

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



Planning Committee

Agenda

**Monday, 4th September, 2017
at 9.30 am**

in the

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



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

**PLANNING COMMITTEE
AGENDA**

Please note that the Committee may 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, 4th September, 2017

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

TIME: 9.30 am

1. APOLOGIES

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

2. MINUTES

To confirm as a correct record the Minutes of the Meeting held on 31st July 2017 and the Reconvened Meeting held on 3rd August 2017.

3. DECLARATIONS OF INTEREST

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

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

4. URGENT BUSINESS UNDER STANDING ORDER 7

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

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

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

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Page 6)

The Committee is asked to note the Index of Applications.

(a) Decisions on Applications (Pages 7 - 51)

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

9. DELEGATED DECISIONS (Pages 52 - 98)

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

To: Members of the Planning Committee

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

Site Visit Arrangements

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

If there are any site inspections arising from this meeting, these will be held on **Thursday 7 September 2017** (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

Please note:

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

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday 31 August 2017**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

For Major Applications

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

For Minor Applications

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

For Further information, please contact:

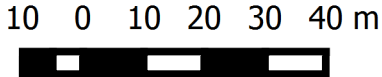
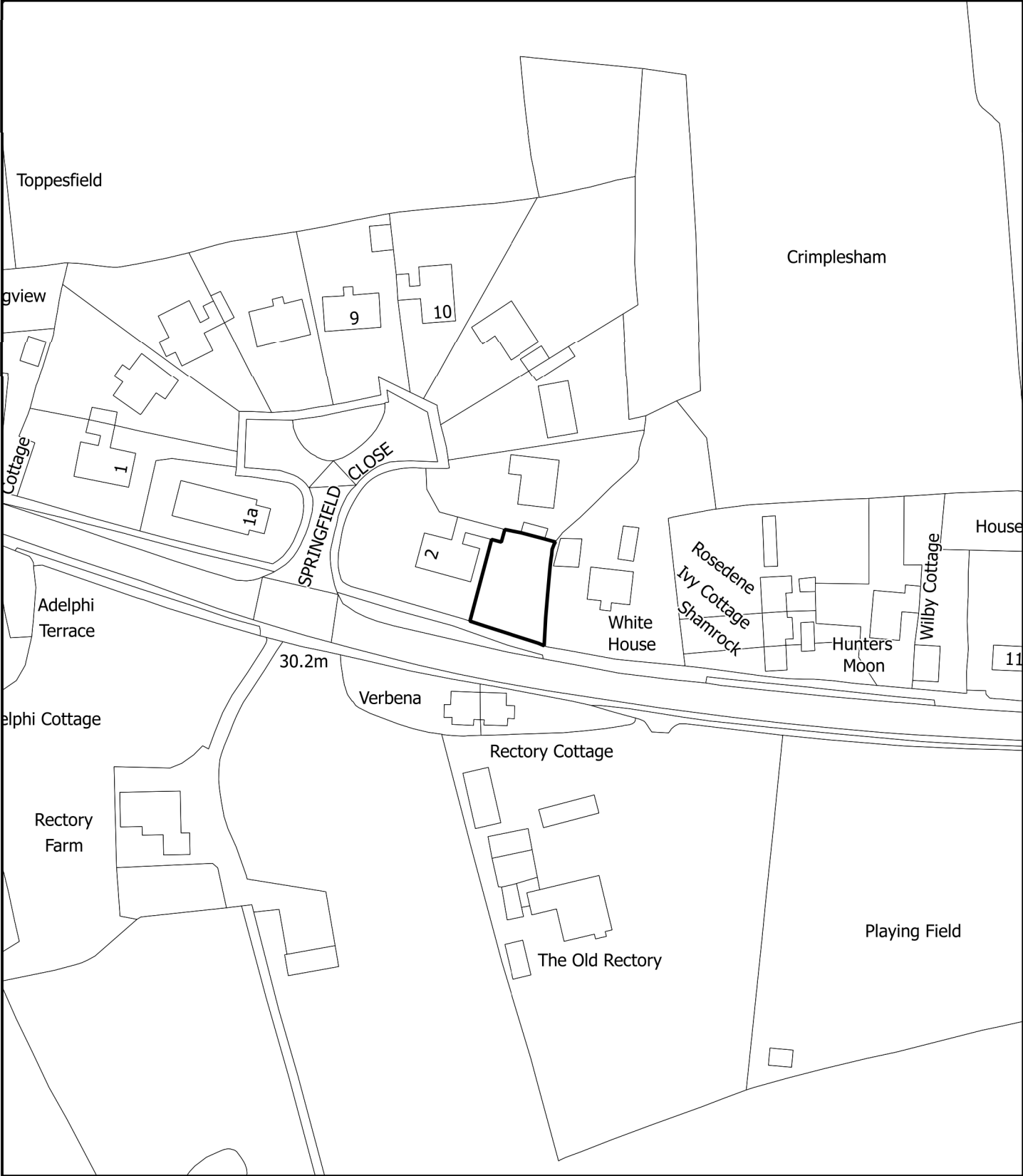
Kathy Wagg on 01553 616276
kathy.wagg@west-norfolk.gov.uk

**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 4 SEPTEMBER 2017**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1(a)	17/01211/F 2 Springfield Road Variation of condition 2 of planning permission 17/00016/F: single storey bungalow and access – to vary already approved drawings	CRIMPLESHAM	APPROVE	7
8/1(b)	17/00635/F 56 North Beach Raised caravan base and balcony terrace	HEACHAM	APPROVE	13
8/1(c)	17/00296/F Land between 15 and 19 Nursery Lane Detached dwelling with cart shed (garage)	HOCKWOLD CUM WILTON	REFUSE	20
8/1(d)	17/01008/F Hardings Way Construction of three new access roads off the southern end of Hardings Way and relocation of bus gate	KINGS LYNN	REPORT TO FOLLOW	
8/1(e)	17/01048/F Land E Church Field SW of 54 Well Creek Road and E of Baldwins Drove Construction of general purpose agricultural barn	OUTWELL	APPROVE	33
8/1(f)	17/01326/F Arc Rouge Lowside Alterations and extension to dwelling	OUTWELL	APPROVE	39
8/1(g)	17/01128/O Horseshoe Farm 241 The Drove Barroway Drove Outline Application with all matters reserved: erection of two chalet bungalows	STOW BARDOLPH	REFUSE	44

17/01211/F

2 Springfield Close Crimplasham



Parish:	Crimplesham	
Proposal:	Variation of condition 2 of planning permission 17/00016/F Single storey bungalow and access: To vary already approved drawings	
Location:	2 Springfield Close Crimblesham King's Lynn Norfolk	
Applicant:	Mr & Mrs Langridge	
Case No:	17/01211/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 21 August 2017 Extension of Time Expiry Date: 8 September 2017

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

Case Summary

Permission is sought to amend the plans previously approved for the construction of a bungalow at 2 Springfield Close, Crimblesham.

The amended plans seek a slightly larger bungalow than that originally permitted.

Key Issues

Principle of Development
Form and Character
Neighbour Amenity
Highway Safety
Crime and Disorder
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

Permission is sought to vary Condition 2 of extant planning permission 17/00016/F at 2 Springfield Close, Crimblesham.

17/00016/F permitted a two-bed bungalow with kitchen / dining / living area, hall and bathroom. The approved dwelling was rectangular in shape and measured 10.5m x 7m with a ridge height of 5.5m and eaves height of 2.65m.

The amended design has a small projection creating an L-shape property. The additional projection will enable a different internal layout and the provision of a utility room. Other than the small projection that measures 2m x 3m (6m²) all other measurements remain the same including ridge and eaves height although the roof is now proposed to be hipped rather than gable.

SUPPORTING CASE

Planning permission for a modest single storey bungalow with onsite parking and turning had already been approved by the Council (see: LPA Ref: 17/0016/F). The current proposal merely seeks a nominal increase in the size of the bungalow to provide for better internal living conditions for the intended elderly occupiers to live in.

This nominal increase in size has no significantly adverse impact on the curtilage, including onsite parking, turning and garden area.

There are a mix of property types, designs and sizes in the wider area, including a recently approved bungalow on the opposite corner of Springfield Close.

The application site does not currently contribute significantly to the character or appearance of the area, and the proposed development can be accommodated within the site which would bear a close resemblance to the established built form of the streetscene.

It is accepted that the curtilage area of the application site would be reduced in size terms. However, there are buildings and curtilages within close proximity of the application site that are generally dense and modestly sized. Principally this is in respect of the dwellings in Springfield Close and some that front Main Road.

It is therefore considered that the application site is capable of accommodating the proposed development, without causing harm to the character and appearance of the area. As such, there would be no conflict with Policy CS08 of the Core Strategy, Policy DM1 and Policy DM15 of the Local Plan. These Policies seek to ensure that, amongst other things and alongside section 7 of the Framework, new development is of a high quality, responds to the context and character of places and protects and enhances the amenity of the wider environment.

Members of the Planning Committee are respectfully invited to agree with the above submission and grant conditional planning permission.

PLANNING HISTORY

17/00016/F - Single storey bungalow and access – Permitted 13 March 2017

RESPONSE TO CONSULTATION

Parish Council: **OBJECT** – the proposed amendment will make the property too large for the plot.

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

REPRESENTATIONS

None received at time of writing report.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM3 - Infill development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

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

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highway Safety
- Crime and Disorder
- Other Material Considerations

Principle of Development

The principle of development (which constitutes infill development in a Smaller Village and Hamlet) has been established by extant permission 17/00016/F.

Form and Character

The additional modest projection (6m²) would not create an incongruous development in the streetscene. The Parish Council object to the proposed amendment on the basis that the dwelling would be too large for the plot. However, whilst the build to plot ratio would be increased by the amendment, your officers do not believe that the dwelling would be too large for the plot. The dwelling would be left with appropriate on-site parking and turning and, whilst small, an adequate degree of amenity space.

Neighbour Amenity

The site is bounded by a mixture of close boarded timber fencing, neighbouring structures and hedging.

The proposed amendment would not materially impact on neighbour amenity.

Highway Safety

The Local Highway Authority has no objection to the proposed development on the grounds of highway safety.

Crime and Disorder

There are no specific Crime and Disorder issues arising from the proposed development.

Other Material Considerations

The granting of this application essentially grants a standalone permission. Therefore all appropriate conditions appended to the previous permission (amended as necessary) should be transposed onto this application if permission is granted.

CONCLUSION

The principle of development has been established by extant planning permission 17/00016/F. The main issue for consideration is whether the proposed amendment (an additional 6m² of floorspace) is acceptable. Contrary to the Parish Council views, your officers believe the site can accommodate this slightly larger bungalow without being of detriment to the visual amenity of the locality or residential amenity. There are no objections from statutory consultees on technical grounds and no objections from third parties / neighbours. It is therefore recommended, on balance, that this application be permitted subject to the following conditions.

RECOMMENDATION:

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

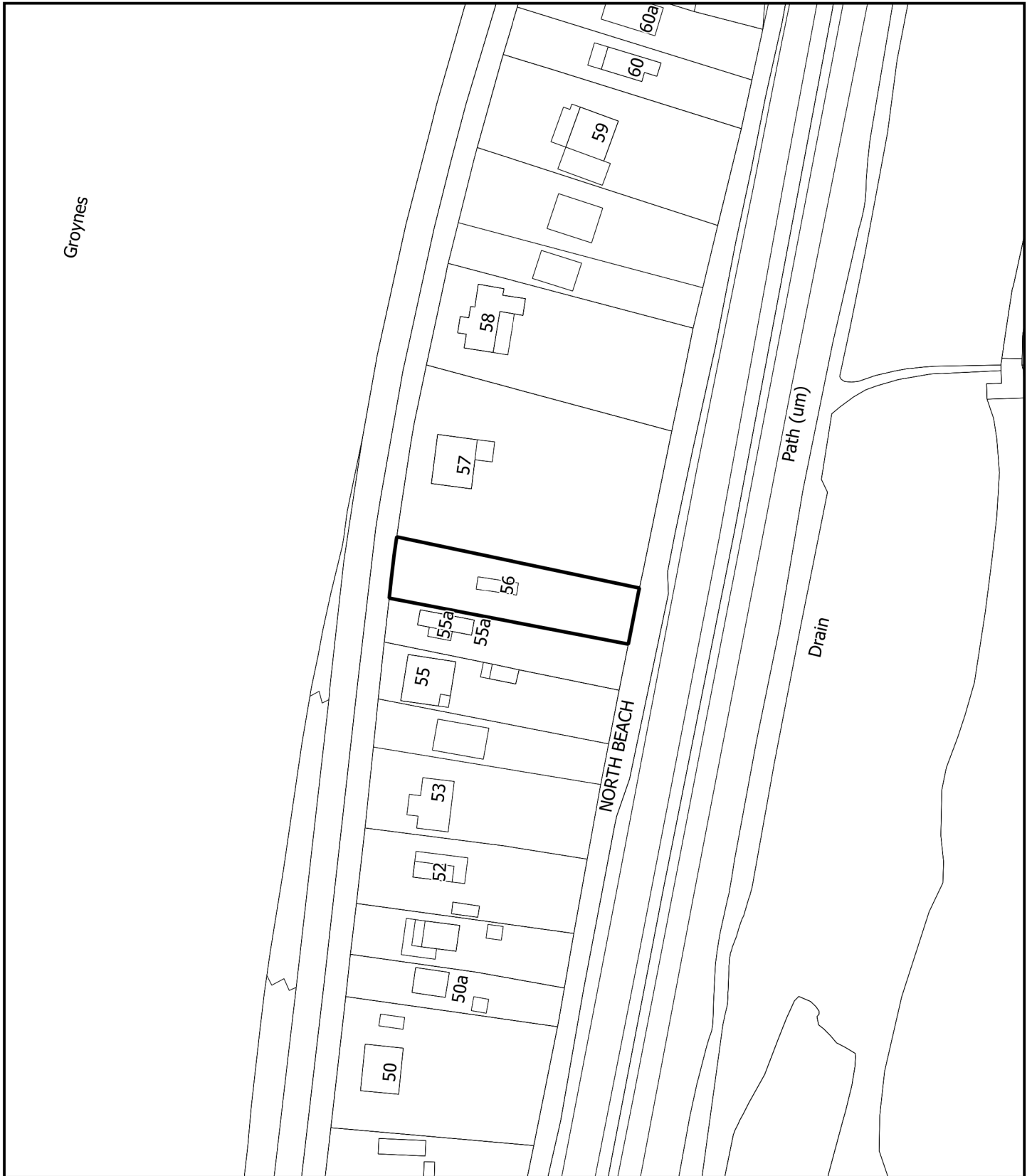
- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans drawing nos: P.04 Rev.A and P.05 Rev.B.
- 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 vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number P014 Rev.A) in accordance with the highway specification (Dwg. No. TRAD 3). 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: Prior to the first occupation of the development hereby permitted the proposed on-site access, car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 4 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 5 Condition: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 5 Reason: In the interests of highway safety.

17/00635/F

56 North Beach Heacham



Parish:	Heacham	
Proposal:	Raised caravan base and balcony terrace	
Location:	56 North Beach Heacham King's Lynn Norfolk	
Applicant:	Mr Ivor Brand	
Case No:	17/00635/F (Full Application)	
Case Officer:	Mr M Broughton	Date for Determination: 30 May 2017

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

Case Summary

The land is situated on the western side of North Beach, Heacham, approximately 270m south of its junction with South Beach Road, Hunstanton, on the coastal frontage area of Heacham, but outside the settlement boundary for the village (SADMP 2016).

The application seeks to construct of a raised caravan base with balcony terrace on the site to replace the existing ground level base.

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

Key Issues

Principle of development and flood risk
Form and character and impact on the locality
Other considerations

Recommendation

APPROVE

THE APPLICATION

The land is situated on the western side of North Beach, Heacham, approximately 270m south of its junction with South Beach Road, Hunstanton, on the coastal frontage area of Heacham, but outside the settlement boundary for the village (SADMP 2016).

The site (No.56) comprises an elongated plot of land 14m wide and 57m deep, with an access gate into the site from the unmade track 'North Beach' road. The land is bound by

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1.2m wire fencing and rises (east to west) from the access road to the sea defence wall and promenade. Within the site is an authorised caravan, with year round occupancy, on a concrete base with a patio area on its south side.

