modelling.

The Environment Agency has no objection to the proposal. A condition is to be attached to the decision notice that the development be carried out in accordance with the Flood Risk Assessment that accompanied the application, specifically in regards to the flood resilient measures that are mentioned.

### **Other Material Considerations**

The site is within the 2km buffer Area of the Great Ouse SSSI however the proposal is in a town centre and would cause no material impact upon the buffer area.

## CONCLUSION

The principle of re-developing the site for commercial uses is acceptable in the town centre and strongly supported in national and local policy guidance.

The site is not contained within the Conservation Area and is adjacent to modern development in the Vancouver Quarter. The design has incorporated the porch canopy detailing and render finish that is evident on the shops in the Vancouver's quarter, to ensure some level of continuity. In order to limit the horizontal emphasis of the proposal, the largest unit will use glazing from ground to eaves level.

The proposal does however form part of the setting of St Margaret's Conservation Area but it is considered that the design of the proposal sustains the character of the Conservation Area. There is no material harm to the setting of the Museum and Majestic Cinema, or the adjacent Conservation Area.

The Highways and Arboricultural officers have no objection to the proposal, thus subject to conditions the proposal is strongly 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:-
  - Location Plan - drawing no. 01 Rev B dated 10th May 2016 received 19th August 2016
  - Proposed Site Plan - drawing no.100 Rev A dated 15th August 2016 received 19th August 2016
  - Proposed Ground Floor Plan - drawing no.110 Rev A dated 15th August 2016 received 19th August 2016
  - Proposed First Floor Plan - drawing no.111 Rev A dated 15th August 2016 received 19th August 2016
  - Proposed Roof Plan – drawing no. 112 Rev A dated 15th August 2016 received 19th August 2016
  - Proposed Elevation A-C drawing no.200 Rev B dated 25th October 2016 received 26th October 2016
  - Proposed Elevation drawing no.201 Rev B dated 25th October 2016 received 26th October 2016
  - Proposed Section A-A drawing no. 300 dated 15th August 2016 received 19th August 2016
  - Proposed Section B-B drawing no. 301 dated 15th August 2016 received 19th August 2016
  - Proposed Section C-C drawing no. 302 dated 10th August 2016 received 19th 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 servicing / loading, unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 3 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 4 Condition Prior to the commencement of the development hereby approved, a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.
- 4 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.

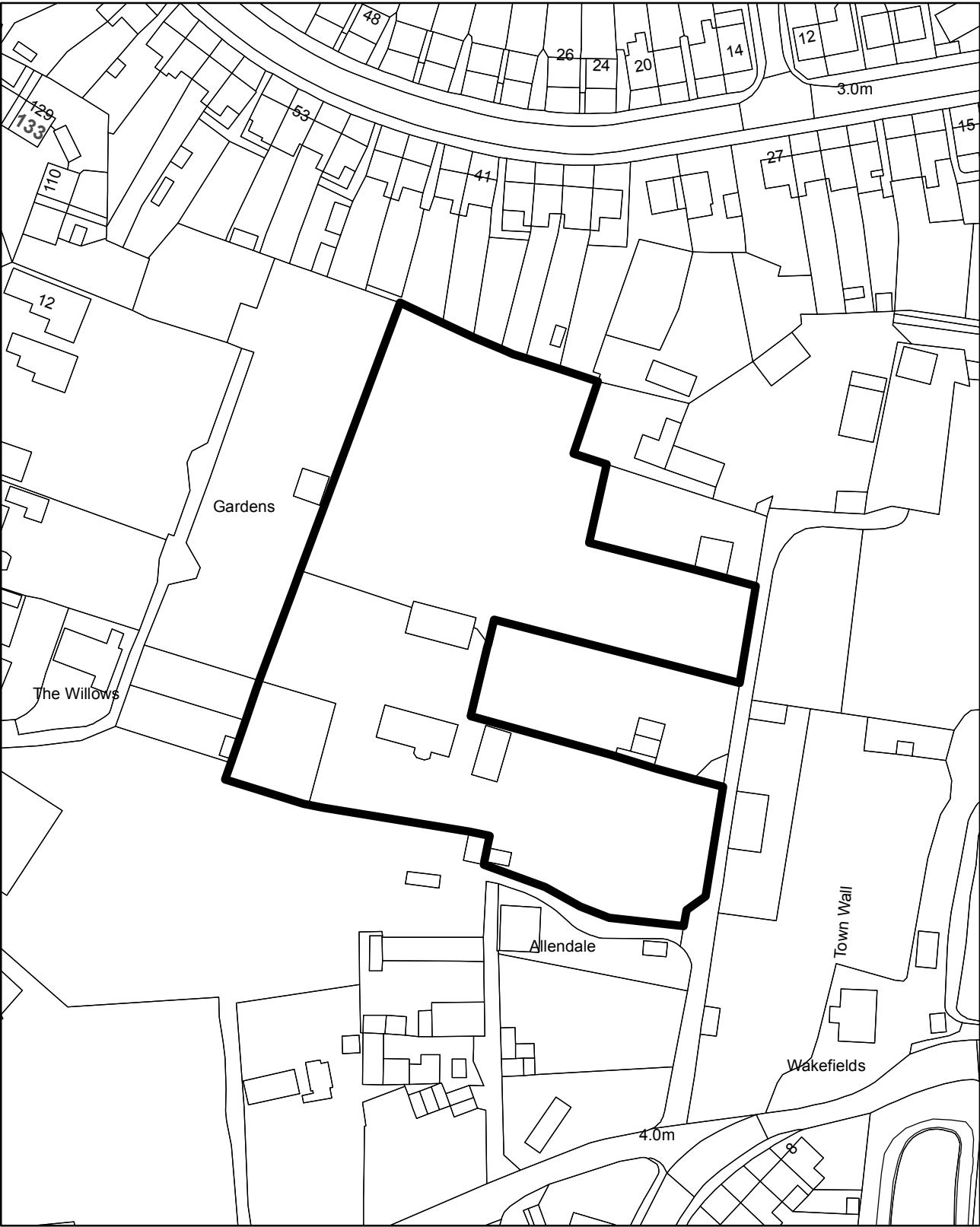
This also needs to be a pre-commencement condition given the fundamental details linked to asbestos containing materials which need to be planned for at the earliest stage in the development.

- 5 Condition Prior to first occupation of the development hereby approved evidence of the treatment or safe removal and disposal of the asbestos containing materials at a suitably licensed waste disposal site shall be submitted to and approved by the local planning authority.
- 5 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.
- 6 Condition The development hereby approved shall be carried out in accordance with the Construction Management Plan dated September 2016 received 21st September 2016 unless otherwise agreed in writing by the Local Planning Authority.
- 6 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.
- 7 Condition No demolition shall take place until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and
  1. The programme and methodology of site investigation and recording
  2. The programme for post investigation assessment
  3. Provision to be made for analysis of the site investigation and recording
  4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
  5. Provision to be made for archive deposition of the analysis and records of the site investigation
  6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

- 7 Reason To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 8 Condition No demolition shall take place other than in accordance with the Written Scheme of Investigation approved under condition 8
- 8 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 9 Condition The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 7 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 9 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 10 Condition The development hereby approved shall be carried out in accordance with the Flood Risk Assessment conducted by Hurst Peirce and Malcolm LLP dated 10th August 2016, specifically Appendix C - "Information to assist the site wide evacuation procedures/emergency flood plan in the event of flood warnings" unless otherwise agreed in writing by the Local Planning Authority.
- 10 Reason In the interests of flood risk in accordance with the principles of the NPPF.

# 16/01583/F

Appletons Yard Rope Walk King's Lynn



1:1,250



**AGENDA ITEM NO: 8/3(a)**

<b>Parish:</b>	<b>King's Lynn</b>	
<b>Proposal:</b>	<b>Use of land for 12 months per year for the standing and occupation of up to 10 showmans homes and storage of lorries and fairground equipment</b>	
<b>Location:</b>	<b>Appletons Yard Rope Walk King's Lynn Norfolk</b>	
<b>Applicant:</b>	<b>Mr Lawrence Appleton</b>	
<b>Case No:</b>	<b>16/01583/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr C Fry</b>	<b>Date for Determination: 4 November 2016</b>

**Reason for Referral to Planning Committee** – The views of the Environment Agency are contrary to the Officer recommendation.

**Case Summary**

The application site lies on the northern side of Ropewalk, King's Lynn.

The application site contains showmen's homes and the storage of lorries and fairground equipment.

The site benefits from planning permission, granted under appeal APP/V2635/A/87/71072/P3 for the use of the land for the standing and occupation of 10 showman's caravans, and the standing of 6 equipment lorries and 6 equipment trailers during the winter period (beginning of October to the end of March).

The proposal seeks consent to use the land for 12 months of the year for the standing and occupation of 10 showman's homes, the storage of lorries and fairground equipment.

**Key Issues**

Principle of Development and Planning History  
Flood Risk  
Highway Safety  
Impact upon Neighbour Amenity  
Other Material Considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

The application site lies within the development boundary of King's Lynn on the northern side of Rope Walk.

Access to the site is via a single width track from Ropewalk. The site is enclosed by corrugated sheeting along its boundaries.

The site is relatively flat and contains a number of showman's caravans, lorries and fairground equipment.

Commercial units are located to the north of the site, allotments to the west and residential properties to the south and east.

The site has the benefit of permission under an appeal APP/V2635/A/87/71072/P3 to planning reference no. 2/86/3635/CU/F for the stationing and occupation of 10 showman's caravans and storage of 6 equipment trailers and lorries for the winter period (beginning of October to the end of March).

The proposal seeks consent to station and occupy 10 showman's homes, Lorries and fairground equipment on the site for 12 months of the year.

## **SUPPORTING CASE**

The application has not been supported with any documentation

## **PLANNING HISTORY**

2/86/3635/CU/F – Approved by Appeal – APP/V2635/A/87/71072/P3 -19th April 1988 for the use of land for the winter occupation of 10 showman's caravans and standing of 6 equipment lorries and 6 equipment trailers.

## **RESPONSE TO CONSULTATION**

### **NCC Highways: NO OBJECTION**

**Emergency Planner:** would expect to see a full flood risk assessment carried out. This does not appear to have been done. Suggested conditions in regards to the occupiers signing up to the EA floodline warnings and the preparation of an evacuation plan.

**Environment Agency: OBJECTION** the site is contained within an area which is highly vulnerable. The proposed development falls into a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located. We recommend that the application should be refused on this basis.

**Housing team:** the site will require a site license if it's to be occupied all year round.

## **REPRESENTATIONS**

None received

## **NATIONAL GUIDANCE**

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

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

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS03** - King's Lynn Area

**CS08** - Sustainable Development

**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

**DM21** - Sites in Areas of Flood Risk

## **PLANNING CONSIDERATIONS**

- Principle of Development and Planning History
- Flood Risk
- Other Material Considerations

### **Principle of Development and Planning History**

The development site lies within the development boundary of King's Lynn, consequentially the principle of development on the site can be accepted subject to satisfying material considerations.

The site has a planning history that relates to the use of the site for the stationing of showman's homes, lorries and fairground equipment for the winter period.

An application was submitted in 1986 for the use of the land for the winter occupation of 15 showman's caravans, and storage of 6 equipment trailers.

The application was refused on the impact upon neighbour's amenity and highways safety grounds, as well as the proposal not being in conformity with the approved town map (the town map being the development boundary of the town, which was published in 1955).

The applicant appealed the decision to refuse the application, APP/V2635/A/87/71072. The Planning Inspector concluded that the proposal did not cause detrimental impact upon

neighbour's amenity nor did it cause a detrimental impact upon highway safety. Whilst the site was not in the boundary depicted on the Town Map, there was no harm caused to the characteristics of the area as a result of the development.

The last paragraph of the Inspector's report, paragraph 14, is the conclusion to the Inspector's findings. The inspector states that planning permission be granted for the use of land off Edma Street, from the beginning of October in each year until the end of the next following March for the standing and occupation of 10 Showmen's caravans, and the standing of 6 equipment lorries and 6 equipment trailers.

No decision notice was issued with the report. An opinion has been sought on the enforceability of the last paragraph of the Inspector's comments, which concludes that the last paragraph of the appeal statement is clear and unambiguous and can be enforced.

Consequently, following enforcement investigations into the occupation of the site, being contrary to the appeal decision, this application seeks to regularise the use the land for the stationing and occupation of 10 showman's caravans, and the standing of Lorries and equipment trailers for 12 months of the year.

### **Flood Risk**

The majority of the site is contained within Flood Zone 3, with parts of the site contained within Flood Zone 2.

According to table 2 of the National Planning Practice Guidance, the stationing of caravans is a highly vulnerable use and the stationing of lorries and various pieces of equipment is akin to a less vulnerable use.

Being a highly vulnerable use the stationing of caravans is not permitted within Flood Zone 3 according to table 3 of the National Planning Practice Guidance. Being a less vulnerable use, the parking of lorries and show equipment on site is acceptable in Flood Zone 3.

The Environment Agency (EA) has an in principle objection to the use of the site for the occupation of 10 showman's homes, the stationing of lorries and storage equipment for 12 months of the year. Their objection to the proposal is based on that the use of the site being a highly vulnerable use within Flood Zone 3. Furthermore the EA refers to the Council's own flood risk design guidance which clearly states "that where there is the potential for water depths of up to 2m, there should be no ground floor sleeping or habitable ground floor accommodation and there must be safe refuge".

The Environment Agency has within their correspondence referred to the need for the Local Planning Authority to apply the sequential and exception test in relation to flooding in steer development towards the lower risk flood zones.

The application has not been submitted with a Flood Risk Assessment.

The Environment Agency do state that, whilst they have a principle objection to the application, if the Authority are minded to approve the application then a condition that requires a scheme for anchorage of all residential, utility and storage units will need to be imposed. Additionally, a further condition will need to be imposed on the decision notice in relation to the submission of a flood mitigation strategy. The mitigation strategy will need to cover resident's awareness of the possibility of the site flooding, flood warning and evacuation procedures.

It is considered that refusing the application on flood risk grounds would be unreasonable. Notwithstanding that the council's own flood risk guidance and the provisions of the NPPF and NPPG, the site already benefits from permission for the occupation of the showman's caravans during the period of the year when the site is most susceptible to being flooded. The time period of additional occupation being sought within this application would be in line with the occupancy limits allowed within the Coastal Protocol Area and according to the Emergency Planner, the tidal defences are of better standard in King's Lynn than in the areas under the Coastal Protocol. The Emergency Planner also comments that the 2013 floods did not affect properties in this area.

The Emergency Planner recommends conditions that the applicant produces a flood evacuation plan for the site and a condition that requires them to sign up to the Environment Agency's flood warning service. It is not reasonable to direct the applicant's to sign up to a particular warning service, however in this particular instance a flood evacuation plan is considered and the requirement to anchor residential, utility and storage units are considered to meet the tests of a condition.

### **Other Material Considerations**

The highways officer has no objection to the continued unrestricted occupation of the site.

The site is enclosed with corrugated sheeting and is contained within an area of mixed uses thus the impact of having showman's caravans and storage of lorries and fairground equipment all year round is not detrimental to visual amenity.

### **CONCLUSION**

Members will need to consider whether it is reasonable to uphold the Environment Agency's objection to the application.

The majority of the site lies within flood zone 3 according to Flood Risk Maps and by virtue of mobile homes being a highly vulnerable use, the stationing of mobile homes are not generally permitted in this flood zone.

However, it is your officer's opinion in this instance, that it would be unreasonable to refuse the application on this particular issue. The additional time period of occupation would be in the summer months where there is less risk of the site from being flooded. The additional time period is in line with that covered under the Coastal Protocol where the tidal defences in that particular area are as flood resilient compared to the tidal defences in King's Lynn. Furthermore, the site did not flood in the most recent floods of 2013.

It is therefore considered that the application be approved subject to a condition that relates requires the applicant to provide a flood evacuation plan and an informative attached in relation to the applicant signing up to the Environment Agency's Flood Warning Service.

### **RECOMMENDATION:**

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

- 1 Condition Within 3 months of the date of decision, the applicant shall prepare a flood evacuation plan to be submitted to and approved in writing by the Local Planning Authority. This should include:-

- Actions to be taken on receipt of the different warning levels;
- Evacuation procedures e.g. Signing up to the Environment Agency's free flood warning service (contact: 0345 988 1188), isolating services and taking valuable etc.; and
- Evacuation routes.

The flood evacuation plan shall be implemented in accordance with the details agreed.

- 1 Reason in the interests of safeguarding the occupants of the showmans homes from flood risk in accordance with the principles of Flood Risk.
- 2 Condition The development hereby permitted relates to the stationing and occupation of up to 10 mobile homes and the stationing of 6 lorries and 6 pieces of fairground equipment.
- 2 Reason For the avoidance of doubt and in the interests of proper planning
- 3 Condition Within 3 months of the date of approval a scheme to ensure that all residential, utility and storage units are firmly anchored and have flexible connections shall be submitted to the Local Planning Authority. The agreed scheme will be implemented within 3 months of the date of the approval of the agreed scheme.
- 3 Reason To reduce the risk of flooding to the proposed development and future occupants in accordance with the provisions of the NPPF.

BR



# Department of the Environment and Department of Transport

Common Services

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218 927

Switchboard 0272-218811

GYN 2074

*Sc*

Messrs Ward Gethin  
11/12 Tuesday Market Place  
KING'S LYNN  
Norfolk  
PE30 1JT

Your reference  
APP/R4216

Our reference  
T/APP/V2635/A/87/71072/P3

Date

19 APR 88

Gentlemen

B.U.

DISTRICT PLANNING OFFICE  
RECEIVED  
22 APR 1988

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 5  
APPEAL BY MESSRS C E AND L A APPLETON  
APPLICATION NO: 2/86/3635/CD/F

1. As you know I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the King's Lynn and West Norfolk Borough Council, to refuse planning permission for the use for the winter occupation of showmen's caravans, and the storage of equipment lorries and trailers, of land off Edna Street, King's Lynn. I held a local inquiry into the appeal on 19 January 1988 and made a site inspection on 20 January 1988.

2. From the evidence and submissions, the written representations, and what I saw on my visit to the site and surroundings, I consider the case turns mainly on whether the proposal would bring about an unacceptable road safety hazard, or significant loss of amenity for neighbouring residents. If there should be no overwhelming site-specific objection I would then have to go on to consider whether it would be proper to override the approved Town Map allocation of the site as public open space, by permitting the proposed development.

3. The site is an irregularly shaped area of open land. It is within the urban core of King's Lynn, lying between the council estate of North Lynn to the north and the linked areas of Victorian grid pattern development and adjoining municipal housing to the south. It is however part of a larger area of open land, with some sporadic buildings, the whole generally of rather neglected appearance, where allotment uses predominate, with both cropping and small scale stock rearing, but also with a mixture of minor industrial activities including the open storage of builders' materials. There is also currently, at the northern end of Cresswell Street and just west of the site, a similar use to that proposed, if on a somewhat smaller scale, where planning consent has been granted for a bungalow and I noted on inspection that in accordance with the relevant consent a caravan and showmen's equipment have been stationed on the curtilage land.

4. Vehicular access to the site is by way of a track surfaced with seashells connecting to the adopted highway system at the northern end of Edna Street. This is a street some 5 m in width linking residential development to Loke Road, part of the town's main traffic circulation system. The junction of the track with Edna Street is some 130 m distant from Loke Road and over that distance, apart from a short length opposite the junction, there are flank frontages only of the dwellings fronting adjoining streets. Loke Road is flanked by terraces of dwellings, and some local shops, but is a relatively wide road serving also as a link just north of the town centre one way system between 2 radial routes into and through the town, the A1078 and A148 principal roads.



5. In the light of these factors, the evidence for the county council, as highway authority, was that the vehicular movements generated by the proposal would be an undue traffic hazard. It was stressed that the undoubted lack of off-street facilities in the area leads to considerable kerbside parking which in turn results in a hazardous traffic situation which the proposal would exacerbate. The accident record on Loke Road over a recent 3 year period was put to me in evidence, and this was described by the relevant witness as average in the circumstances. The view was also put that the access track would be inadequate to serve the proposed development, being insubstantially surfaced and having a width overall of 3.6 m but with a driving surface some 2.7 m wide.

6. It became apparent to me that the witness's concern as to highway safety was based to some extent on his apprehension of a greater volume of traffic movements than the evidence for the appellants indicated as likely to take place. I found that evidence reliable, and indeed it was not appreciably challenged for the council. The evidence was that caravans, vehicles and equipment would arrive on-site towards the end of the touring season in mid November and would remain there until their departure together in February at the start of the season, marked by the noted King's Lynn Mart. In the meantime there would only be the usual domestic movements of the 4 cars used by the members of the appellants' family unit of some 12-14 adults. On that basis I would not regard the annual arrival and departure of the admittedly lengthy units of lorry, equipment trailer and caravan as a real road safety hazard. In the context of traffic movements in the vicinity of the site this would be an unusual event, consequently attended by a degree of caution on the part of other road users, and I accept that the skill and experience developed by the drivers of these combinations would minimise such risks as might otherwise be involved in these manoeuvres.

7. As to the daily generation of car movements, I would not regard this as a material factor. The proportionate increase in traffic on Loke Road would be minimal, and although more significant in relation to traffic along Edna Street would not in my view be a source of undue danger there. I accept that there is likely to be some parking on Edna Street, but for most of its length it has no directly fronting dwellings and parking is therefore likely to be only in the nature of an overflow from adjoining streets. Only a short length of road is involved, and I do not consider the situation so hazardous that 4 more cars should not be permitted to use that length of road.

8. It was suggested to me that if the proposal were to be permitted an expansion of activities might later follow on the site, such as to produce even more traffic movements, but I do not consider this a factor of significance in deciding the issue. The application specified maximum number of vehicles, and indeed those figures were revised downwards at the inquiry, and the essence of the use proposed is for winter storage. I do not consider it likely therefore that any change could be made beyond what is proposed which would be likely to have such an effect, consistently with the terms of the permission sought.

9. The surface of the access track might well sustain some damage if used by increased vehicular traffic without some strengthening, but although there are other users it appears to play no critical part in any traffic circulation system. In those circumstances planning control appears to me excessive as a means either of preventing its use by the traffic of the proposed development, or for regulating the ensuing repairing responsibilities. Certain of the interested persons were concerned as to this aspect of the appeal, but my view of it is that it could properly be left to the appellants to do whatever maintenance or strengthening work is necessary to facilitate the passage of their vehicles, failing which there are other remedies available to dissatisfied parties who have rights over the access.



10. I have considered the council's objection to the proposal on the ground of loss of neighbour amenities, but I found this not well articulated, and unconvincing. The movement of heavy vehicles through the adjoining residential area would be an exceptional event, and I do not consider that the proposed use would have an adverse impact on neighbours. I visited the appellants' current winter quarters in King's Lynn and found them to be maintained in a tidy and neighbourly condition. That accords with the evidence put to me for the appellants that the Showmen's Guild insists on a high standard, partly as a means of ensuring thereby the continuance of the exemption from local authority site licensing control. Maintenance work on the site would be minimal, in view of stringent safety requirements effectively dictating that such work for the most part be carried out by specialist firms at their premises, and there is in any event only one dwelling bordering the site. The occupant of that dwelling expressed his concern to me as to the proposal, but it was put in terms of drainage difficulties not borne out by the expert evidence on that subject as likely to cause a problem with the proposal. As to amenity, my judgement is that what is proposed would lead to an improvement in the appearance of the site, and compare well with the general appearance of its surroundings.

11. I have found no other site-specific objection, and accordingly turn to the question whether effectively the site should continue to be reserved, in accordance with the Town Map allocation, for public open space purposes. I note that a colleague Inspector held, in 1981, in the case of a nearby site, that development should not be permitted pending a clarification of the council's proposals for the area, and I accept that the development plan is a material consideration to which I must have regard. But the Town Map is now aged, dating from 1955, and is currently under review. I am satisfied of the pressing need for the appellants to find new winter quarters, due in part at least to the council's actions as landlords of their current site, and I take due note of the terms of paragraph 12 of Circular 23/83, requesting local authorities to help in the search for sites when necessary, and to phase accordingly any requirement to vacate a site in their ownership. It was also clear to me from the evidence on behalf of the council that open space requirements in the vicinity of the site are in a state of flux, and I therefore balance against an uncertain requirement in a dated Plan a clear present need which I am advised is to be counted a factor of planning significance. In those terms, the latter must prevail at the expense of the Town Map allocation.

12. It was suggested to me that a temporary consent would have the advantage of not prejudicing the local plan anticipated as the outcome of the Town Map review, but I have decided that the circumstances do not justify such an approach. My view is that the site is suitable for the use proposed, and the proposal is likely to be implemented. As I have indicated, I consider that the provision of a facility of this kind is an important element of the area's current planning requirements, and so it seems to me more apt to say that to permit the proposal would obviate the need to find an alternative site within the area under review, and to that extent progress would have been made. It is also the case that necessary investment in the site would be more justifiable with a permanent permission.

13. I have considered all other matters raised, but have found no other obstacle to granting consent in the terms sought, as amended at the inquiry. I have already indicated my view of certain of the conditions suggested as appropriate by the council in this eventuality. As to the remainder, I do not see the need for any condition specifically prohibiting any activity beyond the precise terms of the permission I propose to grant, on the basis that this is a use sui generis, and although drainage works will undoubtedly be necessary a condition dealing with this aspect would appear to be superfluous in the light of other powers available in the event of any default in this respect. I shall incorporate therefore only a time-limit condition in standard form.

14. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for the use of land off Edna Street, King's Lynn from the beginning of October in each year until the end of the next following March for the standing and occupation of 10 showmen's caravans, and the standing of 6 equipment lorries and 6 equipment trailers in accordance with the terms of the application No. 2/88/3635/CU/F dated 14 October 1986 and the plans submitted therewith, subject to the condition that the development hereby permitted shall be begun not later than 5 years from the date of this letter.

15. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 23 of the Town and Country Planning Act 1971.

I am Gentlemen  
Your obedient servant



J. H. TURNER LLB Solicitor  
Inspector



BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

Appeal by G.E. Appleton & L.A. Appleton against the  
Refusal of Planning Permission by the Borough Council  
for the Use of Land for the winter occupation of 15 showmen's caravans  
and storage of 8 equipment trailers on  
Land at Fairlawn, off Edna Street, King's Lynn, Norfolk

References:

Borough Planning Authority: 2/86/3535/CU/F  
Department of the Environment: APP/V2635/A/87/71072

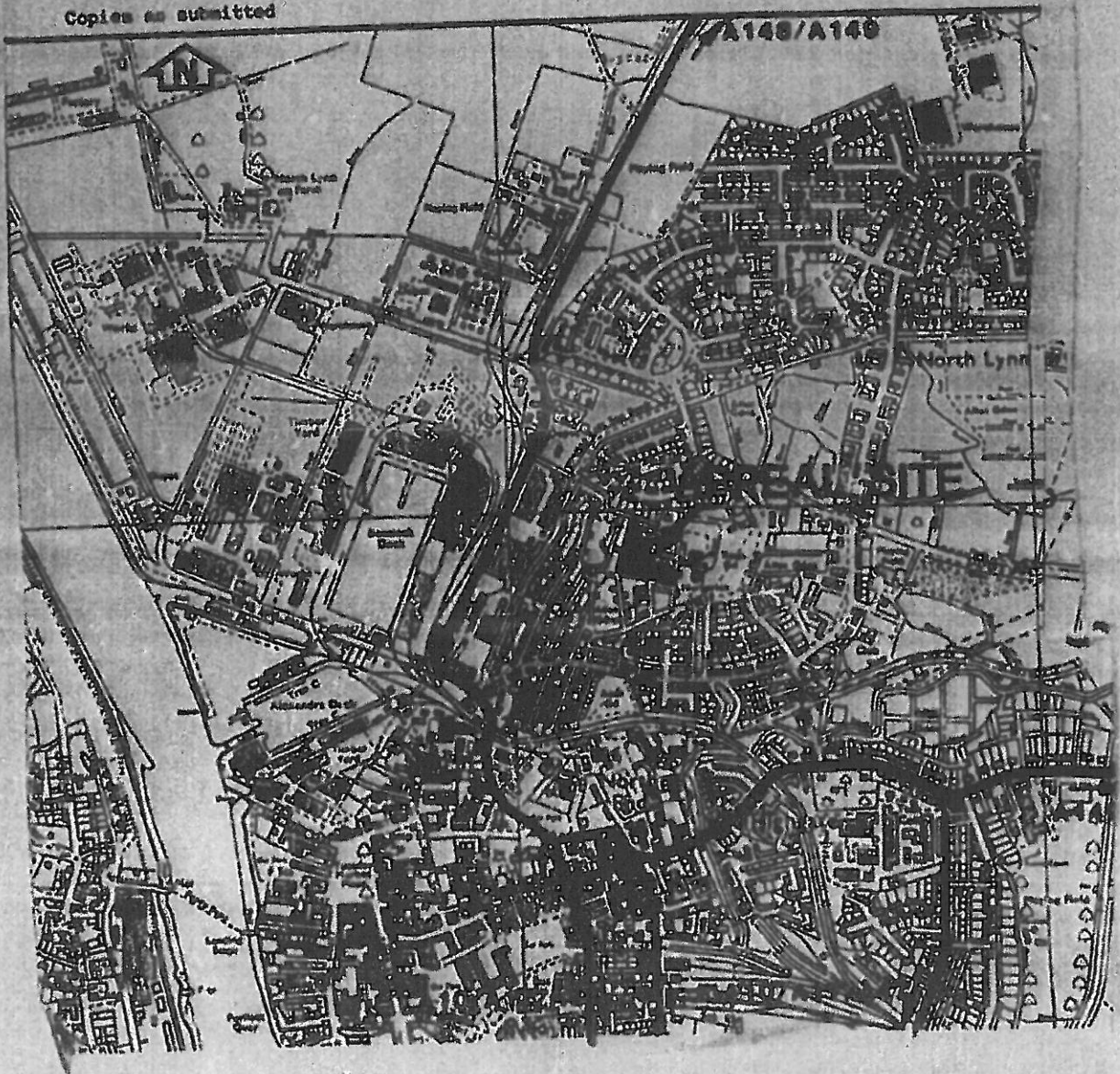
Location Plan: TF 62SW

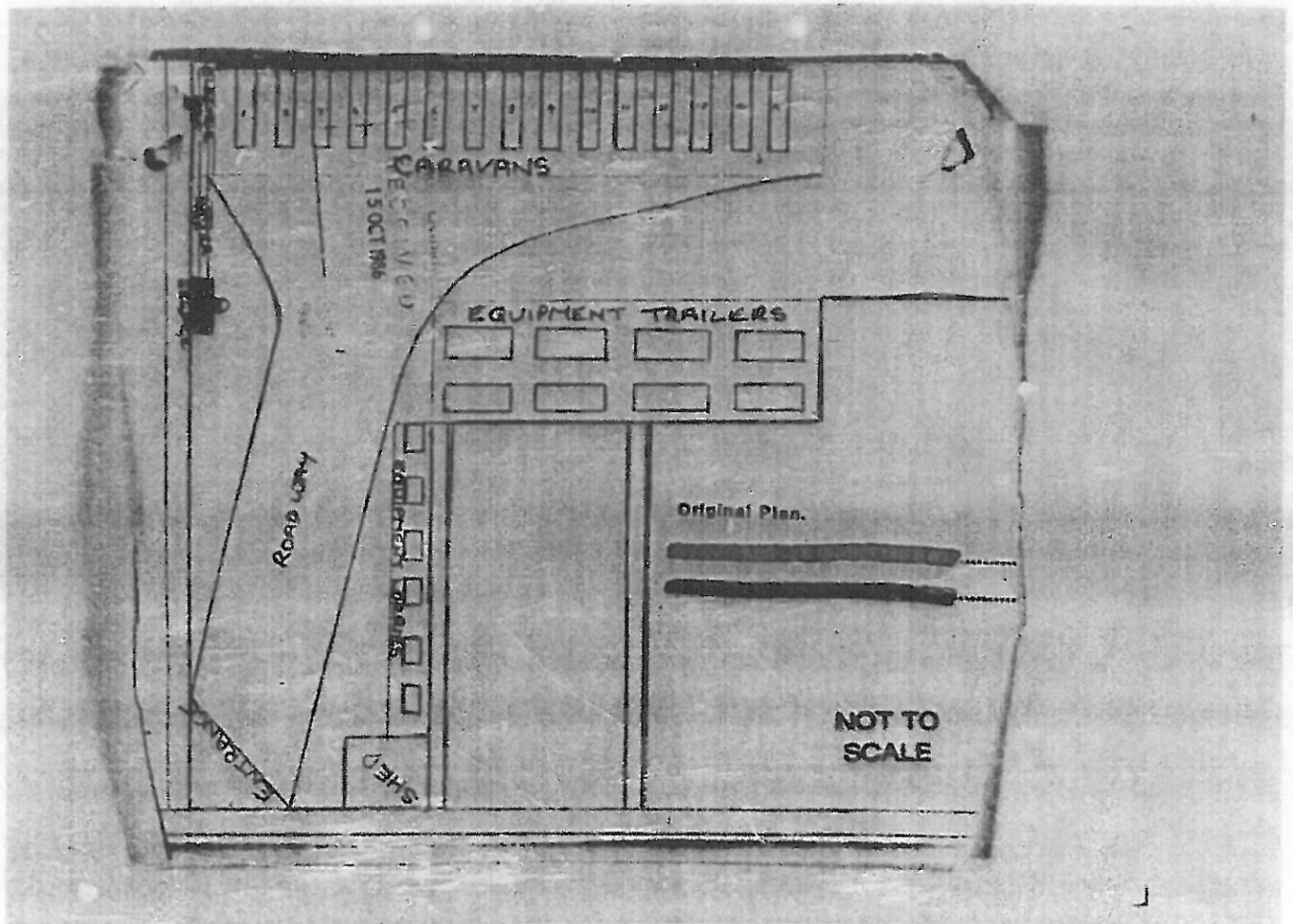
Scale: 1:10,000

Block Plan:

Copies as submitted

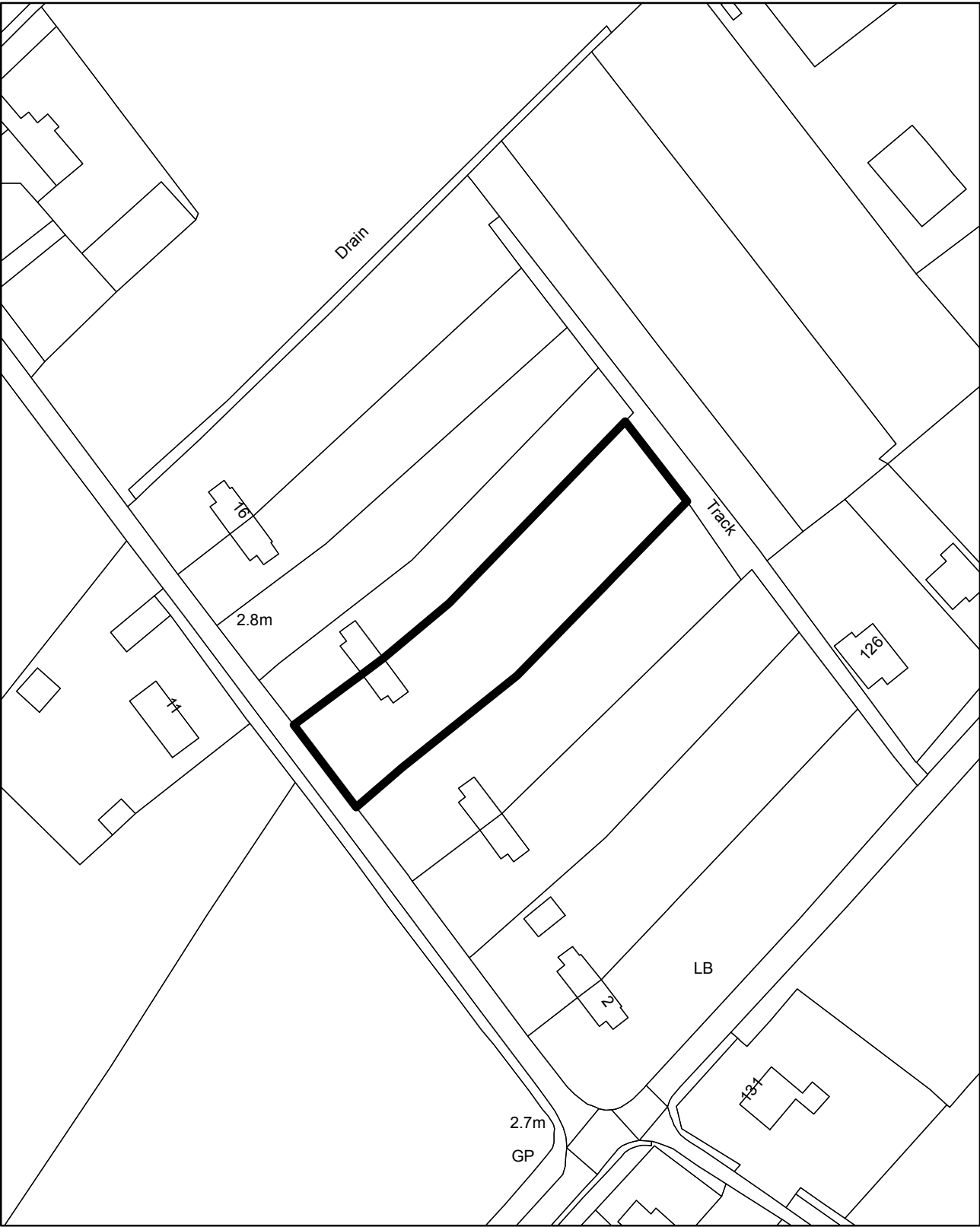
Adrian Parker,  
Borough Planning Officer,  
King's Court, Chapel Street,  
King's Lynn, Norfolk.





