

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



Planning Committee

Agenda

**Monday, 6th November, 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
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PLANNING COMMITTEE AGENDA

Please ensure that all mobile phones are switched to silent

DATE: Monday, 6th November, 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 2 October 2017 and the Reconvened Meeting held on 5 October 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 - 55)

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

9. DELEGATED DECISIONS (Pages 56 - 126)

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

10. PLANNING ENFORCEMENT SERVICE - QUARTERLY REPORT (TO FOLLOW)

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

11. PLANNING & ENFORCEMENT APPEALS - QUARTERLY REPORT (Pages 127 - 133)

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

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 9 November 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 3 November 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:

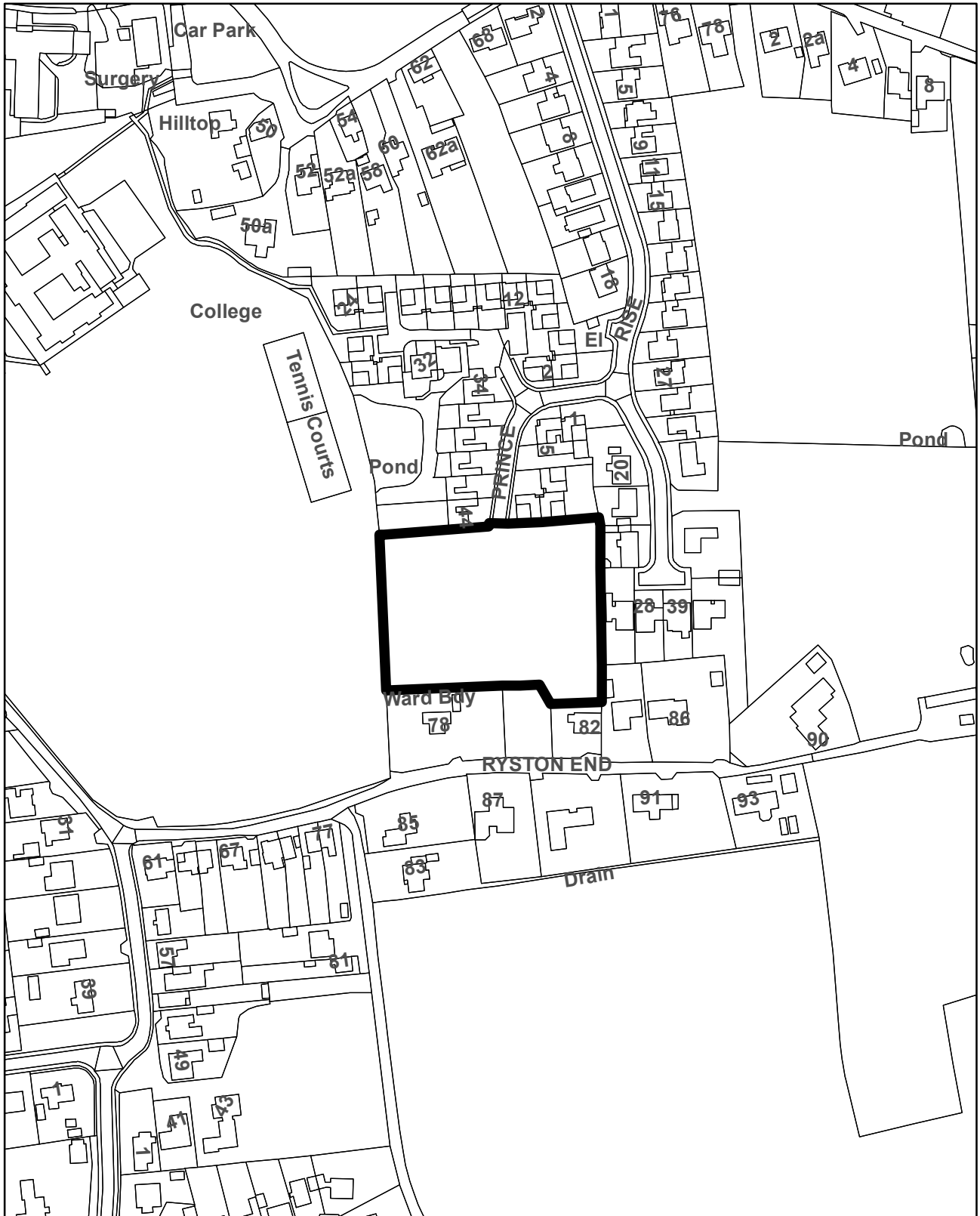
Kathy Wagg on 01553 616276
kathy.wagg@west-norfolk.gov.uk