The application relates to the construction of a raised caravan base with balcony terrace on the site. Albeit not part of this application, the proposal and plan identify a replacement caravan would feature on the raised base.

This locality is within the designation of the Coastal Flood Risk Hazard Zone (DM18 SADMP 2016) and is a popular area for holiday accommodation and tourism.

Historically, an unrestricted former pre-1974 bungalow (No.56) on this site was demolished following floods in 1978. The site caravan was, however, retained continuously on the site thereafter, with a concrete base being laid in 1980. The caravan was subsequently replaced with an updated model in 1988 and more recently in 2007 when a Lawful Development Certificate was issued relative to the standing of a caravan on the site in excess of 10 years.

SUPPORTING CASE

The proposal relates to a raised base to support a caravan.

The site already has an approved caravan unit thereon with a concrete base. It is intended to replace that existing with a modern style unit, being a unit on a scale within the definition of 'caravan'.

There are other similar examples of raised bases supporting caravan units close-by. There are also examples of replacement dwellings on raised plinths on the coastal frontage – with accommodation generally over storage areas

PLANNING HISTORY

07/02543/LDE: Was_Would be Lawful 03/04/08: Application for Lawful Development Certificate: holiday caravan - 56 North Beach Heacham

RESPONSE TO CONSULTATION

Parish Council: OBJECT: Comment: Out of keeping with the visual amenity.

Environment Agency: NO OBJECTION: Subject to the existing caravan itself being permitted.

Comments: EA Tidal Hazard Map shows that this site could flood over 2m if the defences were to be breached. The LPA will need to be satisfied with the structural integrity of this proposed raised base and the caravan.

(The EA subsequently acknowledged that, in this case, the latter comment 'structural integrity' is not a matter for conclusion by the Planning Authority and that a 'common sense' approach by the applicant is apparent taking into account structural integrity and liability)

Building Control Officer: NO OBJECTION: Comment: An authorised caravan exists on this site. There is no requirement for a Building Control inspection of the proposed development of a raised base.

Emergency Planning Officer: NO OBJECTION: Comment: This location in an area at risk of flooding and the occupiers:

- Should sign up to the Environment Agency 'flood warning system' and
- Should prepare a flood evacuation plan to include actions to take on receipt of the different warning levels, evacuation procedures and evacuation routes

REPRESENTATIONS One letter - comment:

Due to the overall condition of the North Beach Road, new planning applications should contain a caveat regarding the maintenance of the roadway by the owner (the section of road being part of the property concerned). The road is in a dire state in many places. If each owner 'did their bit' as regards filling potholes then the road would be more accessible to emergency and service vehicles and other residents.

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

CS07 - Development in Coastal Areas

CS08 - Sustainable Development

CS10 - The Economy

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

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

PLANNING CONSIDERATIONS

Key issues:

- Principle of development and flood risk
- Form and character and impact on the locality
- Other considerations

Principle of development and flood risk:

The proposal seeks to construct a raised base with decking on the site as a replacement for the existing ground level concrete base.

This locality is within the designation of the Coastal Flood Risk Hazard Zone to which Policy DM18 SADMP 2016 applies. The policy seeks to prevent any inappropriate development by adopting a precautionary approach in this area due to flood risk. This proposal is somewhat unusual when considering the Policy approach. Notwithstanding the proposal is considered to be 'new development', Policy DM18 does not cater for this proposal in these circumstances as the proposal does not apply to new or replacement dwellings, extensions to dwellings, change of use or seasonal occupancy.

The NPPF 2012 paragraphs 100-108 identify inappropriate development should be avoided in areas at the highest risk of flooding, but state that where development is necessary, it should be safe without increasing flood risk elsewhere. As per Policy DM18, the NPPF does not specifically cater for this proposal, but elements of the NPPF are relevant as it is considered that the proposal is a replacement and will not increase flood risk to the site or its surroundings and the character of this coastal area will not be compromised.

Policy CS07 of the Core Strategy 2011 deals with development in coastal areas and seeks to limit detrimental impact on coastal change and ensure new development is sustainable and enhances the area, with the latter supported in Policy CS08.

On balance, taking into account the location, and specifically the nature of the development is a replacement for the existing concrete base, albeit it will be elevated as a raised platform, the principle is considered acceptable.

It is evident that a replacement living unit is intended for the raised base, but that is not an element inclusive to, nor required of, this application. The existing caravan on the site is an authorised unit, without seasonal occupancy restrictions.

Form and character and impact on the locality:

North Beach Road, Heacham, is effectively an unmade road providing a link between the surfaced South Beach Road Hunstanton (270m north) and Jubilee Road (1.8kms south) at North Beach Heacham, where there are holiday parks and typical seaside facilities which extend south into South Beach Heacham, with the whole area popular for holiday accommodation and tourism.

In this location, on the western side of The Wash, a sea wall and promenade extend from Hunstanton (north) to Heacham (south). Plots, comprising generally holiday homes, on North Beach Road are elongated and extend on the downward slope of the land, eastwards from the sea wall to the aforementioned access road, that itself is bordered (east) by a raised sea bank providing a public right of way aligned to the unmade road. To the east of that sea bank lies partially unkempt land and a golf range.

No 56 North Beach comprises a caravan on a concrete base with patio, set back from the sea wall and the frontage of adjacent properties, in a format of plots comprising dwellings and caravans generally fronting the sea wall, vastly mixed in age, scale, materials and design. The mixed format includes aged bungalow styles which pre-date 1970 without occupancy restrictions, replacement dwellings (since 1978) in brick and tile with seasonal occupancy restrictions, traditional caravans and caravans in the 'mobile unit' style (some with and some without applied seasonal occupancy conditions).

Many of the replacement holiday homes in this locality are sited on raised platforms or piers, utilising the non-habitable 'ground floor' areas as garages, storage, utility areas or simply open space, whilst providing the residential accommodation over, with sea views.

It is proposed to construct the raised platform and decking such that the frontage of the decking / unit to stand thereon would be similar to units adjacent in the street scene, including the bungalow No 57 north (which stands on a raised platform) and specifically to the caravan style unit south 55A which stands on a raised platform with a side extension. These raised platforms are typical of other examples, specifically in the street scene south, towards the Jubilee Road sea front, when viewed from the promenade.

The assessment of the Parish Council does not appear to take into account the many raised platforms for the mixed holiday homes along this stretch of coastline. Thus, the proposal effectively is considered in keeping with the existing street /promenade scene, in that by re-siting the development, a similar forward building line and height level would be attained with neighbouring sites, whilst improving the frontal aspect of the site in its position in the street scene.

It is of note, given its past, the replacement of a caravan on the site would not require permission and this application relates solely to the raised platform and associated decking. There being a revised siting, the existing concrete base / patio would become vacant following the proposed construction and it would be appropriate therefore, in terms of the replacement proposed, to apply a condition to demolish the existing concrete pad/ patio and return that area of the site to its former natural state of 'garden land'.

Other considerations:

The application does not relate to the access road and the upkeep of the access road is not an issue for consideration in this application

Public Rights of Way on the promenade (west) and sea defence earth bank (east) are not affected by this proposal

There are no known issues affecting this site in relation to Crime and Disorder

CONCLUSION:

The site is effectively in the countryside, on the coastal fringe and relatively isolated, in terms of access, between the holiday resort of Hunstanton and Heacham. The locality is characterised by a variety of holiday style accommodation fronting the promenade.

The existing residential unit is set back into the site and is authorised without seasonal restriction, but in need of upgrading to a modern standard, including the installation of flood resilient measures.

The proposal is somewhat unusual in terms of specific Policy reference. However, it does generally accord with elements of Policy in the NPPF 2012 and Policies CS07 / CS08 of the Core Strategy 2011 as it is considered there is no increase in flood risk, the proposal is not environmentally damaging and the overall design is considered in keeping with the other developments close-by

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

RECOMMENDATION:

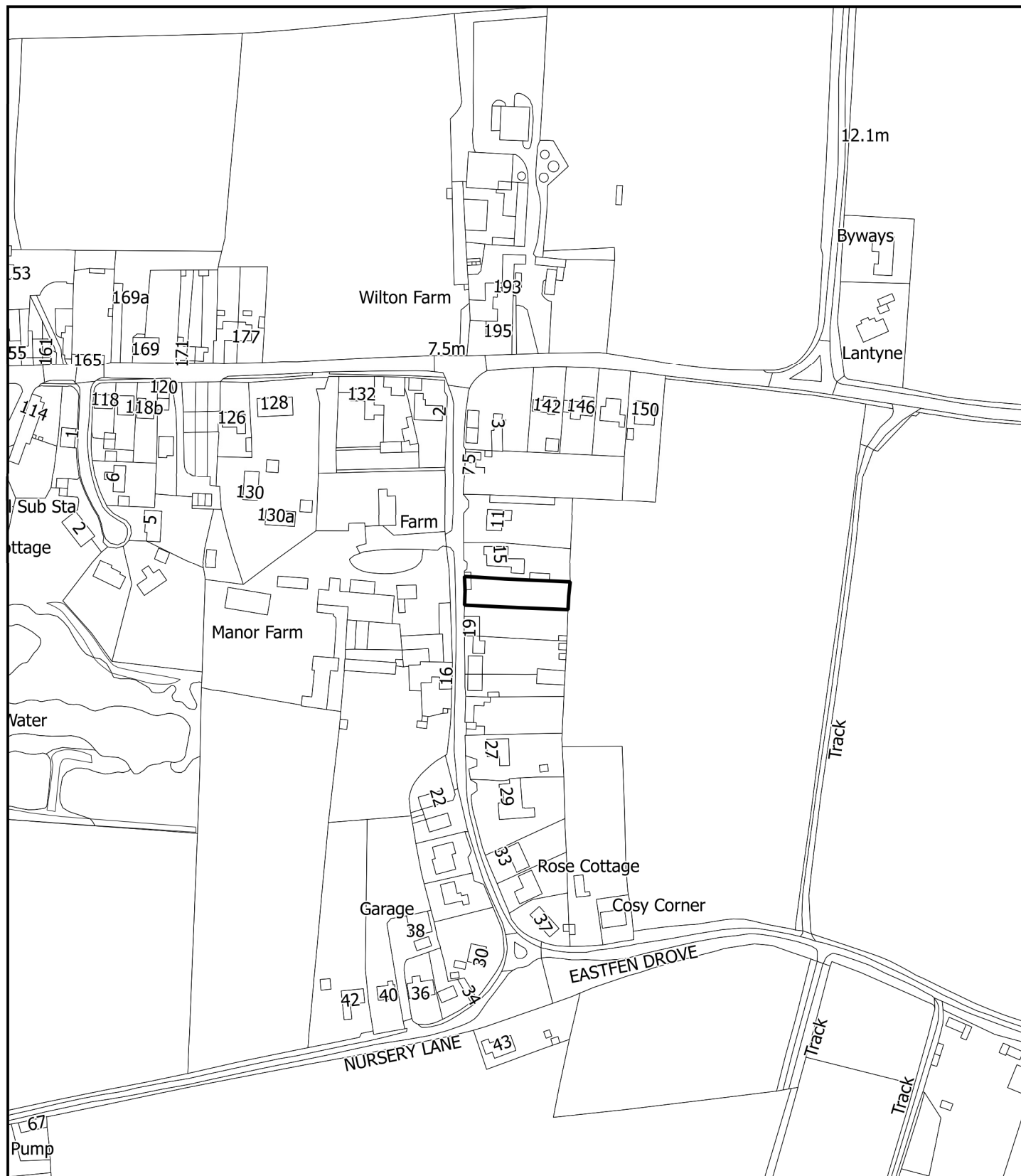
APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted relates solely to the construction of a raised caravan base and balcony terrace at 56 North Beach Heacham and shall be carried out in accordance with the following approved plan:

Block plan, elevations and section through – drawing D:1893:1A – receipt dated 4/04/17
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The existing concrete pad and associated patio area shall be demolished and all materials removed from the site within three months of the date of the commencement of the works hereby approved. The land thereafter shall be returned to its natural state.
- 3 Reason: The land is within the coastal zone. The proposed development is a replacement for the existing development, the latter of which should be removed to lessen issues with flood risk, in accordance with the National Planning Policy Framework 2012.

17/00296/F

Land Between 15 and 19 Nursery Lane Hockwold cum Wilton



Parish:	Hockwold cum Wilton	
Proposal:	Detached dwelling with cart shed (garage)	
Location:	Land Between 15 And 19 Nursery Lane Hockwold cum Wilton Norfolk	
Applicant:	Mr Mark Want	
Case No:	17/00296/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 24 April 2017 Extension of Time Expiry Date: 8 September 2017

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

Case Summary

Full planning permission is sought for the erection of a detached 2.5-storey, four / five bedroom dwelling with detached garage.

The site lies within the development boundary of Hockwold which is classified as a Joint Key Rural Service Centre with Feltwell. The site is located in Hockwold Conservation Area.

The site lies within Flood Zone 1.

Key Issues

Principle of Development
Highway Safety / History / Appeal
Form and Character and Impact on Conservation Area
Neighbour Amenity
Other Material Considerations

Recommendation

REFUSE

THE APPLICATION

Full planning permission is sought for the erection of a detached 2.5-storey, four / five bedroom dwelling with detached garage.

The site lies within the development boundary of Hockwold which is classified as a Joint Key Rural Service Centre with Feltwell and comprises a fenced-off area of garden land historically belonging to No.19 Nursery Lane.

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The site lies within Hockwold Conservation Area and is in Flood Zone 1.

SUPPORTING CASE

The development proposal is to build a 2.5 storey detached traditional dwelling with a cart shed style garage at the front and onsite parking and turning.

The application site lies inside the Hockwold-cum Wilton Conservation Area and the development boundary for the village as defined on insert G35 map for Hockwold-cum-Wilton in the Site Allocation and Development Management Policies Plan Document (adopted September 2016).

The design and materials are of a high quality and standard, making a positively contribution to this part of the Conservation Area. The development is therefore considered to comply with Policy CS12 of the Core Strategy, which requires proposals to protect and enhance the historic environment; Policy DM15 of the SADMPD, which requires development proposals to protect and enhance the amenity of the wider environment including its heritage and cultural value; and Paragraph 137 of the NPPF, which states that local planning authorities should look for opportunities for new development within Conservation Areas to preserve or enhance the setting of the area.

The village offers a range of services and facilities that are accessible from the application site, which can meet the basic day-to-day needs of local residents, and any future occupant. In turn any future occupant will therefore contribute positively to the local economy. It is noteworthy that the Parish Council supports this planning application.

The application site is situated between 17 and 19 Nursery Lane, and comprises an area of unused land, rectangular in shape and measuring approx. 51m (length) x 15m (width). It is therefore capable of accommodating the proposed development.

Historically, the application site was the subject of an enforcement investigation regarding the demolition of the brick and flint boundary wall. A planning application to rebuild the wall and retain the existing access was submitted and approved by the Council (Planning Permission: 15/00013/F).

In relation to the current application the NCC Highways Officer has requested that the application be amended to include relocating the access to the north and closing the existing access to No. 19 Nursery Lane. This would result in a driveway through the front of the application site. This is not an option because No.19 is outside of the applicant's control and moreover would result in the loss of the garage and disturbance to future occupiers of the dwelling the subject of this planning application.

It is noteworthy that the proposed new access location provides for better visibility, and moving the access location and tapering the boundary wall to improve the access at No.19 provides an acceptable solution.

Consideration must be given to the fact that there is an existing access that can be used daily without any restrictions.

Notwithstanding this, since the previous refusal and appeal decision, a traffic count / speed survey was commissioned and expert highway advice obtained. The survey and advice confirms that the mean / 85th percentile speeds for Nursery Lane are 20.4 / 26.2mph northbound and 19.3 / 24.4mph southbound. NCC Highway Authority estimated the 85th percentile speeds at 23mph southbound and 28mph northbound. Therefore, the actual

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speeds along Nursery Lane are lower than previously considered by the Council and Inspector at appeal. Additionally, you will note that the proposed new access provides 'Y' distances of 40m to the north and 35.2m to the south (1m off nearside verge).

The highway expert is of the view that taking into account the road frontage and local circumstances, these distances are acceptable in planning terms.

It is therefore considered that the new proposed access complies with Policy CS11 of the Core Strategy, in that it the proposal provides for a safe and convenient access.