# 16/01546/F

10 Trinity Road Marshland St James



## AGENDA ITEM NO: 8/3(b)

<b>Parish:</b>	<b>Marshland St James</b>	
<b>Proposal:</b>	<b>Extensions &amp; alterations to dwelling</b>	
<b>Location:</b>	<b>10 Trinity Road Marshland St James Norfolk PE14 8JA</b>	
<b>Applicant:</b>	<b>Mr &amp; Mrs L Douglas</b>	
<b>Case No:</b>	<b>16/01546/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr Bryan Meredith</b>	<b>Date for Determination:</b> <b>18 October 2016</b> <b>Extension of Time Expiry Date:</b> <b>11 November 2016</b>

**Reason for Referral to Planning Committee** – The application site is subject of a previously dismissed appeal for substantially the same development, and the recommendation is to approve.

### Case Summary

The application site comprises a two storey semi-detached building situated on Trinity Road between the settlements of Marshland St. James and St. John's Fen End.

The application proposes extensions and alterations to the side and rear of the dwelling.

Marshland St. James is classified as a Rural Village within the Core Strategy Settlement Hierarchy.

### Key Issues

The Principle of Development  
Appeal History and Amended Design  
Neighbour Amenity  
Other material considerations

### Recommendation

**APPROVE**

## THE APPLICATION

The application site comprises a two storey detached residential dwelling, situated on the north-eastern side of Trinity Road, Marshland St. James. The application seeks permission for the extension and alterations to both the side and rear of the dwelling.

## PLANNING HISTORY

15/01401/F: Application Refused: 06/11/15 - Extensions & alterations to dwelling - 10 Trinity Road, Marshland St James, Norfolk, PE14 8JA, Appeal Dismissed 22/04/16;

## RESPONSE TO CONSULTATION

**Parish Council:** The Parish Council discussed the above application at their meeting on 12th September 2016 and made a decision to **OBJECT** to the application as the extension is not in keeping with the character of the surrounding properties and would be detrimental to the adjoining property.

## REPRESENTATIONS

None

## 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

## SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

## OTHER GUIDANCE

Marshland St James Parish Plan

## **PLANNING CONSIDERATIONS**

The main considerations in the determination of the application are:

- The Principle of Development
- Appeal History and Amended Design
- Neighbour Amenity
- Other material considerations
- Conclusion

### **The Principle of Development**

Marshland St. James is classified as a Rural Village within the settlement hierarchy of the Core Strategy. Rural villages encourage limited minor development which would meet the needs of the settlements to help sustain existing services in accordance with Policy CS06 of the Core Strategy. The extensions to the dwelling is acceptable in principle

### **Appeal History and Amended Design**

An application (ref: 15/01401/F) was refused permission for a two storey extension as by virtue of its scale and design, it would create a form of development which was out of character with the existing dwelling and pattern of development in the locality as a whole.

The decision was appealed, (Appeal Ref: APP/V2635/D16/3141929). The Inspector dismissed this appeal with the main issue being the effect of the proposed extensions on the character and appearance of the area. It was stated that the proposal would overwhelm the existing home and unbalance the rear of the semi-detached dwellings. The Inspector considered that the proposal would be harmful given that this group of houses has a distinct and unified character in relation to the generally open surroundings.

Following this decision, the Applicant submitted the current application, addressing design and scale concerns with a subservient extension with the ridge line lower and the extension set back from the front elevation. The proposal is similar to the existing approved development in the locality (8 Trinity Road). Overall the application has addressed the findings of the appeal decision and has submitted plans in a scheme which is similar to that application (15/01614/F) which was permitted on the neighbouring plot at 8 Trinity Road in December 2015.

The proposal provides a high quality design that responds to the context and character which is a requirement of Policy CS08 of the Core Strategy and Policy DM15 of the Site Allocations and Development Management Plan.

The comments of the Parish cannot be supported in this case.

### **Neighbour Amenity**

The site plan identifies that extensions and alterations can be satisfactorily accommodated on site without causing detrimental neighbour amenity issues.

The neighbour to the north has 60-70m deep gardens and as a result the extension would not principally cause neighbour amenity issues.

There will be limited overshadowing by the proposed extension and the possibility of overlooking into neighbouring private amenity space is minimal with rear windows overlooking the rear of the application site.



The style of development of neighbouring site is that of semi-detached, two storey dwellings.

### **Other material considerations**

The site is located in Flood Zone 2 & 3 of the Council's adopted Strategic Flood Risk Assessment. The application is supported by the Environment Agency flood risk standing advice stating the mitigation measures which the applicant will follow. In this instance, the applicant states that the floor levels within the proposed development will be set no lower than the existing levels and flood proofing of the proposed development has been incorporated where appropriate.

There is enough existing space on site to cater for car parking for the applicants.

### **CONCLUSION**

The proposed development is acceptable in principle and in keeping with the character of the area. There are no significant impacts upon the amenity of existing residents and notwithstanding the concerns of the Parish Council, a similar design was granted permission on the neighbouring property at 8 Trinity Road (planning application reference number 15/01614/F) establishing the form of development in this area.

The proposal is therefore acceptable in principle with Policies CS01, CS02, CS06 and CS08 of the Core Strategy and Policies DM1, DM2, DM15 and DM17 of the Site Allocations

### **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 titled:
  - Site and Location Plan, drawing number 12430,
  - Proposed Extension (Proposed Floor Plan), drawing number 12432 and
  - Proposed Extension (Proposed Elevations), drawing number 12433.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.

---

## Appeal Decision

Site visit made on 12 April 2016

**by Nick Palmer BA (Hons) BPI MRTPI**

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

**Decision date: 22 April 2016**

---

**Appeal Ref: APP/V2635/D/16/3141929**

**10 Trinity Road, Marshland St James, Norfolk PE14 8JA**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr & Mrs L Douglas against the decision of King's Lynn and West Norfolk Borough Council.
  - The application Ref 15/01401/F, dated 6 September 2015, was refused by notice dated 6 November 2015.
  - The development proposed is extensions and alterations to dwelling.
- 

### Decision

1. The appeal is dismissed.

### Main Issues

2. The main issue in the appeal is the effect of the proposed extensions on the character and appearance of the area.

### Reasons

3. The appeal site is situated between the settlements of Marshland St James and St John's Fen End. There is housing development along Smeeth Road between those two settlements. Trinity Road joins Smeeth Road and the first part of the road is characterised mainly by four pairs of semi-detached houses which are set back from the road in large gardens and spaced apart by generous distances. The spacious quality of the gardens complements the openness of the adjacent countryside.
4. The houses including the appeal property are semi-detached and of simple design with gabled roofs and lean-to single storey side extensions. The parties have advised that the adjacent house at No 8 has been demolished following fire damage. A two storey side extension and a single storey rear extension had been approved at that property and I understand that the property is to be re-built with the approved extension.
5. The proposed two storey side extension would have a gabled front wall forward of the existing wall and would extend 4 metres to the rear. Its overall depth would be over 10 metres. To the rear the single storey extensions would have a maximum depth of some 8 metres. A gabled front porch extending 2.7 metres from the front of the house would be added. The side extension would be bulky and dominant in the street scene as a result of its depth. When seen

from the rear of adjacent properties the rear extensions would add considerable bulk to the existing dwelling.

6. The combined effect of the extensions would be to overwhelm the existing house and to unbalance the pair of semi-detached houses. These effects would be harmful given that this group of houses has a distinct and unified character in relation to the generally open surroundings.
7. No details of the previously approved extension to the adjacent property are before me. The Council advises that it would have a lower ridge line than the main roof and would be stepped back. Although I note the appellants' views to the contrary these aspects would indicate a subservient form to the main part of the house. By contrast the proposed extensions would be dominant in relation to the original dwelling.
8. The National Planning Policy Framework (the Framework)<sup>1</sup> requires good design as a key aspect of sustainable development, that developments respond to local character and reflect local identity. Paragraph 60 of the Framework states that whilst design policies should avoid unnecessary prescription it is proper to seek to promote or reinforce local distinctiveness.
9. Policy CS08 of the Core Strategy<sup>2</sup> requires high quality design that responds to context and character. Saved policy 4/21 of the King's Lynn and West Norfolk Local Plan (1998) similarly requires that development has regard for and is in harmony with the building characteristics of the locality. For the reasons given the proposal would not accord with those policies or with the Framework.
10. The Site Allocations and Development Management Policies Pre-Submission Document has been subject to examination but has not yet been adopted. Policy DM15 of that document has similar requirements to policy CS08 and saved policy 4/21 in requiring scale, height and massing to respond sensitively and sympathetically to the local setting. However given its status only limited weight can be given to that draft policy.
11. The appellant has provided an example of a two storey gable-fronted extension to a similar property in Emneth. Because the circumstances of each site and proposal vary that example does not alter my conclusions on the main issue. I have taken into account the appellants' need for extra accommodation and the large size of the garden to accommodate extensions. Those matters do not alter my conclusions.
12. For the reasons given I conclude that the proposed extensions would have an unacceptably adverse effect on the character and appearance of the area.

## **Conclusion**

13. For the above reasons I conclude that the appeal should be dismissed.

*Nick Palmer*

INSPECTOR

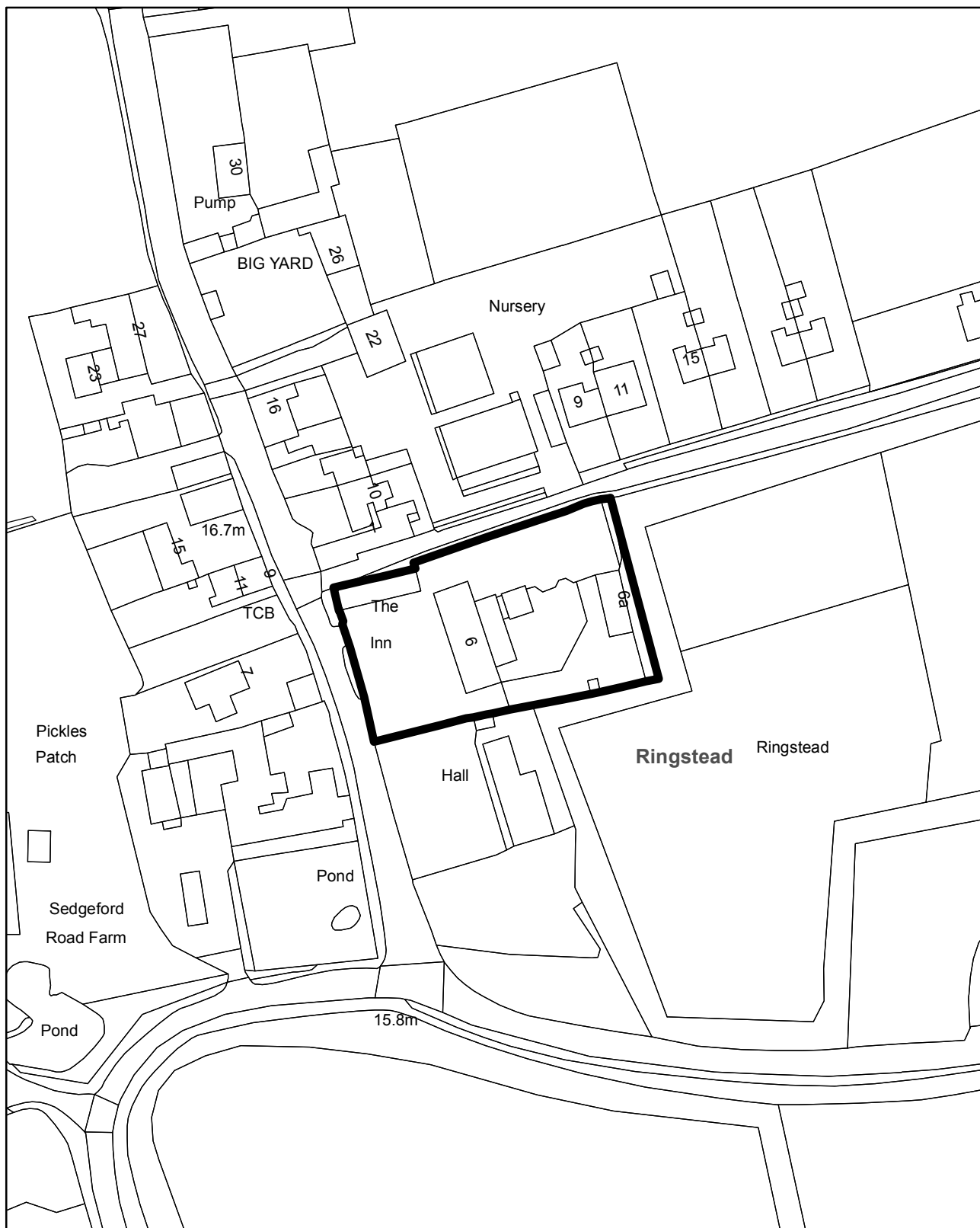
---

<sup>1</sup> Paragraphs 56 and 58

<sup>2</sup> King's Lynn and West Norfolk Core Strategy (2011)

# 16/01374/F

The Gin Trap 6 High Street Ringstead



**AGENDA ITEM NO: 8/3(d)**

<b>Parish:</b>	<b>Ringstead</b>	
<b>Proposal:</b>	<b>Single and two storey extensions to existing cottage forming guest accommodation with the Gin Trap</b>	
<b>Location:</b>	<b>The Gin Trap 6 High Street Ringstead Hunstanton</b>	
<b>Applicant:</b>	<b>Astley Period Homes Ltd</b>	
<b>Case No:</b>	<b>16/01374/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr C Fry</b>	<b>Date for Determination:</b> <b>14 October 2016</b> <b>Extension of Time Expiry Date:</b> <b>14 November 2016</b>

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

**Case Summary**

The site lies within the village of Ringstead. Ringstead is classified as a "Smaller Village and Hamlet" according to the Core Strategy Policy CS02

The site contains the Gin Trap Public House and associated outbuildings.

The buildings on the site are Grade II listed.

The proposal seeks consent for single and 1 ½ storey extensions to an existing outbuilding to the rear of the site to form guest accommodation.

**Key Issues**

Principle of Development  
 Planning History  
 Impact upon the setting of Designated Heritage Assets  
 Highway Safety  
 Arboricultural Implications  
 Impact upon Neighbour Amenity  
 Other Material Considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

The application site lies within the village of Ringstead. Ringstead is classified as a "Smaller Village and Hamlet" according to policy CS02 of the Core Strategy 2011.

The site is on the eastern side of High Street.

16/01374/F

Planning Committee  
7 November 2016

Residential properties are located to the west and north of the site. Ringstead Village Hall is to the south of the site. To the east of the site is an agricultural field.

The site contains a two storey public house, "The Gin Trap" and an associated outbuilding to the front of the site, adjacent to the northern boundary. This outbuilding is currently undergoing construction works to convert it into guest accommodation in association with the Public House.

There is also an outbuilding to the rear of the site, which has been used for staff residence. The outbuilding is single storey and finished in carstone and pantiles.

Parking is provided to the front of the site and towards the rear adjacent to the northern boundary.

The proposal seeks consent to extend the outbuilding to the rear of the site to provide additional visitor accommodation.

The extensions will project from the southern and northern ends of the outbuilding. The northern extension will be single storey, with timber boarding on the western and eastern elevations with pantile roof. The northern extension scales 9.6 (l) x 5.4m (d) x 4.9m (h). The southern extension will be 1 ½ storey, with a single storey link. The building will be finished in either carstone or flint, with brick quoin detailing. The building will have a pantile roof. The 1 ½ storey extension scales 14.1m (l) x 9.25m (d) x 7.35m (h).

The proposal will result in 3 x 1 bedroom units and 2 x 2 bedroom units. The existing outbuilding which has 2 bedrooms will be retained and is currently used for staff accommodation.

## **SUPPORTING CASE**

The application has been supported by a Design and Access Statement and a Heritage Statement

- The Gin Trap Inn is c1700 and the building to which this application relates is listed by virtue of being contained within the curtilage of the Grade II listed building.
- The application is for an extension to the original outbuilding for 5 holiday units.
- Thought has been given to the design of the extension so that the existing cottage is not lost as the main feature of the rear block in comparison to current application 04/01113/F which can still be constructed.
- Single storey extension either side of the cottage with a cart-shed appearance to resemble the cartshed. Oak posts have been added to reflect the cart shed appearance, which complements the conservation area.
- The 1/1/2 storey extension accommodation block comprising two units, reflects barn style unit with low eaves and a large opening typical for barns.

### **Heritage Statement**

- The 2004 permission which is extant, to provide 7 bedrooms, involved the demolition of the cottage. This scheme has been partially implemented by the former owner, but the demolition of the cottage, to provide the bedroom accommodation, has not proceeded.
- The Gin Trap is grade II listed and dates back to C1700, whitewashed clunch with brick dressings, red pantile roof. 2 storey lobby entrance plan, with lean to additions

at north and south. Ground floor has arched headed casements and first floor with straight headed casements comprising 2 ground and 2 first floor 3 light windows.

- The site is also within the Conservation Area
- To the rear of the Gin Trap is a small cottage with an adjoining cart shed (garage). This is not a listed building, but is deemed listed by virtue of being in the curtilage of the public house. The building being constructed before 1948, the cottage dates back to tithe maps of 1887.
- The Gin Trap is of high significance and the buildings are of significance and the whole group makes a positive contribution to the character and appearance of the Conservation Area.
- The proposal results in less bulk than the permitted scheme. The significance of the heritage asset is not affected and is certainly less affected than it would be if the approved scheme was built.
- A more modest, lower development is proposed still using traditional materials of carstone, brick, weatherboard and clay pantiles with timber joinery details.
- This will necessitate the rebuilding of the existing rubble wall to incorporate the gable. It is proposed to do this using matching traditional material.
- This will necessitate the rebuilding of the existing rubble wall to incorporate the gable. It is proposed to do this using matching traditional material.

## PLANNING HISTORY

16/01375/LB: Application Permitted: 13/10/16 - LISTED BUILDING APPLICATION: Single and two storey extensions to existing cottage forming guest accommodation with the Gin Trap

16/00677/LB: Application Permitted: 26/05/16 - Listed Building Application: Change of use from former gallery and store to bed and breakfast accommodation with an extension forming new access to first floor

16/00398/F: Application Permitted: 26/05/16 - Change of use from former gallery and store to Bed and Breakfast accommodation with an extension forming new access to first floor

10/00403/F: Application Permitted: 26/04/10 - Retrospective application to retain air intake and extract flues to kitchen

10/00404/LB: Application Permitted: 06/05/10 - Listed Building application - Retrospective application to retain air intake and extract flues to kitchen

04/01286/LB: Application Permitted: 19/08/04 - Extensions and alterations to public house including demolition of outbuilding

04/01113/F: Application Permitted: 31/08/04 - Extension to public house and provision of detached wing of 7 letting bedrooms

2/03/0216/LB: Application Permitted: 28/03/03 - Store room extension new external rear doorway and refurbishment works/internal alterations

2/03/0215/F: Application Permitted: 28/03/03 - Store room new external rear doorway and refurbishment works/ internal alterations

2/97/0358/CU: Application Permitted: 13/03/98 - Conversion of barn to self contained residential accommodation

2/94/0485/A: Application Permitted: 16/05/94 - Non-illuminated projecting sign

2/95/0630/F: Application Permitted: 14/07/95 - Construction of double garage

## RESPONSE TO CONSULTATION

**Parish Council: OBJECTION** we are pleased to see the business flourishing and have no wish to see otherwise but if the total number of rooms on the premises are to become 14, sufficient parking for residents and non-residents is not available.

Parishioners and councillors have witnessed [this year] dangerous, over-spill parking along a large part of the high-street.

**NCC Highways:- NO OBJECTION**

**Environmental Health & Housing - Environmental Quality:- NO OBJECTION**

**Arboricultural Officer:- NO OBJECTION** subject to condition

**Conservation Officer:- NO OBJECTION**

## **REPRESENTATIONS**

None recieved

## **NATIONAL GUIDANCE**

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

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

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS10** - The Economy

**CS11** - Transport

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

**DM11** – Touring and Permanent Holiday Sites



## **PLANNING CONSIDERATIONS**

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

- Principle of Development
- Planning History
- Impact upon the setting of Designated Heritage Assets
- Highway Safety
- Arboricultural Implications
- Impact upon Neighbour Amenity
- Other Material Considerations

### **Principle of Development**

The site lies within the village of Ringstead. Ringstead is classified as a “Smaller Village and Hamlet” according to Policy CS02 of the Local Development Framework Core Strategy. Development within Smaller Villages and Hamlets is limited to specific identified needs only in line with policy CS06

Policy CS06 states that in Smaller villages and hamlets “more modest levels of development, as detailed in Policy CS09, will be permitted to meet local needs and maintain the vitality of these communities where this can be achieved in a sustainable manner, particularly in regards to accessibility to housing, employment, services and markets, and without detriment to the character and surrounding areas.

Policy CS10 of the Local Development Framework Core Strategy 2011, covers economic development including tourism. The proposal is for new accommodation, and new tourism accommodation in rural areas is subject to the following criteria being met;-

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

Policy DM11 of the Site Specific Allocation and Development Management Plan Document relates to the Touring and Permanent Holiday Sites. The policy outlines a number of considerations to address when assessing applications for new holiday accommodation. Holiday accommodation will be acceptable where:

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

Furthermore in Policy DM 11 it states that “Small scale proposals for holiday accommodation will be acceptable within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) only where it can be demonstrated that the proposal will not negatively impact on the landscape setting of the AONB. Proposals that adversely affect Sites of Specific Interest (SSSIs) or European Sites will be refused”.

In respect to the Core Strategy and Site Specific Allocation Document Policies the following should be considered:-

1. The proposal has not been supported by a business plan that demonstrates how the proposal will support tourism. However this is not considered to be a particular issue in this instance. The holiday accommodation is linked to an existing business on the site that already has guest accommodation under 16/00398/F. Furthermore an extant permission for guest bedroom, 04/01113/F, at the rear of the site can be built out.
2. The design of the proposal is discussed in the subsequent section "Impact upon setting on Designated Heritage Assets".
3. The site's access is discussed in the highway safety section of the report.
4. The site is within the least restrictive flood zone
5. The site is not within the coastal hazard zone

The site is contained within the AONB and the impact upon the AONB is discussed in a subsequent section.

Subject to good design and highway safety, the principle of development can be supported.

### **Planning History**

The site has the benefit of an extant planning permission; 04/01113/F. 04/01113/F was for extensions to the public house and the provision of a 7 bedroom holiday accommodation block at the rear of the site, following the demolition of the outbuilding adjacent to the rear boundary. The permission is extant by virtue of the extension to the rear of the Public House being built out.

The 7 guest bedroom accommodation block would have a central, 1 ½ storey element that provides 4 guest bedrooms. The central element would then have single storey wings attached to its southern and northern ends which provides a further 3 guest bedrooms. The single storey wings would have ridge heights that progressively step down in height from the 1 ½ storey element's ridge. The accommodation block extends along the majority of the eastern boundary.

The building would be constructed from second hand Antique Red Norfolk Pantiles, red facing brick and limestone clunch infill. Detailing includes the use of Corbels, quoins and header treatments.

No part of the carparking area was designated to be used in association with this accommodation block.

This is a material consideration in regards to this application.

### **Impact upon Designated Heritage Assets**

The outbuilding is deemed to be listed by virtue of being within the curtilage of the Grade II listed Public House, and is contained within the Conservation Area.

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places statutory duties upon Local Planning Authorities. In determining applications that affect a Listed Building or its setting Section 66(1) states that the Local Planning Authority 'shall have special regard to the desirability of preserving the building or its setting'. Section 72 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when

determining applications affecting buildings or land within the Conservation Area or its setting.

In addition, paragraphs 126-131 of the National Planning Policy Framework (NPPF) refer to the need for Local Planning Authorities to take into account the need to sustain and enhance the significance of heritage assets. The intent of these paragraphs is to ensure that new development makes a positive contribution to local character and distinctiveness.

At a local level, specifically in relation to Heritage Assets, Policy CS12 seeks to protect and enhance the historic environment, identifying the crucial role played by the historic environment in delivering environmental quality and well-being.

Core Strategy Policies CS03 and CS08 and SSADMP DM15 refer to the general requirements of good design such as: scale, height, massing, materials and layout of the development needing to be appropriate in a given context.

The Ringstead Conservation Area Character Statement, states in relation to the site, which is near the southern corner of Foundry Lane, "that the building adjacent to the northern boundary overlooks the forecourt has been left attractively simple, with the surface un-tarred, and a single fine mature tree. The cinder covered car park is partly screened by a former field wall (south)." No specific mention is made of the outbuilding within the Conservation Area Character Statement.

The Conservation Area at the southern end of High Street opens up and feels less enclosed compared to the character of development demonstrated in High Street leading up towards Chapel lane.

Glimpses of the rear elevation of the public house are seen from Foundry Lane, through gaps in the hedging on the northern boundary. The development in Foundry Lane comprises of 2 storey semi-detached properties and a single storey nursery building. The majority of the buildings on Foundry Lane are constructed solely from brick. The southern side of Foundry Lane, beyond the application site comprises of a paddock.

The Conservation Area Character Statement refers to a number of materials used in the construction of the buildings in the vicinity of the site being chalk, rubble, squared, carstone, pieces of red chalk and flint with red gault brick.

The application has been accompanied by a Heritage Appraisal which assesses the impact of the proposal upon the listed building and Conservation Area.

The statement justifies the design approach to extending the outbuilding and refers to the extant permission 04/01113/F.

In summary the Heritage Statement, states that "in this case no harm is caused to the significance of the heritage asset, then the amount of public benefit which accrues should outweighs the harm caused. In this case the public benefit is to secure the future of the pub business, which provides a local facility but will contribute to the tourist economy of the borough...The minimal level of the harm is outweighed by the public benefits."

The Conservation Officer comments that this proposal will see the outbuilding retained and put to a viable and ongoing use as part of a wider scheme and although the extensions are large, the resultant structure will actually be less bulky and more in keeping with the pub than the scheme which already has consent. It is worth noting that the corresponding listed building consent 16/01375/LB - has been granted.

The current proposal retains the curtilage listed outbuilding and the massing of the extensions to it are less imposing on the listed Public House, when compared to the extant permission. The barn and stable block design visually relates well to the Public House and could be read to be a coach house and stable block in association with the public house. Albeit a small group of conifer trees are to be removed as part of the scheme, the majority of the proposal will be well screened from the Conservation Area. Those elements of the scheme that can be seen in the Conservation Area will be seen in association with the group of buildings on the public house site.

The proposal through its design, sustains the character of the Conservation Area and whilst there is some harm it is not significant to the setting of the listed buildings. The harm caused is outweighed by the public benefit the scheme brings to maintaining an existing employment facility in the village. There are also indirect benefits in providing additional accommodation to the tourist economy.

### **Impact upon Area of Outstanding Natural Beauty**

Paragraph 115 of the NPPF requires great weight to be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB) which have the highest status of protection in relation to landscape and scenic beauty.

Part of the south and east elevations of the accommodation block will be seen in the AONB, but its scale, massing and siting within the group of buildings on the site, limits its impact.

The Coastal Partnership Manager has no objection to the impact upon the AONB.

### **Highway Safety**

The Parish Council are concerned that by providing additional guest accommodation on the site it will lead to further on street parking on High Street.

The proposed accommodation block, even when taking into account the number of bedrooms in the existing outbuilding (2), will provide a total of 7 bedrooms. This is no greater than the extant scheme which provided 7 guest bedrooms.

The 04/01113/F consent did not request any further or dedicated parking area to be associated with the accommodation block.

The highways officer initially objected to the scheme proposed in this application as there was no additional parking provision detailed with the accommodation block, which would normally be expected.

However in drawing the Highway Officer's attention to the extant permission for the 7 guest bedroom accommodation block, the officer has withdrawn his objection to the scheme with no conditions requested.

### **Arboricultural Implications**

The proposal will result in the loss of a small group of conifer trees along the eastern boundary of the site and a number of saplings.

Two significant trees on the site, one Ash, one Sycamore are proposed to be retained and protected, as identified in the accompanying arboricultural report

The Arboricultural Officer has no objection to the proposal subject to condition that the development is carried out in accordance with the submitted report.

### **Impact upon Neighbour Amenity**

The neighbours on Foundry Lane would not be detrimentally affected by the proposal. The scale of the northern extension is only single storey and this negates issues of being overshadowed, overlooked and being overbear.

There are no residential neighbours immediately to the rear/come east of the site.

The village hall is immediately to the south of the Gin Trap and the nearest neighbour to the south east is East End Farm some 56 away from the site.