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

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	DEFERRED ITEMS			
8/1(a)	17/00581/FM Land South of Prince Henry Place Proposed 19No 2 and 3 bedroom dwellings (15No market sale dwellings and 4No affordable high quality dwellings) with associated garages/parking, access road, landscaping and open space	DOWNHAM MARKET	APPROVE	7
8/2	MAJOR DEVELOPMENTS			
8/2(a)	17/01272/FM Narford Lane East Walton Retrospective camping/glamping site (application 2)	EAST WALTON	APPROVE	10
8/3	OTHER APPLICATIONS / APPLICATIONS REQUIRING REFERENCE TO THE BOARD			
8/3(a)	17/01451/F No.TWENTY 9 29 Market Place Proposed development of 6no. suites B&B accommodation ancillary to bar & restaurant	BURNHAM MARKET	APPROVE	22
8/3(b)	17/01658/F Wildfields 187 Main Road Proposed workshop - ancillary to the dwelling (non-commercial) Proposed two storey annex - ancillary and linked to the dwelling	CLENCHWARTON	APPROVE	37
8/3(c)	17/01068/F Land at Sutton Road Walpole Cross Keys Development of 4No. 2 bedroom terraced houses with associated parking	WALPOLE CROSS KEYS	APPROVE	44

17/00581/FM

Land South of Prince Henry Place
Downham Market



Parish:	Downham Market	
Proposal:	Proposed 19No 2 and 3 bedroom dwellings (15No market sale dwellings and 4No affordable high quality dwellings) with associated garages/parking, access road, landscaping and open space	
Location:	Land South of Prince Henry Place Downham Market Norfolk	
Applicant:	Altius Goc (London Road Downham Market) Limited	
Case No:	17/00581/FM (Full Application - Major Development)	
Case Officer:	Mr K Wilkinson	Date for Determination: 20 July 2017 Extension of Time Expiry Date: 28 December 2017

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

Neighbourhood Plan: No

Update for Members

This application seeks full permission for the construction of 19 dwellings (including 4 affordable units), with associated garages/parking, access road, landscaping and open space on 0.7Ha of former paddock land south of Prince Henry Place, Downham Market.

Members will recall that this application was referred to the previous Planning Committee Meeting on 2nd October 2017 - a copy of the committee report is attached for ease of reference. The application was deferred following a site visit to enable further clarification to be sought in relation to the proposed footpath link to the east of the site to Howdale Rise.

A Land Registry search has confirmed that the land was sold to the owner of No.26 Howdale Rise in 2002. However County Highways has provided an extract from the dedication agreement under Section 40 of the Highways Act 1959 dated 6th May 1976 relating to the development of Howdale Rise. This illustrates that along with the roads and footways, the land in question was dedicated as highway. Whilst this land may be registered as in the ownership of No.26 Howdale Rise, in light of the above mentioned agreement, highway rights exist over it and these would supersede any private ownership rights.

County Highways remain of the opinion that it would be beneficial for the pedestrian link to be formed in order to maximise permeability through the site.

In response to the concerns raised by Members at the site visit and the following discussion when the meeting reconvened, the applicants have produced an alternative layout plan omitting the footpath link. Members now have the choice of two site layout plans should they be minded to approve the application – one without the footpath link (making it more secure but all pedestrians using Prince Henry Place) and one with the footpath link (maximising permeability). Either option is considered to be acceptable in planning terms.

Key Issues

Principle of development
Impact of form and character of locality
Highway issues
Affordable housing provision
Drainage
Other material planning considerations