Notwithstanding the above, it is wrong to say that the Manual for Streets requires specific sightlines – it recommends them. This suggests that the LPA has no discretion in this matter which is not the case as it is not obliged to act on a Highways observation.

There is also no conflict with Paragraph 32 of the NPPF, which states that “Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.” At appeal, severe was considered to mean a development that would make it “significantly worse” or that the “residual cumulative highway problems would be extreme” (see: Lightfoot Lane, Preston (App/N2345/A/13/2193377)). The Inspector in the Preston case concludes that “with these works in place the scheme would be unlikely to result in any significant worsening of congestion ... the appeal scheme would not result in any significant compromising of highway safety”.

There is an existing access approved by the Council in 2015, of which is a material planning consideration. Therefore, in this particular case, the issue for determination in respect of highway safety ought to be whether the proposals would make visibility worse or amount to a residual cumulative impact of severe.

It would be difficult to conclude that the new proposed access location, of which was requested by the Highway Officer, and which improves the visibility for the application site and No.19, amounts to development where the residual cumulative impacts of the development are severe. This is because, it is considered that the additional traffic likely to be generated from this proposal will be less than 5% of what the road currently carries, which under normal circumstances is not considered to be significant.

Based on the above Members of the Planning Committee are respectfully invited to grant conditional planning permission.

PLANNING HISTORY

15/00013/F – Replacement front wall between no.17 & no. 19 – Permitted March 2015

13/00409/F – New detached dwelling with cart shed style garage including replacement wall – Refused July 2013 and dismissed at appeal (January 2014)

RESPONSE TO CONSULTATION

Parish Council: IN FAVOUR although expressed concerns relating to the previous enforcement on the wall and works done on the wall

Highways Authority: OBJECT. The Local Highway Officer writes: *Unfortunately it is evident that the access would not be appropriate for the proposed development.*

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I am surprised to see that the applicant has sort to submit a further application on this site given the conclusion of the previous application and the subsequent appeal decision to dismiss the appeal on highway safety grounds. In this respect I refer you to the highway comments made and conclusion of the inspector which are helpfully included within the agents Design and Access statement.

I note that the inference of this application is that the more recent permission to construct a relocated wall fronting the site enables the site to be provided with safe access provision. However, while it is recognised that the wall permitted under planning application 15/00013/F would improve conditions for the existing point of access and therefore for existing dwelling. It does not however create such conditions to accord with the guidance provided by Manual for Streets to enable a further intensification of traffic to result from the site.

In the Design and Access Statement (Highway Safety) and Assessment of Vehicular Access provided by the applicant, I note that the agent refers to the consideration of mean speed values resulting from the traffic survey commissioned. Manual for Streets is however clear in this respect (section 7.5) being that the 85th percentile wet weather speeds only are to be considered and the application falls short on this requirement:

The traffic survey report finds that 85th percentile speeds north bound of 26.2mph are recorded and therefore splays of 2.4m x 36m would be required to the south. Southbound 85th percentile speeds of 24.4mph are also found and therefore splays of 2.4m x 32m should be provided to the north of the point of access.

Plotting the applicant's proposals onto their topographical survey and taking into account the land in the applicants control edged red; to the north a splay measured from 2.4m into the access to the brick column of the neighbour's access provides the site with 24m of visibility. This is 8m less than that required and just 75% of the recommended standard.

To the south of the site access visibly splays are much worse due to the position of the gable end of the existing dwelling, the result being that just 11m can be observed. This distance is 22m short of the recommended standard and just 31% of the recommended standard.

It is of further note that even if, which they are not, mean speed could be considered it is apparent that the splay to the south of the site would still fall short by a significant distance. I note that the applicant has not made much reference to the percentage difference of the original assessment but has not made reference to the actual distances that can be achieved which are substandard.

*As I believe that an approval of the application would result in conditions to the detriment of highway safety I recommend that the application be refused for the following reason: **Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway. The development is therefore contrary to the NPPF and Development Plan Policies CS11 and DM15.***

In response to additional information supplied by the applicant the LHO commented 'I have already had correspondence with the agent on this and expressed our view, which is that we would not support the proposed as the proposed access is substandard for their recorded 85th percentile speed data. That is unless they can also negotiate that the access of No19 is put through the proposed point as overall than would then offer some highway improvement. The agent has however said that No.19 is not part of the application so ultimately we would object'.

Environment Agency: In relation to groundwater protection the EA has **NO COMMENTS** to make

Environmental Health & Housing – Environmental Quality: **NO COMMENTS** to make in relation to air quality or contaminated land

REPRESENTATIONS One letter of objection has been received. The author writes:

Assessment of Vehicular Access

There are a number of entries on this report that are inaccurate, and not representative of the vehicles using this road.

Para 3.0 - Under site history, 19 Nursery lane is a 5 Bed property as opposed to 4 bedroom as stated. Planning permission for the improved access was granted under 15/00013, and was not opposed. No consultation or notices were received to inform us that the planning application was in which would have given us the opportunity to oppose it. We would welcome an opportunity to air our concerns regarding the additional vehicular access as the angle of the wall shown on the plans would make it difficult to get in and out of our drive. One other thing to consider is that Nursery Lane has significant issues with flooding and whilst the road is showing at just over 3m wide, the road is regularly only passable on the side where the new dwelling will be situated, and the gravel area in front of the house is used regularly as a safe passing place, this will affect safety of vehicles down this street.

Para 4.0 - The time period tested is not representative of traffic on this road, from 28th February to 6th March, there would be little, if not any agricultural traffic, and the traffic to East Fen holiday lodges would be minimal.

Plans

We would like to oppose the height of the building whilst it would affect the light to our premises, we feel that it is totally out of character with other houses along Nursery lane, being the only one with 2 ½ storeys, and the only one set back quite so far.

The land has a covenant on it that does not allow a business to be run from this premises, but the premises is described as a 4 bedroom with a studio and not a 5 bedroom, but a studio suggest some form of business is planned at the property, and a five bedroom would result in more cars going to and from the premises.

One letter expressing concern to the height of the dwelling was also 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

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

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

- Principle of Development
- Highway Safety / History / Appeal
- Form and Character and Impact on the Conservation Area
- Neighbour Amenity
- Other Material Considerations

Principle of Development

The site lies within the development boundary of a Joint Key Rural Service Centre. As such the principle of development is acceptable subject to compliance with other relevant policy and guidance.

Highway Safety / History / Appeal

The NPPF states, at paragraph 32, that ...*'[planning] decisions should take account of...whether safe and suitable access to the site can be achieved for all people'*. This is reiterated in policies CS11 and DM15 of the Development Plan.

Planning application 13/00409/F was refused and dismissed at appeal (APP/V2635/A/13/2203725) for the following reason: *Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway. The development is therefore contrary to policy CS11 of the adopted King's Lynn and West Norfolk Borough Council Core Strategy.*

The Inspector stated at paragraph 10 of his report that *'Nursery Lane primarily serves dwellings but connects to Eastfen Drove which serves a fishing facility and to a byway which connects with Church Lane. The fishing facility is likely to attract through traffic in addition to the local traffic to and from the dwellings along Nursery Lane. There would also be visitors to the dwellings along the road. Therefore not all users of the road would be familiar with its*

characteristics. Although traffic on the road may be relatively light, this does not justify setting aside the accepted highway safety standards.

Forward visibility along Nursery Lane is generally good but inter-visibility between drivers using the road and the proposed access drive would be inadequate and this would pose an unacceptable hazard to road users.

The appellant refers to the extensions to No 19 which were permitted under a previous planning permission. Whether or not there were any highway objections to that development a new dwelling is likely to generate more vehicle movements than an extension to an existing dwelling.

For the reasons given above the proposal would be prejudicial to highway safety and would not accord with Policy CS11 of the King's Lynn and West Norfolk Borough Council Core Strategy which requires that development proposals provide for safe and convenient access.

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

The latest history on the site was for a 'replacement wall between numbers 17 and 19'. This application was required due to the unlawful demolition of the original wall which occurred shortly after the refusal of the aforementioned application.

As part of the replacement wall application, an access into the site (which was, and until such time as permission may be granted is, garden land most recently associated with No.19) and an amended access to No.19 were also approved. The applicant / agent suggest that this is a material consideration. However, the access serves a parcel of garden land which has stood vacant for a number of years. As such it is not an access that serves land this would generate any vehicular activity. If the access were to serve a dwelling the vehicular activity associated with it would therefore have to increase.

Of further note is that the current application has brought attention to the fact that the replacement wall application has still not been fully implemented. Whilst it appears the amended accesses have been put in place, the wall has not been replaced and the telegraph pole has not been moved. A rather ugly and incongruous close-boarded timber fence has been erected instead. If the current application is not approved further action will be taken to make good what was unlawfully destroyed via the enforcement team.

There has been significant correspondence between the agent and Local Highway Officer in a bid to find an acceptable solution to the visibility issue. However, the main issue is that No.19 directly abuts the highway and restricts visibility. This cannot be changed and therefore it has not been possible to suitably address the LHO's concerns. Notwithstanding this the LHA considers that if some betterment could be achieved by moving the existing access of No.19 (which is severely substandard) then a balance is to be made and that the sub-standard access proposed under the current application could be found acceptable. The applicant does not however have control over this aspect. Furthermore the agent suggests this solution would mean that the current scheme would lose the garage which is unacceptable to the applicant.

In conclusion, permission was historically sought on this parcel of land but failed on the grounds of highway safety. What followed was the unlawful demolition of a wall in a conservation area and an application to rectify the situation by replacing the wall. An additional access to garden land was also approved as was a new access to No.19 under the replacement wall application. However the application was for a replacement wall due to unlawful demolition of the existing wall following refusal of a planning application; it was not to consider whether a new access would one day be suitable for a residential plot. On this

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specific point the LHO states: *“The application to provide a new wall is very different because its approval would not ultimately result in increases in traffic from the site. Visibility levels for the wall were not to standards but as traffic levels would not increase it was no worse and offered a small improvement for the existing dwelling. On that basis only we had no objection.*

An approval of this application however would result in the loss of improvement for the existing dwelling and results in an increase in detrimental impacts to the highway as it effects a doubling of traffic through substandard accesses.”

Given the history on the site and for the reasons outlined by the Local Highway Officer, your officers do not believe that the applicant has sufficiently addressed the previous reason for refusal and dismissal at appeal. Approval of this application would therefore result in an unsafe access contrary to the NPPF and Development Plan Policies CS11 and DM15.

Form and Character and Impact on the Conservation Area

The previous application was for an identical building. At that time neither your officers (including the Conservation Officer) nor the Inspector considered that the dwelling would be of detriment to the character of the Conservation Area.

Circumstances in the locality of the site have not altered to any significant degree since this assessment was made to suggest the design is no longer acceptable.

Neighbour Amenity

Neighbour amenity would also have been fully considered by both officer and Inspector as part of the previous application. In this regard, and contrary to one third party concern, circumstances have not changed to any degree to suggest the impacts would be any greater than previously considered to be acceptable.

In relation to the third party comment relating to business use, your officers have no reason to suspect the dwellinghouse would be used for anything other than residential use. However, if a business, that constitutes a material change of use, does begin to operate from the site, planning permission would be required and the impacts would be fully assessed at that time.

Crime and Disorder

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

Other Material Considerations

Neither the Environment Agency nor Environmental Quality officer wishes to restrict the grant of permission having no comments to make on the application.

CONCLUSION

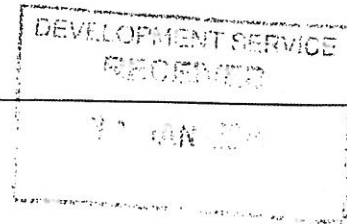
The site lies within an area where the principle of residential development is acceptable. However, safe access cannot be achieved and therefore the proposed development is contrary to the NPPF and Development Plan. As such it is recommended that this application be refused and that enforcement action is taken to ensure that the existing fence

is removed and replaced with the wall that was granted permission under application 15/00013/F.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway. The development is therefore contrary to the NPPF and Development Plan Policies CS11 and DM15.



Appeal Decision

Site visit made on 23 December 2013

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

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

Decision date: 30 January 2014

Appeal Ref: APP/V2635/A/13/2203725

19 Nursery Lane, Hockwold-cum-Wilton IP26 4ND

- 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 John Want against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 13/00409/F, dated 12 March 2013, was refused by notice dated 3 July 2013.
 - The development proposed is a new detached dwelling with cart shed style garage including replacement front wall.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The proposal would be located in the Hockwold-cum-Wilton Conservation Area. The Council's officer report advises that the type of dwelling proposed would not appear out of context in the street scene and Conservation Area and that the conversion of the outbuilding to a garage would result in a minimal and neutral impact on the character and appearance of the Conservation Area. There is no information from any party to suggest that I should take a different view. Nevertheless, I have had regard to the statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area and did so during my site visit. This gave me no reason to disagree with the consensus view.

Main Issue

3. The main issue is the effect of the proposal on highway safety.

Reasons

4. Nursery Lane is a relatively narrow highway of approximately 3.8 metres width at the appeal site. There are no footways but there are narrow grass verges on both sides of the road. Visibility for vehicles emerging from the proposed access drive would be limited in both directions by the front wall of the house at No 19 and by the front boundary wall and outbuilding/garage. A telegraph pole which is directly adjacent to the outbuilding further restricts visibility.
5. The Department for Transport's Manual for Streets (MfS) provides guidance in table 7.1 on stopping sight distances according to 85th percentile speeds.

These are adjusted to allow for the bonnet length of vehicles emerging from side roads and the adjusted distances are known as 'y' distances.

6. Vehicle speeds along Nursery Lane are restricted to 30 mph but no survey information is available for actual vehicle speeds on this road. The Highway Authority has estimated the 85th percentile speeds by driving along the road, at 23 mph southbound and 28 mph northbound. The 'y' distances for these speeds from table 7.1 in MfS are 39m to the south and 30m to the north of the proposed access. These should be combined with a set back or 'x' distance of 2.4m.
7. To the south of the access, visibility would be restricted by the adjacent house to 8.5m or 22% of the recommended 'y' distance. To the north, the front boundary wall and outbuilding as proposed to be altered would restrict visibility to 8m or 27% of the standard. If the front wall were to be lowered to less than 1m in height, the outbuilding and telegraph pole would still restrict visibility to 9m or 30% of the standard. The available distances are therefore significantly below the recommended standards.
8. The appellant has suggested that 20 mph would be a more appropriate assumed speed. If this were the 85th percentile speed, then from MfS table 7.1 'y' distances of 25m would be required and this would still not be achievable.
9. The 'y' distances have been measured to the nearside of the carriageway edge as advised by MfS. I acknowledge that vehicles are likely to travel along the centre of the road due to its relatively restricted width, but even if the 'y' distances were measured further into the carriageway it is evident that the distances available would be insufficient to provide satisfactory levels of visibility. In any event the full width of the highway will be used when vehicles pass each other.
10. Nursery Lane primarily serves dwellings but connects to Eastfen Drove which serves a fishing facility and to a byway which connects with Church Lane. The fishing facility is likely to attract through traffic in addition to the local traffic to and from the dwellings along Nursery Lane. There would also be visitors to the dwellings along the road. Therefore not all users of the road would be familiar with its characteristics. Although traffic on the road may be relatively light, this does not justify setting aside the accepted highway safety standards.
11. Forward visibility along Nursery Lane is generally good but inter-visibility between drivers using the road and the proposed access drive would be inadequate and this would pose an unacceptable hazard to road users.
12. The appellant refers to the extensions to No 19 which were permitted under a previous planning permission. Whether or not there were any highway objections to that development a new dwelling is likely to generate more vehicle movements than an extension to an existing dwelling.
13. For the reasons given above the proposal would be prejudicial to highway safety and would not accord with Policy CS11 of the King's Lynn and West Norfolk Borough Council Core Strategy which requires that development proposals provide for safe and convenient access.