It is therefore considered that the proposal does not cause any detrimental impact upon neighbour amenity.

### **CONCLUSION**

The application has been brought to committee on the basis that the Parish Council has objected to the application on what they consider to be a shortfall in the parking arrangements for the site as a result of the proposed development. However, with an extant permission for the erection of a 7 bedroom accommodation unit at the rear of the site, following the demolition of the existing outbuilding, the highways officer has no objection to the scheme.

The scale, siting and appearance of the extensions to the outbuilding do not cause any detrimental impact upon the character of the deemed listed outbuilding, the Grade II listed Public House and the Conservation Area. The little harm caused to the significance of the this heritage assets is outweighed by the Public benefit that the scheme brings in so far as supporting an existing business and indirectly supporting tourism facilities.

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

### **RECOMMENDATION:**

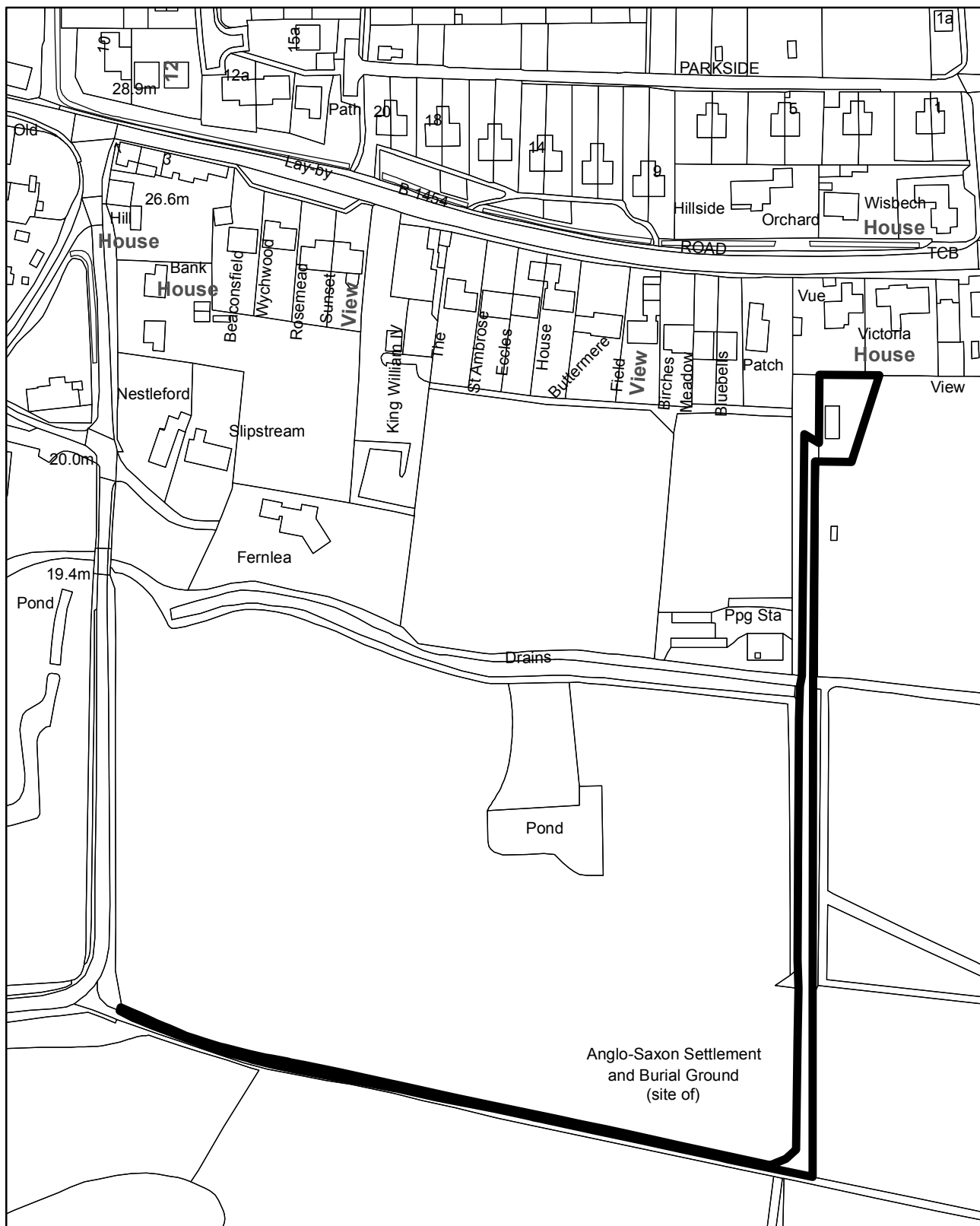
**APPROVE** subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:-
  - Proposed Elevations and Block Plan drawing no. 150629/03 Rev E dated 4th October 2016.
  - Proposed Ground and First Floor Plans drawing no.150629/02 Rev C dated 16th August 2016
- 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 Arboricultural Report by Richard Morrish dated March 2016- finalised July 2016 received
- 3 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.
- 4 Condition The accommodation hereby approved shall be for holiday purposes only and shall be made available for rent or as commercial holiday lets:-
- the accommodation shall be for short stay accommodation only (no more than 28 days per single let) and shall not be occupied as a person's sole or main place of residence; and
  - The owners/operators shall maintain an up-to-date register of lettings/occupation and shall make these available at all reasonable times to the Local Planning Authority.
- 4 Reason The site lies within an area in which the Local Planning Authority would not normally permit permanent residential development. This permission is granted because accommodation is to be used for holiday purposes only in accordance with the NPPF.

16/01127/F

Building South of Park Vue Heacham Road Sedgeford



1:2,000

**AGENDA ITEM NO: 8/3(e)**

<b>Parish:</b>	<b>Sedgeford</b>	
<b>Proposal:</b>	<b>Conversion to residential of existing barn including single storey extension to the east elevation</b>	
<b>Location:</b>	<b>Building S of Park Vue Heacham Road Sedgeford Norfolk</b>	
<b>Applicant:</b>	<b>Sedgeford Hall Estate</b>	
<b>Case No:</b>	<b>16/01127/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr C Fry</b>	<b>Date for Determination:</b> <b>23 August 2016</b> <b>Extension of Time Expiry Date:</b> <b>14 November 2017</b>

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

**Case Summary**

The application site lies within an Area of Outstanding Natural Beauty and within an area designated as Countryside according to Local Plan Proposals Maps for Sedgeford.

The application site can be described as paddock land, 44m south of Heacham Road, to the rear of Park Vue. Vehicular Access is achieved from Sedgeford Road.

The site contains a former cowshed building.

The application seeks consent to convert and extend the former Cowshed to provide a 2 bedroom property.

**Key Issues**

Principle of Development  
 Impact upon the Area of Outstanding Natural Beauty  
 Impact upon the Conservation Area  
 Highway Safety  
 Impact upon Neighbour Amenity  
 Impact upon Protected Species  
 Flood Risk  
 Other Material Considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

The site lies within an area designated as Countryside and as an Area of Outstanding Natural Beauty according to Local Plan Proposals Maps for Sedgeford.

16/01127/F

Planning Committee  
7 November 2016



The site is some 44m to the south of Heacham Road behind "Park Vue". "Park Vue" is a detached two storey carrstone and red brick property. The majority of the properties on this part of Heacham Road date from a Georgian period and are constructed from red/orange brick with orange pantile. The only exception to the form of development on Heacham Road is a single storey property between Park View and Victoria House which is finished in painted brick.

The site increases in height heading north and contains a former cowshed building constructed from red brick and carrstone. The site is part of a larger paddock. The larger parcel of land contains trees on its eastern and southern boundaries. The western boundary comprises of hedging and the northern boundary comprises of the different boundary treatments to the properties that front Heacham Road.

Access to the site is gained via an unmade tree lined track from Sedgeford Road. The track is some 480m long.

The application seeks consent to convert the existing cowshed and extend it to provide a residential dwelling. The existing cartshed scales 12.5m (l) x 4.5m (d) x 4m (h) with its ridge line on a south – north axis. Its siting, at its closest point, is within 2m of the western boundary. When converted the original element of the cowshed will provide two bedrooms both served with bathrooms.

An extension will project from the western elevation by 7.1m (l) x 5.4m (w) x 3.8m (h) and facilitates a kitchen and living room.

The converted cowshed will use carrstone, timber cladding and pantiles. The windows will be constructed from timber casements.

The property will be served by onsite parking and will have soft landscaped eastern boundary to enclose the property's private amenity space from the paddock.

## **SUPPORTING CASE**

The application has been supported with a Design and Access Statement which states the following:-

- The cowshed is to the south of the centre of Sedgeford, although in an individual location the barn's setting is within the perimeter development formed by the village.
- Access is via a farm lane which runs from Heacham Road, beyond the barn to the west and south is a small copse and this gives the barn an attractive semi-sheltered setting. A feature of the location is the open views to the east looking over the adjacent field.
- The barn is single storey, no openings in the east elevation, with the north and south end elevations containing window and door apertures. The west elevation includes two wide door apertures and a window aperture.
- The barn is structurally sound.
- There is no social or economic impact arising from the proposal
- The proposal will provide an additional unit of residential accommodation which will support a rural settlement.
- The existing building is traditional in nature, setting and scale and makes a positive contribution to the landscape which will be retained and enhanced
- Non-residential use is not appropriate in this case due to the size and location of the barn.

- The accommodation to be provided is of a type which makes the conversion both viable and sustainable.
- The floor space can be considered to be a useable minimum when assessed against the investment required to viably refurbish and extend the historic barn
- The extension is proportional to the existing structure
- The works to the building can be completed without an effect on planting or landscaping of any kind.
- Public views of the building are distant.

## PLANNING HISTORY

NONE

## RESPONSE TO CONSULTATION

**Parish Council: OBJECTION** the development is in a flood plain and has poor drainage. The access road will exist on a bend that has poor visibility for traffic entering the drive from the village. Difficult for construction and general traffic in the future, the road will go across meadow land with significant inhabitants. There is a need to preserve green open space. There is a huge increase in the development from the footprint of the barn which is not structurally sound and would need to be demolished due to a lack of foundation. There is also the potential to disrupt nesting birds.

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

**Arboricultural Officer: NO OBJECTION** subject to condition

**Environmental Health & Housing – Environmental Quality: NO OBJECTION** subject to conditions

**Conservation Officer: NO OBJECTION**

**Coastal Partnership Manager (AONB) comments** that there would be some change of local character in the parcel in which the building sits even from a well-designed and relatively modest conversion where light pollution was minimised (including external lighting) although I would not expect this to be visible in the wider landscape because of the existing plantations on three sides and housing to the north.

There is some question whether the proposal is suitable for conversion and it does not appear to comply with policy in the following respects.

- It would not appear to meet a local settlement needs or significantly support local services
- The existing building can hardly be said to make a positive contribution to the local landscape.
- Because of the proposed access arrangement, the proposed dwelling would not be easily accessible to housing, employment and services.

## REPRESENTATIONS

8 letters objecting to the application on the following grounds:-

- Inappropriate development of a grazing meadow
- Access to the building plot is difficult
- The application site is within land not in control of the applicant
- Interfere with wildlife
- No details on the foul water drainage system
- Access will be flooded
- The extension represents 80% of the present building
- The proposal is for a new house rather than a conversion and extension
- No public transport available in Sedgeford
- Affect on existing trees along the route.
- Detrimental to the character of the Conservation Area
- Access is from farm land which runs from Heacham Road
- Tree specialist needs to look at the trees.
- Protected species live in the barn
- The site is within a flood zone
- Precedent for further development
- Anglia Water sewerage works creates smells not acceptable for the future residents
- Affect local business we have many guests who enjoy the unspoilt views and wild life which visit the field.
- Outside of the development boundary
- Not an affordable house
- Non-residential use available, it can be used for horse feed

## **NATIONAL GUIDANCE**

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

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

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS11** – Transport

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES 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 application are:-

- Principle of Development
- Impact upon the Visual Amenity and the AONB
- Impact upon the Conservation Area
- Impact upon Neighbour Amenity
- Impact upon Protected Species
- Highway Safety
- Flood Risk
- Other Material Considerations

### **Principle of Development**

The site lies within an area designated as Countryside and AONB according to local plan proposals maps for Sedgford.

Development in the countryside is strictly controlled for new dwellings in line with paragraph 55 of the NPPF.

The paragraph states that there has to be special circumstances to allow new homes in the countryside. One such special circumstance can be where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

Policy CS06 of the Local Development Framework Core Strategy provides further guidance on the criteria by which conversions of buildings to residential will only be considered where:-

1. The existing building makes a positive contribution to the landscape
2. A non-residential use is proven to be unviable
3. The accommodation to be provided is commensurate to the site's relationship to the settlement pattern
4. The building is easily accessible to existing housing, employment and services

In light of this policy, the existing building is quite secluded from public vantage points. The building is modest in scale and does not dominate the field in which it is contained. Apart from the asbestos roof covering part of the shed, the building demonstrates good quality carrstone on its west and east elevations and the building and pantiles are retained on the extended brick part of the building. It can be said on balance that this building does provide some positive contribution to the landscape, albeit rather modest.

Third Party Correspondence raises concern about whether the structure is capable of being converted.

The walkover survey of the building, conducted by a structural engineer, appraised by the agent would indicate, contrary to 3rd Party correspondence, that the building is capable of being converted. Whilst, there may be some requirement for underpinning and some areas

of the existing walls may require strengthening, the roof timbers appear to be in sound condition, the roof construction is robust and the walls are in good condition, there appears to be little movement in the barn with little evidence of damp.

The cowshed is within close proximity to residential neighbours, accordingly an alternative business use could cause noise and disturbance issues. The building itself is not suitable for modern day farming activities, as its height and depth would not contain modern day farm machinery. The keeping of any farm livestock would require the building to be upgraded to EU farming standards. A commercial use to keep horses such as a livery would involve an intensification of the access track for larger vehicles which may not be suitable from a highways point of view. Accordingly, an alternative non-residential use is not considered to be appropriate.

The accommodation to be provided, a 2 bedroom property, is located in close proximity to existing built form in Sedgford. Sedgford is a "Rural Village" which can accommodate limited minor development such as this. The dwelling does not appear to be in an isolated position. The scale of the proposed works would not result in a cramped form of development nor does the development dominate the existing built form.

Whilst a long access track will serve the proposed property, it is an existing track, contained within the client's ownership. The access track leads towards Heacham Road, which serves both Sedgford and Heacham. Sedgford is classified as a "Rural Village" which can support limited minor development. Heacham is a "Key Rural Service Centre" which has employment and services to sustain larger scale development.

The proposal to convert this cowshed building could be supported in principle.

### **Impact upon the Area of Outstanding Natural Beauty**

The site is contained within an area designated as countryside and an Area of Outstanding Natural Beauty.

The site is approximately 44m south of Heacham Road and forms part of a larger parcel of land within the applicant's ownership.

The land in the client's ownership increases in height heading in a northerly direction, towards Heacham Road.

The land has established trees on its southern, eastern and part of its western boundary. The remainder of the western boundary heading north comprises mostly of hedging. The northern boundary of the applicant's land comprises of hedging and low level brick walls.

The site is in the north-west corner of the applicant's land and comprises of hedging on the western and northern boundaries with no formal southern or eastern boundaries. The site contains a single storey building "cowshed" which is set inside the 2m the western boundary.

The cowshed is 12.6m (l) max x 4.6m (w) max. x 4m (h) and comprises of 2 different elements. The "store room" as described on the existing layout plan is constructed from red brick and carstone on its eastern, western and southern elevations. Its roof has been raised at some point by 2 brick courses and now has asbestos sheet roof covering. A later addition to the northern elevation of the barn comprises of a stable room, store and open area. This latter addition is constructed from red brick and has a pantile roof.

The proposed extension, to facilitate the conversion of the "cowshed" into a dwelling, will project from the west elevation of the later addition, described above. The extension will

scale 7.1m (l) x 5.4m (d) x 3.8m in height. The extension will be clad in timber with matching pantile.

Other alterations to the Cowshed include the raising of the roof to the original element of the cart-shed in order to tie in to the existing ridgeline of the latter addition. The alterations to provide windows and doors in the existing cowshed building are minimal.

The extension is considered to cause little impact upon visual amenity. Not only is its scale and appearance acceptable, the existing properties on Heacham Road would screen the site from the public realm. There are no other public view points available of the site.

Paragraph 115 of the NPPF requires great weight to be given to conserving 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 Coastal Partnership Manager comments that there would be some change to the local character in the parcel of land in which the building sits even from a well-designed and relatively modest conversion where light pollution was minimised (including external lighting) although The Partnership Manager would not expect this building to be visible in the wider landscape because of the existing plantations on three sides and housing to the north.

The ability to convert the building and its character has been discussed earlier.

The siting of the existing building is close to existing buildings in Sedgeford, the proposal would not result in an intrusion of the built form into the AONB to its detriment. Furthermore, the scale of the extension, being rather modest in relation to its setting and the site being well screened from public view, it is considered that the proposal will not adversely affect the intrinsic character of the Norfolk Coast (AONB).

### **Impact upon the setting of the Conservation Area**

The Town and Country Planning (Listed buildings and Conservation Area) Act 1990 (as amended) places statutory duties upon Local Planning Authorities. In determining applications that affect a Listed Building or its setting Section 66 (1) states that Local Planning Authorities “shall have special regard to the desirability of preserving the building or its setting. Section 72 requires the LPA to pay special to the desirability of preserving or enhancing the character or appearance of a Conservation Area when determining applications affecting buildings or land within the Conservation Area or its setting.

Sedgeford Conservation Area boundary runs along the northern boundary of the site, whilst the site is not within the conservation area, the proposal is within its setting.

The Conservation Officer has no objection to the proposal, as the dwelling will not be seen from the public domain and will therefore have no impact on the character of the Conservation Area.

### **Impact upon Neighbour Amenity**

The northern boundary of the site is shared with Victoria House, the nearest residential neighbour. The closest part of the converted cow shed is 10m away from the northern boundary. The site is on lower land than the neighbours to the north. Taking into account the single storey nature of the proposal, the separating distances and the site being on a lower level than the properties to the north it is considered that these neighbours would not be detrimentally affected by an overshadowing or overbearing issues.

The windows proposed in the northern elevation of the dwelling serve habitable rooms; these are set approximately 12m away from the shared boundary. Given the topography of the site, the single storey nature of the proposal and this separating distances involved it is considered that these neighbours will not be detrimentally overlooked.

A residential use of the site is acceptable in this location from a noise and disturbance point of view.

### **Impact upon Protected Species**

The Parish Council are concerned about impact upon protected species.

The barn has a few cracks above the door to the original element of the barn and accordingly the barn has potential for bat and barn owl roosting.

Additionally vegetation could have the potential for nesting birds.

The Ecology report dated June 2016 carried out by Torc Ecology concluded the following in relation to protected species

Bats – a visual inspection (phase 1 survey – November 2015) and two dusk emergence surveys conducted 3rd May 2016 on the 24th May 2016 that covered the building and vegetation around the site. The surveys identified that there was some light bat activity, primarily associated with the wooded area to the west of the site. No bats were recorded emerging from roosts within the Cowshed during the surveys. No mitigation in the form of compensatory roosts is required.

Birds- the Cowshed is used by a barn owl for roosting, there is also the potential for a small number of niches in the building and the ivy growth to be used for nesting by bird species. Conversion works would have the potential to impact nesting birds and with the removal of some hedgerow, mitigation is advised in the form of a watching brief or works commencing outside of the main breeding bird season (1st March – 31st August), compensatory nesting for birds is not compulsory.

Great Crested Newts – the application site is approximately 140m north-east of a large pond, the pond was the subject of Great Crested Newts survey. The Survey concluded that the pond had a below average habitat for Great Crested Newts, given the absence of other potential breeding ponds in close proximity to the site, it is unlikely that the land surrounding the cowshed is being used by terrestrial phase newts. No mitigation required.

Reptiles – there is a potential for grass snakes given the wet/marshy habitats close by, however the small scale of the proposal limits the impact risk. No further surveys or mitigation is proposed.

No EPS mitigation licenses are required to be completed to allow the proposed development according to the protected species survey.

### **Highway Safety**

The Parish Council are concerned that the access to the site, coming out onto a bend in Heacham Road is unsafe.

The highways officer has no objection to the proposal subject to conditions.

## **Flood Risk**

The Parish Council raise issues in regards to flooding

The site contained the Cowshed and the majority of the land outlined in blue lies within Flood Zone 1, but part of the access to the site lies within flood zone 3, where it crosses over the Anglo Saxon settlement site.

No Flood Risk Assessment is submitted with the application, as the majority of the site is within Flood Zone 1 and the site area is less than 1ha in size. Additionally being a change of use of a footprint of less than 250m<sup>2</sup>, the building is not required to be subject of a sequential and exception test.

It is worthy of note that there is a significant increase in the topography of the site from the Flood Zone 3 to Flood Zone 1 level, accordingly human lives are not put at risk.

## **Other Material Considerations**

The Environmental Health and Housing – Environmental Quality team have no objection to the proposal subject to the safe removal of asbestos which is secured by condition.

There is no requirement to consult the Environment Agency as the proposal is not a waste facility.

The Arboricultural Officer has no objection to the proposal, following a receipt of the Arboricultural Report.

The Parish council are concerned that the proposal has poor drainage. Foul and surface water drainage conditions are to be imposed.

Anglia Water do not wish to be consulted on the application as their pumping station is more than 25m away from the residential property. Any smell caused by the pumping station would need to be accounted for in any future purchase of the property.

## **CONCLUSION**

Members will need to consider whether the proposal has demonstrated compliance with Policy CS06 in relation to converting the building to a residential use.

It is your officer's opinion that the building demonstrates a positive contribution to the landscape; it doesn't dominate the wider landscape and is not seen from the public realm. On balance, the building is structurally capable of being converted following minor works. The building has limited commercial value, due to its reliance upon a narrow access route for commercial vehicles, its physical scale and its close proximity to residential neighbours. The level of accommodation that is to be provided is rather modest and in line with Sedgeford's designation as a Rural Village in Policy CS02. The building is accessible to services and employment in the locality.

The neighbours would not be unduly affected by the alterations, given their scale and siting and the site being on a lower land.

From a flood risk point of view, the property is in the least restrictive flood zone and the risk to human life from the part of the access being flooded is minimal as the site is on higher ground anyway.



There is no detrimental impact upon protected species that cannot be covered by way of condition.

The removal of asbestos and details of drainage will be secured by way of condition

The proposal is therefore recommended to be approved subject to the following conditions.

## **RECOMMENDATION:**

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:-
  - Drawing no.01/01 dated August 2016 received 24th August 2016
  - Drawing no.01/02 dated June 2016 received
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 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.
- 3 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.
- 4 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.
- 4 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.
- 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.

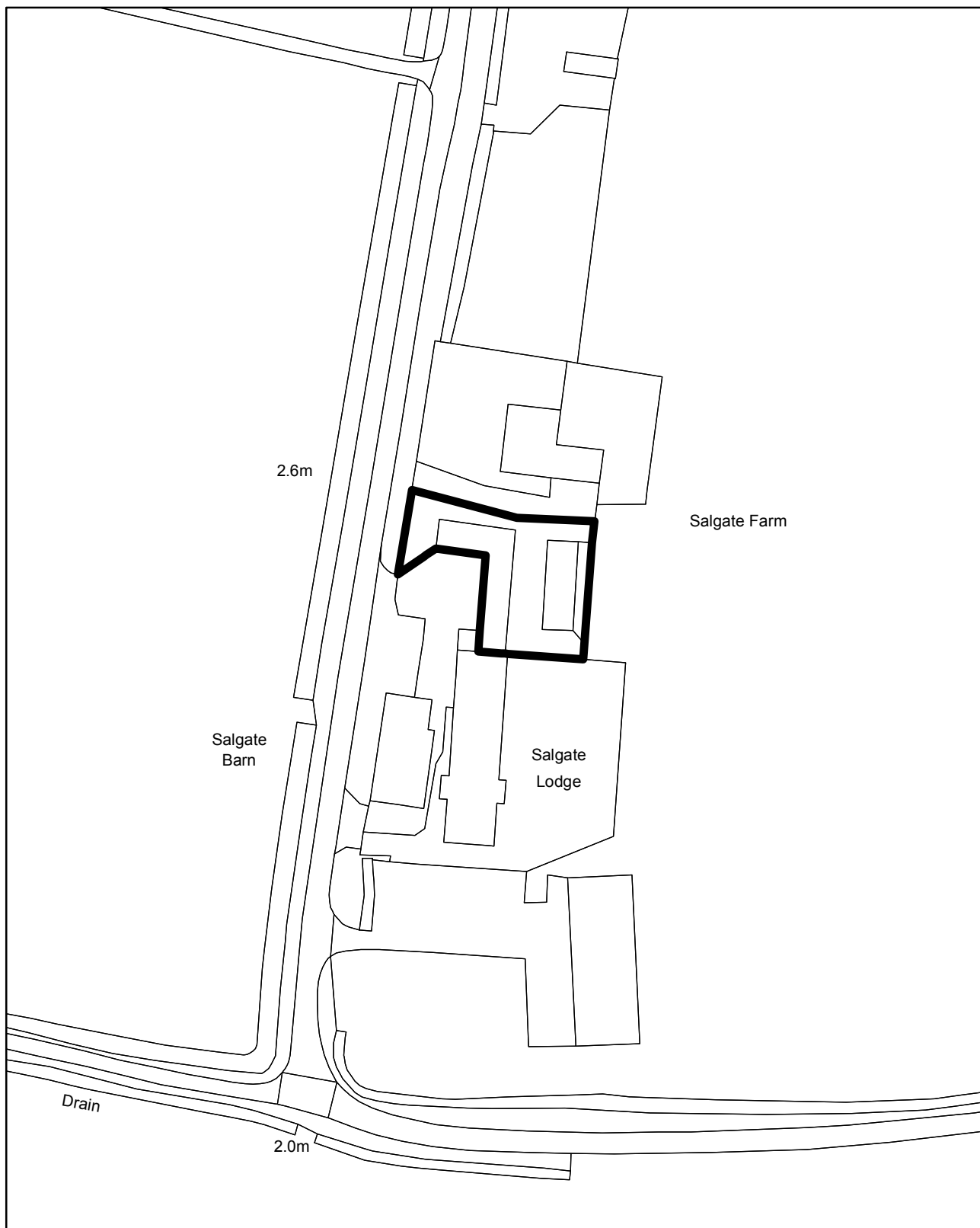
- 5 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 6 Condition Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and D of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or the erection or construction of a porch outside any external door of a dwelling house, shall not be allowed without the granting of specific planning permission.
- 6 Reason In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 7 Condition Prior to the first occupation of the development hereby permitted the proposed on-site car and turning area shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- 7 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 8 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.
- 8 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.

- 9 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.
- 9 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.

# 16/01352/F

Land North of Salgate Farm Islington Road Tilney St Lawrence



**AGENDA ITEM NO: 8/3(f)**

<b>Parish:</b>	Tilney St Lawrence	
<b>Proposal:</b>	Proposed stable/barn conversion (re-application following refusal 09/01175/F and appeal dismissal APP/V2635/A/2124630)	
<b>Location:</b>	Land North of Salgate Farm Islington Road Tilney All Saints Norfolk	
<b>Applicant:</b>	J Goodley & Sons Ltd	
<b>Case No:</b>	16/01352/F (Full Application)	
<b>Case Officer:</b>	Mr K Wilkinson	<b>Date for Determination:</b> 28 October 2016

**Reason for Referral to Planning Committee** – The views of Tilney All Saints Parish Council are contrary to the Officer recommendation.

**Case Summary**

The application is made for the conversion of an existing barn and stable block to residential use on land at Salgate Farm, Islington Road, Tilney All Saints.  
The submission states that it is a resubmission following an application in 2009 and a subsequent dismissal at appeal.

**Key Issues**

The overall sustainability of the location and proposal having regard to the planning history of the site and material policy;  
The acceptability of the design and its impact on the locality.

**Recommendation**

**REFUSE**

**THE APPLICATION**

The application site is located within a complex of barns within a former farmyard to the east of Islington Road which lie within the open countryside some 1.2 km south east of the village of Tilney High End and 2km south of Tilney All Saints.

**SUPPORTING CASE**

The application was supported by a brief Design and Access Statement which contends that the proposal is acceptable by virtue of its relationship to the adjacent barns which were granted planning permission for a change of use to residential under ref 15/01870/F in February 2016.

## PLANNING HISTORY

A previous application was made in 2009 for the conversion of the application barns to a single dwelling ref; 09/01175/F. This application was refused by the Borough Council and a subsequent appeal was dismissed in 2010 as the development was not considered to constitute sustainable development. Also the proposal was found to be harmful to the character and appearance of the existing building and surrounding area.

In 2016 planning permission was granted for the change of use of the adjacent barn to residential 15/01870/F.

Matters in relation to both the appeal and the recent permission on the adjacent barn are considered in detail below.

## RESPONSE TO CONSULTATION

**Parish Council:** Tilney St Lawrence Parish Council **SUPPORT** the proposal as it makes appropriate use of redundant buildings.

**Highways Authority:** **NO OBJECTION** in terms of highway safety.

**Internal Drainage Board:** No Comment received

**Environmental Health & Housing - Environmental Quality:** **NO OBJECTION** in principle subject to six conditions in relation to potential contamination on site and remediation.

**District Emergency Planning Officer:** Note the flood risk and suggest a flood evacuation condition be imposed if permission is granted.

**Norfolk Constabulary:** No Comment received

**Natural England -** No Comment

**Environment Agency:** Note that the site is within flood zone 3 and refers the LPA to carry out a sequential test and exception tests as necessary. The comments also note the proposal to raise the floor level and that there is no sleeping accommodation on the ground floor. Subject to the proposal passing the exception test the EA recommend a condition be applied and an informative added to any approval.

## REPRESENTATIONS

**ONE** third party email received seeking clarification in respect to the conditions recommended by Environmental Quality in its consultation response.

## 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**

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT**

**DM15** – Environment, Design and Amenity

## **PLANNING CONSIDERATIONS**

The principle of this development has already been sought by application reference: 09/01175/F which was refused and dismissed on appeal. The appeal decision (APP/V2635/A/10/2124630) appended to this report for ease of reference.

Geographically the site remains isolated from local facilities and services and this is unlikely to change. Both the NPPF and the new development plan are predicated on achieving sustainable development and given the location of the site and the Inspectors forthright comments it remains the case that the site is not in a sustainable location and as such is contrary to paragraph 9 and 55 of the NPPF as well as Policies CS01, CS06 and CS08 of the Core Strategy.

It is acknowledged that the neighbouring office building was granted a change of use to residential earlier this year (reference: 15/01870/F). The decision was predicated on the difficulties faced by the office user in running an office from such an isolated location and the wish to relocate to an urban area.

The decision to permit the change of use was a balance between the continued office use with the associated trip generation and sustainability impacts and the use as a single residential unit. On balance it was considered that a residential use was acceptable in those circumstances. In the particular circumstances of the current application there is no existing use and therefore the introduction of a residential use will introduce new trip generation into this isolated location.

This application although based on the conversion of an existing range of barns and stables, does involve significant conversion and extension to the buildings and as such is considered to go beyond a conversion to the point whereby it can be considered as essentially a new dwelling in the countryside.

The conversion of the stables and barn proposed involves substantial alteration and the extension of one of the wings of the buildings to incorporate a first floor area which is to be used as bedrooms and refuge in case of extreme flooding, this increases the height of the wing from 3.8m to 5.8m and the extent of this alteration is considered to substantially alter the character of the site and cause harm to the amenity of the area.

The application submission proposes high quality brick and tile, fenestration and rainwater goods, with new joinery in Oak. In addition the proposed cart shed type garage would be of Oak with a pantile roof. To this extent the materials are appropriate for the rural location and the immediate setting.

As referred to above the Planning Inspector (paragraph 9-10) found the design and impact of the proposal unacceptable and this has not materially changed in the interim. It is still considered that the design and layout are contrary to CS06 and DM15 as well as NPPF paragraph 64.

### **Flood risk**

The site lies within defined Flood Zone 3 and the EA, having considered the flood risk appraisals note the provision of the first floor refuge and raise no objection in principle subject to the LPA undertaking a sequential and exceptions test as required by NPPF para 100.

It is considered that there are no areas within the parish that are subject to a lesser flood risk and as such the site passes the sequential test, however having regard to the harm caused by the design of the proposal the benefits offered in terms of a new home are not considered to outweigh the increase in harm through adverse visual impact and flood risk. Therefore the proposal is not considered to pass the exception test.

### **CONCLUSION**

The proposal involves the conversion and extension of existing barns and stables within a group of buildings to the north of Salgate farm. The site lies in an isolated location within the open countryside; and planning policy at both local and national levels seeks to direct new residential development to defined settlements which are in general more accessible and sustainable locations.

The current submission is the same as a previous submission that was refused by the Council and subsequently dismissed at appeal with the inspector refusing permission in terms of being unsustainable development due to the isolated location and the design being 'harmful to the character and appearance of existing buildings and the surrounding area'

The site lies with a flood zone and is not considered to pass the exception test.