Conclusions

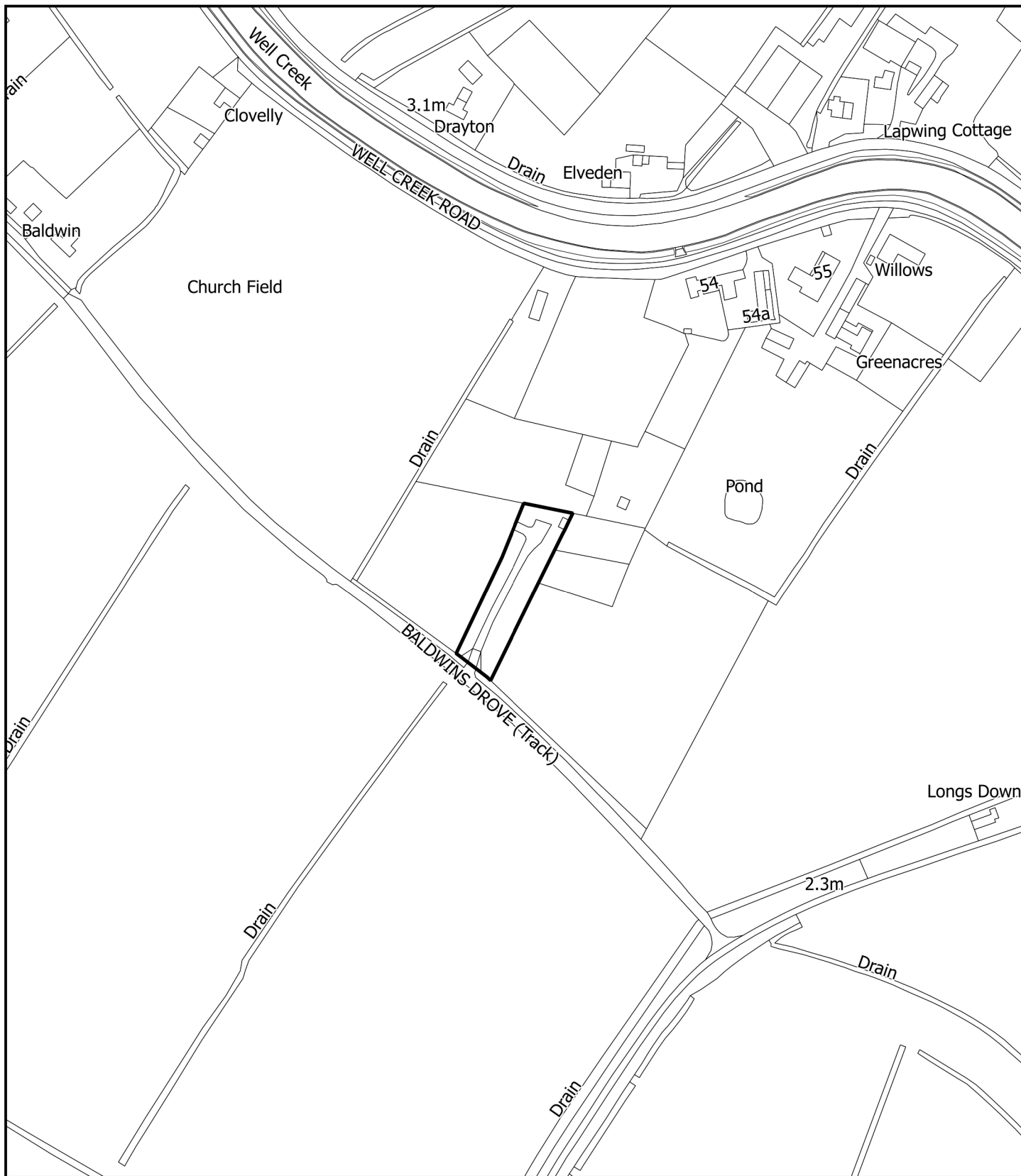
14. For the above reasons I conclude that the appeal should be dismissed.

Nick Palmer

INSPECTOR

17/01048/F

Land E Church Field SW of 54 Well Creek Road and E of Baldwins Drove Outwell



Parish:	Outwell	
Proposal:	Construction of general purpose agricultural barn	
Location:	Land E Church Field SW of 54 Well Creek Road And E of Baldwins Drove Outwell Norfolk	
Applicant:	Mr James Vickers	
Case No:	17/01048/F (Full Application)	
Case Officer:	Mr Bryan Meredith	Date for Determination: 25 July 2017 Extension of Time Expiry Date: 8 September 2017

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

Case Summary

This application for full planning permission proposes the construction of general purpose agricultural barn. The barn is to be constructed with timber cladding on the elevations above a brickwork base, white UPVC windows and profiled steel roof sheets. The barn will provide a cart shed/hay store, workshop/store and rest room on site.

The site is located outside the development boundary of Outwell, which, with Upwell; is twinned together as a Key Rural Service Centre in the adopted Site Allocations and Development Management Policies Plan (SADMPD) (2016).

Key Issues

Principle of Development;
Form and Character;
Impact upon Neighbour Amenity;
Highway Issues;
Other Matters

Recommendation

APPROVE

THE APPLICATION

The application seeks full planning permission for the construction of a general purpose agricultural barn. The barn is to be constructed with timber cladding on the elevations above a brickwork base, white UPVC windows and profiled steel roof sheets. The barn will provide a cart shed/hay store, workshop/store and rest room on site.

The application site lies on the northern side of Baldwins Drove, Outwell at the eastern end of the village, outside the development boundary.

The application site currently comprises 0.16 hectares of land, used for storage of hay, agricultural machinery and care of livestock, which include horses, Manx sheep, goats, chickens and dogs. Existing residential properties and gardens lie to the north-east of the application site facing onto Cemetery Road with further dwellings located north-west of the site along Baldwin's Drove.

SUPPORTING CASE

A supporting statement was submitted with the application. The statement sets out the following:

The proposed barn comprises a 3 bay open fronted cartshed, to be used for the covered storage of hay and agricultural machinery, a secure workshop/ store to be used for the storage of hand tools, any chemicals used in the smallholding operation of the site, and sheltered space to carry out routine maintenance of the agricultural machinery, and a rest room with W.C., for use by the applicants, site visits and vets etc. providing a place to change clothes, wash and rest during inclement weather.

Livestock on the site includes horses, Manx sheep, goats, chickens, geese etc., together with a large apple orchard. The general day to day operations require a regular presence on site, and the proposed barn will dramatically improve conditions for applicants when working on the site, together with providing secure storage in what is a rather isolated location.

Other structures exist on the site, both of which have been investigated by the Environmental Quality Officers and Planning Enforcement Officers. Following said investigations it was deemed nothing untoward was happening on site.

PLANNING HISTORY

None

RESPONSE TO CONSULTATION

Parish Council: REFUSE on the following grounds:

There is already a quite substantial galvanised shed already erected on this plot. What are the reasons a building of this nature is required on this small plot that actually there is not enough land to warrant a building, this is not in a sustainable area. The other matter raised from the plans was having studied the roof plan, floor plan and elevation, why does an agricultural building require brick walls with timber cladding above and white UPVC windows?

Highways Authority: NO OBJECTION: The application is to be utilised in connection with the existing small holding and would support that use. Traffic levels are likely therefore to be very low and as a result there is no objection to the principle of the application.

Environment Agency: NO OBJECTION

Environmental Quality: NO OBJECTION: Based on the information supplied, no comments to make regarding contaminated land or air quality.

REPRESENTATIONS ONE letter of OBJECTION was received raising the following concerns:

- The land is used for nothing related to agriculture
- Question why the applicant would need another building on the site?
- Concerned that the applicant intends to move into this proposed unit and out of the caravan they currently occupy.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

- Principle of Development
- Impact upon the appearance and character of the countryside
- Impact upon Neighbour Amenity
- Highway Issues
- Flood Risk
- Other Material Considerations

Principle of Development

The application site lies within an area designated as 'countryside' as specified within the SADMPD, to the east of Outwell. This proposal is for the construction of general purpose agricultural barn. Despite the site lying in the countryside where policies are restrictive, agricultural related development is considered acceptable in accordance with Policy CS06 of the Core Strategy (2011) and Policies DM1, DM2 and DM15 of the Site Allocations and Development Management Policies Plan (2016).

Impact upon the character and appearance of the countryside

The application site is a parcel of land amongst a larger area of agricultural land to the north-east of the Baldwins Drove. As a result, there is a rural feel to the locality. The application site is currently well screened from the nearby parcels of land by established hedgerow, fencing and some trees, but exposed to the south. The barn is to be constructed with timber cladding on the elevations above a brickwork base, white UPVC windows and profiled steel roof sheets. The barn will provide a cart shed/hay store, workshop/store and restroom on site.

The proposed barn is a utilitarian type structure which is prevalent type of development throughout the countryside. Overall the impact of the proposal on the character of the countryside is minimal and is in keeping with similar type of developments across the Borough.

Impact upon Neighbour Amenity

The site plan identifies that proposed agricultural barn can be satisfactorily accommodated along the eastern boundary of the site without causing detrimental neighbour amenity issues. There is adequate distance between the application site and proposed agricultural barn and any neighbouring properties.

Highway Safety

Existing access is in place to the site from Baldwins Drove. The Highway Officer has commented that the application is to be utilised in connection with the existing small holding and would be supportive of that use. Traffic levels are likely therefore to be very low and as a result the Highway Officer has no objection to the principle of the application.

Flood Risk

The application site is located on land designated as Flood Zone 2, 3 and Hazard Zone of the Council's adopted Strategic Flood Risk Assessment (2009). The Environment Agency has no objection to this proposal.

Other Material Considerations

A third party representation raised concerns with the proposal being used for purposes unrelated to agricultural land, and is concerned that the applicant intends to move into the barn and live there. It is further questioned why an individual would need an additional building on this parcel of land.

It is noted that the site and applicant have been investigated by both Planning Enforcement and Environmental Quality. No residential use was found to have taken place on this site. Furthermore, the concern of unauthorised use on the site can be overcome with the

imposition of a condition limiting the use of the barn to agricultural purposes only. Should the condition be breached, enforcement action could be taken.

CONCLUSION

For the reasons outlined in this report it is considered that the proposed development accords with the overarching aims of national and local policy and would not have a material detrimental impact on the amenity of the locality. The proposal is therefore acceptable in principle with Policies CS06 and CS08 of the Core Strategy and Policies DM1, DM2 and DM15 of the Site Allocations and Development Management Policies Plan. It is therefore recommended that this application be approved subject to the following conditions.

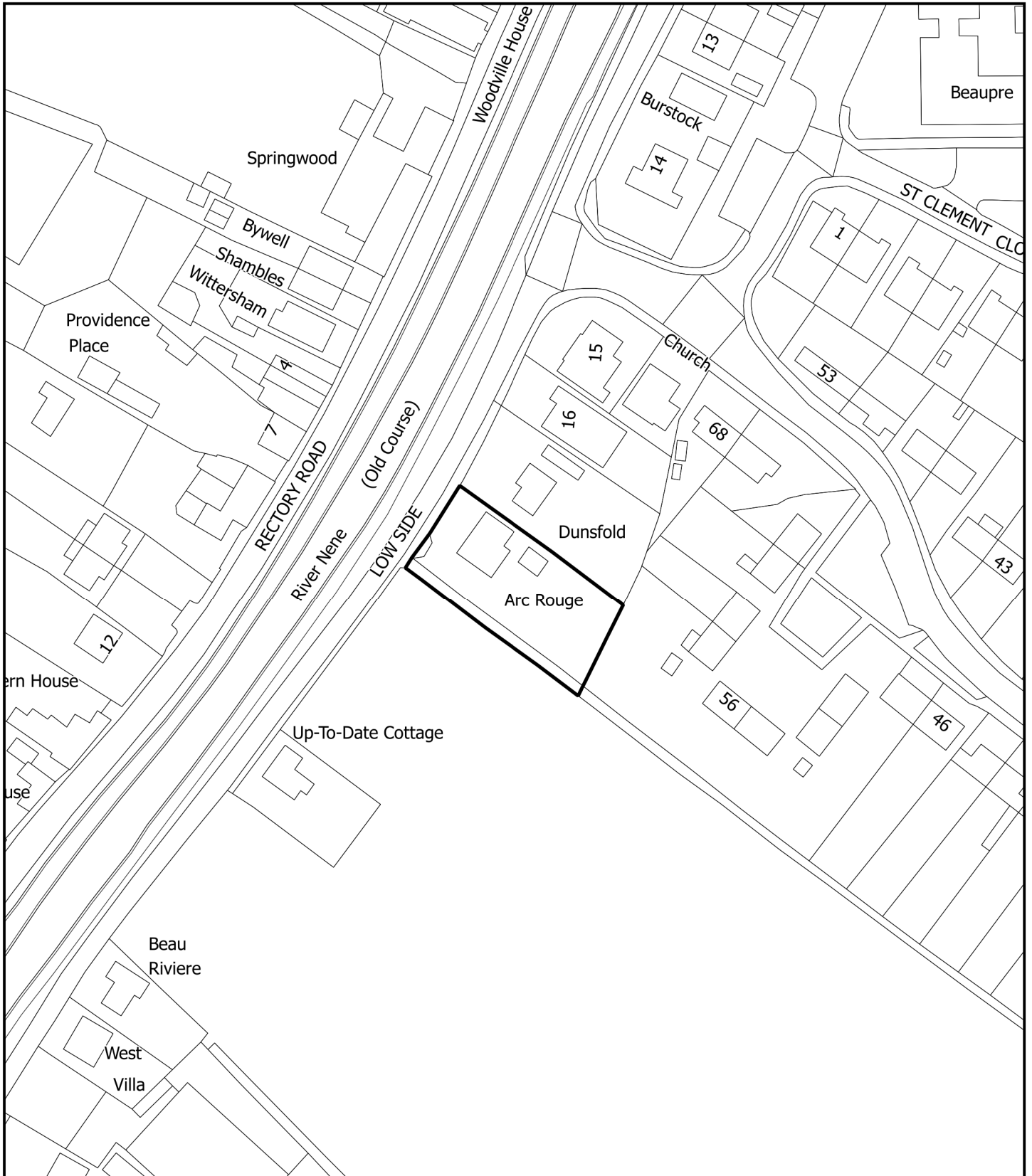
RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans (titled:
 - Location Plan, scale 1:1250, date received 30/05/17,
 - Block Plan, scale 1:500, date received 30/05/17,
 - Proposed Floor Plans, Elevations and Roof Plan drawing number 1409.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The building hereby permitted shall be used for agricultural purposes only in relation to the use of the adjoining land and it shall at no time be used for any other business or commercial purpose or as an independent unit of residential accommodation.
- 3 Reason: For the avoidance of doubt and to ensure that the building is not used for unrelated purposes that would be incompatible with the provisions of the NPPF.

17/01326/F

Arc Rouge Lowside Outwell



Parish:	Outwell	
Proposal:	Alterations and extension to dwelling	
Location:	Arc Rouge Lowside Outwell Wisbech	
Applicant:	Mr & Mrs Chris Crofts	
Case No:	17/01326/F (Full Application)	
Case Officer:	Mr Bryan Meredith	Date for Determination: 5 September 2017

Reason for Referral to Planning Committee – The applicant is an elected member of the Planning Committee

Case Summary

The application is for full planning permission for alterations and extension to the dwelling, Arc Rouge, located to the east of Lowside, Outwell. The proposal comprises a single storey extension to the rear elevation.

The application site is located within the settlement boundary of Outwell. Outwell is grouped together with Upwell as a Key Rural Service Centre in Policy CS02- Settlement Hierarchy of the Core Strategy (2011).

Key Issues

Principle of Development
Form and Character
Residential Amenity
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks permission to alter and extend the dwelling, Arc Rouge, at Lowside, Outwell. The proposal comprises a single storey extension to the rear elevation.

The dwelling is located to the east of Lowside, within the settlement boundary of Outwell as set out on map titled, Inset G104 Upwell and Outwell, in the Site Allocations and Development Management Policies plan (2016)

The site comprises a rectangular plot that has an existing dwelling and outbuilding. Trees, hedgerow and fencing line the boundaries of the application site.