### **RECOMMENDATION:**

**REFUSE** for the following reason(s):

- 1 The site is located in open countryside some distance from services and facilities within surrounding settlements and the introduction of a residential use would be contrary to the provisions of sustainable development advocated within the NPPF, CS01 of the Core Strategy and Policy DM2 of the SADMPD.
- 2 The proposal by virtue of its location isolated from employment and local facilities, and the extent of new build is considered to take it beyond that which is appropriate for a conversion is not compliant with the provisions of CS06 which can permit conversion of existing agricultural buildings to residential use within accessible locations as an exception to Core Strategy Policies CS01 and CS02.
- 3 The proposal by virtue of the extensive extension and alteration involved and in particular the raising of the roofline by 2m would cause harm to the character and appearance of the existing building and the surrounding area contrary to the provision of the NPPF and DM15 of the adopted SADMPD.



# Appeal Decision

Site visit made on 26 August 2010

by Hilary Lock BA(Hons) DipTP MRTPI

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

The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

☎ 0117 372 6372  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

Decision date:  
13 September 2010

**Appeal Ref: APP/V2635/A/10/2124630**

**Adjacent Saltgate Farm, Islington Road, Tilney All Saints, Norfolk, PE34 4RY**

- 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 J Goodley & Sons Ltd against the decision of King's Lynn & West Norfolk Borough Council.
- The application Ref 09/01175/F, dated 29 June 2009, was refused by notice dated 15 October 2009.
- The development proposed is the conversion of stable to dwelling with detached garage.

## Decision

1. I dismiss the appeal.

## Main Issues

2. I consider the main issues to be (1) the principle of the proposed development, having particular regard to planning policies for sustainable development in rural areas; and (2) the effect of the proposed development on the character and appearance of the existing building and the surrounding area.

## Reasons

### *Sustainable Development*

3. The appeal property sits within a cluster of buildings originally associated with Saltgate Farm. The former farmhouse is now three dwellings, and outbuildings in separate ownership have been converted to offices and a dwelling. The appeal building is a single-storey brick-built structure which is currently used for storage and parking, and is centrally located within the building group. This complex is remote from any settlement and stands as an isolated group in the wider landscape. There are sporadically sited dwellings along this road, outside the central cores of the two neighbouring villages.
4. The national principles aimed at achieving sustainable development are set out in Planning Policy Statements 1 and 7 (PPS1 and PPS7). The latter supports the re-use of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives. It indicates that re-use for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations, and for some types of building. This is also raised in Policy EC12 of Planning Policy Statement 4, but the primary objective of this document is to secure uses which support economic development. Reinforcing PPS1, PPS7



indicates that the focus for most additional housing in rural areas should be on existing towns and identified service centres.

5. The appeal site is not located close to any settlement offering a range of services and facilities, and future residents are likely to be reliant upon use of the private car to meet most of their daily needs. Whilst I note the location of the nearest bus stop, the lack of public footpaths to reach it would not encourage its use. As a matter of principle, I consider that the building is not in a sustainable location for residential use.
6. I note that planning permissions for residential conversion of neighbouring buildings have been granted in the past, and I also acknowledge the appellants' views on the merits of those buildings. I have also considered the other local barn conversions cited by the appellants, and note their distance from settlements. However, I have limited information regarding the specifics of these cases and the circumstances of their determination, but dealing with this development on its own merits and in the context of current planning policy, I conclude that the proposed conversion of the building for residential use would not constitute sustainable development, contrary to the aims of PPS1 and PPS7.
7. Policy SS1 of the East of England Plan is no longer in force since the revocation of Regional Spatial Strategies.

#### *Character and Appearance*

8. There is limited information provided to indicate that the appeal building is of any particular historic merit, but it forms an integral part of this group of buildings. As such, it has some value in visual terms, and is visible in the street scene and wider setting. As identified above, PPS7 supports the re-use of rural buildings in certain circumstances, such as where they contribute to local character. In my view, the value of the appeal building is primarily in the contribution it makes to the group as a whole, appearing as a subservient and ancillary building associated with the original farmhouse.
9. However, significant works would be required to convert the building to habitable use, including a first-floor extension to create bedroom accommodation. PPS7 indicates that new development in the countryside should be strictly controlled, and the proposed extension would be excessive in the context of a rural building conversion. I acknowledge efforts to minimise the height of the resultant building, but I consider that the addition would unacceptably dominate this simple single-storey structure. The resultant building would have greater visual impact on the street scene and the setting to which this building contributes. I do not consider that this harm would be outweighed by the proposed demolition of a modern outbuilding, the benefits of which would be partly offset by the proposed garage/workshop.
10. I conclude that the proposed development would be harmful to the character and appearance of the existing building and the surrounding area, contrary to the principles of PPS7.

*Other Matters*

11. I note the appellants' view that the building is unsuited for non-residential uses. However, there is insufficient evidence to indicate that tourist accommodation would be any more vulnerable to flooding than the proposed use, or that shared access for business use would materially harm the living conditions of neighbouring residents. Moreover, as the intended use is dependent on the proposed first-floor bedroom accommodation in order to address flood risk, this reinforces my view that the building is not appropriate for residential conversion within the context of PPS7.

**Conclusion**

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

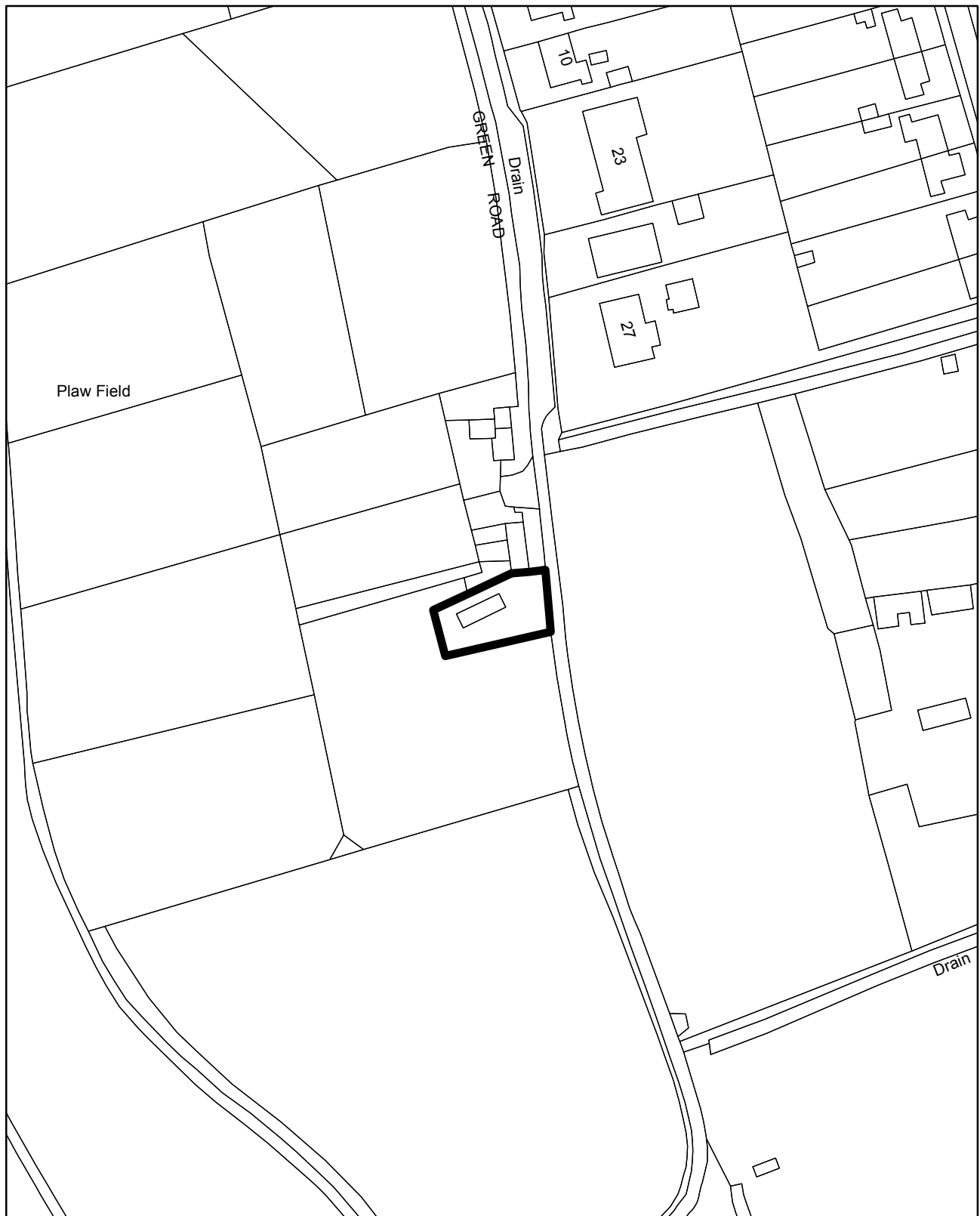
*Hilary Lock*

INSPECTOR



# 16/01110/F

Chestnut Stables 32 Green Road Upwell



**AGENDA ITEM NO: 8/3(g)**

<b>Parish:</b>	<b>Upwell</b>	
<b>Proposal:</b>	<b>Construction of porch, kennels, decking and shed</b>	
<b>Location:</b>	<b>Chestnut Stables 32 Green Road Upwell Norfolk</b>	
<b>Applicant:</b>	<b>Mr Anthony Shelton And Ms Marilyn Strand</b>	
<b>Case No:</b>	<b>16/01110/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr K Wilkinson</b>	<b>Date for Determination: 22 August 2016</b>

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

**Case Summary**

This application is made for full planning permission (retrospective) for the retention of the existing porch and decking on the mobile home as well as a detached dog kennel and shed.

The mobile home on site was granted a certificate of lawful use in August 2016 (16/01097/LDE) and this application seeks to regularise the planning position on site by seeking retrospective permission for the existing porch and decking as well as the dog kennel and shed.

**Key Issues**

Because the existing mobile home is not a dwelling house within the scope of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015, it does not benefit from permitted development rights and consequently all alterations and extensions to the mobile home require planning permission as do outbuildings associated with it.

The porch and decking are not affixed to the mobile home but abut it as shown in the site photographs and as such the lawful status of the mobile home is not affected.

**Recommendation**

**APPROVE**

**THE APPLICATION**

The application is made retrospectively for the retention of decking, a porch, a shed and a dog kennel to a mobile home at 32 Green Road Upwell. The site lies in open countryside to the east of Green Road, some 240m south of its junction with Stonehouse Road. There is built development to the north of the site and open countryside to the east west and south.

**SUPPORTING CASE** Given the nature of the submission no supporting documentation other than plans were submitted.

**PLANNING HISTORY** A certificate of Lawful use for the siting of a residential caravan on the site was granted in August 2016 ref; 16/01097/LDE.

## **CONSULTATIONS**

**Upwell Parish Council: OBJECTION** - questions if the mobile home is lawful.

**Local Highway Authority (NCC):** No Comment received

**Environment Agency:** No Comment received

**Internal Drainage Board:** No Comment received

## **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**

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT**

**DM15** – Environment, Design and Amenity

## **PLANNING CONSIDERATIONS**

The planning application seeks to regularise the existing alterations and additions to the mobile home and its curtilage in terms of

- the porch (2.4m by 2.4m by 2.5m high),
- the decking to the south of the mobile home measuring 4.8m by 2.1m,
- a dog kennel ( 3.0m by 1.2m by 1.5m high) and
- a shed (2.1m by 2.4m by 2.2m high)

Ordinarily such extensions and alterations to a domestic property are usually permitted development by virtue of the General Permitted Development Order 2015 (GPDO), however because the mobile home is not a dwelling house within the provisions of the GPDO it does not benefit from permitted development rights. (Class A).

## **Principle of development**

Now that the mobile home has been granted a certificate of lawful use it is considered appropriate to seek to regularise the development on site and this application was prompted through an enforcement investigation.

**Adopted Policy DM15** - Environment, Design and Amenity is material to the consideration of the proposal and in particular the final bullet point in relation to visual impact.

Core strategy policies CS06 and CS08 are also material to the consideration of the proposal in respect to development within rural areas and wider sustainable development aims.

### **Visual impact;**

Having regard to the location and character of the locality it is considered that the extensions and outbuildings within the submission are acceptable given the lawful status of the mobile home which confirms the domestic use of the site, and the policy provisions (especially visual impact) of DM15 and CS06 and CS08.

## **CONCLUSION**

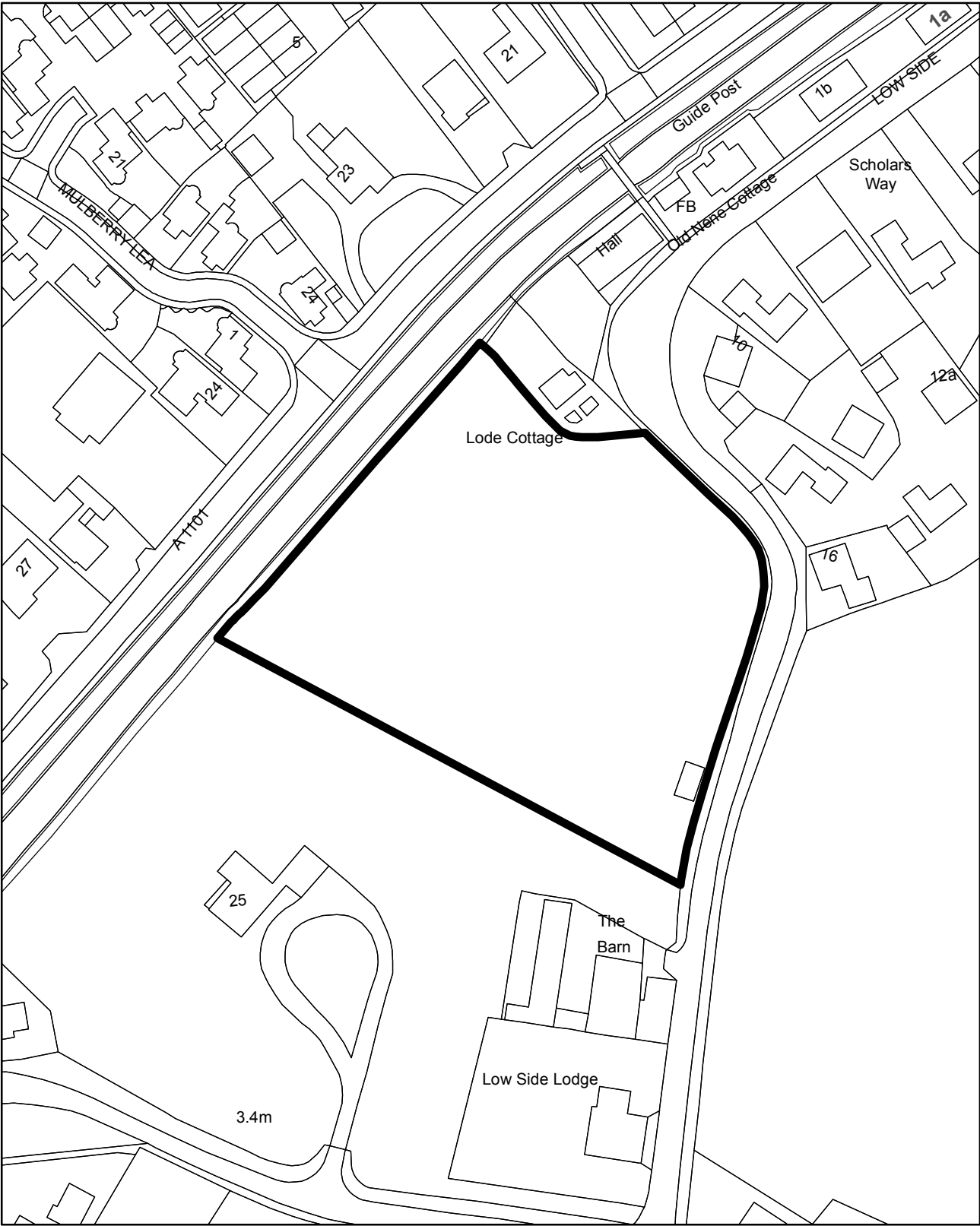
The development proposed within the application is considered to be of a nature and scale appropriate to the lawful use of the site and as such does not conflict with the strategic aims of Core Strategy Policies CS06 and CS08.

## **RECOMMENDATION:**

## **APPROVAL**

16/01476/O

Land at Low Side Upwell





**AGENDA ITEM NO: 8/3(h)**

<b>Parish:</b>	<b>Upwell</b>	
<b>Proposal:</b>	<b>Outline Application: Construction of three dwellings</b>	
<b>Location:</b>	<b>Land at Low Side Upwell Norfolk</b>	
<b>Applicant:</b>	<b>Mr R Gooch</b>	
<b>Case No:</b>	<b>16/01476/O (Outline Application)</b>	
<b>Case Officer:</b>	<b>Mr K Wilkinson</b>	<b>Date for Determination: 18 October 2016 Extension of Time Expiry Date: 11 November 2016</b>

**Reason for Referral to Planning Committee** – At the request of Councillor Mrs Vivienne Spikings

**Case Summary**

The application site (0.75Ha) comprises part of the substantial mature garden area associated with Lode House. It is bounded to the west by the Well Creek, north and east by Low Side, and south by Lode House plus additional dwellings onto Small Lode.

The site lies outside the defined village development area in the recently adopted Site Allocations & Development Management Policy Document and within the Upwell Conservation Area. There are group Tree Preservation Orders to both the riverside/west and Low Side frontages.

Permission is sought for the development of three 4 bedroomed houses with associated double garages.

The application has been called in for determination at the Planning Committee at the request of Cllr Mrs Vivienne Spikings.

**Key Issues**

Principle of development  
Impact upon character and appearance of the conservation area  
Impact upon trees  
Highway issues  
Other material considerations

**Recommendation**

**REFUSE**

## THE APPLICATION

This application was originally submitted in outline format with all matters reserved for future consideration to meet the criteria for a 'free go' following an earlier application being refused. However, given that the site falls within the Conservation Area of the village and its sensitivity to new development, an Article 5(2) notice was served requesting means of access, scale, appearance, layout and landscaping to be submitted for consideration at this stage. This makes the application effectively a full application.

There are two dwelling types – principally L-shaped footprint with a gabled projecting element punctuating the front elevation. The only difference being the choice of facing materials. One is totally facing brick, whilst the other incorporates render panelling, all under a pantile roof. The double garages have pitched roofs with gables front and rear – all brick with pantile roofs. Eave heights are shown at 4.8m and ridges at 8.6m. The house types per se are not considered to be inappropriate.

The proposed layout shows the existing vehicular access onto Low Side used to serve three 4 bed detached houses with associated double garages, inward facing and grouped with rear gardens facing Low Side and the Well Creek.

The previous scheme (application ref: 15/01752/O) was for 4 units but one has simply been removed to negate the reason for refusal regarding overlooking implications on the adjoining Lode Cottage to the north.

## SUPPORTING CASE

The agent offers the following comments in support of this application:

1. The application site has its own access to Low Side, and its development would be totally separate from the curtilage to Lode House.
2. The application site is large (about 1.7 acres) and is capable of being developed at a higher density (5/6 dwellings), subsequently reduced to 4 dwellings (to avoid affordable housing) and to subsequently to 3 dwellings to remove any impact upon an adjoining dwelling outside the site. Affordable housing is no longer required.
3. The site is well screened and there will be no overlooking upon adjoining dwellings.
4. The site was originally orchard and has subsequently been considerably landscaped. Whilst this character is therefore different from adjoining orchard land, the site has been improved over the years, but this should not militate against its development.
5. Neither the Conservation Officer nor the Local Plan Inspector has been on the site to assess any impact (in view of the fact that access to the site can only be made by the applicants) and therefore objections from the Conservation Officer and the Inspector must be treated with extreme caution. Members of the Committee when they visit the site clearly need to walk the site to appreciate the lack of impact upon adjoining properties.
6. The application's site layout indicates substantial additional landscaping, the retention of most of the existing trees and the advantages of the proposed low density layout of the site.

7. The application is supported by the Parish Council and originally by a sub-committee of the Planning Committee at the consultation stage of the SADMP. The site falls within the development framework and the lack of an allocation does not mean planning permission subject to detailed approval cannot be granted. The development of the application site will have no greater degree of impact than other sites in the vicinity which either have been built or are proposed to be built.

**Relevant Planning History:**

15/01752/O: Application Refused: 17/05/16 - Outline Application: residential development

04/01707/F: Application Permitted: 08/11/04 - Construction of detached double garage

2/01/0863/F: Application Withdrawn: 09/07/01 - Construction of 2 bungalows

2/03/0113/F: Application Permitted: 09/04/03 - Creation of vehicular access to Low Side

**CONSULTATIONS:**

**Parish Council: SUPPORT**

**Local Highway Authority: NO OBJECTION** subject to conditions relating to access formation, visibility splays and parking/turning areas

**Environment Agency: OBJECTION** as part of the site is prone to flooding (Flood Zone 3) and a site-specific FRA was not submitted.

**District Emergency Planning Officer: NO OBJECTION** subject to conditions relating to subscribing to Floodline and evacuation procedure.

**IDB: No Comments received**

**CSNN: NO OBJECTION** subject to conditions relating to surface and foul water and informative notes.

**Environmental Quality: NO COMMENTS**

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

**Historic England: OBJECTION** - Historic England remains of the view that the development will cause harm to the conservation area and the setting of highly designated heritage assets in relation to paragraph 132 of the NPPF and will not enhance the conservation area in accordance with paragraphs 56 and 137. We would again recommend that the Council should weigh the public benefits of housing against the level of harm caused by the development in accordance with paragraph 134 of the NPPF.

**Conservation Officer: OBJECTION** – concur with views of Historic England.

**Arboricultural Officer: NO OBJECTION** subject to condition – development to accord with the arboricultural impact assessment and method statement.

**Representations: ONE** letter of **OBJECTION** raising the following grounds:

- Access on most dangerous bends in Low Side;
- Impact on trees in Conservation Area;
- Loss of open space in Conservation Area to dwellings; and
- Houses out of character in area mostly populated by bungalows.

## **NATIONAL GUIDANCE**

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

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

## **LDF CORE STRATEGY POLICIES**

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**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

## **OTHER GUIDANCE**

Upwell Parish Plans

Conservation Area Character Statement

## **PLANNING CONSIDERATIONS**

The key issues in assessing this application are as follows:

Principle of development

Impact upon character and appearance of the conservation area

Impact upon trees

Highway issues

Other material considerations

## **Principle of development**

The application site lies outside the defined village development in the recently adopted Site Allocations & Development Management Policies Document (SADMPD).

The site was submitted for consideration in the Site Specific Allocation Process (Site 82) and as an initial sifting was indicated as a potential option for housing by virtue of it lying within the formerly defined village development area (opposed to those sites lying outside the village) on the saved Local Plan map for Upwell. However it was excluded in the Draft Proposed Main Modifications Schedule and also in the recently adopted SADMPD.

The site therefore lies beyond the area designated for development and is classed as 'countryside' with associated protection policies applicable (Core Strategy Policy CS06) to protect its intrinsic character and beauty, diversity of landscapes, heritage and wildlife, and its natural resources to be enjoyed by all. The development of greenfield sites will be resisted unless essential for agricultural or forestry needs.

The proposal also fails to comply with Policies DM1 and DM2 of the SAPMPD which relate to sustainable development and development boundaries.

It will be noted from the History section above that this is the third occasion where planning permission has been sought to develop this site for residential purposes. There has been an earlier refusal and a withdrawal dating back to 2001.

## **Impact upon the character and appearance of the conservation area**

As stated above, the site also lies within the designated Conservation Area of Upwell. This site comprises the extensive garden to Lode House and sits within the Upwell Conservation Area which is a designated heritage asset as defined by the National Planning Policy Framework (NPPF). The NPPF identifies protection and enhancement of the historic environment as an important element of sustainable development, and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). It also states that the conservation of heritage assets is a core principle of the planning system (paragraph 17) and that the setting of a heritage asset is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage.

Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when determining applications affecting buildings or land within the Conservation Area or its setting.

The Conservation Area Character Statement makes the following comments which have some relevance:-

"The conservation area contains the building line on each side of the river and its unique character comes from the range of attractive vistas which are provided as the river, and consequently the adjacent roads, twist subtly in a gentle arc. There are two "node" points provided by the two bridges. Historically the northern (and oldest) one is the most important as this area contains the church and inn – and also Lode House.

On this side of the river, the northern edge of the conservation area encompasses the important and dominant landscape buffer of Lode House, a modern residence. This building is located to the south of an 'island' site and has attractive mature landscape around virtually the whole of its perimeter. There are two attractive 'lodge' type buildings located in the south-east corner with interconnecting screen wall. Also, there is a small attractive outbuilding to the north."

The site occupied by Lode House is roughly triangular and the First Edition OS Map shows it being open and with buildings in approx. the same location as those which currently exist in the north, south-east and south-west corners. Aerial photographs show that it is still open in 1946 but Lode House has appeared by 1988.

In 2011 a pre-app for Residential development for 6 dwellings went to the Conservation Areas Advisory Panel who concluded that: "That no development should take place on the site as it is an important open space for the village and makes a positive contribution to the character of the Conservation Area".

The historic core of development within the conservation area has a long, linear pattern which has a consistent grain of slender sites facing the road/river. This distinctive grain and pattern of development makes a positive contribution to the character of the conservation area and development which does not follow this has the potential to erode the historic plan form and therefore have a negative impact on the heritage asset.

The site layout forms a cul-de-sac which is at odds with the more fragmented layout of the properties to the immediate south of the site and the historic linear pattern of development to the north of the river. The development proposed would create the introduction of 3 substantial 2 storey houses and associated garages on this site, with a roofscape which would be seen from public areas and would create a consolidation of the built form into an otherwise perceived open and verdant site and therefore cause harm to the significance of the conservation area.

Officers share the views of Historic England in that the development will cause harm to the conservation area and the setting of designated heritage assets in relation to paragraph 132 of the NPPF, and will not enhance the conservation area in accordance with paragraphs 56 and 137.

### **Impact upon trees**

The trees, both within and adjoining the site are protected by virtue of falling within the conservation area and are also subjected to two group Tree Preservation Orders (2/TPO/00007 & 2/TPO/00239). The application is accompanied by an arboricultural implications assessment and arboricultural method statement. This identifies three mature trees (2 Red Oaks and a Tulip Tree) to be felled within the site, which as the report states could possibly be retained by a re-design of the layout.

Our Arboricultural Officer is however in agreement with this course of action subject to the development being undertaken in accordance with the recommendations of the report.

### **Highway issues**

Access to the site is proposed using the existing access onto Low Side on the eastern side of the plot. County Highways indicate that the access is acceptable subject to certain conditions relating to the provision of access specification, visibility splays and parking plus turning areas to serve the dwellings. The access point should not also be gated or barriered to avoid parking on the carriageway.

### **Other material considerations**

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

The Environment Agency objects to the proposal on the basis that using their maps the site lies partially within Flood Zones 2 & 3, which requires a site-specific FRA. However the agreed protocol defers to the Council-adopted Strategic Flood Risk Assessment, which shows the site within Flood Zone 1 where dwellings are compatible uses.

The District Emergency Planning Officer suggests conditions relating to subscribing to Floodline and evacuation procedure, however these fail the tests applied to the use of conditions (in terms of being necessary and enforceability) and may be covered using an advisory note.

Surface water and foul water disposal are not defined on the application forms but may be covered via condition.

There are no contamination issues relating to this application.

The application is accompanied by a Unilateral Undertaking to secure the Habitat Mitigation Fee.

## **CONCLUSION**

This is the third occasion where planning permission has been sought to develop this site for residential purposes. Its development with housing would be contrary to the provisions of the recently adopted SADMPD as the site lies outside the defined village development area.

Whilst the harm to the Conservation Area would be less than substantial, using the terminology in the NPPF, that harm would nonetheless be significant for the reasons given above. Paragraph 132 of the Framework states that great weight should be given to the conservation of heritage assets, and harm has been identified. The weight given to the harm, significantly and demonstrably outweighs the limited weight that could be given to the benefit of the proposal. Therefore in accordance with paragraph 134 of the NPPF, the Council considers that the public benefits of developing this housing would not outweigh the level of harm caused by the development. The development is therefore considered to cause harm to, and not enhance, the character of the Conservation Area.

The application is therefore duly recommended for refusal for the reasons stated below.

## **RECOMMENDATION:**

**REFUSE** for the following reason(s):

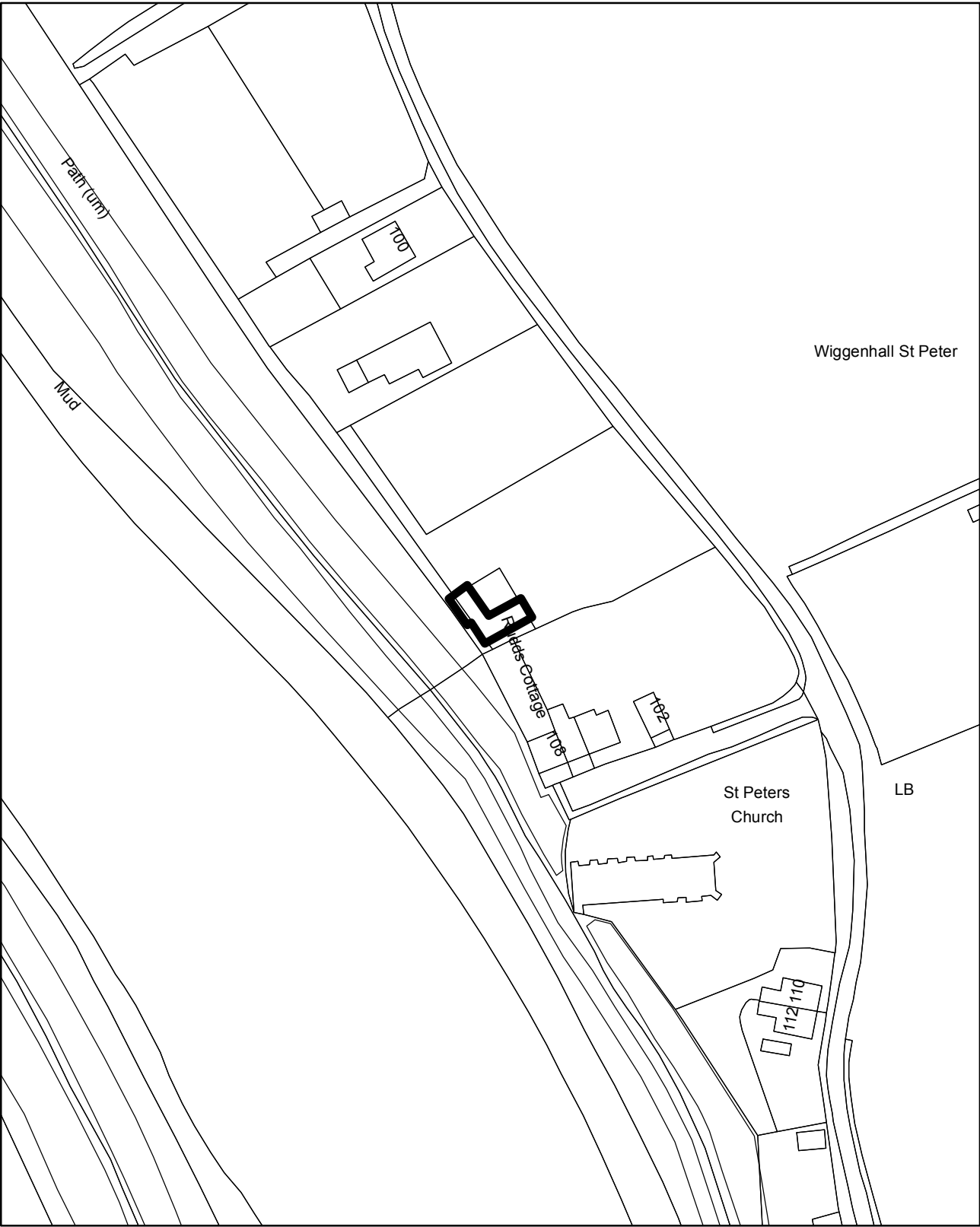
- 1 The proposal comprises the development of an important undeveloped spacious and well-treed area, which contributes greatly to the character of the conservation area of Upwell, and is not contained within the development boundary in the planning policy for the village. The development would disturb the spatial relationship between existing buildings and their open and heavily treed settings, be of a scale, massing, layout and design that would cause harm to the conservation area and the setting of highly designated heritage assets, and will neither conserve nor enhance the conservation area. The Council considers that the public benefits of developing this housing would not outweigh the level of significant harm caused by the development. It therefore fails to accord with the provisions of the NPPF (paragraphs 17, 56, 132, 134 & 137), Core Strategy Policies CS06, CS08 & CS12 of the LDF and Policy DM2 of the SADMPD.

- 2 The site for the proposed development lies beyond the defined village development area for Upwell, where there is a general policy presumption against this type of development and it would have an adverse impact upon the character and appearance of the locality. The proposal in principle is therefore contrary to the provisions of the NPPF (paragraph 17), Core Strategy policies CS06 & CS08 of the Local Development Framework and policy DM2 of the Site Allocations & Development Management Policies Document.