Planning Committee
4 September 2017

SUPPORTING CASE

The planning agent has provided a supporting statement which summarised the benefits of the proposal. Those matters are listed below:

- The existing dwelling is a single storey bungalow with hipped roof, with a later subsequent rear extension having a flat roof with the eaves set at the same level.
- There is a detached double garage to the rear with a pitched roof clad in asbestos.
- The proposal is for a modest extension to the rear, linking the garage to the dwelling and converting the same to habitable accommodation.
- The proposed extension will not impact on the street scene nor the local character of the area.
- Initially the clients considered a continuation of the flat roof and re-roofing the garage to match the dwelling. However the garage roof construction did not lend itself to such increased loads and it was not viable to reinforce the same.
- It was considered a flat roof to the extension and garage would not enhance the dwelling and would be a visually unwelcome addition. It was therefore decided to provide the pitched roof sections shown on the submitted plans which would create the illusion of completely tiled roofs from both the public domain and private areas of the dwelling. The single flat roofed elevation will be hidden from view, screened by the adjacent dwelling.
- We feel this solution provides acceptable elevations and creates less impact on the neighbouring property and trust you will consider the proposal acceptable.

PLANNING HISTORY

None

RESPONSE TO CONSULTATION

Parish Council: No response received to date.

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

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

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

Principle of Development

The application seeks permission for alterations and a single storey rear extension to the dwelling. The site lies in an area designated to be within the development boundary of Outwell.

Such development is considered acceptable in principle in accordance with Policy CS08 of the Core Strategy (2011) and Policy DM15 of the Site Allocations and Development Management Policies Plan (2016).

Form and Character

The existing row of dwellings which face onto Lowside are mixed in scale in and appearance with the direct northern neighbour to Arc Rouge being a two storey dwelling, with neighbours further north consisting of single storey dwellings. There are no immediate neighbours to the south of the site.

The proposed extension would link the existing detached garage to the house in a manner which reflects the scale and appearance of the dwelling.

It is considered that the proposal would create a development that integrates with and enhances the existing dwelling and would not be detrimental to the form and character of the locality.

Residential Amenity

There would be no material overlooking, overbearing or overshadowing impacts from the proposed development on any existing properties. The site will benefit from satisfactory private amenity space and parking in accordance with current standards. It is therefore

concluded that the development would not result in any significant detrimental impact on the amenity of occupiers of neighbouring properties and achieves a good standard of amenity for occupants of the development.

Other Material Considerations

The site is located on land designated as Flood Zone 2 and 3 of the Council's adopted Strategic Flood Risk Assessment. The proposed floor plans will be set no lower than that of the existing dwelling and as a result comply with the requirements of the Environment Agency.

Crime and Disorder

The application is not considered to give rise to any crime and disorder issues.

CONCLUSION

The proposed extension respects the form and character of the existing dwelling and the locality as a whole and is considered acceptable in accordance with the principles of the NPPF, Policies CS02 and CS08 of the King's Lynn Core Strategy 2011 and Policies DM2 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

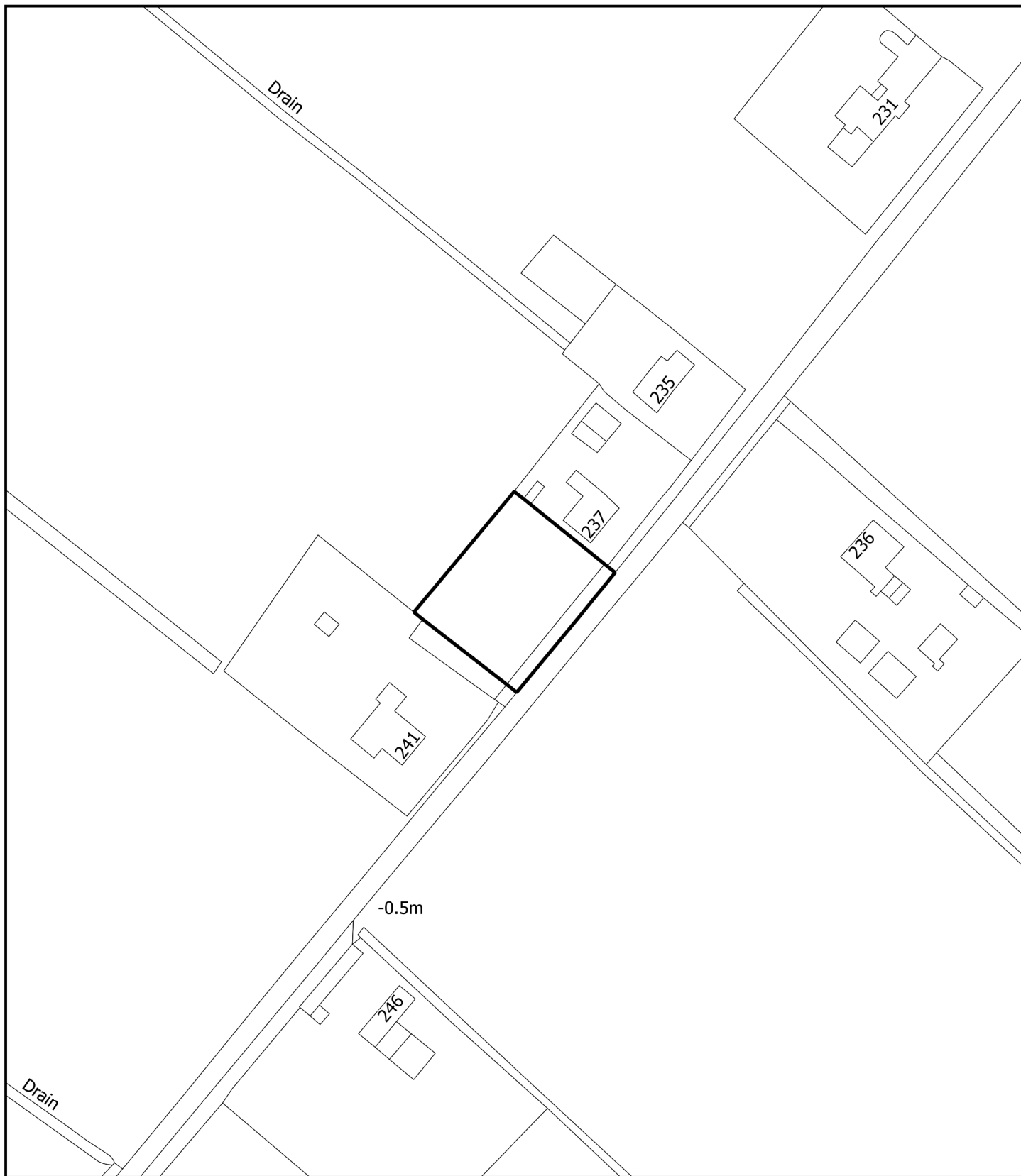
RECOMMENDATION:

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 plan titled:
 - Location Plan, Site Plan, Proposed Elevations and Floor Plan, drawing number C3443
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.

17/01128/O

Horseshoe Farm 241 The Drove Barroway Drove



Parish:	Stow Bardolph	
Proposal:	OUTLINE APPLICATION ALL MATTERS RESERVED: Erection of two chalet bungalows	
Location:	Horseshoe Farm 241 the Drove Barroway Drove Norfolk	
Applicant:	Mr Thomas Heffernan	
Case No:	17/01128/O (Outline Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 30 August 2017 Extension of Time Expiry Date: 8 September 2017

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

Case Summary

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

Barroway Drove is defined as a 'Smaller Village or Hamlet' in the settlement hierarchy defined in the Core Strategy of the LDF. The site lies in an area classed as countryside and within Flood Zone 3 & Hazard Zone of the Council-adopted Strategic Flood Risk Assessment and the Environment Agency's Tidal River Hazard Mapping area.

Key Issues

Principle of development
Flood risk
Impact upon appearance of locality and effect on neighbouring properties
Other material considerations

Recommendation

REFUSE

THE APPLICATION

Outline permission is sought for two dwellings on a parcel of agricultural land with frontage onto The Drove, Barroway Drove. The site comprises 0.1Ha of land with a frontage of 35m and depth of 30m on the north-western side of The Drove, approx. 2.4km from the recognised centre of the village at the junction of The Drove and Lady Drove.

There are bungalows on either side of the site (Nos. 241 & 237 The Drove), and agricultural fields stretching beyond to the rear and on the opposite side of the road.

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The development sought is the construction of two chalet bungalows. All matters are reserved for future consideration; however an illustrative layout plan shows how the site could potentially be developed.

SUPPORTING CASE

The applicant raises the following comments in support of the proposed development:

“The permission to construct two Chalet bungalows on the site is principally so that my Daughter, Son in law and family being our carers need to be on hand at all times.

They look after the many animals on the farm along with maintaining the ditches, watercourses, hedges and the farm land. We presently have a residential caravan on site, which whilst being there for years has of late been subject to an ongoing Planning enforcement matter has, (we’ve been informed,) been allowed to remain. However, it is not really adequate for our family.

The planning application is for two bungalows, hopefully, the selling of the one will fund the building of the second for my family? We are not wealthy people with the intention of making a profit from the proposal.

We have lived in Barroway our whole lives, going back several generations; we are local people wishing to provide a local home for our son.

We understand from our Agent/Architect that there are issues concerning the flood risk in this location? However, the application is for Outline with all matters reserved. The practicalities and submission of an acceptable design is for a later application for full planning and it should not be assumed at this stage that no design would be acceptable. Further, many other similar applications have been allowed of late.”

PLANNING HISTORY (Relevant)

16/01193/O: Refused 25/10/2016: Outline application: Construction of 3 dwellings

RESPONSE TO CONSULTATION

Stow Bardolph Parish Council: SUPPORT - although the location of application could be considered outside of the main settlement of the village, Barroway Drove is a linear village with ‘The Drove’ being the central road approximately 2 ½ miles in length with clusters of properties covering most of this distance. Application 17/01128/O is within one of these clusters and as such could be considered infill; therefore the Parish Council make no objection to this application.

Local Highway Authority: Concerns expressed - Having previously visited the site and examined the plans submitted, I believe that ultimately accesses for the proposal could be arranged to provide safe entrance and egress and parking with turning can be provided in accord with the parking standards for Norfolk.

The proposed development site is remote from schooling; town centre shopping; health provision and has restricted employment opportunities with limited scope for improving access by foot and public transport. The distance from service centre provision precludes

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any realistic opportunity of encouraging a modal shift away from the private car towards public transport.

It is the view of the Highway Authority that the proposed development is likely to conflict with the aims of sustainable development and you may wish to consider this point within your overall assessment of the site.

Downham & Stow Bardolph Internal Drainage Board: NO OBJECTION comments made in relation to byelaw issues

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

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

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: NO OBJECTION suggests conditions relating to foul & surface water drainage, land drainage and levels.

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

REPRESENTATIONS

None received

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM3 - Infill development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

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

- Principle of development
- Flood risk
- Impact upon appearance of locality and effect on neighbouring properties
- Other material considerations

Principle of development

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

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

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

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

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

It will be noted from the History section above that outline permission for three dwellings was refused in October last year under application ref: 16/01193/O. This application site is on two of the previous three plots.

In this particular instance whilst there are two bungalows to the north-east of the site and a bungalow to the south-west, there is an 18m gap retained for access to No.241/Horseshoe Farm and its land to the rear (a building plot on application ref: 16/01193/O). Whilst the proposed site does effectively have development either side, it is not considered to be within a continuous frontage and as such the infill provisions of Policy DM3 are not applicable.

Secondly the character of the settlement is that of sporadic linear development along The Drove and intrinsic to that is the existence of gaps between the dwellings. The site frontage mostly comprises a mature hedge which would need to be removed in order to create access and visibility splays to Local Highway Authority standards. This would expose the proposed development from this public route.

It is considered that the proposal would cause harm to the character of this locality by virtue of the loss of this undeveloped gap and would not therefore be sensitive infilling contrary to Policy DM3 of the Site Allocations & Development Management Policies Plan 2016.

Flood Risk

The application site falls within Flood Zone 3 & Hazard Zone as defined in the Council-adopted Strategic Flood Risk Assessment and passes the sequential test in that there are no available sites within the village at lower risk of flooding. In passing the sequential test, the exception test must be applied as prescribed in Paragraph 102 of the NPPF.

For the exception test to be passed:

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

Both elements of the test will have to be passed for development to be allocated or permitted.

The Council has an up-to-date plan with residential development sites identified throughout the Borough. In light of its failure to comply with Policy DM3 as addressed above, this is considered to be inappropriate development as the proposal does not represent development where the sustainability benefits outweigh the flood risk. The first criterion of the exception test is failed.

With regards to the second criterion the FRA requires Finished Floor Levels to be set at 1.4m above existing ground levels. Given the low set existing bungalows on either side of the site it is a concern that the impact of raising ground levels will possibly increase flood risk on neighbouring properties.

By virtue of failing the Exception Test, the proposed development is therefore contrary to Paragraph 102 of the NPPF and Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011.

Impact upon appearance of locality and effect on neighbouring properties

Whilst the application is made in outline only with all matters reserved, the requirements of the Environment Agency, and recommendations of the site-specific Flood Risk Assessment, seek to raise the Finished Floor Levels of the dwellings by 1.4m above surrounding ground level. This has been a requirement for other developments in this settlement and the awkward inter-relationships with adjoining properties negated by graduating or stepping land levels, patios etc. This would however be addressed at the reserved matters stage.

Other Material considerations

Whilst the personal circumstances of the applicant as indicated in the statement of support are noted, little weight is attached as those needs do not outweigh the significant policy objections to this proposed development.

Likewise the comments of the Parish Council are noted, but the officer's conclusions regarding compliance with Policy DM3 are contrary to that opinion and set out clearly in the body of this report.

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

Contamination issues are suggested to be addressed by conditions as requested by Environmental Protection.

Our Emergency Planner suggests conditions relating to a flood evacuation plan and signing on to Flood Warnings Direct service – this could be covered by an informative note due to enforceability issues.

Drainage – surface water is proposed to be dealt with via soakaway, but foul water disposal is not specified.

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

CONCLUSION

Whilst the views of the Parish Council are noted, it is concluded that the proposed development fails to meet the criteria of Policy DM3 of the SADMPP, as it is not considered to be within a continuous frontage and would cause harm to the character of this locality by virtue of the loss of this undeveloped gap.

The application site falls within Flood Zone 3 & Hazard Zone as defined in the Council-adopted Strategic Flood Risk Assessment and both sequential and exception testing is required. By virtue of failing the Exception Test, the proposed development is therefore contrary to Paragraph 102 of the NPPF and Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011.

The application is therefore recommended for refusal.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 Policy DM3 of the Site Allocations & Development Management Policies Plan (SADMPP) adopted 2016, enables sensitive limited new residential infill development to be built within a continuous built frontage within smaller villages and hamlets, provided that it is of an appropriate scale and character and will not fill a gap which provides a positive contribution to the street scene.

Whilst the proposed site does have development either side, it is not within a continuous frontage and as such the infill provisions of Policy DM3 are not applicable.

Secondly the character of the settlement is that of sporadic linear development along The Drove and intrinsic to that is the existence of gaps between the dwellings.

The proposal would cause harm to the character of this locality by virtue of the loss of this undeveloped gap. As such the proposal is contrary to the provisions of the NPPF, Policies CS01 and CS06 of the King's Lynn and West Norfolk Core Strategy 2011 and does not accord with Policies DM3 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

- 2 The application site falls within Flood Zone 3 & Hazard Zone as defined in the Council-adopted Strategic Flood Risk Assessment and passes the sequential test in that there are no available sites within the village at lower risk of flooding. In passing the sequential test, the exception test must be applied as prescribed in Paragraph 102 of the NPPF.

For the exception test to be passed:

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

Both elements of the test will have to be passed for development to be allocated or permitted.

The Council has an up-to-date plan with residential development sites identified throughout the borough. In light of its failure to comply with Policy DM3, this is considered to be inappropriate development as the proposal does not represent development where the sustainability benefits outweigh the flood risk. The first criterion of the exception test is failed.

With regards to the second criterion the FRA requires Finished Floor Levels to be set at 1.4m above existing ground levels. Given the low set existing bungalows on either side of the site it is a concern that the impact of raising ground levels will possibly increase flood risk on neighbouring properties.

By virtue of failing the Exception Test, the proposed development is therefore contrary to Paragraph 102 of the NPPF and Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011.