# 16/01581/F

Land to the rear of 104 St Peters Road  
Wiggenhall St Peter



**AGENDA ITEM NO: 8/3(i)**

<b>Parish:</b>	<b>Wiggenhall St Germans</b>	
<b>Proposal:</b>	<b>Alterations and extensions to existing stables</b>	
<b>Location:</b>	<b>Land To the Rear of 104 St Peters Road Wiggenhall St Peter King's Lynn</b>	
<b>Applicant:</b>	<b>Mr And Mrs D Johnson</b>	
<b>Case No:</b>	<b>16/01581/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr Bryan Meredith</b>	<b>Date for Determination: 26 October 2016 Extension of Time Expiry Date: 11 November 2016</b>

**Reason for Referral to Planning Committee** – The application has been called in by Councillor Hopkins for review

**Case Summary**

The application proposes the alteration and extension to the existing stables on land located to the rear of 104 St. Peter's Road, Wiggenhall St. Peter.

The site is located to the east of St. Peter's Road in Wiggenhall St. Peter. The site is contained on three sides by timber cladded fencing with the western boundary lined with hedgerow adjacent to the riverside bank. Mature trees line the southern boundary of the neighbouring gardens which screen the application site further from those properties which face onto The Chase off St. Peter's Road.

The site lies within Flood Zone 2, 3 and the Hazard Zone of the Strategic Flood Risk Assessment.

**Key Issues**

Principle of Development  
Form and Character  
Neighbour Amenity  
Other Considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

The site seeks planning permission for the alterations and extensions to the existing stables on the application site. The site area of the stables measures 112m<sup>2</sup>. The existing use on this site is that of a horse paddock. Prior to the use as a horse paddock, the site was used as agricultural land.

The application site lies in an area designated as open countryside, in Wiggerhall St. Peter.

## **SUPPORTING CASE**

The application is accompanied with a Pre Determination Questionnaire and initial risk assessment in relation to land contamination for sites with sensitive end use.

## **PLANNING HISTORY**

05/01074/F: Application Refused: 05/08/05 - Two storey side extension and conservatory at rear - 104 St Peters Road, Wiggerhall St Peter, King's Lynn, Norfolk, PE34 3HF;

## **RESPONSE TO CONSULTATION**

**Parish Council: NO OBJECTIONS.**

**Internal Drainage Board: NO OBJECTION.**

## **REPRESENTATIONS**

**ONE** representation was received **OBJECTING** to application stating that:

- Permission should be refused for the extension of the stables for the reasons of proximity to the adjacent houses and the associated odour and vermin.
- The stables should be sited away from the only properties in the area which aren't associated with the applicants.

## **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

## **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 issues identified in the consideration of this application are as follows:

- The principle of development
- Form and character
- Neighbour amenity
- Other considerations

#### **The principle of development**

The application site is located on land designated as open countryside, to the rear of a row of dwellings off St. Peters Road, Wiggshall St. Peter. Wiggshall St. Peter is located to the south-east of Wiggshall St. Germans which is designated as a Rural Village in the Core Strategy.

Despite the site lying in the countryside where policies are restrictive equine related development is considered acceptable.

#### **Form and character**

The area is mixed in character in terms of its uses and form of buildings. To the south of the application site lie residential dwellings, to the north lies outbuildings whilst neighbouring the site to the east is an agricultural paddock. The existing stables on site are located in the south-western corner of the application site and the extension to the northern and eastern elevations adds further stables to the footprint of the building.

The proposed alterations and extensions as a whole would relate to the established form and character of the area. The extension would not be detrimental to the character and appearance of the countryside as it relates to the existing form and is well screened from neighbouring properties.

#### **Neighbour amenity**

The proposal would create an additional stable bay and store to the building. There is adequate distance between the existing stable and any neighbouring property to the south. There is a distance of approximately 20 metres between the stables and the neighbouring dwellings with large trees and timber fencing acting as a screen between the sites minimizing the impacts.

There are no concerns regarding overbearing or overshadowing as the proposal is a single storey building.

A third party submitted a representation claiming the stables should be relocated away from the neighbouring dwellings due to concerns of vermin and odour present on site but following consultation with our CSNN team they have no objection to the extension as the use is pre-existing and the applicant removes livestock waste from the site reducing the odour emitted from the site where possible.

### **Other considerations**

The site lies within Flood Zone 2, 3 and the Hazard Zone of the Council's adopted Strategic Flood Risk Assessment. Existing external ground levels are unaffected by the proposal, and internal floor levels are to match existing.

### **CONCLUSION**

The application relates solely to the alteration and extension of the existing stables. The proposed development is acceptable in principle and in keeping with the character of the area. There are no significant impacts upon the amenity of neighbouring residents and Wiggenhall St. Germans Parish Council has no objection to the proposal. The proposal is therefore acceptable in principle with Policies CS01, CS02, CS06 and CS08 of the Core Strategy and Policies DM1, DM2 and DM15 of the Site Allocations and Development Management Plan.

### **RECOMMENDATION:**

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans titled:
  - Full Details, drawing number 16/8/2005
- 2 Reason For the avoidance of doubt and in the interests of proper planning.

## APPLICATIONS DETERMINED UNDER DELEGATED POWERS

### PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the October Planning Committee Agenda and the November agenda. 191 decisions issued, 177 decisions issued under delegated powers with 14 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority's powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 40% determined in time. Failure to meet this target could result in the application being dealt with by PINS, who would also receive any associated planning fee.

### RECOMMENDATION

That the reports be noted.

**Number of decisions issued from 21/09/2016 – 25/10/2016**

	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	12	11	1		11	92%	60	50	3	1
Minor	82	61	21	60		73%	65		6	2
Other	97	92	5	75		77%	80		2	0
Total	191	164	27							

**Planning Committee made 14 of the 191 decisions, 7%**

## PLANNING COMMITTEE -

### APPLICATIONS DETERMINED UNDER DELEGATED POWERS

---

#### PURPOSE OF REPORT

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

#### RECOMMENDATION

That the report be noted.

#### DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
27.07.2016	30.09.2016 <b>Application Permitted</b>	16/01372/F	Mr Stephen Tighe Keepers Cottage 29 Church Lane Barton Bendish King's Lynn Erection of triple garage / Office	Barton Bendish
16.05.2016	23.09.2016 <b>Application Permitted</b>	16/00932/F	Angloflora Farms Ltd Keepers Cottage Mintlyn Farm Queen Elizabeth Way Bawsey Construction of new dwelling following demolition of existing dwelling on site	Bawsey

23.03.2016	03.10.2016 <b>Application Permitted</b>	16/00608/F	Mr Terry Hayward 8 Lynn Road Great Bircham King's Lynn Norfolk Change of use of land from dog kennel business to the rebuilding and alterations of 4x4 vehicles including construction of timber unit. Alteration to existing vehicular entrance	Bircham
24.08.2016	30.09.2016 <b>Application Refused</b>	14/00955/NMA_1	Mrs Heather Rudd 12 Stocks Close Great Bircham King's Lynn Norfolk Non-material amendment to planning permission 14/00955/F: Alterations and first floor rear extension and balcony	Bircham
19.09.2016	17.10.2016 <b>Application not required</b>	16/01664/DM	Mr And Mrs Bridgwood The Malt House West Harbour Way Burnham Overy Staithe Norfolk Prior Notification: demolition of existing dwelling	Burnham Overy
12.07.2016	10.10.2016 <b>Application Permitted</b>	16/01272/F	Mr Julian Moy 2 Chapel Road Boughton King's Lynn Norfolk Single storey extension to the rear of the property to create a larger kitchen, bathroom together with the creation of a sun lounge	Boughton



08.06.2016	10.10.2016 <b>Application Permitted</b>	16/01065/F	Dr Rino Coladangelo Sandpipers 5 Roman Way Brancaster King's Lynn Construction of a first floor to convert bungalow to house	Brancaster
22.07.2016	23.09.2016 <b>Application Permitted</b>	16/01355/CU	Mrs Judith Neeves Steinvora Main Road Brancaster Staithe King's Lynn Change of use of ground floor front room from (C3) residential to (A1) art gallery	Brancaster
01.08.2016	27.09.2016 <b>Application Permitted</b>	16/01403/F	Mr Simon Bax Staithe House Main Road Brancaster Staithe King's Lynn Replace boundary fence and entrance gates	Brancaster
01.08.2016	27.09.2016 <b>Application Permitted</b>	16/01406/LB	Mr Simon Bax Staithe House Main Road Brancaster Staithe King's Lynn Replace boundary fence and entrance gates	Brancaster
17.08.2016	14.10.2016 <b>Application Permitted</b>	16/01509/F	Mr David Marshall Dorosal Marsh Side Brancaster Norfolk Construction of new garage	Brancaster

07.01.2016	24.10.2016 <b>Not Lawful</b>	16/00029/LDE	Mr Patrick Miller Peterstone Cutting Burnham Road Peterstone Burnham Overy Town Use of main dwelling as dwelling and bed and breakfast facility, use of outbuilding/annexe as self-contained holiday let with separate vehicular access from that serving the main dwelling	Burnham Thorpe
22.07.2016	28.09.2016 <b>Application Permitted</b>	16/01351/F	Mr And Mrs P Miller Peterstone Cutting Burnham Road Peterstone Burnham Overy Town Change of use from garage store, sauna and art room to self contained holiday let including extension and alterations	Burnham Thorpe
05.08.2016	29.09.2016 <b>Application Permitted</b>	16/01440/F	Mr Michael Chapman The Bungalow Station Road Burnham Market Norfolk Proposed first floor extension to ground floor area and removal of flat roof to side extension	Burnham Market
26.08.2016	19.10.2016 <b>Was Lawful</b>	16/01569/LDE	Mr Warwick Hembry Crow Hall Cottages Docking Road Burnham Market Norfolk Lawful Development Caertificate:To confirm planning permission is still extant due to completion of the first of two permitted dwellings	Burnham Market

26.07.2016	11.10.2016 <b>Application Permitted</b>	16/01368/F	Mr & Mrs Jukes 31 Old Wicken Castle Acre Norfolk PE32 2BL Erection of garden glass room 3.8m x 3.7m attached to the front of the property	Castle Acre
01.08.2016	07.10.2016 <b>Application Permitted</b>	16/01408/F	Mr Huib Van Hoeven Narside Cuckstool Lane Castle Acre Norfolk Single storey side extension, demolition of rear garden room.	Castle Acre
10.06.2016	23.09.2016 <b>Application Permitted</b>	16/01094/F	Mr And Mrs P Grove 48 Jubilee Bank Road Clenchwarton King's Lynn Norfolk Single storey and two storey extension to dwelling	Clenchwarton
12.08.2016	10.10.2016 <b>Application Refused</b>	16/01478/F	Mr And Mrs Statham Meadow View Black Horse Road Clenchwarton King's Lynn Removal of condition 8 attached to planning permission 16/00395/F to remove the tie of the dwelling to the business	Clenchwarton
22.07.2016	26.09.2016 <b>Application Permitted</b>	16/01354/F	Adelphi Homes Ltd Rosedene Cottage Main Road Crimplesham King's Lynn Extension and Alterations to dwelling, following removal of existing extension.	Crimplesham

01.08.2016	27.09.2016 <b>Application Permitted</b>	16/01399/F	Rose Clinic 15 Sluice Road Denver Downham Market Retention of Extension to rear	Denver
18.08.2016	11.10.2016 <b>Application Permitted</b>	16/01517/F	Mr P Stafford 34 Station Road Dersingham King's Lynn Norfolk Extension and alterations to dwelling	Dersingham
22.08.2016	17.10.2016 <b>Application Permitted</b>	16/01540/F	Mr & Mrs N Lincoln 36 Station Road Dersingham King's Lynn Norfolk Extension to rear of dwelling following removal of existing sunroom/utility spaces	Dersingham
12.08.2016	04.10.2016 <b>Application Permitted</b>	16/01483/F	Client of Holt Architectural Ltd Ryefield Station Road Docking King's Lynn Proposed entrance porch	Docking
23.08.2016	07.10.2016 <b>Application Permitted</b>	16/01542/F	Thetford Investments Ltd Land W of Pump House Fakenham Road Docking Norfolk Construction of agricultural building	Docking

26.08.2016	22.09.2016 <b>Application Permitted</b>	16/00699/NMA_1	Mr M Higgs Rydal Sandy Lane Docking King's Lynn Non-material amendment to planning permission 16/00699/F: Replacement dwelling	Docking
26.09.2016	13.10.2016 <b>Application Permitted</b>	14/01310/NMA_1	Bullock Homes Ltd North Farm Cottages Station Road Docking King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 14/01310/F: Proposed construction of two new dwellings and conversion of series of barns to 7 residential dwellings including demolition of 4 single storey outbuildings	Docking
02.06.2016	25.10.2016 <b>Application Permitted</b>	16/00991/F	Mr Jon Attenborough The Quality 4x4 Sales 91 Railway Road Downham Market Norfolk Change of use of the land from car sales and light van hire to mixed use as a commercial car park and a car valeting service	Downham Market
10.08.2016	10.10.2016 <b>Application Permitted</b>	16/01456/CU	Under My Skin Assured Solar 9 Lynn Road Downham Market Norfolk Change of use from shop premises to a tattoo shop	Downham Market

11.08.2016	04.10.2016 <b>Application Permitted</b>	16/01472/A	Greggs Plc Greggs 1 - 2 Wales Court Downham Market Norfolk Advertisement Application: 3 x externally illuminated fascia signs and 1 x externally illuminated hanging sign	Downham Market
12.08.2016	17.10.2016 <b>Application Permitted</b>	16/01477/F	Mr Stephen Manton 38 Masefield Drive Downham Market Norfolk PE38 9TS Extension and alterations to existing garage to create playroom in loftspace and installation of dormer windows	Downham Market
16.08.2016	29.09.2016 <b>Application Permitted</b>	16/01507/F	Mr And Mrs P Bird 1 Revell Road Downham Market Norfolk PE38 9SE Extensions to side and rear of existing bungalow	Downham Market
25.08.2016	25.10.2016 <b>Application Permitted</b>	16/01563/F	Mr Colin Fox Hawthorn Lodge Snape Lane Downham Market Norfolk Proposed replacement windows and doors and proposed internal alterations	Downham Market
04.03.2016	18.10.2016 <b>Application Refused</b>	16/00458/O	Mr J Kooreman Ladys Drove Emneth Norfolk Outline Application: residential development	Emneth

19.05.2016	28.09.2016 <b>Application Permitted</b>	16/00966/F	Grange Farm Swim School Grange Farm 120 Hungate Road Emneth Wisbech Change of use and extension of existing domestic swimming to commercial swimming pool	Emneth
26.05.2016	03.10.2016 <b>Application Refused</b>	16/01003/F	Mr & Mrs Heath 111 Outwell Road Emneth Wisbech Norfolk Ground and first floor side extension	Emneth
10.08.2016	29.09.2016 <b>Application Permitted</b>	16/01463/F	Mr Alan Lester 49 Church Road Emneth Wisbech Norfolk Side and rear extensions and raising ridge height	Emneth
30.08.2016	11.10.2016 <b>Application Permitted</b>	16/01576/F	Mr G J Fletcher Dingle Dell 36 Hollycroft Road Emneth Wisbech Rear extension to existing bungalow	Emneth
02.09.2016	17.10.2016 <b>Application Permitted</b>	16/01592/F	Mr Simon Day Farndale 10 Outwell Road Emneth Wisbech Proposed side/rear 2 storey extension to dwelling including partial demolition	Emneth

05.09.2016	25.10.2016 <b>Application Refused</b>	16/01601/O	C R Melton And Sons Land N 140 Church Road Bambers Lane Emneth Norfolk Outline Application: construction of a bungalow	Emneth
25.08.2016	19.10.2016 <b>Application Permitted</b>	16/01561/F	Robert Hind And Gail Doherty Bank Cottage The Green East Rudham King's Lynn Internal alterations and inserttion of conservation roof lights	East Rudham
25.08.2016	19.10.2016 <b>Application Permitted</b>	16/01562/LB	Robert Hind And Gail Doherty Bank Cottage The Green East Rudham King's Lynn Listed Building Application: Internal alterations and insertion of conservation roof lights	East Rudham
12.08.2016	17.10.2016 <b>Application Permitted</b>	16/01487/F	Mr T Farrell 4 Short Lane Feltwell Thetford Norfolk Extensions & Alterations	Feltwell
05.09.2016	25.10.2016 <b>Application Permitted</b>	16/01600/F	Mr And Mrs Amas 26 Long Lane Feltwell Thetford Norfolk Two storey rear extension to dwelling	Feltwell



24.08.2016	17.10.2016 <b>Application Permitted</b>	16/01554/F	Bexwell Tractors Ltd Alexandra Works High Street Fincham Norfolk Part demolition of existing building, conversion and new build to provide four dwellings	Fincham
12.08.2016	19.10.2016 <b>Application Refused</b>	16/01482/F	Client of Holt Architectural Ltd 33 Church Road Flitcham Norfolk PE31 6BU Demolition of existing flat roof rear extension and side storey pitched roof element and construction of new 2 storey pitched roof side and rear extension with flat roof infill to rear with detached garage	Flitcham with Appleton
08.08.2016	12.10.2016 <b>Application Permitted</b>	16/01448/LB	Mr And Mrs Steve Hart Snowre Hall Main Road Fordham Downham Market Listed Building Application: Minor adjustments to openings of previous approval	Fordham
05.08.2016	07.10.2016 <b>Application Permitted</b>	16/01441/F	Mr & Mrs Betts Casa Bosaque Lime Kiln Road Gayton Norfolk Proposed extension, alterations and creation of sun terrace	Gayton

21.12.2015	24.10.2016 <b>Application Refused</b>	15/02098/CU	Mr Robert Hancock Spot Farm Sandy Lane South Wootton King's Lynn Change of use of agricultural building to Class B8 (Storage) with ancillary office space	Grimston
04.05.2016	03.10.2016 <b>Application Permitted</b>	16/00853/FM	Mrs K Coe Washpit Farm Massingham Road Grimston King's Lynn New treehouse, a round house, 6 x shepherd huts and 10 x bell tents	Grimston
16.08.2016	11.10.2016 <b>Application Permitted</b>	16/01503/F	Mr M Quinn Brewery Barn Congham Road Grimston Norfolk Proposed kitchen extension and porch to north elevation	Grimston
29.09.2016	12.10.2016 <b>Application Permitted</b>	16/00157/NMA_1	Mr Roger Coe Regency Bungalow 28 Gayton Road Grimston King's Lynn NON MATERIAL AMENDMENT TO PLANNING CONSENT 16/00157/F: Extension and first floor loft conversion and alterations	Grimston
22.03.2016	22.09.2016 <b>Application Permitted</b>	16/00604/LB	Mr Christopher Stokes Kennels Farm 19 Castleacre Road Great Massingham King's Lynn Listed Building Application: Internal alterations	Great Massingham

13.05.2016	26.09.2016 <b>Application Permitted</b>	16/00918/RM	Freebridge Community Housing 62 Station Road Great Massingham Norfolk RESERVED MATTERS: Two dwellings	Great Massingham
01.08.2016	29.09.2016 <b>Application Permitted</b>	16/01407/F	Great Massingham Tennis And Multi-Sports Club Great Massingham Village Hall Station Road Great Massingham Norfolk Erection of a tennis shelter	Great Massingham
22.08.2016	19.10.2016 <b>Application Permitted</b>	16/01533/F	Mr Peter Blackmur Peddars Bungalow Drunken Drove Great Massingham Norfolk Proposed garage utility room and porch extension	Great Massingham
24.06.2016	12.10.2016 <b>Application Permitted</b>	16/01170/F	Mr & Mrs Dutton 5 Stainsby Close Heacham King's Lynn Norfolk Proposed roof extension to form loft conversion plus alterations to existing property	Heacham
21.07.2016	14.10.2016 <b>Application Permitted</b>	15/01991/VAR	Birketts LLP 30, 32 And Land To the Rear of Church Lane Heacham Norfolk Deed to Variation: removal of S106 Agreement for affordable housing contributions 15/01991/F	Heacham

02.08.2016	10.10.2016 <b>Application Permitted</b>	16/01420/F	Mr Andrew Wright 6 Neville Road Heacham King's Lynn Norfolk Proposed first floor extension to existing dwelling	Heacham
05.08.2016	05.10.2016 <b>Application Permitted</b>	16/01437/F	Proctor UK Ltd Unit 12 Cheney Crescent Heacham Norfolk Retrospective planning for the siting of an office building, 2 storage containers and 1 containers used for meetings and training	Heacham
15.08.2016	10.10.2016 <b>Application Permitted</b>	16/01489/F	Mr W Proctor 8 Folgate Road Heacham King's Lynn Norfolk Retention and completion of single storey side extension to dwelling	Heacham
12.09.2016	26.09.2016 <b>Application Permitted</b>	16/00132/NMA_1	Mr Mark Exell 2B Folgate Road Heacham King's Lynn Norfolk NON MATERIAL AMENDMENT TO PLANNING CONSENT 16/00132/F: Second floor side and single storey rear extensions	Heacham
18.07.2016	18.10.2016 <b>Application Permitted</b>	16/01318/F	Mrs Gabby Williams Fountain Stables Cowles Drove Hockwold cum Wilton Norfolk Proposed single detached dwelling bungalow	Hockwold cum Wilton

03.08.2016	27.09.2016 <b>Application Permitted</b>	16/01428/F	Mr B Everett Niagri Engineering Cowles Drove Hockwold cum Wilton Norfolk Construction of storage building	Hockwold cum Wilton
05.08.2016	04.10.2016 <b>Application Permitted</b>	16/01436/F	Mr T Chichon 18 Pearces Close Hockwold cum Wilton Norfolk IP26 4LU Rear two storey extension	Hockwold cum Wilton
08.08.2016	10.10.2016 <b>Application Permitted</b>	16/01452/F	Mr & Mrs S Spink Blackwell Cottages 157 Main Street Hockwold cum Wilton Norfolk Construction of front porch and rear single storey extension following removal of existing conservatory extension.	Hockwold cum Wilton
05.09.2016	06.10.2016 <b>Application Permitted</b>	15/00339/NMA_1	Ms Caroline Williams Orchard Plot Adj 79 South Street Hockwold cum Wilton Norfolk IP26 4JG Non-material amendment to planning permission 15/00339/F: Detached dwelling (Eco friendly)	Hockwold cum Wilton
25.07.2016	23.09.2016 <b>Application Permitted</b>	16/01360/F	Searles Leisure Resort Searles of Hunstanton South Beach Road Hunstanton Norfolk Construction of a new enclosed swimming pool and its associated works	Hunstanton

03.08.2016	26.09.2016 <b>Application Permitted</b>	16/01425/CU	Mr Mick Smith 43 York Avenue Hunstanton Norfolk PE36 6BU Change of use of garden room to dog grooming facility	Hunstanton
23.08.2016	19.10.2016 <b>Application Permitted</b>	16/01543/F	Mr J Clutton 16 Seagate Road Hunstanton Norfolk PE36 5BD Extension to existing first floor conservatory	Hunstanton
26.08.2016	11.10.2016 <b>Would be Lawful</b>	16/01571/LDP	James Porter Waylands 19 Nene Road Hunstanton Norfolk Lawful Development Certificate: Conversion of garage into bedroom and lounge area	Hunstanton

02.09.2016	29.09.2016 <b>Application Permitted</b>	16/00209/NMA_1	Mr Stephen Carr 9 Collingwood Road Hunstanton Norfolk PE36 5DY Non-material amendment to planning permission 16/00209/F: To erect a pitched roof over an existing flat roof at the front of the property and extend this along the existing building line to form a porch/veranda. To provide additional insulation to the front elevation of the property and replace the existing cladding on the front elevation that remains exposed. To remove a portion of the front garden/boundary wall to improve vehicle access and extend the existing drive area to provide parking for 2 vehicles off-road	Hunstanton
04.08.2016	28.09.2016 <b>Application Withdrawn</b>	16/01430/F	Mr B Marten Ingoldisthorpe Hall Brickley Lane Ingoldisthorpe Norfolk Extension to dwelling	Ingoldisthorpe
04.08.2016	28.09.2016 <b>Application Withdrawn</b>	16/01434/F	Mr B Marten Ingoldisthorpe Hall Brickley Lane Ingoldisthorpe Norfolk New Multi sports court with red brick wall pavillion and new / realignment	Ingoldisthorpe

27.07.2010	07.10.2016 <b>Finally Disposed Of</b>	10/01292/F	Miss Samantha Henriques Messuage 4 St Anns Street King's Lynn Norfolk Replacement of rotten, timber casement windows with sash windows.	King's Lynn
09.02.2016	27.09.2016 <b>Application Permitted</b>	16/00258/A	Enjoy 120 Norfolk Street King's Lynn Norfolk PE30 1AP ADVERT APPLICATION: Window signage for two windows	King's Lynn
09.02.2016	19.10.2016 <b>Application Refused</b>	16/00259/CU	Enjoy Alis Meze Bar 120 Norfolk Street King's Lynn Norfolk Retrospective Change of use from food outlet to bar	King's Lynn
11.03.2016	19.10.2016 <b>Application Refused</b>	16/00509/F	NAL Properties Land Opposite 12 Rope Walk King's Lynn Norfolk Construction of 8 residential dwellings	King's Lynn
07.07.2016	26.09.2016 <b>Application Permitted</b>	16/01244/CU	EMG Motor Group EMG Motor Group Beveridge Way Hardwick Narrows King's Lynn Change of use of land for use as display and storage of vehicles	King's Lynn



07.07.2016	29.09.2016 <b>Application Permitted</b>	16/01246/A	DSGI PLC Currys Ltd And PC World Hardwick Retail Park Campbells Meadow King's Lynn ADVERT APPLICATION: 3No existing box signs to have replacement flexible skins to face and 4No. replacement non illuminated pan signs	King's Lynn
12.07.2016	04.10.2016 <b>Application Permitted</b>	16/01275/F	Mr John Crampsie 8 Birchwood Street King's Lynn Norfolk PE30 2AG Proposed ground floor extension to rear of dwelling	King's Lynn
19.07.2016	10.10.2016 <b>Application Permitted</b>	16/01328/F	Mr And Mrs Anthony Goodrich Bank House Kings Staithe Square King's Lynn Norfolk Extension to create additional kitchen storage	King's Lynn
19.07.2016	27.09.2016 <b>Application Permitted</b>	16/01329/LB	Mr And Mrs Anthony Goodrich Bank House Kings Staithe Square King's Lynn Norfolk Listed Building Application: extension to create additional kitchen storage	King's Lynn
21.07.2016	10.10.2016 <b>Application Permitted</b>	16/01345/F	Mr Mark Bradley 8 New Road Gaywood King's Lynn Norfolk Construction of granny annex extension	King's Lynn

21.07.2016	22.09.2016 <b>Application Permitted</b>	16/01346/LB	Mrs Helen Payne Gios 103 High Street King's Lynn Norfolk LISTED BUILDING APPLICATION: Change of use from retail to cafe and restaurant, new replacement shop sign, designated external seating and new mechanical ductwork installations on top of the existing low level flat roof between adjoining property	King's Lynn
28.07.2016	28.09.2016 <b>Application Permitted</b>	16/01381/A	Next Next 7 - 9 Pierpoint Retail Park Hansa Road Hardwick Industrial Estate Advertisement application: 1x internally illuminated fascia sign	King's Lynn
29.07.2016	26.09.2016 <b>Application Permitted</b>	16/01389/A	Travelodge Hotels Ltd Travelodge Kellard Place King's Lynn Norfolk ADVERT APPLICATION: 1 x internally illuminated monolith sign, 1 x sign pole, 6 x internally illuminated fascia signs, 2 floodlights and 2 spotlights	King's Lynn

29.07.2016	04.10.2016 <b>Application Permitted</b>	16/01392/F	Mr Michael Man Marmaris Turkish Restuarant 5 Out South Gates King's Lynn Norfolk Installation of new external fire exit, alterations to elevations with new windows and doorway, installation of new decorative guard rails at first floor level	King's Lynn
02.08.2016	17.10.2016 <b>Application Permitted</b>	16/01412/F	Mr & Mrs J England 15 King Street King's Lynn Norfolk PE30 1ET Revised design of house and annexe	King's Lynn
02.08.2016	26.09.2016 <b>Application Permitted</b>	16/01416/F	Mr B Srikantha Wisbech Road Post Office 42 Wisbech Road King's Lynn Norfolk Extension of post office/shop (revised scheme)	King's Lynn
02.08.2016	26.09.2016 <b>Application Permitted</b>	16/01418/F	The Samaritans of Kings Lynn Vacant 51 - 55 St James Street King's Lynn Norfolk Extension, Alterations, demolition and change of use from funeral directors to Samaritans Office	King's Lynn

08.08.2016	28.09.2016 <b>Application Permitted</b>	16/01444/F	Borough Council of King's Lynn And West Norfolk Alive Lynnsport Greenpark Avenue King's Lynn Norfolk Construction of external staircase, internal mezzanine floor and recladding of existing building - The Shed	King's Lynn
08.08.2016	28.09.2016 <b>Application Permitted</b>	16/01445/F	Mrs Lucy Dennell Runnymede Cottage 54 Gayton Road King's Lynn Norfolk Infill rear extension	King's Lynn
11.08.2016	06.10.2016 <b>Application Permitted</b>	16/01468/LB	Mr And Mrs A Allen Vacant 24 St James Street King's Lynn Norfolk Listed Building Application: Internal and external repairs to the property including change of use from first floor shop storage to residential accommodation	King's Lynn
15.08.2016	10.10.2016 <b>Application Permitted</b>	16/01491/F	Mr S Symonds 59 Grafton Road King's Lynn Norfolk PE30 3EX First Floor Extension	King's Lynn
23.08.2016	11.10.2016 <b>Application Permitted</b>	16/01547/F	Mr K Rawlings & Miss H Wood 26 South Wootton Lane King's Lynn Norfolk PE30 3BS Extension and alterations to existing dwelling	King's Lynn

24.08.2016	07.10.2016 <b>Application Permitted</b>	16/01548/F	Lynn Star Distribution Manning House Oldmedow Road Hardwick Industrial Estate King's Lynn Proposed rear canopy and rear single storey extension for distribution and storage use	King's Lynn
24.08.2016	17.10.2016 <b>Application Refused</b>	16/01549/CU	Mr L Gould 122 London Road King's Lynn Norfolk PE30 5ES Change of use of shop store room to HMO bedroom retrospective	King's Lynn
26.08.2016	17.10.2016 <b>Application Permitted</b>	16/01567/CU	Landro Phones 4 U 55 High Street King's Lynn Norfolk Change of use from A1 to A3 ground and first floors with ancillary accommodation on third floor	King's Lynn
30.08.2016	20.10.2016 <b>Application Permitted</b>	16/01574/LB	Mr Jeff Sherer 6 St Anns Street King's Lynn Norfolk PE30 1LT LISTED BUILDING: Formation of internal partitions and ceilings, alterations to entrance floor heights and shop front, new windows and door (amended design)	King's Lynn

01.09.2016	17.10.2016 <b>Application Permitted</b>	16/01584/F	Miss Rose Tomlins 12 Waterloo Street King's Lynn Norfolk PE30 1NZ Addition of patio door at the rear of the property from the kitchen into the garden	King's Lynn
05.09.2016	23.09.2016 <b>Application Permitted</b>	15/01088/NMA_1	YMCA Barnabas House 58 Woolstencroft Avenue King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 15/01088/F: New bedrooms and showers and a glazed roof over a courtyard. Utilising space under first floor and in existing stores	King's Lynn
05.09.2016	17.10.2016 <b>Application Permitted</b>	16/01607/F	Mr And Mrs Byron 43 Temple Road King's Lynn Norfolk PE30 3SQ Two storey front extension to dwelling	King's Lynn
07.09.2016	10.10.2016 <b>Prior Approval - Refused</b>	16/01618/PAGPD	Mr Stephen Winter 23 Field Road Gaywood King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 4.5 metres with a maximum height of 3.1 metres and a height of 2.1 metres to the eaves	King's Lynn

06.07.2016	27.09.2016 <b>Application Permitted</b>	16/01241/F	Mr Tim Flux Hadleigh Farm 43 Well Hall Lane Ashwicken Norfolk Construction of agricultural building to store grain	Leziate
04.08.2016	27.09.2016 <b>Application Permitted</b>	16/01432/F	C/o Agent Land South of Wildwood 54 East Winch Road Ashwicken Norfolk Variation of condition 2 of planning permission 16/00462/F for minor alterations to the design	Leziate
25.07.2016	21.09.2016 <b>Application Permitted</b>	16/01359/RM	S T Developments Ltd 73 Smeeth Road Marshland St James Wisbech Norfolk RESERVED MATTERS: Residential development for Plots 3 and 4	Marshland St James
21.07.2016	23.09.2016 <b>Application Permitted</b>	16/01347/F	Mrs Jenny Daltry 1 Warren Lodge Cottage Mundford Road Methwold Thetford Single storey side extension to be a study	Methwold
01.09.2016	17.10.2016 <b>Application Permitted</b>	16/01589/F	Mr I Bedford The Bungalow 30 Hythe Road Methwold Thetford Construction of one dwelling	Methwold

11.05.2016	23.09.2016 <b>Application Permitted</b>	16/00896/CU	Mr & Mrs Nash The Stables East Winch Road Blackborough End Norfolk Change of use from field to area for parking/storage of caravans (not for residential purposes)	Middleton
12.05.2016	12.10.2016 <b>Application Permitted</b>	16/00906/F	Mr & Mrs Barclay Tower Farm House Station Road Tower End Middleton New drive accesses to be formed and wall feature to the principle elevation to match the existing arrangements	Middleton
15.07.2016	14.10.2016 <b>Application Permitted</b>	16/01306/F	Mr And Mrs G Allen Christies Cottage 7 Burnham Road North Creake Fakenham New dwelling house	North Creake
08.08.2016	13.10.2016 <b>Application Permitted</b>	16/01454/F	Mr Terence Barrett Riverside & Willow Cottages High Street Nordelph Downham Market Plaster rendering of front outside wall of Riverside, and front and side of Willow.	Nordelph
20.07.2016	06.10.2016 <b>Application Refused</b>	16/01336/F	Mr And Mrs Carman The Old Coal Yard Hardwick Narrows West Winch Norfolk New residential dwelling	North Runcton



01.08.2016	05.10.2016 <b>Application Permitted</b>	16/01398/F	Mr And Mrs M Taylor North Runcton Rectory 42 Rectory Lane North Runcton King's Lynn Construction of a dwelling	North Runcton
14.06.2016	17.10.2016 <b>Application Permitted</b>	16/01151/FM	Biowatt Developments Ltd Wellington Lodge Farm Thetford Road Northwold Thetford Installation of an anaerobic digester (AD) plant and associated infrastructure	Northwold
27.06.2016	26.09.2016 <b>Application Permitted</b>	16/01171/F	Mr & Mrs M Vanderstay 15 Little London Lane Northwold Thetford Norfolk Gym and Swimming pool with home office and store above , and 2 bay cart shed	Northwold
13.07.2016	20.10.2016 <b>Discharge Condition letter of final</b>	13/00888/DISC_A	Mr Tim Clark Lime Kiln Farm 23 Church Lane Whittington King's Lynn DISCHARGE OF CONDITIONS 7, 8, 9, 11 and 12: Conversion of barn to form holiday let	Northwold

18.07.2016	23.09.2016 <b>Application Permitted</b>	16/01319/F	Mr & Mrs S Smith 3 Church Lane Whittington King's Lynn Norfolk Construction of raised roof to provide first floor accommodation, replacement of lower roof and construction of single storey extension following removal of existing extension	Northwold
17.08.2016	14.10.2016 <b>Application Refused</b>	16/01510/F	Mr J Muir Pooly Farm Barns Thetford Road Northwold Norfolk Proposed construction of two single storey dwellings	Northwold
24.08.2016	11.10.2016 <b>Application Permitted</b>	16/01553/F	Mr & Mrs V Smart Land South of 6 Little London Lane Northwold Thetford Removal of condition 3 of planning permission 16/00005/F as it has been established that the applicant has no legal right to surface the private part of the access which has no legal owner	Northwold
05.05.2016	10.10.2016 <b>Application Permitted</b>	16/00859/O	Mr P Irwin Land Opposite the Red Cat Hotel Station Road North Wootton King's Lynn OUTLINE APPLICATION SOME MATTERS RESERVED: Construction of single chalet bungalow on former car park	North Wootton

08.08.2016	20.10.2016 <b>Application Permitted</b>	16/01442/F	Mr Vernon Warne The Old Marsh Farm House Waterworks Road Old Hunstanton Norfolk Annexe to dwelling house	Old Hunstanton
11.07.2016	12.10.2016 <b>Would be Lawful</b>	16/01269/LDP	Mr A Mason Land At Baldwins Drove Outwell Norfolk Lawful Development Certificate: Proposed polytunnel with limited life	Outwell
02.08.2016	05.10.2016 <b>Application Refused</b>	16/01413/F	Mr J Faiers Birdbeck Cottage Basin Road Outwell Norfolk Construction of a bungalow	Outwell
02.08.2016	05.10.2016 <b>Application Permitted</b>	16/01415/F	Mr A Tursucu Alis Kebab And Cafe 12 Wisbech Road Outwell Norfolk Extension and alterations to create first floor flat and increased height of flue	Outwell
10.08.2016	11.10.2016 <b>Application Permitted</b>	16/01462/F	Mr And Mrs P Burman-Smith Berlis The Cottons Outwell Norfolk Variation to condition 2 of planning permission 15/00872/F - Construction of dwelling: To amend previously approved drawings	Outwell

15.08.2016	05.10.2016 <b>Application Permitted</b>	15/00338/NMA_1	Mr M Mckeon Greyholme The Cottons Outwell Wisbech NON MATERIAL AMENDMENT TO PLANNING CONSENT 15/00338/F: addition of rooflights and external chimney	Outwell
19.07.2016	07.10.2016 <b>Application Permitted</b>	16/01330/CU	Mr Terry Gray Pentney Village Leisure And Bowls Club Narborough Road Pentney King's Lynn Change of use of field to an extension of existing touring caravan park	Pentney
02.08.2016	27.09.2016 <b>Application Permitted</b>	16/01410/F	Mr Terry Cross 21 Pentney Lakes Common Road Pentney Norfolk Construction of Decking around property with a covered veranda, a porch canopy and steps to front door, and canopy over kitchen patio doors.	Pentney
30.08.2016	25.10.2016 <b>Application Permitted</b>	16/01575/LB	Pentney Abbey Estate Pentney Abbey Abbey Road Pentney Norfolk LISTED BUILDING: Creation of additional openings in structure, extension of rear section to barn, change of use to kitchen from guests lounge and enlargement of approach terrace	Pentney

27.07.2016	13.10.2016 <b>Application Permitted</b>	16/01375/LB	Astley Period Homes Ltd The Gin Trap 6 High Street Ringstead Hunstanton LISTED BUILDING APPLICATION: Single and two storey extensions to existing cottage forming guest accommodation with the Gin Trap	Ringstead
05.08.2016	07.10.2016 <b>Application Permitted</b>	16/01439/F	Mr J Neill 14 Burnham Road Ringstead Norfolk PE36 5LB Two storey rear extension and house/garage link	Ringstead
15.08.2016	12.10.2016 <b>Application Permitted</b>	16/01493/F	Mousehall Farms Partnership Mousehall Farm Hilgay Road Ryston Downham Market Installation of photovoltaic modules	Ryston
19.08.2016	11.10.2016 <b>Application Permitted</b>	16/01532/F	The Royal Studs The Royal Studs Kings Avenue Sandringham Norfolk Replacement of existing 17.6m six horse clayton horse walker with a 40m x 20m eighteen horse oval horse walker in the same location at Commodore Stable Yard	Sandringham

19.01.2015	13.10.2016 <b>Application Permitted</b>	13/01066/NMA_1	Mrs Sarah Armitage Magazine Cottage Peddars Way Sedgeford Hunstanton Non-material amendment to planning permission 13/01066/F: Removal of window to be replaced by timber doors, including lowering of sunken garden floor level	Sedgeford
22.07.2016	03.10.2016 <b>Application Permitted</b>	16/01353/F	Mr & Mrs J Cross Glovers Farm Fring Road Sedgeford Norfolk Change of use of shooting lodge to residential, enlargement of existing lean to projection and reinstatement of former footprint	Sedgeford
02.09.2016	27.09.2016 <b>Application Permitted</b>	16/00117/NMA_1	Ms L Tischler Brookdale Cottage Church Lane Sedgeford Hunstanton NON-MATERIAL AMENDMENT TO PLANNING CONSENT 16/00117/F: Extensions to the side and rear of dwelling	Sedgeford
27.11.2015	26.09.2016 <b>Application Permitted</b>	15/01932/F	Mrs Ann Harding Cranberry House 26 - 28 Lynn Road Snettisham King's Lynn Conversion of Old Forge to dwelling	Snettisham

02.08.2016	27.09.2016 <b>Application Refused</b>	16/01409/F	Mr And Mrs Mike Saunders Snettisham Water Mill The Old Coal Yard Station Road Snettisham Use of The Mill as a dwelling (Class C3)	Snettisham
05.04.2016	29.09.2016 <b>Application Refused</b>	08/01833/NMA_1	Mrs Renata Garfoot Russell Cottage 12A Front Street South Creake Norfolk Non-material amendment to planning permission 08/01833/F: Construction of 1No new dwelling, alterations and extension to outbuilding to form single storey dwelling and alterations and extension to 12 & 14 Front Street	South Creake
31.08.2016	11.10.2016 <b>Application Permitted</b>	16/01579/F	South Creake Solar Company Ltd Leicester Square Farm Leicester Road South Creake Norfolk Variation of conditions 4 and 10 of planning permission 13/01347/F: To amend previously approved drawings	South Creake
21.03.2016	27.09.2016 <b>Application Refused</b>	16/00587/O	Mr R Legge 6 Common Lane Southery Downham Market Norfolk OUTLINE APPLICATION ALL MATTERS RESERVED: Residential development (2 dwellings)	Southery

28.07.2016	26.09.2016 <b>Application Permitted</b>	16/01379/F	Ms Lynda Pryer 39 Ferry Bank Southery Downham Market Norfolk Proposed construction of an elderly person annex	Southery
01.08.2016	19.10.2016 <b>Application Permitted</b>	16/01401/F	VRC Homes Ltd 16 Westgate Street Southery Norfolk PE38 0PA Variation of condition 1 attached to planning permission 11/00658/RM	Southery
01.08.2016	18.10.2016 <b>Application Permitted</b>	16/01402/F	VRC Homes Ltd Plots At Harrington Gardens Southery Norfolk Omission of 5 bedroom house (Plot 1), and substitution with 2No 3 bedroom houses (amended scheme)	Southery
07.10.2016	18.10.2016 <b>Prior Approval - Refused</b>	16/01756/PACU1	Nicholson Machinery Ltd Nicholson Machinery 1 Westgate Street Southery Downham Market Proposed change of use of a building from Office Use (Class B1(a)) to a Dwelling house (Class C3)	Southery



15.07.2016	11.10.2016 <b>Application Permitted</b>	16/01314/F	Mr Jon Noble Wolvesey 92 Nursery Lane South Wootton King's Lynn Variation of conditions 2, 3 and 7 of planning permission 15/02079/F: To amend previously approved drawings and pre-commencement conditions	South Wootton
19.08.2016	11.10.2016 <b>Application Permitted</b>	16/01530/F	Mr Alan Bedwell 52 Avon Road South Wootton King's Lynn Norfolk Roof and front extension	South Wootton
04.08.2016	28.09.2016 <b>Application Permitted</b>	16/01429/F	Elgood & Sons Ltd The Duck Inn Burnham Road Stanhoe Norfolk Extension to wooden shelter within beer garden	Stanhoe
08.08.2016	03.10.2016 <b>Application Permitted</b>	16/01457/LB	Mrs Katherine Hattrell The Grange Docking Road Stanhoe King's Lynn Listed Building - Use of existing annexe as self contained dwelling	Stanhoe
11.08.2016	29.09.2016 <b>Application Permitted</b>	16/01466/F	Mr Rodney Shepherd 5 the Green Stanhoe King's Lynn Norfolk Porch to front of cottage	Stanhoe

21.04.2016	03.10.2016 <b>Application Refused</b>	16/00768/F	Mr & Mrs G J Cooper 281 the Drove Barroway Drove Norfolk PE38 0AW Removal of condition 2 of planning permission 2/03/1899/F to allow occupation as a separate unit of residential accommodation	Stow Bardolph
26.05.2016	10.10.2016 <b>Application Permitted</b>	16/01004/F	Mr Chris Teeples Pleasant Cottage The Causeway Stow Bridge King's Lynn Variation of condition 4 of planning permission 16/00537/F: To allow up to 45 dogs to be kenneled on site	Stow Bardolph
23.06.2016	28.09.2016 <b>Application Permitted</b>	16/01166/F	Steve Elford Rose Cottage 59 the Drove Barroway Drove Norfolk Flat roof hay barn	Stow Bardolph
01.07.2016	25.10.2016 <b>Application Refused</b>	16/01193/O	Mr Thomas Heffernan Horseshoe Farm 241 the Drove Barroway Drove Norfolk Outline Application: Construction of 3 dwellings	Stow Bardolph
08.08.2016	27.09.2016 <b>Prior Approval - Approved</b>	16/01447/PACU3	Mr J W Rolfe Barn 1 Church Farm West Head Road Stow Bridge Prior approval for a proposed change of use of agricultural building to residential (Class C3)	Stow Bardolph

17.08.2016	13.10.2016 <b>Application Permitted</b>	16/01516/F	R B Trucks Station Yard The Causeway Stow Bridge King's Lynn Retention of development without complying with Condition 2 attached to planning permission 15/00823/F to allow the building to be moved from the rear boundary and insertion of new doorways	Stow Bardolph
27.07.2016	23.09.2016 <b>Application Permitted</b>	16/01370/RM	Robertson Homes Ltd Land Between Romers Farm And Whites Farmhouse W of Oxborough Road Stoke Ferry Norfolk Reserved Matters Application: Construction of eight dwellings and garages	Stoke Ferry
21.03.2016	28.09.2016 <b>Application Permitted</b>	16/00576/F	Mr And Mrs Les And Sue Wright Holborn Hive 48 Orange Row Road Terrington St Clement King's Lynn Proposed new dwelling and garage	Terrington St Clement
27.07.2016	12.10.2016 <b>Application Permitted</b>	16/01373/F	P S And J E Ward Ltd Belmont Nursery Long Road Terrington St Clement Norfolk Erection of modular glasshouses	Terrington St Clement

03.08.2016	28.09.2016 <b>Application Permitted</b>	16/01426/F	Mr Shaun Jackson 20 the Saltings Terrington St Clement King's Lynn Norfolk Single storey extension to dwelling and conversion of garage to utility room	Terrington St Clement
12.08.2016	18.10.2016 <b>Was Lawful</b>	16/01486/LDE	Mr Martin Newdick 15 Rhoon Road Terrington St Clement King's Lynn Norfolk Lawful Development Certificate: Retention of annexe as built and use of land as garden	Terrington St Clement
07.03.2016	25.10.2016 <b>Application Permitted</b>	16/00468/O	Mr John Lee The Stet School Road St John's Fen End Terrington St John Outline Application: Proposed dwelling	Terrington St John
02.06.2016	25.10.2016 <b>Application Permitted</b>	16/01042/F	Mr Samuel Cousins Graedmar Church Road Terrington St John Wisbech Replacement dwelling	Terrington St John
02.08.2016	26.09.2016 <b>Was Lawful</b>	16/01419/LDE	Mr Ian Purse Fenland Lodge School Road Terrington St John Wisbech Lawful Development Certificate: continued occupation of the dwelling without complying with an Agricultural Restriction as per Condition 2 of Planning Permission 2/90/2261/F	Terrington St John

16.08.2016	12.10.2016 <b>Application Permitted</b>	16/01504/CU	Mr & Mrs S Harris Russell Lodge 40 Old Church Road Terrington St John Wisbech Change of use of land to paddock	Terrington St John
02.08.2016	27.09.2016 <b>Application Permitted</b>	16/01423/F	Mr C Lennon The Forge High Street Thornham Hunstanton Extensions & Alterations to dwelling, new cart shed and new wall	Thornham
03.08.2016	28.09.2016 <b>Application Permitted</b>	16/01421/LB	Agellus Hotels (Norfolk) Ltd The Chequers Inn High Street Thornham Norfolk Listed Building Application: New accommodation building with alterations to and extension of the existing building to create reception and sheltered external seating area	Thornham
19.08.2016	03.10.2016 <b>Application Permitted</b>	16/00046/NMA_1	Mr M Burrell Eastwood Lodge High Street Thornham Hunstanton NON-MATERIAL AMENDMENT TO PLANNING CONSENT: 16/00046/F: Extension and alterations to dwelling including external bike store	Thornham

21.12.2015	27.09.2016 <b>Application Permitted</b>	15/02086/F	Mr Frank Neal 27 Magdalen Road Tilney St Lawrence King's Lynn Norfolk VARIATION OF CONDITION 2 ATTACHED TO PLANNING CONSENT 14/00404/FM to amend approved plans	Tilney St Lawrence
25.04.2016	13.10.2016 <b>Application Refused</b>	16/00785/F	Mr Darren Browne Nolans 22 Magdalen Road Tilney St Lawrence King's Lynn Site for the erection of one chalet bungalow adjacent	Tilney St Lawrence
22.08.2016	14.10.2016 <b>Application Permitted</b>	16/01535/F	Mr Michael Hill 2 Glynrich Mews Terrington St John Norfolk PE14 7RQ Proposed single garage	Tilney St Lawrence
22.08.2016	17.10.2016 <b>Application Permitted</b>	16/01537/F	Mr & Mrs N Barker Holly Manor Lynn Road Tilney All Saints Norfolk Retention of gates and wall	Tilney St Lawrence
22.08.2016	25.10.2016 <b>Application Permitted</b>	16/01538/F	Eau Brink Farms Chestnut Farm Barn Islington Road Tilney All Saints King's Lynn Replacement stable block	Tilney St Lawrence
14.07.2016	29.09.2016 <b>Application Refused</b>	16/01299/F	Mr D Lloyd Briarfields Hotel Main Road Titchwell King's Lynn Siting of 6 holiday cabins	Titchwell

15.07.2016	28.09.2016 <b>Application Permitted</b>	16/01312/F	Mr C Robinson Home Farm Thurlands Drove Upwell Norfolk Construction of domestic garage and store with hobby room and Gym over.	Upwell
11.08.2016	10.10.2016 <b>Application Permitted</b>	16/01469/F	Mrs Belinda Smith 18 Main Road Three Holes Norfolk PE14 9JS Construction of new workshop and offices and demolition of existing	Upwell
17.08.2016	21.09.2016 <b>Was_Would be Lawful</b>	16/01508/LDE	Mr K Curson Harwin Main Road Three Holes Norfolk LAWFUL DEVELOPMENT CERTIFICATE: For four dwelling houses to be used as open market dwellings and not for key workers	Upwell
02.06.2016	10.10.2016 <b>Application Permitted</b>	16/01048/F	John Lankfer Produce J Lankfer Produce Ltd Agricultural Buildings Walton Road Walsoken Norfolk Variation of condition 2 of planning permission 13/00594/F: To vary turbine brand	Walsoken
10.06.2016	12.10.2016 <b>Application Permitted</b>	16/01090/OM	Mr J Fitt Grassgate Farm Grassgate Lane Walsoken Wisbech Outline Application: Proposed industrial/commercial units	Walsoken

27.06.2016	28.09.2016 <b>Prior Approval - Not Required</b>	16/01195/PACU3	Ms A Taylor Barns At Manor House Green Lane Walsoken Wisbech Change of use of agricultural buildings to two dwellings (C3)	Walsoken
18.08.2016	14.10.2016 <b>Application Permitted</b>	16/01527/F	FNR Machinery Ltd FNR Machinery Ltd Wellington House Lynn Road Walsoken Erection of storage building and siting of portable office building	Walsoken
03.08.2016	12.10.2016 <b>Application Permitted</b>	16/01422/F	Mr Jeff Pattison 167 Station Road Watlington King's Lynn Norfolk Single storey extension to dwelling following demolition of existing garage and conservatory	Watlington
16.08.2016	24.10.2016 <b>Application Permitted</b>	16/01495/F	Mr & Mrs C Farr 19 Fen Road Watlington King's Lynn Norfolk Single storey extension to front of dwelling	Watlington
24.08.2016	17.10.2016 <b>Application Permitted</b>	16/01557/F	Mr & Mrs Priest Lindaville 21 Rectory Lane Watlington King's Lynn Proposed conversion of roofspace with dormer windows	Watlington



27.06.2016	26.09.2016 <b>Application Permitted</b>	16/01192/PACU3	Mr Human Land On the East Side of Bustards Lane Walpole St Andrew Norfolk Change of use of agricultural building to a dwellinghouse (C3)	Walpole Cross Keys
29.07.2016	18.10.2016 <b>Application Permitted</b>	16/01396/F	MR T W Roberson Field View Market Lane Walpole St Andrew Wisbech Removal of Condition 5 attached to Planning Permission M5104 to allow the agricultural occupation restriction to be removed	Walpole Cross Keys
11.08.2016	12.10.2016 <b>Application Refused</b>	16/01471/F	Mr N Garner Land W of Junction Station Road And Little Holme Road Station Road Walpole Cross Keys Norfolk Removal of Conditions 9 and 10 of planning permission 15/01216/O: off-site highway improvement works including footway provision	Walpole Cross Keys
22.08.2016	17.10.2016 <b>Application Permitted</b>	16/01539/F	Mr M Shaw Hobby Cottage Hundred Foot Bank Welney Wisbech First floor extension	Welney
17.05.2016	18.10.2016 <b>Application Permitted</b>	16/00951/O	Mr J Vine Cromer Lodge Flegg Green Wereham King's Lynn OUTLINE APPLICATION ALL MATTERS RESERVED: Residential property and garage	Wereham

29.07.2016	23.09.2016 <b>Application Permitted</b>	16/01394/F	Mr Jonathan Marsh Ponderosa College Road Wereham King's Lynn Change of use from agricultural to equestrian use. Siting of a timber stable block. Installation of post and rail fence 1.3m around the perimeter of the land (retrospective)	Wereham
09.03.2016	24.10.2016 <b>Application Permitted</b>	16/00482/OM	Mr M And Mrs J Goodall Land North of School Road West Walton Norfolk Outline Application: construction of 10 dwellings	West Walton
15.06.2016	29.09.2016 <b>Application Permitted</b>	16/01124/FM	Bateman Farms Crown Farm Mill Road West Walton Wisbech Construction of an agricultural building	West Walton
28.07.2016	29.09.2016 <b>Application Permitted</b>	16/01388/F	Mr Bettinson Linward Harps Hall Road Walton Highway Norfolk Detached double garage	West Walton
08.08.2016	29.09.2016 <b>Application Permitted</b>	16/01446/F	Mr & Mrs M Stead Gaersfield Farm Harps Hall Road Walton Highway Norfolk Proposed annex to dwelling (attached)	West Walton

11.08.2016	25.10.2016 <b>Application Refused</b>	16/01475/O	Mr And Mrs P Crawley Land At Church Farm River Road West Walton Outline Application: 4 two storey dwellings with access from River Road	West Walton
01.08.2016	04.10.2016 <b>Application Permitted</b>	16/01405/F	Mr P Allen 27 Mill Road Wiggshall St Germans Norfolk PE34 3HL Proposed Garage	Wiggshall St Germans
02.08.2016	17.10.2016 <b>Application Refused</b>	16/01417/O	Mr & Mrs P Manning Four Winds 155 Fitton Road Wiggshall St Germans King's Lynn Outline all matters reserved: Proposed new residential dwelling	Wiggshall St Germans
03.08.2016	27.09.2016 <b>Application Permitted</b>	16/01424/O	Mr And Mrs S Winter Land West of 45 Mill Road Wiggshall St Germans Norfolk Outline Application: construction of 4 dwellings	Wiggshall St Germans
19.02.2016	14.10.2016 <b>Application Refused</b>	16/00335/O	Client of Holt Architectural Land S of Sustea Or Andola Stow Road Wiggshall St Mary Magdalen Norfolk Outline Application: Proposed new dwelling	Wiggshall St Mary Magdalen

22.08.2016	14.10.2016 <b>Application Permitted</b>	16/01534/F	Mr Badman 8 Naphthans Lane Wimbotsham King's Lynn Norfolk Construction of bay window	Wimbotsham
11.08.2016	29.09.2016 <b>Application Permitted</b>	16/01474/O	Mr And Mrs R Ogden Myamber Field Lane Wretton King's Lynn Outline Application: construction of a dwelling	Wretton
16.03.2016	13.10.2016 <b>Application Permitted</b>	16/00500/F	Mr Ian Brown 333 Lynn Road West Winch King's Lynn Norfolk Installation of a dropped kerb	West Winch
21.07.2016	26.09.2016 <b>Application Permitted</b>	16/01337/F	Mr & Mrs M Schrooder The Coach House Rectory Lane West Winch King's Lynn Extension to existing garage and part conversion to annex (ancillary to the dwelling)	West Winch
22.07.2016	23.09.2016 <b>Application Permitted</b>	16/01350/F	Mr Jason Griffiths Meadow Farm 42 Hall Lane West Winch King's Lynn Single storey flat roof extension	West Winch
05.08.2016	29.09.2016 <b>Application Permitted</b>	16/01435/F	Mr And Mrs McCrea 24 Chapel Lane West Winch King's Lynn Norfolk Construction of proposed annexe (resubmission)	West Winch

31.08.2016	17.10.2016 <b>Application Permitted</b>	16/01580/F	Mr Martin Skinner Glyn-Neath 20 Back Lane West Winch King's Lynn Proposed day room extension to west elevation, internal alterations and proposed garage to east elevation	West Winch
------------	--	------------	--	------------

**PLANNING COMMITTEE**

**7 NOVEMBER 2016**

**PLANNING ENFORCEMENT – QUARTERLY REPORT:  
1 APRIL – 30 SEPTEMBER 2016**

**1.0 PURPOSE OF REPORT**

- 1.1 This report provides Members with an update on service performance for planning enforcement during the second and third quarters of 2016.

**2.0 PLANNING ENFORCEMENT SERVICE PERFORMANCE**

- 2.1 Set out below is a breakdown of figures in relation to received, closed and live cases. The total number of cases received has increased to **294**.

Breakdown of cases received

Number of general cases* received	265
Number of S106 monitoring cases received	48
<b>Total cases received</b>	<b>313</b>

Breakdown of cases closed

Number of general cases* closed	263
Number of S106 monitoring cases closed	8
<b>Total cases closed</b>	<b>271</b>

Breakdown of live cases

Number of live general cases*	265
Number of live S106 monitoring cases	85
<b>Total live cases*</b>	<b>350</b>

(\*Includes High Hedge cases)

- 2.2 A list of all live cases as produced on 25<sup>th</sup> October 2016 can be found at Appendix 1.
- 2.3 Below is a breakdown of all **271** cases closed during the second and third quarters, including the reason for closure.

<b>Reason</b>	<b>Count</b>
Advertisement Consent Granted	0
Amendment Approved	0
Case Closed	12
Conditions Discharged	3

De minimis	1
Delegated Authority - no further action	33
Listed Building Consent granted	0
No breach established	93
Notice issued - complied	9
Permitted development	15
Planning App Approved	36
Prosecution	2
Referred to other service	13
Remedied following informal action	42
S106 Obligation(s) Complied With	0
Use/operational development lawful	12
Default action taken under s219	0
<b>Total</b>	<b>271</b>

- 2.4 During the second and third quarters the following formal notices were served:

<b>Notice</b>	<b>Count</b>
Enforcement Notice	12
Listed Building Enforcement Notice	0
Planning Contravention Notice	9
Requisition for Information	5
Breach of Condition Notice	5
Stop Notice (excluding Temporary Stop Notice)	0
Temporary Stop Notice	0
Enforcement Injunction granted	0
Section 215 Notice	2
Repairs Notice	0
High Hedge Remedial Notice	1
<b>Total</b>	<b>34</b>

### 3.0 RECOMMENDATION

- 3.1 That this report is noted.

#### Contact

Matthew Clarey, Planning Enforcement Team Leader – 01553 616770

Parish	Date	Reference	Site	Breach	Status
Bircham	01-Oct-10	10/00453/BOC	Moor Farm Barn Docking Road Great Bircham Norfolk PE31 6QP	Alleged breach of condition 5 of planning permission 2/03/1638/CU	Notice Issued
Bircham	24-Jan-11	11/00053/BOC	Moor Farm Stables Docking Road Great Bircham King's Lynn Norfolk PE31 6QP	Alleged Failure to discharge conditions prior to occupation - 08/01529/F	Notice Issued
Bircham	06-Jan-15	15/00005/S106	Long Meadow Fring Road Great Bircham King's Lynn Norfolk PE31 6RE	Section 106 Monitoring	Notice Issued
Bircham	11-Jan-16	16/00011/UNAUTU	Land W of Polish Plantation S of CITB And E of Stanhoe Road Bircham Newton Norfolk	alleged unauthorised use - scrap metal dumping and motor bike nuisance	Notice Issued
Boughton	24-May-16	16/00252/BTCA	Land At Boughton Village Green Opposite Church Lane Boughton Norfolk	alleged breach of tree in a Conservation Area	Pending Consideration
Burnham Market	12-Jan-15	15/00023/S106	Land And Buildings On the North Side of North Street Burnham Market Norfolk PE31 8HG	Section 106 Monintoring	Notice Issued



Burnham Market	23-Sep-16	16/00445/NIA	Sussex Farm Ringstead Road Burnham Market King's Lynn Norfolk PE31 8JY	alleged not in accordance with approved plans	Pending Consideration
Burnham Norton	27-Jul-16	16/00341/BOC	Great Farm Barn Whiteway Road Burnham Deepdale Norfolk PE31 8FQ	alleged breach of condition	Pending Consideration
Burnham Thorpe	19-Sep-16	16/00438/UWLB	The Lord Nelson Walsingham Road Burnham Thorpe Norfolk PE31 8HL	Alleged unauthorised Works to a Listed Building	Pending Consideration
Castle Rising	03-Mar-15	15/00117/UNAUTU	The Annex Mill House Cottage Queen Elizabeth Way Castle Rising Norfolk PE31 6AL	alleged unauthorised use	Pending Consideration
Clenchwarton	15-Sep-15	15/00484/UNAUTU	Plot 1 Willow Farm 15 Black Horse Road Clenchwarton King's Lynn Norfolk PE34 4DN	alleged unauthorised use	Pending Consideration
Clenchwarton	07-Mar-16	16/00114/S106	Heritage House Main Road Clenchwarton Norfolk PE34 4BG	Section 106 Monitoring	Pending Consideration
Clenchwarton	31-Mar-16	16/00145/S106	Margaretta House 100 Main Road Clenchwarton Norfolk PE34 4BG	Section 106 Monitoring	Pending Consideration

Clenchwarton	08-Jun-16	16/00269/UNOPDE	27 Hall Road Clenchwarton King's Lynn Norfolk PE34 4AS	alleged unauthorised operational development - Shed	Pending Consideration
Clenchwarton	10-Aug-16	16/00378/UNAUTU	New Cafe Formerly Elles Hair And Beauty 162A Main Road Clenchwarton Norfolk PE34 4DT	alleged unauthorised use	DC Application Submitted
Clenchwarton	01-Sep-16	16/00405/BOC	59 Hall Road Clenchwarton King's Lynn Norfolk PE34 4AS	alleged breach of condition	Pending Consideration
Clenchwarton	05-Sep-16	16/00415/S106	Land N of 94 And S of Wildfields Road Hall Road Clenchwarton Norfolk	Section 106 Monitoring	Pending Consideration
Denver	06-Jan-15	15/00001/UNAUTU	West Hall Farm 80 Sluice Road Denver Downham Market Norfolk PE38 0DZ	alleged unauthorised use	Pending Consideration
Denver	30-Sep-14	14/00609/UWLB	College Farm 10 Whin Common Road Denver Downham Market Norfolk PE38 0DX	Alleged unauthorised works to a listed building	Pending Consideration
Dersingham	16-Mar-16	16/00129/UNAUTU	12 Valley Rise Dersingham King's Lynn Norfolk PE31 6PS	alleged unauthorised use and operational development	Pending Consideration

Dersingham	05-Aug-15	15/00400/UNAUTU	The Old Station Yard 67 Station Road Dersingham Norfolk	Alleged unauthorised use	Notice Issued
Dersingham	19-Aug-16	16/00389/UNOPDE	Amber House 53 Lynn Road Dersingham Norfolk PE31 6JY	alleged unauthorised operational development	Pending Consideration
Dersingham	19-Sep-16	16/00439/BTCA	8 Chapel Road Dersingham King's Lynn Norfolk PE31 6PN	alleged breach of tree in a Conservation Area	Pending Consideration
Docking	10-Mar-16	16/00122/S106	Norfolk Reclaim Norfolk Barn Brancaster Road Docking Norfolk	Section 106 Monitoring	Pending Consideration
Docking	12-Sep-16	16/00427/UNOPDE	Ashwood Station Road Docking King's Lynn Norfolk PE31 8LY	Alleged unauthorised Operational Development	Pending Consideration
Downham Market	02-Aug-11	11/00390/S106	Beech House Snape Lane Downham Market Norfolk PE38 9JH	Monitoring - Section 106 Agreement	Notice Issued
Downham Market	27-Jan-14	14/00052/BOC	Amenity Area Opposite 81 Rosemary Way Downham Market Norfolk	alleged breach of condition	Pending Consideration

Downham Market	30-Oct-14	14/00672/BOC	Land To the South of 17 Railway Road Downham Market Norfolk	alleged breach of condition	Pending Consideration
Downham Market	12-Nov-14	14/00690/UWCA	Martin the Newsagent 10 Bridge Street Downham Market Norfolk PE38 9DH	alleged unauthorised satellite dishes in a Conservation Area	Pending Consideration
Downham Market	06-Jan-15	15/00004/S106	Land Between Railway Road And Richmond Road Downham Market Norfolk	Section 106 Monitoring	Notice Issued
Downham Market	05-Mar-15	15/00124/UNOPDE	118 Bexwell Road Downham Market Norfolk PE38 9LJ	alleged unauthorised operational development	Pending Consideration
Downham Market	19-Jun-15	15/00310/UNTIDY	Ivy House 53 Railway Road Downham Market Norfolk	alleged untidy land	Pending Consideration
Downham Market	23-Jun-15	15/00314/S106	Land South of Railway Road Downham Market Norfolk	alleged Section 106 Monitoring	Notice Issued
Downham Market	24-Jul-15	15/00382/S106	Land North Side of Stowfields Downham Market Norfolk	Section 106 Monitoring	Pending Consideration