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the July Planning Committee Agenda and the September agenda. 189 decisions issued, 175 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 17.07.17 – 22.08.17

	Total	Approved	Refused	Under 8 weeks or within agreed ext of time (Minor/Other)	Under 13 weeks or within agreed ext of time (Major)	Performance %	Former National target %	Current National target %	Planning Committee decision	
									Approved	Refused
Major	4	3	1			100%	60	50	2	1
Minor	93	73	20	78		84%	65		6	3
Other	92	82	10	76		82%	80		1	1
Total	189	158	31							

Planning Committee made 14 of the 189 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
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12.05.2017	11.08.2017 Application Permitted	17/00932/O	Mr Stephen Tighe Keepers Cottage 29 Church Lane Barton Bendish King's Lynn New House and Garage (re-submission)	Barton Bendish
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02.06.2017	15.08.2017 Application Permitted	17/01076/LB	Mr Dunstone Gun Hill Farm Wells Road Burnham Overy Staithe King's Lynn Application for Listed Building Consent for the refurbishment and single storey extensions of a Grade II listed Farmhouse, ancillary outbuilding conversions, the demolition of a cattleshed, the erection of a single storey ancillary residential annex and associated landscape works	Burnham Overy
28.06.2017	22.08.2017 Application Permitted	17/01240/F	Mr Richard Sadler Well House Tower Road Burnham Overy Staithe King's Lynn Variation of condition 2 of planning permission 14/00848/F (Demolition of existing house. Construction of new house on same footprint) to vary previously approved drawings	Burnham Overy
05.06.2017	03.08.2017 Application Permitted	17/01092/F	Ms Dawn Whing Sycamore House Chapel Road Boughton King's Lynn The proposed construction is to provide a single storey combined car port and garage	Boughton

13.06.2017	04.08.2017 Application Permitted	17/01150/F	Mr Felix Gill Appletree House Marsh Side Brancaster Norfolk Addition of dormer windows to roof. New and enlarged windows to north elevation.	Brancaster
03.07.2017	21.08.2017 Application Permitted	17/01268/F	Mr D Smith 6 Roman Way Brancaster King's Lynn Norfolk Porch and First Floor Extensions.	Brancaster
20.04.2017	25.07.2017 Application Permitted	17/00793/CU	Mrs Susan Elston Humble Pie 39 Market Place Burnham Market Norfolk Change of use from delicatessen to dwellinghouse	Burnham Market
22.05.2017	18.07.2017 Application Permitted	17/00984/F	Mr T Roberts No.TWENTY 9 29 Market Place Burnham Market Norfolk VARIATION OF CONDITION 3 OF PLANNING PERMISSION 16/02002/F: Proposed change of use from ground floor retail (A1) and first floor residential (C3) to two storey restaurant (A3) including extension and alterations	Burnham Market

28.07.2017	10.08.2017 Application Permitted	16/00432/NMA_1	Borough Council of King's Lynn And West Norfolk Land North of 3 Crofts Close Burnham Market Norfolk Non-material amendment to planning permission 16/00432/F: Residential development and additional parking	Burnham Market
08.02.2017	20.07.2017 Application Refused	17/00227/F	Client of Holt Architectural Ltd Land Rear of 1 St James Green Castle Acre King's Lynn Conversion and extension to existing garage block to form new dwelling	Castle Acre
03.07.2017	16.08.2017 Application Permitted	17/01276/F	Mrs B Desborough The Foundry Newton Road Castle Acre King's Lynn VARIATION OF CONDITION 2 OF PLANNING PERMISSION 14/01143/F: Proposed single detached dwelling	Castle Acre
11.04.2017	25.07.2017 Application Permitted	17/00743/F	Mr And Ms Wallace And O'Leary 48 Robin Kerkham Way Clenchwarton King's Lynn Norfolk Internal alterations and single storey extension	Clenchwarton

01.06.2017	27.07.2017 Application Permitted	17/01062/F	Mrs Alison Pottle 8 Rookery Close Clenchwarton King's Lynn Norfolk Erection of a out/building/ store unit (retrospective)	Clenchwarton
25.07.2017	15.08.2017 Application Permitted	11/00200/NMA_1	Mr Ian Dolman Land East of 64 Station Road Clenchwarton Norfolk Non-material amendment to planning permission 11/00200/F: Construction of 2 bed bungalow	Clenchwarton
25.07.2017	09.08.2017 Application Permitted	15/01681/NMA_1	Mr And Mrs T Boxall 200 Hall Road Clenchwarton King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 15/01681/F: Construction of side and rear extensions	Clenchwarton
22.05.2017	25.07.2017 Application Permitted	17/00983/CU	Mr Simper Buttercup Cottage Congham Manor St Andrews Lane Congham Change of use of accommodation ancillary to dwelling to holiday let (no additional floor-space created)	Congham

24.05.2017	16.08.2017 Application Permitted	17/01017/F	Mr & Mrs G. King The Lodge Broadgate Lane Congham King's Lynn Demolition of existing garage and construction of a new games room and garage with accommodation over and construction of new vehicular access off Lynn Road.	Congham
15.06.2017	07.08.2017 Application Refused	17/01164/CU	JJ Sandberg Construction Ltd Land Adjacent To Deerwood St Andrews Lane Congham King's Lynn Change of use of land to residential garden	Congham
15.06.2017	10.08.2017 Application Permitted	17/01167/F	Mr Carl Long Anvil Inn St Andrews Lane Congham King's Lynn Continued use of site as touring caravan site for up to 6 touring caravans	Congham
27.06.2017	07.08.2017 Application Permitted	17/01229/CU	John Nash Confectionery Bakery Denver Windmill Denver Windmill 115 Sluice Road Denver Change of use of the ground floor activities room (previously used as a cafe/shop A1-3) to a micropub (A4 use)	Denver

26.06.2017	25.07.2017 Application Permitted	14/00484/NMA_1	Mr And Mrs Sanderson 14 Heath Road Dersingham King's Lynn Norfolk Non-material amendment to planning permission 14/00484/F: Extension and roof alteration to existing bungalow	Dersingham
23.05.2017	18.07.2017 Application Refused	17/01003/LB	Mr Graeme Ellisdon The Old Rectory Sedgeford Road Docking King's Lynn Listed Building Application: Change of use from storage building into dwelling, for sole use of the present occupiers only, comprising alterations and a rear extension	Docking
30.05.2017	14.08.2017 Application Permitted	17/01043/F	MEB Investments Ltd Greensleeves Sandy Lane Docking King's Lynn Demolition of existing bungalow and erection of two semi-detached dwellings	Docking
01.06.2017	25.07.2017 Application Permitted	17/01074/F	Mr Andy Peters 55 Monks Close Bircham Newton King's Lynn Norfolk Front and side extension to the property and associated internal changes to layout	Docking

16.06.2017	09.08.2017 Application Permitted	17/01176/F	Mr Kevin Crompton 11 Northcote Brancaster Road Docking King's Lynn Extension & alterations to existing dwelling	Docking
27.04.2017	26.07.2017 Application Permitted	17/00834/F	Mr & Mrs S Khalil 60 Paradise Road Downham Market Norfolk PE38 9JF Single and two storey extensions to dwelling	Downham Market
16.06.2017	10.08.2017 Application Permitted	17/01173/F	Mr Steven Cornelius 118A Bexwell Road Downham Market Norfolk PE38 9LJ Proposed replacement dwelling	Downham Market
21.06.2017	16.08.2017 Application Permitted	17/01197/F	Downham Petroleum Co. Ltd Broomhill Service Station 222 - 224 Broomhill Downham Market Norfolk Retrospective planning permission for proposed jet wash in area of previous car sales showroom	Downham Market
27.06.2017	22.08.2017 Application Permitted	17/01227/F	Mr & Mrs Alex Fleming 7 Bexwell Road Downham Market Norfolk PE38 9LQ Proposed two storey rear extension and addition of first floor windows to bathroom and bedroom 2 (within side elevations)	Downham Market

10.07.2017	10.08.2017 Application Permitted	17/01321/F	Mr J Fynn 40 Retreat Estate Downham Market Norfolk PE38 9QH Replacement of single storey extension with two storey extension	Downham Market
12.04.2017	21.07.2017 Application Permitted	17/00739/F	Mr R Scully Riverbank Bridge Road Downham Market Norfolk Construction of dwelling to replace existing dwelling on site	Downham West
05.06.2017	10.08.2017 Prior Approval - Refused	17/01094/PACU3	Mr & Mrs Walker Fendale Downham Road Salters Lode Norfolk Prior Notification: Change of use from agricultural building to dwelling	Downham West
04.04.2017	21.07.2017 Application Refused	17/00679/F	Mr G Crane Three Lakes Nurseries Meadowgate Lane Emneth Norfolk REMOVAL OF CONDITION 3 OF PLANNING PERMISSION 15/01771/F: Proposed two storey house	Emneth
12.06.2017	09.08.2017 Application Permitted	17/01131/O	Mr T Wiles Land West of 71 Church Road Emneth Norfolk Outline application for one dwelling	Emneth

16.06.2017	07.08.2017 Application Permitted	17/01177/RM	Edward Cooper Land Adjacent 54 Hollycroft Road Emneth Wisbech Reserved Matters Application: Single building plot on land adjacent to existing dwelling	Emneth
20.06.2017	10.08.2017 Application Refused	17/01185/O	Mr D Willoughby Land To the East of 71 Ladys Drove Emneth Wisbech Outline application with some matters reserved for proposed residential development	Emneth
30.05.2017	27.07.2017 Application Permitted	17/01042/F	Mr & Mrs I Le Gallez Garden House Broomsthorpe Road East Rudham Norfolk Proposed rear single storey flat roof extension	East Rudham
02.06.2017	27.07.2017 Application Permitted	17/01086/F	Mr John Dyer 44 Bagthorpe Road East Rudham King's Lynn Norfolk Demolition of existing outbuilding and replacement with new outbuilding on similar footprint (retrospective)	East Rudham
16.02.2017	04.08.2017 Application Permitted	17/00283/F	Mr P PRINCE 96 Lodge Road Feltwell Thetford Norfolk Conversion of store to dwelling	Feltwell

18.04.2017	09.08.2017 Application Permitted	17/00764/F	Mr Dean Mayes 6 Rawlins Way Feltwell Norfolk IP26 4DG Build extension on the front of bungalow, for kitchen	Feltwell
31.05.2017	09.08.2017 Application Permitted	17/01057/F	Mr & Mrs Walpole 59 Nightingale Lane Feltwell Thetford Norfolk Single storey front extension and conversion and extension to garage to form an annexe for a family member	Feltwell
06.07.2017	11.08.2017 Application Permitted	17/01307/F	Mr P Harrison 27 St Nicholas Drive Feltwell Thetford Norfolk Proposed extension to bungalow	Feltwell
11.05.2017	21.07.2017 Prior Approval - Approved	17/00928/PACU3	Mr And Mrs Attwell Roys Farm Winch Road Gayton King's Lynn Prior Approval: Change of use from agricultural building to a dwellinghouse	Gayton
01.06.2017	02.08.2017 Application Refused	17/01063/F	Mr Alan Bedwell Orchard Farm Lynn Road Gayton King's Lynn Single storey extension and cart shed extension to double garage	Gayton

01.06.2017	27.07.2017 Application Refused	17/01064/LB	Mr Alan Bedwell Orchard Farm Lynn Road Gayton King's Lynn Listed Building Application: Single storey extension and cart shed extension to double garage	Gayton
14.06.2017	07.08.2017 Application Permitted	17/01157/F	Mr Neil Chown Fescue 10 Birch Road Gayton King's Lynn Garage conversion and first floor extension	Gayton
27.04.2017	16.08.2017 Application Permitted	17/00829/F	Client of Holt Architectural 45 Church Close Grimston King's Lynn Norfolk Proposed new end terrace	Grimston
15.06.2017	08.08.2017 Application Permitted	17/01166/F	Mr Roger Haywood Greenways 9 Leziate Drove Pott Row King's Lynn Single storey rear extension	Grimston
16.05.2017	17.08.2017 Application Permitted	17/00955/F	Mr Mark Dobby The Dabbling Duck 11 Abbey Road Great Massingham King's Lynn Construction of 4no Annex Bedrooms complete with En Suite facilities. Staff Shower Room and 2no Store Rooms.	Great Massingham

25.05.2017	25.07.2017 Application Permitted	17/01021/F	T Stephenson Crossways 2 Lynn Lane Great Massingham King's Lynn Replacement of existing timber fence and gates with brick wall, piers & gates	Great Massingham
25.05.2017	18.07.2017 Application Permitted	17/01022/LB	T Stephenson Crossways 2 Lynn Lane Great Massingham King's Lynn Listed building application for replacement of existing timber fence and gates with brick wall, piers & gates	Great Massingham
23.03.2017	25.07.2017 Application Permitted	17/00552/F	Mr & Mrs C Carr 15 Fir Close Heacham King's Lynn Norfolk Demolition of existing garden store and construction of a new single storey extension to existing bungalow to form new reception room, study, WC, laundry room, hobby room and garden store	Heacham
30.03.2017	28.07.2017 Application Permitted	17/00632/F	Mr David Butters 6 Sea Close Heacham King's Lynn Norfolk Proposed single storey extension and internal alterations to existing dwelling	Heacham

12.05.2017	25.07.2017 Application Permitted	17/00934/F	Mr & Mrs Thomas 11 Poplar Avenue Heacham King's Lynn Norfolk Erection of single storey rear extension	Heacham
24.05.2017	25.07.2017 Application Permitted	17/01023/F	Ms Jo Cambridge 25 Lords Lane Heacham King's Lynn Norfolk Alterations, rear additions and new porch	Heacham
30.05.2017	25.07.2017 Application Permitted	17/01040/F	Ms Angie Marshall 4 Ruskin Close Heacham King's Lynn Norfolk Single storey rear extension	Heacham
30.06.2017	22.08.2017 Would be Lawful	17/01257/LDP	Miss Janet Williams 2 Sunnyside Heacham King's Lynn Norfolk Lawful Development Certificate: Use of office/summerhouse as hairdressers, ancillary to the use of the dwellinghouse	Heacham
07.07.2017	10.08.2017 Application Refused	16/01420/NMA_1	Mr Andrew Wright 6 Neville Road Heacham King's Lynn Norfolk NON MATERIAL AMENDMENT TO PLANNING CONSENT 16/01420/F: Proposed first floor extension to existing dwelling	Heacham

21.06.2017	04.08.2017 GPD HH extn - Not Required	17/01198/PAGPD	Mrs Nikki Mead 111 Main Street Hockwold cum Wilton Norfolk IP26 4LW Single storey rear extension which extends beyond the rear wall by 5 metres with a maximum height of 4 metres and a height of 2.325 metres to the eaves	Hockwold cum Wilton
28.03.2017	08.08.2017 Application Refused	17/00602/F	A .R.& V Investments Ltd The Poplars 42 Main Road Holme next the Sea Norfolk Erection of replacement dwelling with detached garage	Holme next the Sea
19.05.2017	02.08.2017 Application Permitted	17/00978/F	Mr A Jamieson Eric's Fish & Chips Norfolk Drove Orchards Thornham Road Holme next the Sea Siting of small pergola, decking, porch and bar/ice cream hut; associated with existing A3/A1 unit.	Holme next the Sea
02.06.2017	09.08.2017 Application Permitted	17/01079/F	Mr Chris Ashmore High Road Farm Bungalow Thornham Road Holme next the Sea Norfolk Single storey side and rear extension and detached garage	Holme next the Sea

05.07.2017	28.07.2017 Consent Required	Not	17/01295/AG	Cholmondeley Estates Village Farm The Street Houghton Norfolk Agricultural Prior Notification: Proposed milking parlour	Houghton
01.08.2017	22.08.2017 Consent Required	Not	17/01486/T3	Anglian Water Services Ltd Verge To North Village Farm Rudham Road Houghton Prior Notification: Installation of telemetry pillar	Houghton
17.05.2017	18.07.2017 Application Permitted		17/00961/F	West Norfolk Academies Trust Smithdon High School Downs Road Hunstanton Norfolk Proposed external security fencing	Hunstanton
31.05.2017	27.07.2017 Application Permitted		17/01056/F	Mr & Mrs A Wiles 8 Lincoln Street Hunstanton Norfolk PE36 6AS Extension and alteration (including a loft conversion) to dwelling	Hunstanton
09.06.2017	02.08.2017 Application Permitted		17/01123/F	Mrs S Bedbrook 11 Chatsworth Road Hunstanton Norfolk PE36 5DJ Demolition of existing and replacement white PVCu framed conservatory to front of property	Hunstanton