Downham Market	26-Aug-15	15/00440/S106	Williams Refrigeration Ltd Bennett Street Downham Market Norfolk PE38 9EE	Section 106 Monitoring	Pending Consideration
Downham Market	26-Aug-15	15/00441/S106	Beech House Snape Lane Downham Market Norfolk PE38 9JH	Section 106 Monitoring	Pending Consideration
Downham Market	28-Apr-16	16/00203/S106	118 Bexwell Road Downham Market Norfolk PE38 9LJ	Section 106 Monitoring	Pending Consideration
Downham Market	28-Jun-16	16/00306/UWLB	Howletts 53 - 55 High Street Downham Market Norfolk PE38 9HF	alleged unauthorised works to a Listed Building - internal	Pending Consideration
Downham Market	22-May-12	12/00242/S106	Land And Buildings On the South Side of Railway Road Downham Market Norfolk PE38 9EL	Monitoring - Section 106	Notice Issued
Downham Market	27-Jun-12	12/00305/S106	Williams Refrigeration Ltd Bennett Street Downham Market Norfolk PE38 9EE	S106-Monitoring	Notice Issued
Downham Market	01-May-13	13/00229/UNTIDY	The Willows Brickfields Lane Downham Market Norfolk PE38 9ED	alleged untidy land	Notice Issued

Downham Market	12-Sep-14	14/00559/UNAUTU	Unit 2 12 St Johns Way St John's Business Estate Downham Market Norfolk PE38 0QQ	alleged unauthorised use	Notice Issued
Downham Market	29-Oct-14	14/00671/UADV	Lawnboy Farm Services Railway Road Downham Market Norfolk PE38 9EB	alleged unauthorised advertisements	Pending Consideration
Downham Market	10-Sep-15	15/00474/UNAUTU	39 Park Lane Downham Market Norfolk PE38 9SH	Alleged unauthorised use	Pending Consideration
Downham Market	15-Sep-14	14/00562/UNOPDE	Open Space Primrose Avenue Downham Market Norfolk PE38 9GF	alleged unauthorised operational development	DC Application Submitted
Downham Market	08-Aug-16	16/00375/UWCA	73 Howdale Road Downham Market Norfolk PE38 9AH	Alleged unauthorised works in a Conservation Area	Pending Consideration
Downham Market	05-Sep-16	16/00412/UNAUTU	The Quality 4x4 Sales 91 Railway Road Downham Market Norfolk PE38 9EP	alleged unauthorised use	Pending Consideration
Downham West	26-Jan-15	15/00047/BOC	Chapel Farm House Downham Road Salters Lode Norfolk PE38 0BA	alleged breach of condition	Pending Consideration

East Rudham	26-Feb-16	16/00097/UWLB	Anchorage House Broomsthorpe Road East Rudham King's Lynn Norfolk PE31 8RG	alleged unauthorised works to a Listed Building	Pending Consideration
East Rudham	28-Jun-16	16/00303/BTPO	Son House Broomsthorpe Road East Rudham King's Lynn Norfolk PE31 8RG	alleged breach of tree preservation order	Pending Consideration
East Walton	21-Jul-15	15/00364/UNOPDE	Lady Plantation Narford Lane East Walton Norfolk	alleged anuthorised operational development - Permanent Glamping	Pending Consideration
East Winch	09-Jan-15	15/00015/UNOPDE	Land SW Area of Bilney Wood N of Holder Carr Common Road West Bilney Norfolk	alleged unauthorised operational developmernt	Pending Consideration
East Winch	29-Apr-14	14/00226/UNOPDE	W W S Tarpaulins Gayton Road East Winch Norfolk PE32 1LQ	alleged unauthorised operational development	Pending Consideration
East Winch	12-May-16	16/00224/UNAUTU	Yard Adjoining Hall Farm House Lynn Road East Winch Norfolk PE32 1NP	alleged unauthorised use	Pending Consideration
East Winch	09-Sep-16	16/00424/S106	Land S of Wilson Drive And E of the Laurels Gayton Road East Winch Norfolk	Section 106 Monitoring	Pending Consideration

Emneth	20-Oct-14	14/00648/BOC	Banyer Hall 121 Ladys Drove Emneth Wisbech Norfolk PE14 8DG	alleged breach of condition relating to 10/00871/F	Pending Consideration
Emneth	18-Dec-14	14/00730/UWLB	Banyer Cottage 117 Ladys Drove Emneth Norfolk PE14 8DG	Alleged unauthorised UPVC windows and door in a Listed Building	Pending Consideration
Emneth	05-Nov-15	15/00543/BOC	25 Gaultree Square Emneth Wisbech Norfolk PE14 8DA	alleged breach of condition	Pending Consideration
Emneth	22-Feb-16	16/00088/S106	Land East of Playing Field Hungate Road Emneth Norfolk	Section 106 Monitoring	Pending Consideration
Emneth	07-Mar-16	16/00113/S106	Land East of 37 Elm High Road Emneth Norfolk	Section 106 Monitoring	Pending Consideration
Emneth	25-Apr-16	16/00195/UNAUTU	Westfield Guesthouse 85 Elm High Road Emneth Norfolk PE14 0DH	alleged unauthorised use - swimming pool	Pending Consideration
Emneth	26-May-16	16/00253/S106	Land On the West Side of Hollycroft Road Emneth Norfolk	Section 106 Monitoring	Pending Consideration



Emneth	31-Aug-16	16/00396/UNOPDE	Sheramena 17 Church Road Emneth Wisbech Norfolk PE14 8AA	Alleged unauthorised operational development	Pending Consideration
Feltwell	27-Apr-15	15/00209/BOC	2 Leonards Lane Feltwell Thetford Norfolk IP26 4EQ	alleged breach of condition relating to 12/01683/RM	Pending Consideration
Gayton	26-Jun-14	14/00374/UNAUTU	Former Hills Garage Lynn Road Gayton King's Lynn Norfolk PE32 1QJ	alleged unauthorised use	Pending Consideration
Gayton	12-Jan-15	15/00019/S106	Allens Garage Lynn Road Gayton King's Lynn Norfolk PE32 1QJ	Section 106 Monitoring	Notice Issued
Gayton	13-Jan-15	15/00031/S106	Former Works Adj Gayton Mill Litcham Road Gayton Norfolk	Section 106 Monitoring	Notice Issued
Gayton	05-Aug-16	16/00369/S106	Rampant Horse Lynn Road Gayton King's Lynn Norfolk PE32 1PA	Section 106 Monitoring	Pending Consideration
Gayton	05-Aug-16	16/00371/S106	Allens Garage Lynn Road Gayton King's Lynn Norfolk PE32 1QJ	Section 106 Monitoring	Pending Consideration

Gayton	05-Aug-16	16/00372/S106	Manor Farm Back Street Gayton King's Lynn Norfolk PE32 1QR	Section 106 Monitoring	Pending Consideration
Great Massingham	26-Oct-12	12/00519/UNTIDY	7 - 8 Rectory Row Sandy Lane Great Massingham King's Lynn Norfolk PE32 2EZ	Alleged untidy land	Notice Issued
Great Massingham	07-Jul-16	16/00321/UADV	The Dabbling Duck 11 Abbey Road Great Massingham King's Lynn Norfolk PE32 2HN	alleged unauthorised advertisement	Pending Consideration
Grimston	12-May-16	16/00223/BOC	Mill Hill Nursery Cliffe En Howe Road Pott Row Norfolk PE32 1BY	alleged breach of condition relating to 11/01658/F	Pending Consideration
Grimston	11-Mar-15	15/00138/UNOPDE	Land N of Chequers Road And E of Chapel Road Chequers Road Pott Row Norfolk	alleged unauthorised operational development	Pending Consideration
Grimston	20-Jul-16	16/00331/UADV	Mill Hill Nursery Cliffe En Howe Road Pott Row Norfolk PE32 1BY	alleged unauthorised Advertisement	Pending Consideration
Heacham	23-Mar-15	15/00147/BOC	Rhino Sheds Dairy Farm School Road Heacham Norfolk	alleged breach of condition	Pending Consideration

Heacham	22-Feb-16	16/00092/S106	Land NE of Number 8 Cheney Hill Cheney Hill Heacham Norfolk	Section 106 Monitoring	Pending Consideration
Heacham	30-Mar-16	16/00140/S106	Land On the North Side of Church Lane Heacham Norfolk	Section 106 Monitoring	Pending Consideration
Heacham	05-May-16	16/00211/UNOPDE	16 Cameron Close Heacham King's Lynn Norfolk PE31 7LF	Alleged unauthorised operational development	Notice Issued
Heacham	16-Jun-16	16/00282/S106	Land West of A149 Lynn Road Heacham Norfolk	Section 106 Monitoring	Pending Consideration
Heacham	04-Jul-16	16/00312/UNOPDE	10 Folgate Road Heacham King's Lynn Norfolk PE31 7BN	2m high fence adjacent to a highway screening a wooden structure which is forward of the front elevation	Pending Consideration
Heacham	18-Aug-15	15/00427/UNAUTU	18A Jubilee Road Heacham King's Lynn Norfolk PE31 7AS	alleged unauthorised use	Notice Issued
Heacham	18-May-16	16/00243/UNAUTU	Proctor UK Ltd Adjacent To Wakefield Joinery Unit 5- 7 Unit 12 Cheney Crescent Heacham Norfolk PE31 7BT	alleged unauthorised use	Pending Consideration

Hilgay	25-Mar-14	14/00167/BOC	Dents Hilgay Farm Shop & Garden Centre Steels Drove Hilgay Norfolk PE38 0QH	Alleged breach of condition attached to 12/01331/F	Notice Issued
Hilgay	19-Feb-15	15/00098/S106	Martins Farm Station Road Ten Mile Bank Downham Market Norfolk PE38 0EP	Section 106 Monitoring	Pending Consideration
Hilgay	30-Mar-16	16/00143/S106	Church Farm 20 Church Road Ten Mile Bank Norfolk PE38 0EJ	Section 106 Monitoring	Pending Consideration
Hillington	05-Aug-15	15/00392/UWLB	Field Farm Fakenham Road Hillington King's Lynn Norfolk PE31 6DL	Unauthorised use of building as separate annexe/residential unit and insertion of UPVC windows and doors	Pending Consideration
Hockwold cum Wilton	30-May-14	14/00291/UNAUTU	Island Farm Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	14-Sep-15	15/00481/UNAUTU	Land North of Broadlands 63 Mill Lane Hockwold cum Wilton Norfolk IP26 4LR	alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	11-Dec-15	15/00601/BOC	Fountain Stables Cowles Drove Hockwold cum Wilton Norfolk	alleged breach of condition relating to 13/01359/F	Pending Consideration

Hockwold cum Wilton	19-Jan-15	15/00037/UNAUTU	Twelve Acre Farm Moor Drove (East) Hockwold cum Wilton Norfolk IP26 4JU	alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	07-May-15	15/00237/BOC	White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	alleged Breach of Condition relating to 14/00265/F	DC Application Submitted
Hockwold cum Wilton	27-Nov-15	15/00584/BOC	Blackdyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	alleged breach of condition relating to 05/01719/F	Pending Consideration
Hockwold cum Wilton	27-Nov-15	15/00585/BOC	Blackdyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	Alleged breach of condition relating to 08/00413/F	Pending Consideration
Hockwold cum Wilton	10-Aug-16	16/00377/NIA	Orchard Plot Adjacent To 79 South Street Hockwold cum Wilton Norfolk IP26 4JG	alleged not in accordance with Planning Approval 15/00339/F	Pending Consideration
Hockwold cum Wilton	07-Sep-16	16/00417/UNAUTU	Soay Farm Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	22-Sep-16	16/00443/UNAUTU	Fen View Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	alleged unauthorised use	Pending Consideration

Holme next the Sea	08-Aug-14	14/00463/UNAUTU	Land North of High Road Farm Main Road Holme next the Sea Norfolk PE36 6LA	alleged unauthorised use	Notice Issued
Holme next the Sea	12-May-16	16/00226/BOC	Inglenook 32 Main Road Holme next the Sea Norfolk PE36 6LA	alleged breach of condition relating to 14/01187/F and 15/00657/F	Pending Consideration
Hunstanton	22-Feb-16	16/00091/S106	Land South of 22 Philips Chase Hunstanton Norfolk	Section 106 Monitoring	Pending Consideration
Hunstanton	01-Apr-14	14/00218/UWCA	The Marine Hotel 10 St Edmunds Terrace Hunstanton Norfolk PE36 5EH	alleged unauthorised works in a conservation area	Pending Consideration
Hunstanton	20-Jul-16	16/00329/UNOPDE	16 Annes Drive Hunstanton Norfolk PE36 5PE	alleged unauthorised operational development - Fence	Pending Consideration
Hunstanton	04-Aug-16	16/00360/UNAUTU	School House James Street Hunstanton Norfolk PE36 5HE		Pending Consideration
Hunstanton	08-Sep-16	16/00421/S106	Land E of Cromer Road Hunstanton Norfolk	Section 106 Agreement	Pending Consideration

Ingoldisthorpe	25-Apr-16	16/00189/S106	Land N 130 Lynn Road And E 147 Lynn Road Lynn Road Ingoldisthorpe Norfolk	Section 106 Monitoring	Pending Consideration
King's Lynn	30-Sep-10	10/00431/UWCA	Family Support Centre Church Lane King's Lynn Norfolk PE30 5AE	Alleged replacement windows without consent	Notice Issued
King's Lynn	17-Mar-11	11/00155/UNOPDE	18 North Everard Street King's Lynn Norfolk PE30 5HQ	Without planning permission, the installation of Un-Plasticised Polyvinyl Chloride (UPVC) windows and door	Pending Consideration
King's Lynn	24-Apr-13	13/00217/BOC	Unit 11 Willow Road Willows Business Park King's Lynn Norfolk PE34 3RD	Alleged Breach of condition 5 attached to 12/00912/F	Pending Consideration
King's Lynn	08-Jan-14	14/00006/UWLB	Hanse House South Quay King's Lynn Norfolk PE30 5GN	alleged unauthorised works to a Listed Building	Pending Consideration
King's Lynn	26-Feb-14	14/00109/OTHER	7 Blackfriars Road King's Lynn Norfolk PE30 1NR	alleged other breach - derelict land and buildings	Pending Consideration
King's Lynn	12-Jun-14	14/00316/UNTIDY	Ferryside 4 Ferry Square West Lynn King's Lynn Norfolk PE34 3JQ	alleged untidy land	Pending Consideration

King's Lynn	15-Jul-14	14/00428/UWLB	1 King Street King's Lynn Norfolk PE30 1ET	alleged unauthorised works to a Listed Building	Pending Consideration
King's Lynn	30-Jul-14	14/00440/S106	Tesco Campbells Meadow King's Lynn Norfolk PE30 4YN	Section 106 Monitoring	Notice Issued
King's Lynn	10-Sep-14	14/00523/UNTIDY	6 St Anns Street King's Lynn Norfolk PE30 1LT	Derelict building having an adverse impact on the amenity	Notice Issued
King's Lynn	06-Jan-15	15/00003/S106	Land South of 9 Orchard Lane Gaywood	Monitoring - Section 106 Agreement	Notice Issued
King's Lynn	13-Jan-15	15/00024/S106	Marsh House Marsh Lane King's Lynn Norfolk PE30 3AD	Section 106 Monitoring	Notice Issued
King's Lynn	14-Jan-15	15/00032/S106	Land East of 21 Tower Street King's Lynn Norfolk	Section 106 Monitoring	Notice Issued
King's Lynn	26-May-15	15/00262/UNTIDY	57 Post Mill King's Lynn Norfolk PE30 4QZ	alleged untidy land	Notice Issued



King's Lynn	11-Jun-15	15/00291/UNTIDY	102 - 103 London Road King's Lynn Norfolk PE30 5ES	alleged untidy Land	Pending Consideration
King's Lynn	24-Jul-15	15/00383/S106	Land South of Russett Close King's Lynn Norfolk	Section 106 Monitoring	Pending Consideration
King's Lynn	21-Aug-15	15/00435/BOC	Golden Ball Farm Low Road Saddlebow Norfolk PE34 3FN	alleged breach of condition relating to 11/01806/EXF	Pending Consideration
King's Lynn	09-Nov-15	15/00546/UNOPDE	Arc Clean Car Centre North Street King's Lynn Norfolk PE30 1QW	alleged unauthorised operational development	Pending Consideration
King's Lynn	18-Nov-15	15/00570/UADV	Alis Meze Bar 120 Norfolk Street King's Lynn Norfolk PE30 1AP	alleged unauthorised use	Pending Consideration
King's Lynn	18-Nov-15	15/00571/S106	Land North West of St Nicholas Business Park Edward Benefer Way King's Lynn Norfolk	Section 106 Montoring	Pending Consideration
King's Lynn	24-Nov-15	15/00576/UNAUTU	68 Gayton Road King's Lynn Norfolk PE30 4EN	Alleged unauthorised use	Pending Consideration

King's Lynn	11-Dec-15	15/00603/UNAUTU	Alis Meze Bar 120 Norfolk Street King's Lynn Norfolk PE30 1AP	alleged unauthorised use	Pending Consideration
King's Lynn	16-Dec-15	15/00604/NIA	44 Burkitt Street King's Lynn Norfolk PE30 2AS	alleged not in accordance with 13/01320/F	DC Application Submitted
King's Lynn	14-Jan-16	16/00017/BOC	Wind Turbine SW Point Cottages Cross Bank Road King's Lynn Norfolk	alleged breach of condition relating to 14/01381/F	Notice Issued
King's Lynn	08-Feb-16	16/00063/UWCA	53 Railway Road King's Lynn Norfolk	alleged unauthorised works in a Conservation Area	Notice Issued
King's Lynn	16-Feb-16	16/00074/UWCA	Card Mart - WH Smith 50 High Street King's Lynn Norfolk	alleged unauthorised advertisement	Pending Consideration
King's Lynn	22-Feb-16	16/00089/S106	BCKLWN Public Open Space North of 88 Marsh Lane King's Lynn Norfolk	Section 106 Monitoring	Pending Consideration
King's Lynn	17-Mar-16	16/00135/BOC	Former Alderman Jackson Special School Marsh Lane King's Lynn Norfolk	alleged breach of condition	DC Application Submitted

King's Lynn	30-Mar-16	16/00144/S106	Plaxtole House 70 Goodwins Road King's Lynn Norfolk PE30 5PD	Section 106 Monitoring	Pending Consideration
King's Lynn	16-May-16	16/00234/UWCA	15 North Everard Street King's Lynn Norfolk PE30 5HQ	alleged unauthorised works in a Conservation Area	Notice Issued
King's Lynn	05-Jul-16	16/00316/S215	18 Kent Road King's Lynn Norfolk PE30 4AU	alleged untidy land	Complaint Received/Inves tigation Started
King's Lynn	11-Jun-07	07/00189/UWCA	29 Norfolk Street King's Lynn Norfolk PE30 1AL	Alleged unauthorised change of roof materials and addition of UPVC replacement windows in conservation area	Notice Issued
King's Lynn	07-Jun-11	11/00300/BOC	Ciao Coffee 42 Broad Street King's Lynn Norfolk PE30 1DP	Alleged breach of conditions attached to 09/00369/F, 11/00583/F	Notice Issued
King's Lynn	07-Dec-12	12/00574/UNAUTU	18 Kent Road King's Lynn Norfolk PE30 4AU	Alleged unauthorised siting of a mobile home as a residence	Pending Consideration
King's Lynn	08-Jan-14	14/00009/BOC	The Gatehouse Kellard Place King's Lynn Norfolk PE30 5DG	alleged breach of condition 26 relating to 05/00691/OM and Condition 23 relating to 09/021010/F	Pending Consideration

King's Lynn	13-Oct-14	14/00638/UWCA	14 - 15 London Road King's Lynn Norfolk PE30 5PY	Erection of a wooden fence without the necessary planning permission having been obtained.	Notice Issued
King's Lynn	24-Apr-15	15/00198/UNAUTU	Street Record Broad Street King's Lynn Norfolk	alleged unauthorised use	Pending Consideration
King's Lynn	26-May-15	15/00264/UNTIDY	Wenns Hotel 8 - 9 Saturday Market Place King's Lynn Norfolk PE30 5DQ	alleged untidy land	Pending Consideration
King's Lynn	22-Sep-15	15/00489/UADV	19 Chapel Street King's Lynn Norfolk PE30 1EG	alleged unauthorised advertisement	Pending Consideration
King's Lynn	11-Nov-15	15/00559/UNTIDY	11 Valingers Road King's Lynn Norfolk PE30 5HD	alleged untidy derelict property	Notice Issued
King's Lynn	09-May-16	16/00214/UNAUTU	Appletons Yard Rope Walk King's Lynn Norfolk PE30 2BD	Alleged unauthorised use	Pending Consideration
King's Lynn	24-May-16	16/00251/UNAUTU	127 Wootton Road Gaywood King's Lynn Norfolk PE30 4DR	alleged unauthorised use	DC Application Submitted

King's Lynn	06-Jun-16	16/00264/UADV	Hanse House South Quay King's Lynn Norfolk PE30 5GN	alleged unauthorised advertisements	Pending Consideration
King's Lynn	23-Jun-16	16/00289/UNTIDY	51 Middlewood King's Lynn Norfolk PE30 4RT	alleged untidy land	Notice Issued
King's Lynn	15-Oct-15	15/00521/UNAUTU	154 St Peters Road West Lynn King's Lynn Norfolk PE34 3JF	alleged unauthorised use	DC Application Submitted
King's Lynn	14-Jul-16	16/00325/UWCA	Smiles Better 76 - 77 Norfolk Street King's Lynn Norfolk PE30 1AD	Alleged unauthorised works in a Conservation Area - Satellite Dish	Pending Consideration
King's Lynn	14-Jul-16	16/00326/UWCA	Flat 73 Norfolk Street King's Lynn Norfolk PE30 1AD	alleged unauthorised works in a Conservation Area - Satellite Dish	Pending Consideration
King's Lynn	21-Jul-16	16/00336/UADV	Fly Posting On Fence Beveridge Way Hardwick Narrows King's Lynn Norfolk	alleged unauthorised advertisement	Pending Consideration
King's Lynn	28-Jul-16	16/00344/UNOPDE	106 Hillen Road King's Lynn Norfolk PE30 5LG	alleged unauthorised operational development	Pending Consideration

King's Lynn	04-Aug-16	16/00357/BOC	Phase 3 Land West of Anthony Nolan Road King's Lynn Norfolk	alleged breach of condition	Pending Consideration
King's Lynn	05-Aug-16	16/00361/UNAUTU	41 Norfolk Street King's Lynn Norfolk PE30 1AH	alleged unauthorised use	Pending Consideration
King's Lynn	05-Aug-16	16/00362/UNAUTU	Modelling Hairstyles 30A Norfolk Street King's Lynn Norfolk PE30 1AL	alleged unauthorised use	Pending Consideration
King's Lynn	16-Aug-16	16/00382/UWL B	2 Purfleet Place King's Lynn Norfolk PE30 1JH	alleged unauthorised works in a Conservation Area	Pending Consideration
King's Lynn	31-Aug-16	16/00399/UADV	Adjoining St Martha's Primary School Field Lane Gaywood And Rear of 45 Kensington Road King's Lynn Norfolk PE30 4AY	Alleged unauthorised advertisement	Pending Consideration
King's Lynn	29-Sep-16	16/00451/UWCA	7 John Street King's Lynn Norfolk PE30 5HH	alleged unauthorised satellite in Conservation Area	Pending Consideration
King's Lynn	29-Sep-16	16/00452/UWCA	8 John Street King's Lynn Norfolk PE30 5HH	alleged unauthorised satellite dish in a Conservation Area	Pending Consideration

King's Lynn	29-Sep-16	16/00453/UWCA	9 John Street King's Lynn Norfolk PE30 5HH	alleged unauthorised satellite dish in a Conservation Area	Pending Consideration
King's Lynn	29-Sep-16	16/00454/UWCA	20 North Everard Street King's Lynn Norfolk PE30 5HQ	alleged unauthorised satellite in a Conservation Area	Pending Consideration
King's Lynn	29-Sep-16	16/00455/UWCA	19 South Everard Street King's Lynn Norfolk PE30 5HJ	alleged unauthorised satellite dish in a Conservation Area	Pending Consideration
Marham	27-Mar-15	15/00158/UNOPDE	R & S Engineering Burnthouse Drove Upper Marham Norfolk PE33 9JP	alleged unauthorised use	Pending Consideration
Marham	07-May-15	15/00234/BOC	R & S Engineering Burnthouse Drove Upper Marham Norfolk PE33 9JP	alleged breach of condition relating to 13/01472/CU	Pending Consideration
Marshland St James	14-Jul-15	15/00358/UNOPDE	Marshland Smeeth Post Office 294 Smeeth Road Marshland St James Norfolk PE14 8ES	alleged unauthorised operational development	Notice Issued
Marshland St James	11-Sep-15	15/00479/S106	88 Smeeth Road Marshland St James Wisbech Norfolk PE14 8JF	Section 106 Monitoring	Pending Consideration

Marshland St James	01-Dec-15	15/00593/S106	Land North East of 197 Smeeth Road Marshland St James Norfolk	Section 106 Monitoring	Pending Consideration
Marshland St James	30-Mar-16	16/00139/S106	Land NE of 46 NW of 37 Smeeth Road Marshland St James Norfolk	Section 106 Monitoring	Pending Consideration
Marshland St James	08-Apr-16	16/00163/UNAUTU	Button Hole Lake School Road Marshland St James Norfolk	Alleged unauthorised use	Pending Consideration
Marshland St James	28-Apr-16	16/00201/S106	73 Smeeth Road Marshland St James Wisbech Norfolk PE14 8JF	Section 106 Monitoring	Pending Consideration
Marshland St James	18-May-16	16/00240/S106	Land North of 7 Walton Road Marshland St James Norfolk	Section 106 Monitoring	Pending Consideration
Marshland St James	18-May-16	16/00242/S106	Fenberry Farm Ltd 90 Smeeth Road Marshland St James Norfolk PE14 8JF	Section 106 Monitoring	Pending Consideration
Marshland St James	03-Jul-13	13/00356/UNAUTU	Land North of Long Lots Drove Marshland St James Norfolk	alleged unauthorised use	Notice Issued



Marshland St James	06-Sep-13	13/00509/UNOPDE	Marshland Villa Farm House School Road Marshland St James Norfolk PE14 8JR	alleged unauthorised operational development	Pending Consideration
Marshland St James	12-Sep-14	14/00552/BOC	Wings Farm Bonnetts Lane Marshland St James Wisbech Norfolk PE14 8JE	alleged breach of condition	DC Application Submitted
Marshland St James	11-Aug-15	15/00411/UNAUTU	16 Trinity Road Marshland St James Norfolk PE14 8JA	alleged unauthorised use	Pending Consideration
Marshland St James	05-Jan-16	16/00006/UNAUTU	Caravan Rungays Bridge Bungalow Black Drove Marshland St James Norfolk	alleged unauthorised use - Mobile Home	DC Application Submitted
Marshland St James	01-Sep-16	16/00400/S106	Land On the North East Side of School Road Marshland St James Norfolk	Section 106 Monitoring	Pending Consideration
Methwold	23-Mar-15	15/00149/UNAUTU	The Fairview 20 the Avenue Brookville Thetford Norfolk IP26 4RF	alleged unauthorised use	Pending Consideration
Methwold	30-Mar-16	16/00141/S106	Land South West of 15 Brook Lane Brookville Norfolk	Section 106 Monitoring	Pending Consideration

Methwold	12-May-16	16/00222/S106	Land West of 91 Hythe Road Methwold Norfolk	Section 106 Monitoring	Pending Consideration
Methwold	18-May-16	16/00238/S106	1 Scotts Lane Brookville Thetford Norfolk IP26 4RD	Section 106 Monitoring	Pending Consideration
Methwold	16-Jun-16	16/00284/S106	78 Hythe Road Methwold Thetford Norfolk IP26 4PU	Section 106 Monitoring	Pending Consideration
Methwold	09-Mar-16	16/00117/UNAUTU	Poppylot Bungalow Southery Road Feltwell Thetford Norfolk IP26 4EP	alleged unauthorised use	DC Application Submitted
Methwold	27-Jul-16	16/00343/S106	Land W of Crown Street N of Hall Farm Bungalow Hall Farm Drive Methwold Norfolk IP26 4PN	Section 106 Monitoring	Pending Consideration
Middleton	20-Jan-14	14/00029/BOC	Crown Cottages School Road Middleton Norfolk	alleged breach of condition relating to 08/02313/F Conditions 11 and 12	Pending Consideration
Nordelph	29-Jan-16	16/00046/UNAUTU	The Old Farmhouse Birchfield Road Nordelph Downham Market Norfolk PE38 0BP	alleged unauthorised use	Pending Consideration

Nordelph	29-Jan-16	16/00042/UNAUTU	Land North West of Coronation Avenue Nordelph Norfolk	alleged unauthorised use	Notice Issued
North Runcton	12-Sep-16	16/00428/UNOPDE	Norvue 57 Rectory Lane North Runcton King's Lynn Norfolk PE33 0QS	Alleged Unauthorised Operational Development	Pending Consideration
Northwold	11-Jul-16	16/00324/UNAUTU	Laburnum Garage 23 West End Northwold Norfolk IP26 5LE	alleged unauthorised use	Pending Consideration
Old Hunstanton	16-Sep-16	16/00435/NIA	Gingerbread Cottage 33A Sea Lane Old Hunstanton Norfolk	alleged not in accordance wtih approved plans	Pending Consideration
Outwell	05-Apr-16	16/00147/BOC	116 Wisbech Road Outwell Wisbech Norfolk PE14 8PF	alleged breach of condition	Pending Consideration
Outwell	29-Jun-16	16/00308/S106	Magnolia Lodge Hall Road Outwell Wisbech Norfolk PE14 8PE	Section 106 Monitoring	Pending Consideration
Outwell	11-Aug-15	15/00413/UNAUTU	Rose Cottage 5 Green Drove Outwell Norfolk PE14 8TW	alleged unauthorised use	Pending Consideration

Outwell	30-Aug-16	16/00395/S106	Flat 3 Outwell Court 36 Wisbech Road Outwell Wisbech Norfolk PE14 8PA	Section 106 Monitoring	Pending Consideration
Pentney	29-Jan-16	16/00048/HEDGE	Land North East of the Pines Abbey Road Pentney Norfolk	Alleged removal-works to a hedge	DC Application Submitted
Pentney	26-May-16	16/00254/S106	Oaklands Pentney Lane Pentney Norfolk PE32 1JE	Section 106 Monitoring	Pending Consideration
Pentney	03-Jul-13	13/00352/S215	11 Church Close Pentney King's Lynn Norfolk PE32 1JJ	Without planning permission, the storage of vehicles at a level in excess of an incidental level constituting a change of use to a mixed use of residential and storage of vehicles.	Notice Issued
Pentney	09-Feb-15	15/00070/UNAUTU	73 Pentney Lakes Common Road Pentney Norfolk PE32 1LE	alleged unauthorised use	Notice Issued
Pentney	27-Jul-16	16/00342/S106	Narborough Road Pentney Norfolk	Section 106 Monitoring	Pending Consideration
Ringstead	11-Oct-13	13/00620/UNAUTU	94 High Street Ringstead Hunstanton Norfolk PE36 5JU	alleged unauthorised use	DC Application Submitted

Roydon	15-Jun-16	16/00280/UNTIDY	Land East of No's 3 And 4 Birch Drive Roydon Norfolk	alleged untidy land	Notice Issued
Roydon	10-Aug-16	16/00376/UNOPDE	Frogs Cottage 31 Low Road Roydon King's Lynn Norfolk PE32 1AN	alleged unauthorised operational development	Pending Consideration
Runton Holme	06-Jun-16	16/00263/UNOPDE	1 Thorpland Lane Runton Holme King's Lynn Norfolk PE33 0AF	alleged unauthorised use	DC Application Submitted
Shouldham	21-Sep-16	16/00441/BOC	Orchard Park Caravan Site The Green Shouldham Norfolk	alleged breach of condition	Pending Consideration
Snettisham	10-Feb-15	15/00080/S106	38C Common Road Snettisham Norfolk PE31 7PF	S106 Monitoring	Pending Consideration
Snettisham	19-Jun-15	15/00309/UNAUTU	Land Adjacent To 36 Beach Road Snettisham Norfolk	alleged unauthorised use	Notice Issued
Snettisham	06-Aug-15	15/00405/S106	Land At Common Road Snettisham Norfolk	Section 106 Monitoring	Pending Consideration