12.06.2017	25.07.2017 Application Permitted	17/01132/F	Mr John Baldwin 22 Bernard Crescent Hunstanton Norfolk PE36 6ER Construction of two storey replacement dwelling following demolition of existing chalet.	Hunstanton
30.06.2017	16.08.2017 Application Permitted	17/01256/F	Mr S Pye Office 14 Avenue Road Hunstanton Norfolk Proposed 4 bed dwelling	Hunstanton
05.06.2017	07.08.2017 Application Refused	17/01091/F	Ms L Fitt Oak Farm Nurseries Oak Farm The Drift Ingoldisthorpe Proposed replacement dwelling for barn with approval of residential conversion	Ingoldisthorpe
19.12.2016	07.08.2017 Application Permitted	16/02189/F	C/o Agent Brian Rawlinson & Co 1 King Street King's Lynn Norfolk Alterations to offices, conversion in part of building to dwellings and construction of three dwellings within yard area	King's Lynn

19.12.2016	04.08.2017 Application Permitted	16/02191/LB	C/o Agent Brian Rawlinson & Co 1 King Street King's Lynn Norfolk LISTED BUILDING APPLICATION: Alterations to offices, conversion in part of building to dwellings and construction of three dwellings within yard area	King's Lynn
05.01.2017	14.08.2017 Application Withdrawn	17/00011/A	Breydons Solicitors Ltd Greenland House 28 Bridge Street King's Lynn Norfolk Advertisement application for 1 x freestanding sign	King's Lynn
22.03.2017	27.07.2017 Application Permitted	17/00546/F	Mr & Mrs White 7 St Peters Road West Lynn King's Lynn Norfolk Proposed new front boundary wall	King's Lynn
09.05.2017	25.07.2017 Application Permitted	17/00900/F	Mrs Jackie Harrod 28 Nuthall Crescent King's Lynn Norfolk PE30 3WE Erection of summer house in rear of garden to be used as a dog grooming salon	King's Lynn
26.05.2017	25.07.2017 Application Permitted	17/01033/F	Mr & Mrs P Bowman 224 Wootton Road King's Lynn Norfolk PE30 3BH Extension and new fence	King's Lynn

06.06.2017	01.08.2017 Application Refused	17/01104/F	Mr & Mrs Gavin and Julie Minns Clenshaw Minns Chartered Accountants 30 St James Street King's Lynn Norfolk Demolition of ground floor store (A2 use) to rear with new residential two storey dwelling constructed in its place	King's Lynn
06.06.2017	01.08.2017 Application Refused	17/01105/LB	Mr & Mrs Gavin and Julie Minns Clenshaw Minns Chartered Accountants 30 St James Street King's Lynn Norfolk Listed building application for the demolition of ground floor store (A2 use) to rear with new residential two storey dwelling constructed in its place	King's Lynn
08.06.2017	10.08.2017 Was_Would be Lawful	17/01111/LDE	Centrica KL Ltd King's Lynn Power Station Willow Road Willows Business Park King's Lynn LAWFUL DEVELOPMENT CERTIFICATE: A two-storey modular office building situated within the contractor's compound which has been provided temporarily for accommodation of construction staff for the works for the existing gas turbine at the site. There will also be provision of a temporary floodlight within the same site	King's Lynn

08.06.2017	16.08.2017 Would be Lawful	17/01112/LDP	Centrica KL Ltd King's Lynn Power Station Willow Road Willows Business Park King's Lynn Lawful Development Certificate: Development for 2 lay down areas for the storage of materials, plant and machinery	King's Lynn
09.06.2017	03.08.2017 Application Permitted	17/01122/F	V Choi 6 Bishops Road Gaywood King's Lynn Norfolk Proposed two storey extension and internal alterations	King's Lynn
12.06.2017	03.08.2017 Application Permitted	17/01136/F	Mr S Brough 14 Crofters Close King's Lynn Norfolk PE30 3PQ Extension to dwelling	King's Lynn
13.06.2017	20.07.2017 Application Permitted	16/01265/NMA_1	Centrica KL Ltd King's Lynn Power Station Willow Road Willows Business Park King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 16/01265/F: Extension to Air Cooled Condenser (ACC) structure and Air Inlet Filter House (AIFH)	King's Lynn

13.06.2017	08.08.2017 Application Permitted	17/01148/F	Mr & Mrs S. Blackmur 5A Saturday Market Place King's Lynn Norfolk PE30 5DQ VARIATION OF CONDITION 2 OF PLANNING PERMISSION 16/00295/F: Alterations and repair to existing with premises to retained at ground and first floor levels including demolition of rear fire damaged lean-to building and construction of replacement to facilitate the creation of an additional flat. Including the retention of 2 external condensers	King's Lynn
13.06.2017	09.08.2017 Application Permitted	17/01149/LB	Mr & Mrs S Blackmur 5A Saturday Market Place King's Lynn Norfolk PE30 5DQ Listed Building Application: Alterations and repair to existing with premises retained at ground and first floor levels including demolition of rear damaged lean-to building and construction of replacement	King's Lynn
14.06.2017	04.08.2017 Application Permitted	17/01154/F	The Parochial Church Council of King's Lynn Minster St Margaret's Church St Margarets Place King's Lynn Norfolk Formation of new fire escape door in existing north elevation to choir, and related alterations to stonework.	King's Lynn

14.06.2017	11.08.2017 Application Refused	17/01160/F	Mr J & T Porter 8 Winfarthing Avenue King's Lynn Norfolk PE30 5LY Construction of single person dwelling	King's Lynn
15.06.2017	25.07.2017 Application Permitted	17/01169/F	Mr & Mrs J Gray 125 Reffley Lane King's Lynn Norfolk PE30 3SR Proposed single storey extension and internal alterations	King's Lynn
20.06.2017	07.08.2017 Application Permitted	17/01189/F	Mr & Mrs R Hunt Garden Bungalow Driftway Wootton Road King's Lynn Extension to rear of bungalow	King's Lynn
21.06.2017	08.08.2017 Application Permitted	17/01195/F	Barsby Produce Ltd Barsby Produce Ltd Merchants Close Oldmedow Road Hardwick Industrial Estate Construction of covered loading bays	King's Lynn
22.06.2017	26.07.2017 Application Permitted	07/01985/NMAM_1	Easternrose Ltd Former Telephone Exchange Car Park Paradise Road King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 07/01985/FM: Construction of 12 flats	King's Lynn

22.06.2017	08.08.2017 Application Permitted	17/01205/F	Mr & Mrs R McWade 20 Kings Avenue King's Lynn Norfolk PE30 5NS Erection of rear extension	King's Lynn
26.06.2017	10.08.2017 Application Permitted	17/01220/F	LAWTRONIC Lawtronic 7 Hodgson Way Hardwick Narrows King's Lynn Extension to existing inudtrial unit	King's Lynn
28.06.2017	15.08.2017 Application Permitted	17/01242/F	Optima Stainless Ltd Optima Stainless Ltd Hamlin Way Hardwick Narrows King's Lynn Warehouse extension link between existing buildings	King's Lynn
28.06.2017	22.08.2017 Application Permitted	17/01243/LB	Mrs Alison Gifford 21 Queen Street King's Lynn Norfolk PE30 1HT Two alterations to give 21 Queen Street a front door from the street and to unite the ground floor with the first and second floors. 1. Removal of ground floor sash window and replacement with timber door case, door and fanlight. 2. Opening of existing brick wall between ground floor bedroom of 21 Queen Street and back hallway of 19B Queen Street to create an open hall in the north bay of the house and a clear access to the existing staircase	King's Lynn

29.06.2017	22.08.2017 Application Permitted	17/01252/F	Mrs Alison Gifford 21 Queen Street King's Lynn Norfolk PE30 1HT Two alterations to give 21 Queen Street a front door from the street and to unite the ground floor with the first and second floors. 1. Removal of ground floor sash window and replacement with timber door case, door and fanlight. 2. Opening of existing brick wall between ground floor bedroom of 21 Queen Street and back hallway of 19B Queen Street to create an open hall in the north bay of the house and a clear access to the existing staircase	King's Lynn
03.07.2017	17.08.2017 Application Permitted	17/01266/F	Mrs S West 153 Gaywood Road King's Lynn Norfolk PE30 2QA Extension to dwelling	King's Lynn
03.07.2017	17.08.2017 Application Permitted	17/01271/F	Kurt Yates EMG Motor Group Beveridge Way Hardwick Narrows King's Lynn New vehicle access off Beveridge Way	King's Lynn

05.07.2017	17.08.2017 Application Permitted	17/01288/A	Nikjam Enterprises Ltd Unit 10 & 11 St Hilary Park Road King's Lynn Norfolk Advertisement application for 1 x illuminated fascia sign and 1 x illuminated poster box	King's Lynn
07.07.2017	17.08.2017 Application Permitted	17/01319/F	Mr Peter Chappell 17 Ffolkes Drive King's Lynn Norfolk PE30 3BX Side single storey extension to dwelling	King's Lynn
17.08.2017	18.08.2017 TPO Approved Work	17/00074/TPO	Norfolk Constabulary Avn Arena Ltd 42 Chapel Street King's Lynn Norfolk 2/TPO/00477	King's Lynn
04.05.2017	02.08.2017 Application Permitted	17/00873/RM	White Feathers Projects Ltd Sandyway 25 Station Road Leziate King's Lynn RESERVED MATTERS: Construction of a new 4 bedroom house	Leziate
05.06.2017	20.07.2017 Application Permitted	17/01089/F	BTB Brickwork Bilbersan The Street Marham King's Lynn Variation of condition 2 of planning permission 16/00264/F	Marham

04.07.2017	11.08.2017 Application Permitted	17/01280/F	Mr & Mrs Goldsmith Cooper's Lodge Ables Row The Street Marham Demolition of outbuildings and construction of new single storey side extension	Marham
24.05.2017	21.08.2017 Application Permitted	17/01016/RMM	N B Construction (UK) Ltd Land North of 7 Walton Road Marshland St James Norfolk Reserved Matters Application for residential development of 15 new dwellings	Marshland St James
09.06.2017	20.07.2017 Application Permitted	17/01124/F	Mr & Mrs Robinson 332 Smeeth Road Marshland St James Wisbech Norfolk Proposed extension and alterations including the demolition of an existing outbuilding and erection of a new garden store and garden room	Marshland St James
12.06.2017	02.08.2017 Application Permitted	17/01141/RM	Mr & Mrs Boyce 2 Trinity Road Marshland St James Norfolk PE14 8JA Reserved Matters Application: Erection of 2 detached dwellings	Marshland St James
14.06.2017	09.08.2017 Application Permitted	17/01158/RM	Mr N Sprunt Land NE of 46 NW of 37 Smeeth Road Marshland St James Norfolk Reserved Matters Application: Construction of 6 dwellings (plot 3)	Marshland St James

22.06.2017	07.08.2017 Application Permitted	17/01199/F	Mr & Mrs Rowberry Fenhaven 326 Smeeth Road Marshland St James Wisbech Proposed stable and barn	Marshland St James
26.06.2017	10.08.2017 Application Permitted	17/01224/RM	Mr & Mrs Gonzalez Plot 4, Land Adjacent 46 Smeeth Road Marshland St James Norfolk Reserved matters application for Plot 4	Marshland St James
02.06.2017	10.08.2017 DM Notification Required Prior NOT	17/01081/DM	Mr L Field 1 Globe Street Methwold Thetford Norfolk Prior notification of proposed demolition: Storage shed at back of dwelling	Methwold
22.06.2017	17.08.2017 Application Permitted	17/01202/F	Mr & Mrs S Smith The Pines 12A Lancaster Close Methwold Thetford Extensions to bungalow	Methwold
05.05.2017	19.07.2017 Application Permitted	17/00888/O	Miss M Reeve Adjacent 53 Walter Howes Crescent Middleton King's Lynn Norfolk Outline Application: construction of a dwelling	Middleton

24.05.2017	19.07.2017 Application Permitted	17/01014/F	Mr & Mrs Barclay Middleton Towers Station Road Tower End Middleton Formation of Drive access and wall feature to the front elevation to match the existing arrangements. Revised Design to application ref: 16/00906/F and 16/00907/LB	Middleton
30.05.2017	01.08.2017 Application Permitted	17/01044/F	Mr Phil Owen 2 Foremans Cottages Hill Road Middleton King's Lynn Replacement wooden shed on new concrete base	Middleton
12.06.2017	27.07.2017 Application Permitted	17/01134/RM	Mr & Mrs S Cazot Manor Farm House Hill Road Middleton King's Lynn RESERVED MATTERS: Two dwellings	Middleton
06.06.2017	07.08.2017 Application Permitted	17/01103/F	Mrs Senita Baker 26 Dunns Lane North Creake Fakenham Norfolk 2 storey side extension	North Creake
09.06.2017	02.08.2017 Application Permitted	17/01129/F	Ms Louise Whitbread Rustings 21 West Street North Creake Fakenham First floor extension and two storey stair/hall addition	North Creake

04.07.2017	09.08.2017 Application Permitted	17/01281/F	Anglia Growers Agricultural Building Silt Road Nordelph Norfolk Extension to agricultural building	Nordelph
09.06.2017	09.08.2017 Application Refused	17/01125/O	Tom Jackson Sunnyside House 66 Main Road West Winch Norfolk OUTLINE APPLICATION: Erection of two dwelling houses and associated access	North Runcton
26.04.2017	08.08.2017 Application Refused	17/00826/F	Mr Ralph A Woolner North Bank of River Wissey Church Lane Whittington Norfolk Construction of 20m of boat staging	Northwold
04.05.2017	10.08.2017 Application Permitted	17/00881/F	Mr Jolly The Shrubbery 77 High Street Northwold Thetford Rebuilding of collapsed garden wall along the western boundary along the side of the highway (retrospective)	Northwold
11.05.2017	18.07.2017 Application Permitted	17/00929/F	Mr Gerald Rayner 19 School Lane Northwold Thetford Norfolk Proposed porch to front elevation, brick and tiled roof construction, white P.V.C.u windows and door	Northwold

12.07.2017	11.08.2017 Application Permitted	17/01343/F	Mr & Mrs D Eyles Crisps Yard Common Drove Northwold Thetford Single storey extension to dwelling	Northwold
27.06.2017	10.08.2017 Application Permitted	17/01228/F	Mr Gary Clark 1 Wodehouse Road Old Hunstanton Hunstanton Norfolk Proposed garage incorporating wet room and games room.	Old Hunstanton
27.03.2017	26.07.2017 Not Lawful	17/00590/LDE	Mrs Hilary Morrish Sandy Lodge Langhorns Lane Outwell Wisbech Application for a Lawful Development Certificate for the confirmation that this existing bungalow does not have an agricultural restriction	Outwell
10.04.2017	07.08.2017 Application Permitted	17/00707/F	Mr Andrew Lister Bardolph Langhorns Lane Outwell Wisbech Reinstate a previously built manege that has been filled in with top soil.	Outwell
30.05.2017	02.08.2017 Application Refused	17/01046/O	Mr Edward Carlile Sandy Lodge Langhorns Lane Outwell Wisbech Outline planning application for the building of five detached two storey dwellings	Outwell

14.06.2017	18.08.2017 Application not required	17/01161/CU	Mr Kevin Ward Honey House Robbs Lane Outwell Norfolk Change of use from C3 Dwellinghouse to C2 Residential Institution (Residential Children's Home)	Outwell
03.07.2017	09.08.2017 Application Permitted	17/01262/F	Mr & Mrs K Griffith Cliftonville The Cottons Outwell Norfolk Extensions and alterations to dwelling and building of detached garage	Outwell
26.05.2017	04.08.2017 Application Permitted	17/01032/F	W B Fake & Son Ltd Land To the East of Tiptree Cottage Narborough Road Pentney Relocation of agricultural access with loading bay and gate 12m from road	Pentney
24.05.2017	10.08.2017 Application Permitted	17/01010/F	Mr J Millington Plot E of 58 Docking Road Docking Road Ringstead Norfolk Variation of condition 2 and removal of conditions 3 and 8 of planning permission 16/02069/F	Ringstead