Snettisham	13-Apr-16	16/00178/BOC	Old Station Yard Station Road Snettisham King's Lynn Norfolk PE31 7QS	Alleged breach of condition relating to 11/01163/	DC Application Submitted
Snettisham	10-Jun-16	16/00272/S106	Old Station Yard Station Road Snettisham King's Lynn Norfolk PE31 7QS	Section 106 Monitoring	Pending Consideration
Snettisham	30-Sep-15	15/00505/OTHER	Little Oaks 13A Beach Road Snettisham King's Lynn Norfolk PE31 7RA	alleged other breach	Pending Consideration
Snettisham	28-Jan-16	16/00038/BOC	Land At Common Road Snettisham Norfolk	alleged breach of condition relating to 13/01736/RM	DC Application Submitted
Snettisham	28-Sep-16	16/00449/S106	West of 6 Teal Close Snettisham King's Lynn Norfolk PE31 7RE	Section 106 Monitoring	Pending Consideration
South Creake	25-Apr-16	16/00191/S106	9 Leicester Road South Creake Fakenham Norfolk NR21 9PW	Section 106 Monitoring	Pending Consideration
South Creake	04-Aug-15	15/00391/UNOPDE	The Elms The Common South Creake Fakenham Norfolk NR21 9JA	Alleged unauthorised caravans on site	Notice Issued

South Creake	04-Aug-16	16/00353/BOC	Jays The Common South Creake Fakenham Norfolk NR21 9JB	alleged breach of condition	Notice Issued
South Wootton	04-Aug-16	16/00354/BTPO	The Limes 8 Church Lane South Wootton Norfolk PE30 3LJ	alleged breach of tree preservation order	Notice Issued
Southery	08-Jan-14	14/00005/UNAUTU	Land Known As Pells Farm Farthing Drove Southery Norfolk PE38 0PR	alleged unauthorised use	Notice Issued
Southery	18-Feb-15	15/00096/UNAUTU	Caravan, South of The Jolly Farmers Feltwell Road Southery Downham Market Norfolk PE38 0NS	alleged unauthorised use	Notice Issued
Southery	08-Jul-16	16/00323/S106	Mount Pleasant 9 Upgate Street Southery Downham Market Norfolk PE38 0NA	Section 106 Monitoring	Pending Consideration
Stoke Ferry	26-Feb-16	16/00098/S106	Valmes 13 Wretton Road Stoke Ferry King's Lynn Norfolk PE33 9SQ	Section 106 Monitoring	Pending Consideration
Stoke Ferry	08-Mar-16	16/00115/S106	Land Between Romers Farm And Whites Farmhouse W of Oxborough Road Stoke Ferry Norfolk	Section 106 Monitoring	Pending Consideration

Stoke Ferry	12-Jan-16	16/00015/BOC	Plots 3 & 4 the Hollow Furlong Drove Stoke Ferry Norfolk	alleged breach of condition(s) relating to 07/02461/F	Pending Consideration
Stoke Ferry	08-Apr-16	16/00164/UNAUTU	The Annexe Playters Farm Greatmans Way Stoke Ferry Norfolk PE33 9SZ	Alleged unauthorised use	Pending Consideration
Stoke Ferry	04-Aug-16	16/00359/UNAUTU	Track At Ferry End House Greatmans Way Stoke Ferry Norfolk PE33 9SZ	alleged unauthorised use	Pending Consideration
Stoke Ferry	16-Sep-16	16/00436/NIA	The Toll House Oxborough Road Stoke Ferry Norfolk PE33 9SY		Pending Consideration
Stow Bardolph	12-Nov-14	14/00688/BOC	Willow Farm Stow Bridge Road Stow Bardolph Norfolk PE34 3HZ	Alleged Breach of Condition relating to 09/00147/F	Pending Consideration
Stow Bardolph	25-Apr-16	16/00190/S106	Land At Barroway Drove Norfolk PE38 0AJ	Section 106 Monitoring	Pending Consideration
Stow Bardolph	28-Jun-16	16/00299/BOC	Station Yard The Causeway Stow Bridge King's Lynn Norfolk PE34 3PH	alleged breach of condition	Pending Consideration



Stow Bardolph	07-Aug-13	13/00429/UNAUTU	The Baptist Chapel Gooding Close Stow Bridge Norfolk	alleged unauthorised use	Notice Issued
Stow Bardolph	06-May-14	14/00235/BOC	Unit 2 Primrose Farm 176 the Drove Barroway Drove Norfolk PE38 0AL	alleged breach of condition	Notice Issued
Stow Bardolph	27-Apr-15	15/00213/BOC	MRC Commercial And Technical Centre 183 the Drove Barroway Drove Norfolk PE38 0AL	alleged breach of condition relating to 14/00247/FM	Pending Consideration
Stow Bardolph	23-Aug-16	16/00391/UNOPDE	Primrose Farm 94 the Drove Barroway Drove Norfolk PE38 0AJ	Alleged unauthorised development	Pending Consideration
Syderstone	14-Jul-15	15/00353/BOC	Carriage House Docking Road Syderstone Norfolk PE31 8SW	alleged breach of condition relating to 10/01425/F	Pending Consideration
Syderstone	22-Sep-16	16/00442/UNOPDE	Playing Field S And Between 11 And 34 Norman Way Syderstone Norfolk	alleged unauthorised operational development	Pending Consideration
Terrington St Clement	10-Oct-14	14/00635/UNAUTU	Myrabella Farm Long Road Terrington St Clement King's Lynn Norfolk PE34 4JN	alleged unauthorised use	Notice Issued

Terrington St Clement	19-Nov-14	14/00702/UNAUTU	South Fork Waterlow Road Terrington St Clement Norfolk PE34 4PS	alleged unauthorised use	Pending Consideration
Terrington St Clement	01-Mar-16	16/00099/UNOPDE	Land North of 29 Wanton Lane Terrington St Clement Norfolk	alleged unauthorised operational development	DC Application Submitted
Terrington St Clement	11-Apr-16	16/00173/HHC	Wild Wood 47 Craske Lane Terrington St Clement King's Lynn Norfolk PE34 4HW	High Hedge Complaint	Pending Consideration
Terrington St Clement	10-Jun-16	16/00273/S106	Chestnut House Market Lane Terrington St Clement King's Lynn Norfolk PE34 4HR	Section 106 Monitoring	Pending Consideration
Terrington St Clement	26-May-16	16/00255/UNAUTU	Annexe At 257 Lynn Road Terrington St Clement King's Lynn Norfolk PE34 4HU	alleged unauthorised use	Pending Consideration
Terrington St Clement	28-Jul-16	16/00348/UNAUTU	71 Station Road Terrington St Clement Norfolk PE34 4PL	alleged unauthorised use - car sales	DC Application Submitted
Terrington St Clement	05-Sep-16	16/00414/UNTIDY	Marigold Lodge 73 Sutton Road Terrington St Clement King's Lynn Norfolk PE34 4PJ	alleged untidy land	Pending Consideration

Terrington St John	19-Feb-16	16/00081/UNAUTU	Somerville House Church Road Terrington St John Norfolk PE14 7RY	alleged unauthorised use	Pending Consideration
Terrington St John	18-May-16	16/00239/S106	Land On the North West Side of Old Church Road Terrington St John Norfolk	Section 106 Monitoring	Pending Consideration
Terrington St John	18-May-16	16/00241/S106	Playing Field School Road Terrington St John Norfolk	Section 106 Monitoring	Pending Consideration
Terrington St John	28-Jun-16	16/00300/UNOPDE	The Woolpack Inn Main Road Terrington St John Wisbech Norfolk PE14 7RR	alleged unauthorised operational development	Pending Consideration
Thornham	23-Jun-14	14/00366/BOC	Redridge The Green Thornham Norfolk PE36 6NH	alleged breach of Condition relating to 13/00260/F	DC Application Submitted
Thornham	03-Aug-16	16/00349/BOC	Samphire Ship Lane Thornham Hunstanton Norfolk PE36 6LT	alleged breach of Condition 3 of Planning approval 13/01518/F	Pending Consideration
Tilney St Lawrence	25-Mar-14	14/00176/UNOPDE	The Coach & Horses Lynn Road Tilney All Saints King's Lynn Norfolk PE34 4RU	alleged unauthorised operational development	Notice Issued

Tilney St Lawrence	22-Apr-15	15/00183/S106	Garden House 27 Magdalen Road Tilney St Lawrence King's Lynn Norfolk PE34 4QX	Section 106 Monitoring	Notice Issued
Tilney St Lawrence	16-Dec-15	15/00606/UNOPDE	Land Off New Road Terrington St John Norfolk	alleged unauthorised operational development	Pending Consideration
Tilney St Lawrence	07-Mar-16	16/00108/UNOPDE	Field Rear of Windsor Farm 79 Church Road Tilney St Lawrence King's Lynn Norfolk PE34 4QQ	alleged unauthorised operational development	Pending Consideration
Tilney St Lawrence	30-Mar-16	16/00142/S106	Eastfield Barn Chapel Road Tilney Fen End Tilney St Lawrence Norfolk PE14 8JL	Section 106 Monitoring	Pending Consideration
Tilney St Lawrence	03-Jun-16	16/00261/UNOPDE	Holly Manor Lynn Road Tilney All Saints Norfolk PE34 4RT	alleged unauthorised operational development	Pending Consideration
Tilney St Lawrence	01-Sep-16	16/00402/UNAUTU	40 Spice Chase Tilney St Lawrence King's Lynn Norfolk PE34 4RD	alleged unauthorised use	Pending Consideration
Tilney St Lawrence	23-Sep-16	16/00444/S106	Garden House 27 Magdalen Road Tilney St Lawrence King's Lynn Norfolk PE34 4QX	Section 106 Monitoring	Pending Consideration

Upwell	28-Jan-15	15/00052/UNOPDE	Wadyngstow House Main Road Three Holes Norfolk PE14 9JR	alleged unauthorised operational development	Notice Issued
Upwell	01-Mar-16	16/00101/BOC	The Holts 236 Small Lode Upwell Wisbech Norfolk PE14 9BL	alleged breach of condition relating to 06/01146/F	Notice Issued
Upwell	16-Jun-16	16/00283/S106	Land S 21 To 42 St Peters Road Upwell Norfolk	Section 106 Monitoring	Pending Consideration
Upwell	27-Apr-16	16/00196/UNAUTU	Chestnut Stables 32 Green Road Upwell Norfolk PE14 9HS	alleged unauthorised use	DC Application Submitted
Upwell	08-Sep-16	16/00420/UNAUTU	Land S of the Cottage SW of Plaw Field Stonehouse Road Upwell Norfolk	alleged unauthorised use	Pending Consideration
Walpole	07-Sep-15	15/00450/S106	1 Townsend Farm Church Road Walpole St Peter Norfolk PE14 7NS	Section 106 Monitoring	Pending Consideration
Walpole	27-Jan-16	16/00037/BOC	Newcroft Cottage Mill Road Walpole St Peter Norfolk PE14 7QP	alleged breach of condition relating to 06/00759/F	Pending Consideration

Walpole	22-Feb-16	16/00086/S106	Land North of Hawthorne Lodge Police Road Walpole St Andrew Norfolk	Section 106 Monitoring	Pending Consideration
Walpole	09-Mar-16	16/00116/S106	Churchfield House Eastlands Bank Walpole St Andrew Wisbech Norfolk PE14 7LB	Section 106 Monitoring	Pending Consideration
Walpole	04-Apr-16	16/00146/S106	Land Between the Birches And Chapman Cottage S of Chalk Road Chalk Road Walpole St Peter Norfolk	Section 106 Monitoring	Pending Consideration
Walpole	24-May-16	16/00250/BOC	12 Stable Block Livery Business At Hill Farm West Drove North Walpole St Peter Norfolk	alleged breach of condition relating to 13/00147/F	Pending Consideration
Walpole	11-Aug-15	15/00410/UNAUTU	Threeways The Marsh Walpole St Andrew Wisbech Norfolk PE14 7JG	alleged unauthorised use	Notice Issued
Walpole	05-Apr-16	16/00154/UNAUTU	12 Frenchs Road Walpole St Andrew Wisbech Norfolk PE14 7JF	alleged unauthorised use	Pending Consideration
Walpole	31-Aug-16	16/00398/UNAUTU	Mansefield Marsh Road Walpole St Andrew Wisbech Norfolk PE14 7JN	Alleged unauthorised use	Pending Consideration

Walpole Cross Keys	30-Mar-15	15/00164/UNAUTU	Old Farm Market Lane Walpole St Andrew Norfolk PE14 7LT	alleged unauthorised use	Notice Issued
Walpole Cross Keys	22-Feb-16	16/00090/S106	Land W of Junction Station Road And Little Holme Road Station Road Walpole Cross Keys Norfolk	Section 106 Monitoring	Pending Consideration
Walpole Cross Keys	08-Feb-16	16/00064/BOC	White House Farm 4 Station Road Walpole Cross Keys King's Lynn Norfolk PE34 4HB	alleged breach of condition	Pending Consideration
Walpole Cross Keys	23-Aug-16	16/00390/UNAUTU	Last View Low Road Walpole Cross Keys Norfolk PE34 4HA	alleged unauthorised use	Pending Consideration
Walpole Highway	28-Apr-16	16/00202/S106	Luzern Hall Road Walpole Highway Wisbech Norfolk PE14 7QD	Section 106 Monitoring	Pending Consideration
Walpole Highway	28-Jun-16	16/00307/UNAUTU	Windyridge Mill Lane Walpole Highway Wisbech Norfolk PE14 7RD	alleged unauthorised use	DC Application Submitted
Walpole Highway	07-Jul-16	16/00319/S106	Land Opposite Entrance To Stockhill Square Hall Road Walpole Highway Norfolk	alleged Section 106 Monitoring	Pending Consideration

Walpole Highway	05-Aug-16	16/00373/S106	Rose Bank Hall Road Walpole Highway Wisbech Norfolk PE14 7QD	Section 106 Monitoring	Pending Consideration
Walsoken	08-Jun-15	15/00278/BOC	81 Broadend Road Walsoken Norfolk PE14 7BQ	alleged breach of condition	Pending Consideration
Walsoken	17-Aug-15	15/00425/BOC	Builders Yard Wheatley Bank Walsoken Wisbech Norfolk PE14 7AZ	alleged breach of condition relating to 2/94/0622/CU	Pending Consideration
Walsoken	26-Oct-15	15/00535/HHC	16 Westry Close Walsoken Wisbech Norfolk PE14 7BU	High Hedge Complaint	Notice Issued
Walsoken	16-May-16	16/00231/UNAUTU	Opposite Lankefers Produce Processing Plant Hunchback Lane Walsoken Norfolk	alleged unauthorised use	Pending Consideration
Walsoken	10-Aug-10	10/00329/BOC	Claybrook Park 38 Broadend Road Walsoken Norfolk PE14 7BQ	alleged breach of highway condition relating to planning permission 06/02009/FM	Pending Consideration
Walsoken	05-Sep-16	16/00407/UNAUTU	Station House Station Road Walsoken Wisbech Norfolk PE14 8DJ	alleged unauthorised use	Pending Consideration



Watlington	22-Feb-16	16/00087/S106	Storage Land Station Road Watlington King's Lynn Norfolk PE33 0JF	Section 106 Monitoring	Pending Consideration
Watlington	13-Apr-16	16/00176/UNAUTU	Land South of 6 Challis Close 10, 14, 16 Kent Drive 47 And 49 Langridge Circle 98 John Davis Way Watlington King's Lynn Norfolk	Alleged unauthorised use	DC Application Submitted
Watlington	04-Aug-16	16/00355/UNAUTU	16 Kent Drive Watlington Norfolk PE33 0EZ	alleged unauthorised use	Pending Consideration
Welney	11-Sep-14	14/00542/UNOPDE	Ha Penny Toll Farm Ha Penny Toll Road Lotts Bridge Three Holes Norfolk	alleged unauthorised operational development	Notice Issued
Welney	27-Jun-16	16/00293/BOC	Cricket Pavilion And Playing Field Hurn Drove Welney Norfolk	Alleged breach of condition	DC Application Submitted
Welney	27-Oct-14	14/00666/UNAUTU	Old Welney Hotel Bedford Bank Welney Wisbech Norfolk PE14 9TB	alleged unauthorised use	Pending Consideration
Wereham	14-Apr-15	15/00174/UWLB	Manor House Church Road Wereham Norfolk PE33 9AP	Alleged unauthorised works to a Listed Building.	Pending Consideration

West Acre - VACANT	27-Aug-14	14/00514/BOC	Greenhill Cottage 1A Green Hill Road West Acre Norfolk PE32 1TW	alleged breach of condition	Pending Consideration
West Dereham	09-Nov-15	15/00547/UNAUTU	Woodside Barn The Row West Dereham Norfolk PE33 9RH	alleged unauthorised use	DC Application Submitted
West Dereham	27-Jul-16	16/00340/UNAUTU	Land On the West Side of Basil Road West Dereham Norfolk	alleged unauthorised use	Pending Consideration
West Rudham	18-Aug-16	16/00388/UNOPDE	Rudham Court Lynn Road West Rudham King's Lynn Norfolk PE31 8RW	alleged unauthorised operational development	Pending Consideration
West Walton	19-Dec-14	14/00742/UNAUTU	Cooks Cottage St Pauls Road South Walton Highway Norfolk PE14 7DD	Alleged unauthorised use of barn conversion (holiday lets) as single dwellinghouse	Pending Consideration
West Walton	13-Jan-15	15/00026/S106	Land Between 3 And 5 Trafford Estate West Walton Norfolk	Section 106 Monitoring	Notice Issued
West Walton	23-Jul-15	15/00375/BOC	Cashelbawn Mill Road West Walton Wisbech Norfolk PE14 7EU	alleged breach of condition 4 & 5 of 13/01017/F	Pending Consideration

West Walton	05-Aug-16	16/00370/S106	Land To South of the Poplars Lynn Road Walton Highway Norfolk	Section 106 Monitoring	Pending Consideration
West Winch	05-Jun-15	15/00270/UNAUTU	45 Archdale Close West Winch King's Lynn Norfolk PE33 0LD	alleged unauthorised use	Pending Consideration
West Winch	25-Apr-16	16/00192/UNAUTU	Land Adjacent To And No. 17 Hall Lane West Winch Norfolk PE33 0PJ	alleged unauthorised use	DC Application Submitted
West Winch	07-Sep-16	16/00416/S106	The Winch 70 Main Road West Winch Norfolk PE33 0LY	Section 106 Monitoring	Pending Consideration
Wiggenhall St Germans	09-Feb-15	15/00076/BOC	Spriggs Hollow Magdalen High Road Wiggenhall St Mary Magdalen Norfolk PE34 3BG	alleged breach of condiiton	Pending Consideration
Wiggenhall St Germans	07-Mar-16	16/00112/UNAUTU	Rear of Sunset Lodge Lynn Road Wiggenhall St Germans King's Lynn Norfolk PE34 3AT	alleged unauthorised use	Pending Consideration
Wiggenhall St Germans	16-Mar-16	16/00125/S106	35 Mill Road Wiggenhall St Germans Norfolk PE34 3HL	Section 106 Monitoring	Pending Consideration

Wiggenhall St Germans	23-Jun-14	14/00368/UNAUTU	New Farm House High Road Saddlebow King's Lynn Norfolk PE34 3AW	alleged unauthorised use	Pending Consideration
Wiggenhall St Germans	20-Nov-15	15/00575/BOC	Willow Tree Forge High Road Saddlebow Norfolk PE34 3AR	alleged breach of condition relating to 09/02215/F	Pending Consideration
Wiggenhall St Germans	05-Sep-16	16/00406/UNOPDE	1 High Road Saddlebow King's Lynn Norfolk PE34 3AW	alleged unauthorised operational development	Pending Consideration
Wiggenhall St Mary Magdalen	14-Jul-16	16/00327/S106	Land South of 85 Stow Road Stow Road Wiggenhall St Mary Magdalen Norfolk	Section 106 Monitoring	Pending Consideration
Wretton	28-Jun-16	16/00305/UNAUTU	2 Rose Cottage Cromer Lane Wretton King's Lynn Norfolk PE33 9QX	alleged unauthorised use	Pending Consideration
Wretton	31-Aug-16	16/00397/UNOPDE	6 All Saints Place West Dereham Road Wretton King's Lynn Norfolk PE33 9RA	Alleged unauthorised operational development	Pending Consideration

## PLANNING COMMITTEE

7 NOVEMBER 2016

**DECISION ON PLANNING AND ENFORCEMENT APPEALS  
- QUARTERLY REPORT -**

**1. PURPOSE OF THE REPORT**

- 1.1 To provide Members with the quarterly update covering performance for the period 1 July 2016 – 30 September 2016

**2. REPORT**

- 2.1 The Schedule is attached at Appendix 1 for the period 1 July 2016 – 30 September 2016 (Planning and Enforcement).

	<b>Valid appeals started in system at beginning of period</b>	<b>New valid appeals started</b>	<b>Appeals decided (or withdrawn / closed / invalid)</b>	<b>Valid appeals started in system at end of period</b>
1 Jul – 30 Sept	22	18	21	19

- 2.2 For all appeals decided this quarter, the outcomes were as follows:-

	<b>Allowed</b>	<b>Dismissed</b>	<b>Total</b>	<b>Withdrawn / Closed</b>	<b>Invalid</b>	<b>Split</b>
1 Jul – 30 Sept	2	18	<b>20</b>	1	0	0
	<b>10%</b>	<b>90%</b>				

- 2.3 BVPI 204 was not retained as a new National Indicator although it has been retained as one of our local indicators. BVPI 204 was quite specific over which appeals it covers and for example does not include enforcement, advertisement, lawful development certificate, permitted development, hedge and tree appeals, this is reflected in the table below.

	<b>Allowed</b>	<b>Dismissed</b>	<b>Total</b>	<b>Withdrawn / Closed</b>	<b>Invalid</b>	<b>Split</b>
1 Jul – 30 Sept	2	17	<b>19</b>	1	0	0
	<b>11%</b>	<b>89%</b>				

- 2.4 For all appeals decided over the last 4 quarters, the outcomes were as follows:-

<b>2015/16</b>	<b>Allowed</b>	<b>Dismissed</b>	<b>Total</b>	<b>Withdrawn / Closed</b>	<b>Invalid</b>	<b>Split</b>
1 Oct – 31 Dec	10	7	<b>17</b>	3	0	0
1 Jan – 31 Mar	3	9	<b>12</b>	0	0	0
1 Apr – 30 Jun	2	11	<b>13</b>	1	0	0
1 Jul – 30 Sept	2	18	<b>20</b>	1	0	0
<b>Total</b>	<b>17</b>	<b>45</b>	<b>62</b>	<b>5</b>	<b>0</b>	<b>0</b>
	<b>27%</b>	<b>73%</b>				

This data shows that for the third quarter of 2016 10% of all appeals were allowed. For the 12 month period to 30 September 2016 an average of 27% of all appeals

were allowed. This is below the traditional national average figure of 36% of all appeals allowed. With regard to withdrawals it should be noted that appeals can be withdrawn at any time, even after the statements have been exchanged or the appeal heard but whilst the Inspector's decision is awaited. At that stage the LPA has undertaken all the work but without any commensurate result.

- 2.5 All decisions are viewable on the councils web site located on the planning appeals page and are e-mailed directly to the ward member, Chairman and Vice-Chairman. Appeal documentation for applications made in 2004 onwards can also be viewed on Public Access using the planning application search facility.

**Contact Officer:** Lee Osler, Office Manager  
☎ 01553 616552

# Planning and Enforcement Appeal

Report Date Range 01/07/2016 to 30/09/2016

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
------------	---------------------------	----------------	-------------	-------------------------------	------------------	--------------	---------------------------

## Live Cases -1 (Not including appeals received to end of previous quarter)

18/04/2016	C/16/3146551	Nicholas David Barker	Appeal against	15/00002/MON	Written Representations		
		Holly Manor Lynn Road Tilney All Saints Norfolk PE34 4RT					
18/04/2016	C/16/3146770	Cheryl Barker	Appeal against	15/00002/MON	Written Representations		
		Holly Manor Lynn Road Tilney All Saints Norfolk PE34 4RT					
16/05/2016	W/16/3147543	Elm Park Holdings Limited	Outline Application: construction of up to 40 dwellings	15/01003/OM	Public Inquiry		
		Fosters Sports Ground Ferry Road Clenchwarton Norfolk PE34 4BP					

## Live Cases -2 (Received in previous quarter)

15/07/2016	W/16/3153060	WHSmith PLC	ADVERT APPLICATION: 1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign	16/00536/A	Written Representations		
		Vacant 50 High Street King's Lynn Norfolk					
15/07/2016	W/16/3153057	WHSmiths PLC	Listed Building Application: Alter exterior signage	16/00599/LB	Written Representations		
		Vacant 50 High Street King's Lynn Norfolk					
10/08/2016	C/16/3154398	Kim Lorraine Jeffery	Appeal against	10/00329/BOC	Written Representations		
		Claybrook Park 38 Broadend Road Walsoken Norfolk PE14 7BQ					

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
15/08/2016	W/15/3152066	Mr John Gordon  Land Adjoining 1 Ella Place Green Lane Tottenhill Norfolk	Construction of two 2-bedroom houses (semi-detached) on part of the large garden of 1 Ellas Place, previously the site of a garage now demolished	15/01376/F	Written Representations		
15/08/2016	W/16/3153633	Mr S McKenna  Plot N of the Bungalow Bellamys Lane West Walton Norfolk	Construction of two chalet bungalows	16/00513/F	Written Representations		
16/08/2016	W/16/3153036	Mr James Ward  Land North of Willow Barn School Road St John's Fen End Terrington St John Norfolk PE14 7SJ	OUTLINE APPLICATION SOME MATTERS RESERVED: Two dwellings	16/00161/O	Written Representations		
19/08/2016	W/16/3155975	C/o Agent  Land South of Trafford House Mill Road Walpole St Peter Norfolk PE14 7QW	Construction of 2 storey executive style home	15/01733/F	Written Representations		
23/08/2016	C/16/3154734	Stephen Bacon  The Annex Mill House Cottage Queen Elizabeth Way Castle Rising Norfolk PE31 6AL	Appeal against	15/00117/UNAUTU	Public Inquiry		
06/09/2016	W/16/3154238	Mr Paul Savory  Land To the West Side Of West Drove North Walpole St Peter Norfolk	Proposed standing on static caravan as accommodation for applicant to look after livestock	15/01698/F	Informal Hearing		
20/09/2016	W/16/3152793	Miss Pamela Wenn  81 Broadend Road Walsoken Norfolk PE14 7BQ	Outline Application: Proposed single storey dwelling	16/00040/O	Written Representations		



Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
20/09/2016	W/16/3156310	Mr Ian Rix  The Rose And Crown Nethergate Street Harpley King's Lynn Norfolk PE31 6TW	OUTLINE APPLICATION SOME MATTERS RESERVED: Proposed building plot for dwelling	16/00406/O	Written Representations		
21/09/2016	W/16/3155244	KRB Builders Ltd  Kenfield Farm 254 Main Road Clenchwarton King's Lynn Norfolk PE34 4AF	Outline Application All Matters Reserved: Proposed residential development of former Brownfield Site	15/01339/OM	Written Representations		
21/09/2016	W/16/3157697	Mr Geoff Simmons  Whitegates Lynn Road Great Bircham King's Lynn Norfolk PE31 6RJ	Outline Application: construction of a dwelling	16/01014/O	Written Representations		
23/09/2016	X/16/3154621	Mr Rodney Wilson  81 Broadend Road Walsoken Norfolk PE14 7BQ	Lawful Development Certificate - Existing use as dwelling and residential garden	14/00468/LDE	Public Inquiry		
<b>Appeals Decided ( Up to the end of previous quarter)</b>							
	F/16/3154585	Mr Neil Richard Riseborough  Field Farm Fakenham Road Hillington King's Lynn Norfolk PE31 6DL	Appeal against	15/00392/UWLB	Yet to be determined		10/08/2016  Appeal Withdrawn

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
03/09/2014	A/14/2221650	Broadland Housing Association And Townfolk Ltd	Application for outline permission for the construction of a care home, housing with care facilities and 70 new homes. New allotments, associated landscaping, SUDS ponds and associated works including an electricity substation and a pumping station are al	13/01541/OM	Public Inquiry	28/01/2015	14/07/2016
		Land West of A149 Lynn Road Heacham Norfolk					Appeal Dismissed
06/10/2015	W/15/3132154	Falck Renewables Wind Ltd	Installation of 9, approximately 2- 3MW wind turbines up to 127m in height above existing ground level, permanent anemometry mast, control building, access tracks and associated ancillary infrastructure for an operating period of 25 years and temporary con	12/00321/FM	Public Inquiry	14/06/2016	08/08/2016
		Land To the East of Rhoon Road Ongar Hill Road Terrington St Clement Norfolk					Appeal Dismissed
21/01/2016	C/16/3142318	Mr And Mrs Ingram	Appeal against	15/00052/UNOPDE	Written Representations		16/08/2016
		Wadyngstow House Main Road Three Holes Norfolk PE14 9JR					Enf Notice Upheld with Alteration
01/03/2016	W/16/3144692	Mr And Mrs Sm And TM Ngantu	Outline application: 3 dwellings	15/01903/O	Written Representations		25/07/2016
		The Willows 70 Station Road Terrington St Clement King's Lynn Norfolk PE34 4PL					Appeal Dismissed
18/04/2016	W/16/3146105	Mr And Mrs Jan And Joe Jackson	Outline application: Proposed construction of three dwellings	15/01895/O	Written Representations		13/09/2016
		High Farm 94 Hunstanton Road Dersingham King's Lynn Norfolk PE31 6NF					Appeal Dismissed

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
05/05/2016	W/16/3147056	Mr John Askew  Marshland Farm Moyses Bank Marshland St James Wisbech Norfolk PE14 8HD	Passive house of rural character	15/01486/F	Written Representations		18/08/2016  Appeal Dismissed
05/05/2016	W/16/3147766	Mr J Lee  Land At Shouldham Road Shouldham Thorpe King's Lynn Norfolk PE33 0EF	Outline Application: construction of dwelling	15/01636/O	Written Representations		04/08/2016  Appeal Dismissed
06/05/2016	W/16/3149157	Southgates Medical Centre  Southgate's Surgery 41 Goodwins Road King's Lynn Norfolk PE30 5PE	Erection of metal container in far end of car park	15/01482/F	Written Representations		04/08/2016  Appeal Dismissed
06/05/2016	W/16/3148339	MRC Engineering  Building To North East of Engineering Company Main Road Lott's Bridge Three Holes Norfolk PE14 9JG	Change of use of two double garages to residential comprising two bungalows	15/01799/F	Written Representations		22/07/2016  Appeal Dismissed
20/05/2016	W/16/3148978	Mr P Reeve  34 Holcombe Avenue King's Lynn Norfolk PE30 5NY	New Dwelling	15/01997/O	Written Representations		24/08/2016  Appeal Dismissed
23/05/2016	W/16/3150067	Mr Andrew Robb  Davros Gong Lane Burnham Overy Staithe King's Lynn Norfolk PE31 8JG	Sub division of existing dwelling for holiday let and extension to ground floor snug area	15/01983/F	Written Representations		15/08/2016  Appeal Allowed
25/05/2016	W/16/3148539	Mrs S Richards  Land Rear of The Green North Wootton Norfolk	Erection of two proposed detached dwellings and associated garages	15/02044/F	Written Representations		12/08/2016  Appeal Dismissed

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
25/05/2016	W/16/3148591	Hereward Services  Land Rear of Townsend Estate Walnut Road Walpole St Peter Norfolk	Outline Application: Small scale residential development	16/00237/O	Written Representations		26/08/2016  Appeal Dismissed
01/06/2016	W/16/3147121	Hereward Services  Land 40M SW of the Old Mill Common Road Walton Highway Norfolk	Construction of 1 x 4 bedroom barn style 2 storey dwelling	15/01103/F	Written Representations		05/09/2016  Appeal Dismissed
02/06/2016	W/16/3149906	Mr Andrew Timms  New Sibley Field School Road Terrington St John Norfolk	Outline application: Construction of 4 No. detached houses with integral garages	15/02013/O	Written Representations		05/09/2016  Appeal Dismissed
02/06/2016	W/16/3148365	T M Browne Developments Ltd  Land Adj.Last View Low Road Walpole Cross Keys Norfolk PE34 4HA	Construction of two detached dwellings and associated car port	15/02066/F	Written Representations		08/09/2016  Appeal Dismissed
24/06/2016	W/16/3151288	Mr B Rand  Whiteways 23 Woodside Avenue Dersingham King's Lynn Norfolk PE31 6QB	Construction of chalet dwelling and garage	15/02117/F	Written Representations		30/09/2016  Appeal Dismissed
29/07/2016	W/16/3153247	Mr And Mrs C Goddard  9 Folly Grove King's Lynn Norfolk PE30 3AF	Outline Application: Proposed residential dwelling on land in the ownership of 9 Folly Grove	16/00108/O	Written Representations		28/09/2016  Appeal Dismissed
29/07/2016	W/16/3152686	Mr D Turner  Coach House 12 Church Lane South Wootton Norfolk PE30 3LJ	OUTLINE APPLICATION ALL MATTERS RESERVED: New dwelling	16/00214/O	Written Representations		28/09/2016  Appeal Allowed

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
29/07/2016	W/16/3152953	Mrs Rachel Munson  Smiths Cottages 53 Grimston Road South Wootton King's Lynn Norfolk PE30 3NR	Erection of new dwelling house and associated site works	16/00431/F	Written Representations		28/09/2016  Appeal Dismissed