24.03.2017	24.07.2017 Application Permitted	17/00576/F	Coates Bros Contractors Ltd Manor Farm 88 Watlington Road Runcton Holme Norfolk Proposed Development of one dwelling and garage/car port block following the demolition of existing workshop	Runcton Holme
09.11.2015	01.08.2017 Application Permitted	15/01814/F	Mr Steven Anderson Wisbech House Ringstead Road Sedgeford Hunstanton Erection of two dwelling houses, car shed parking and associated external works	Sedgeford
02.06.2017	31.07.2017 Application Permitted	17/01080/F	Mr J Barber Magazine Wood Peddars Way Sedgeford Hunstanton Proposed Extension to Annexe	Sedgeford
17.07.2017	09.08.2017 Consent Required Not	17/01362/AG	Newcome-Baker Farms Limited Land At Whin Close Docking Road Sedgeford Norfolk AGRICULTURAL PRIOR NOTIFICATION: Straw storage building	Sedgeford
17.08.2016	10.08.2017 Application Permitted	16/01515/O	Mr Allen Rix Land N of Ryes Close And W of 9 Westgate Street Shouldham Norfolk Outline Application: Five detached dwellings with access from Westgate Street	Shouldham

31.05.2017	28.07.2017 Application Refused	17/01053/O	Mr & Mrs B Clark Rose Villa 37 Westgate Street Shouldham King's Lynn Outline Application: Construction of 1No. detached Dwelling house and garage	Shouldham
11.05.2017	01.08.2017 Application Permitted	17/00922/F	Mr C King 14 Park Lane Snettisham King's Lynn Norfolk Extension and conversion of out building	Snettisham
30.05.2017	11.08.2017 Application Permitted	17/01035/F	Mr C Mattison 35 Alma Road Snettisham King's Lynn Norfolk First floor extension and alterations	Snettisham
31.05.2017	27.07.2017 Was Lawful	17/01061/LDE	Mr Kevin Lee Johnson And Mr Miles Edwin Barker-Davies 66 Shepherds Port Road Shepherds Port Snettisham Norfolk Lawful Development Certificate: static converted railway carriage to be used as a dwelling	Snettisham
08.06.2017	14.08.2017 Application Permitted	17/01120/F	1st Snettisham Scouts 30 Beach Road Snettisham Norfolk PE31 7QU Proposed new Scout Hall	Snettisham

22.06.2017	10.08.2017 Application Refused	17/01204/F	Mr & Mrs J Bowley Gannets Rest 36 the Beach Shepherds Port Snettisham Replacement of flat roof with pitched roof containing additional accommodation	Snettisham
19.06.2017	10.08.2017 Application Permitted	17/01181/F	Mrs J England Forge House 16 Fakenham Road South Creake Fakenham Proposed rear extension and erection of replacement carport/garage following removal of existing garage	South Creake
22.05.2017	01.08.2017 Application Permitted	17/00990/O	Mr & Mrs K Gascoyne Sylvan House 116 Nursery Lane South Wootton King's Lynn Construction of single dwelling within gardens	South Wootton
23.05.2017	02.08.2017 Application Refused	17/01000/F	Mr & Mrs P Woodhouse 3 the Birches South Wootton King's Lynn Norfolk Extensions and alterations	South Wootton
26.05.2017	25.07.2017 Application Refused	17/01034/F	Mr And Mrs Stevens 14 the Boltons South Wootton King's Lynn Norfolk Proposed detached garage	South Wootton

15.06.2017	07.08.2017 Application Permitted	17/01170/F	Mr R Mann 20 Bracken Road South Wootton King's Lynn Norfolk Extension and re-roofing	South Wootton
29.06.2017	14.08.2017 Application Permitted	17/01251/F	Mr & Mrs T Fysh 7 St Benets Grove South Wootton Norfolk PE30 3TQ 2 storey extension to western gable of dwelling house	South Wootton
24.03.2017	11.08.2017 Application Permitted	17/00582/O	Mr M Jennett Land Adjacent To 64 the Drove Barroway Drove Norfolk OUTLINE APPLICATION SOME MATTERS RESERVED: Construction of chalet bungalow	Stow Bardolph
30.06.2017	07.08.2017 Application Permitted	17/01258/F	Mr K Woodbine Brockhurst West Head Road Stow Bridge King's Lynn Erection of shed in connection with transport business	Stow Bardolph
27.02.2017	19.07.2017 Application Permitted	17/00357/F	Mr J Coleridge The Toll House Oxborough Road Stoke Ferry Norfolk VARIATION OF CONDITION 3 OF PLANNING PERMISSION 12/00385/F: Proposed new dwelling	Stoke Ferry

17.07.2017	16.08.2018 Application Permitted	16/00493/NMA_1	Stoke Ferry Redevelopment Ltd Land Between Bramcote House And Village Hall Lynn Road Stoke Ferry Norfolk Non-material amendment to planning permission 16/00493/FM: Proposed residential development (29 dwellings) with minor demolition of former opening in boundary wall for access to plot 24. To include parking and access to existing village hall	Stoke Ferry
13.06.2017	20.07.2017 Application Permitted	17/01143/F	Mr & Mrs Stewart Shepherdsgate 92 Station Road Terrington St Clement King's Lynn Variation of condition 2 of planning permission 14/00864/F to amend design of extension	Terrington St Clement
13.06.2017	07.08.2017 Application Refused	17/01145/O	Mr Tony & Mrs Sue Salmon Land Adjacent To No.6 Coastguard Cottages Ongar Hill Terrington St Clement Norfolk Outline application for proposed construction of a new two storey dwelling on site of existing dwelling (demolished in approx 1992) formerly benefiting from Outline Planning Permission (to replace the dwelling, Ref: 2/88/4482/O)	Terrington St Clement

30.06.2017	10.08.2017 Application Permitted	17/01255/F	Hillgate Nurseries Ltd HILLGATE NURSERIES LTD Sutton Road Terrington St Clement Norfolk Construction of a reservoir	Terrington St Clement
31.07.2017	17.08.2017 Application Permitted	17/01477/AG	J S Means(Terrington)ltd The Laurels Farm Ongar Hill Road Terrington St Clement King's Lynn Agricultural Prior Notification: Filling in of existing drain and creation of new drainage system	Terrington St Clement
26.05.2017	28.07.2017 Application Permitted	17/01029/F	Mr & Mrs Harris Russell Lodge 40 Old Church Road Terrington St John Wisbech Conservatory sun lounge extension and 3 bay car port (revised design)	Terrington St John
02.06.2017	07.08.2017 Application Permitted	17/01085/F	Mr & Mrs Jackson 8 Manor Drive Terrington St John Wisbech Norfolk Proposed two storey side extension to dwelling	Terrington St John
05.06.2017	25.07.2017 Application Permitted	17/01090/F	Mr & Mrs John White Mulberry House Church Street Thornham Norfolk Single Storey Rear Extension	Thornham

31.05.2017	02.08.2017 Application Refused	17/01060/O	Mr Ronald Kidd Cordals 4 Whitecross Lane South Tilney All Saints King's Lynn Outline application to demolish bungalow and replace with 4 bedroom bungalow	Tilney All Saints
10.07.2017	18.08.2017 Application Permitted	17/01322/F	Mr Mike Daisley Wool Chambers 42 School Road Tilney All Saints King's Lynn Conversion of existing garage/store into proposed annexe	Tilney All Saints
17.05.2017	21.07.2017 Application Permitted	17/00958/F	Mrs Gemmell Eastfield Farmhouse Chapel Road Tilney Fen End Tilney St Lawrence Continued use of former music room as residential accommodation	Tilney St Lawrence
26.05.2017	11.08.2017 Application Permitted	17/01030/F	Mr Rex Meaden Smithland 56 Magdalen Road Tilney St Lawrence King's Lynn Single storey side & rear extension and domestic garage/workshop	Tilney St Lawrence
03.07.2017	08.08.2017 Application Permitted	15/01640/NMA_1	Mr Fergus Lynch St Annes 109 High Road Tilney cum Islington Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 15/01640/F: Single storey rear extension, alterations to roof in connection with loft conversion	Tilney St Lawrence

04.07.2017	17.08.2017 Was Lawful	17/01277/LDE	Mr C Horwood Sycamore Farm Chapel Road Tilney Fen End Tilney St Lawrence LAWFUL DEVELOPMENT CERTIFICATE: Former agricultural land now being used as part of the garden for the residential dwelling	Tilney St Lawrence
02.05.2017	20.07.2017 Application Permitted	17/00855/RM	Mr & Mrs P Singfield Plot Adj 125 Small Lode Upwell Norfolk Reserved Matters Application: Construction of one dwelling	Upwell
08.06.2017	20.07.2017 Application Permitted	17/01117/F	Mrs T Sandford Fir Tree Farm Main Road Lakes End Norfolk Single storey rear extension	Upwell
26.06.2017	20.07.2017 GPD HH extn - Not Required	17/01223/PAGPD	Mr B Smith Walnut House Mudds Drove Three Holes Norfolk Single storey rear extension which extends beyond the rear wall by 5.145 metres with a maximum height of 3.5 metres and a height of 3.5 metres to the eaves	Upwell

07.07.2017	11.08.2017 Application Permitted	17/01328/RM	Mr And Miss G Thomas And Fitzpatrick Plot 9 Orchard Gardens Upwell Norfolk Reserved Matters Application: Proposed dwelling	Upwell
07.07.2017	16.08.2017 Application Permitted	17/01329/F	Mrs P Watson Norland 122 Croft Road Upwell Norfolk Continued temporary standing of mobile home during construction of dwelling	Upwell
22.02.2017	21.08.2017 Application Permitted	17/00329/F	Lavish Estates Ltd Plot NW of Stockhill Square Hall Road Walpole Highway Norfolk Removal of conditions 18, 19 and 20 and variation of condition 21 of planning permission 16/00206/O: Conditions cannot be discharged due to site clearance	Walpole Highway
26.09.2016	01.08.2017 Application Permitted	16/01705/O	Markillie Land On the South Side of Walnut Road Walpole St Peter Norfolk Outline Application: construction of two dwellings	Walpole
21.10.2016	01.08.2017 Application Permitted	16/01867/O	Client of Hereward Services Ltd Land On the South Side of Walnut Road Walpole St Peter Norfolk Outline Application: residential development	Walpole

28.04.2017	18.07.2017 Application Permitted	17/00838/F	Lincs Wind Farm Limited Race Bank Onshore Substation Walpole Bank Walpole St Andrew Norfolk Removal of condition 3 of planning permission 13/01158/F as Landscaping scheme Superseded by more recent content.	Walpole
18.05.2017	09.08.2017 Application Permitted	17/00968/F	Mr Clive Morris 4 Market Lane Walpole St Andrew Wisbech Norfolk Dropped kerb to access a planned driveway/off street parking	Walpole
02.06.2017	26.07.2017 Application Permitted	17/01083/RM	Mr S Campion Land Between the Cottage And Buckley House W of Bucksholt Road Walsoken Norfolk Reserved Matters Application: construction of dwelling and detached garage	Walsoken
28.06.2017	07.08.2017 Application Permitted	17/01235/F	Mr & Mrs Bell Polver Farmhouse 159 St Peters Road Wiggshall St Peter King's Lynn VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/00600/F: Proposed garage with office over extension to side of dwelling	Watlington

17.02.2017	10.08.2017 Application Refused	17/00302/F	Miss Katie Bulsara 141 Station Road Walpole St Andrew Wisbech Norfolk Removal of condition 4 of planning permission 10/00277/F: To remove planning restriction on commercial use	Walpole Cross Keys
08.03.2017	07.08.2017 Prior Approval - Approved	17/00443/PACU3	Mr Human Land On the South Side of Market Lane Walpole St Andrew Norfolk Change of use from agricultural barn to dwellinghouse	Walpole Cross Keys
01.11.2016	09.08.2017 Application Refused	16/01933/F	Mr Shaun Sykes Land South West of the Mill Adjacent Pond Common Road Walton Highway Norfolk Variation of Condition ii) attached to Enforcement Notice Appeal decision reference T/APP/V2635/C/85/1189/P6 - to allow the occupation of the site by Mr Shaun Sykes and Mr Scott Wright	West Walton
05.05.2017	26.07.2017 Application Permitted	17/00887/F	Mrs Jennings The Birches 198 Salts Road West Walton Norfolk Change of use from garage to annexe	West Walton

11.05.2017	18.07.2017 Application Permitted	17/00917/F	Hereward Services Limited 201 School Road West Walton Wisbech Norfolk Demolition of existing garage and lean-to extension and remodelling of rear of dwelling and internal elements	West Walton
18.05.2017	21.07.2017 Application Refused	17/00975/O	Mr C Crowson Land Northwest of Gwenville 164 Salts Road West Walton Norfolk OUTLINE APPLICATION ALL MATTERS RESERVED: Proposed 3 no. dwellings	West Walton
02.06.2017	28.07.2017 Application Permitted	17/01082/F	Mr & Mrs B PAINTER Carisbrooke Lynn Road Walton Highway Norfolk PART TWO STOREY PART FIRST FLOOR EXTENSION	West Walton
06.06.2017	26.07.2017 Application Refused	17/01108/F	Mr & Mrs D Barker 35 Spencer Close West Walton Norfolk PE14 7EN Extension to existing bungalow	West Walton
16.06.2017	16.08.2017 Application Permitted	17/01175/F	Mr & Mrs Goult 70 Salts Road West Walton Norfolk PE14 7EJ Proposed extension and alteratons	West Walton

09.05.2016	27.07.2017 Application Refused	16/00879/F	Mr M Wagg Sunset Lodge Lynn Road Wiggenhall St Germans King's Lynn Retention of new workshop building and new access	Wiggenhall St Germans
31.05.2017	01.08.2017 Would be Lawful	17/01059/LDP	Mrs Philippa Thompson Curlew Cottage 34 St Peters Road Wiggenhall St Germans King's Lynn Application for a Lawful Development Certificate for the proposed siting of a caravan to be used as additional residential accomodation	Wiggenhall St Germans
13.06.2017	07.08.2017 Application Permitted	17/01146/F	Mr & Mrs M Stebbing Four Winds 155 Fitton Road Wiggenhall St Germans King's Lynn Single storey rear extension and detached garage	Wiggenhall St Germans
08.06.2017	03.08.2017 Application Permitted	17/01119/F	Mr C Pike 79 Stow Road Wiggenhall St Mary Magdalen King's Lynn Norfolk Extension to dwelling	Wiggenhall St Mary Magdalen
12.06.2017	16.08.2017 Application Permitted	17/01130/F	Mr & Mrs N Haigh Crabbs Abbey Stow Road Stow Bridge King's Lynn Replacement of single storey bay window to two storey bay window	Wiggenhall St Mary Magdalen

17.07.2017	18.08.2017 Application Permitted	17/01366/F	Mrs Christine Hale Lowroofs 26 Church Road Wiggenhall St Mary Magdalen King's Lynn Demolition of rear single storey building, removal of existing chimney, relocation of existing entrance door, replacement of existing windows, replacement of existing roof to match existing style and roof tiles and proposed single storey extension and conservatory	Wiggenhall St Mary Magdalen
07.06.2017	04.08.2017 Application Permitted	17/01109/F	Mr & Mrs P Dalliday Dafeni 92A West Way Wimbotsham King's Lynn Extension to rear of bungalow and replacing existing flat roof with a pitched roof	Wimbotsham
16.02.2017	19.07.2017 Application Permitted	17/00285/F	Mrs Gillian Sekatawa 2 Fendicks Cottages Low Road Wretton King's Lynn Change of use of the land for parking with new access	Wretton
30.05.2017	20.07.2017 Application Permitted	17/01045/RM	TB Construction (East Anglia) Ltd Hillcrest Farm Field Lane Wretton King's Lynn Reserved Matters Application for the construction of two dwellings and garages	Wretton

22.06.2017	17.08.2017 Application Permitted	17/01203/F	Mr & Mrs A Dallas Chequers Chequers Road Wretton King's Lynn Rear extension to existing dwelling	Wretton
28.07.2017	17.08.2017 Application Permitted	16/01611/NMA_1	Mrs Sally Morgan Rudham Court Lynn Road West Rudham King's Lynn Non-material amendment to planning permission 16/01611/F : Proposed residential development	West Rudham
31.05.2017	10.08.2017 Application Permitted	17/01058/F	Mr & Mrs Kitchingman 3 Moughton Court West Winch King's Lynn Norfolk Single Storey Rear extension including demolition of existing conservatory	West Winch