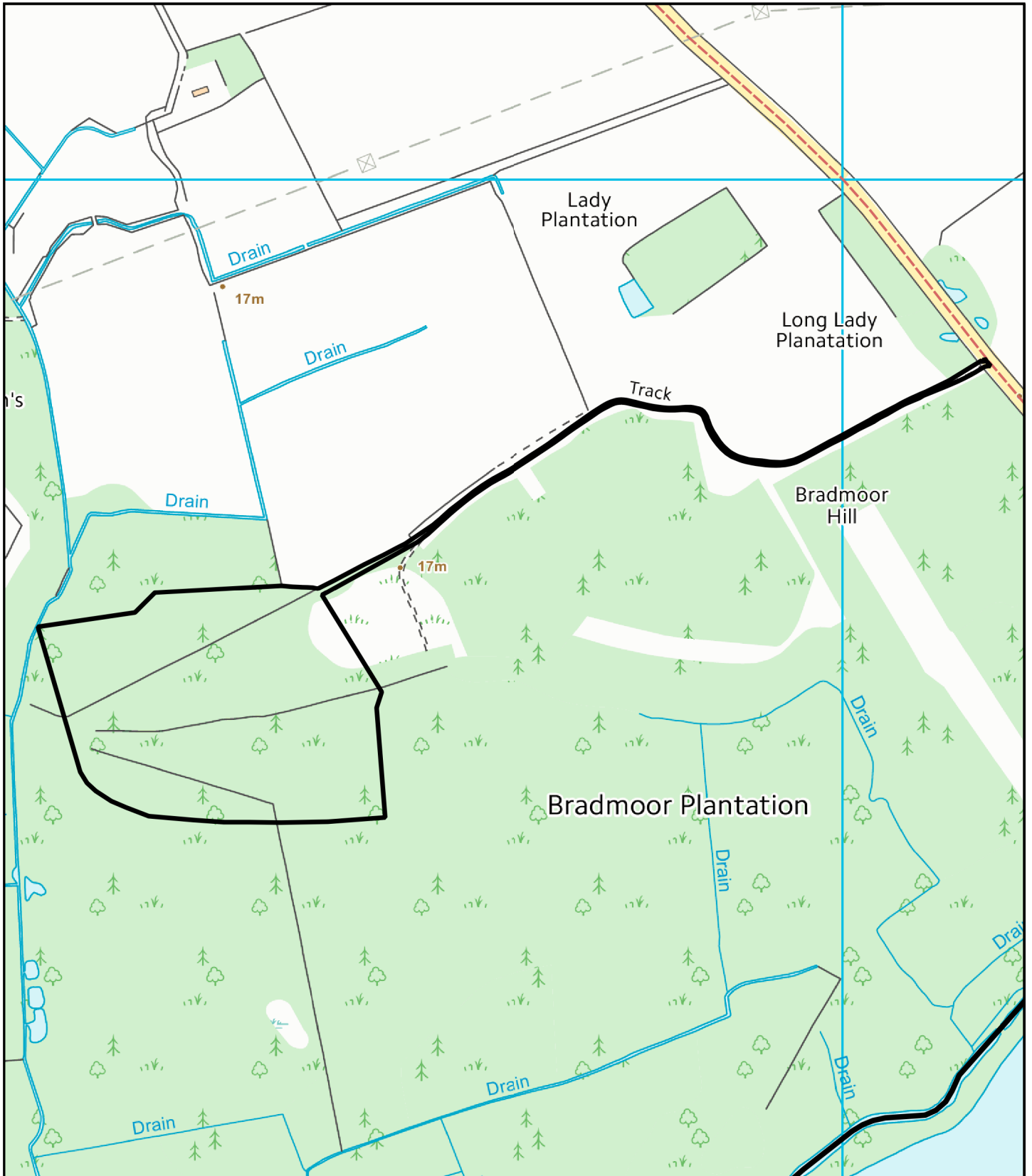
Recommendation

A) APPROVE subject to completion of a Section 106 agreement covering affordable housing provision, SUDs management and road maintenance.

B) In the absence of a completed Section 106 agreement within 4 months of the date of this resolution, the application shall be **REFUSED** on the grounds of lack of a mechanism to secure the provisions of affordable housing, SUDs management and road maintenance.

17/01272/FM

Narford Lane East Walton



Parish:	East Walton	
Proposal:	Retrospective camping/glamping site (application 2)	
Location:	Narford Lane East Walton Norfolk	
Applicant:	Westacre Estate Management	
Case No:	17/01272/FM (Full Application - Major Development)	
Case Officer:	Mrs N Osler	Date for Determination: 2 October 2017 Extension of Time Expiry Date: 10 November 2017

Reason for Referral to Planning Committee – Officer recommendation is contrary to Local Highway Authority recommendation.

Neighbourhood Plan: No

Case Summary

Retrospective planning permission is sought for a glamping / camping site at Bradmoor Woods, Narford Lane, East Walton.

The site lies in a heavily wooded area of countryside and is accessed from Narford Lane which is a narrow, winding country lane.

The site lies with the buffer zone of a SSSI and a ground water risk area (medium).

An EIA Screening Opinion was carried out on the previously withdrawn application. This occurred within the last two years and therefore a further one is not required. The Screening Opinion concluded that an Environmental Impact Assessment was not required.

Key Issues

- Principle of Development
- Highway Safety
- Ecology
- Trees
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

Retrospective planning permission is sought for a glamping / camping site at Bradmoor Woods, Narford Lane, East Walton.

The site lies in a heavily wooded area of countryside and is accessed from Narford Lane which is a narrow, winding country lane.

The site lies within the buffer zone of a SSSI and a ground water risk area (medium).

The glamping facilities consist of a number of converted structures comprising: five 'bird houses', a railway carriage, two grain silos, an upturned boat, a broad's cruiser and a cattle truck. Communal structures comprise: bar, kitchen and seating area and a toilet and shower block.

Permission is sought to accommodate 35 glampers / campers at any one time during the period of 1 April to 30 September in any one year. In total the glamping structures can accommodate a maximum of 26 people (24 adult beds and 2 child beds); the other nine are accommodated in tents.

The site does not promote the use of caravans and these are prohibited on site.

There are 25 car parking places and an additional overflow car parking area which has only been required in the past when festivals were held on the site. The applicant has a temporary events licence to hold three festivals during the year: in May (Wild Tree Fair), July (Folk in the Field) and August (Harlequin Fayre). During the course of the application it has become apparent that planning permission is required for these festivals. This does not however form part of the current application (which is simply to accommodate 35 glampers / campers). The applicant has confirmed that if they propose to hold future festivals they will seek the appropriate planning permission.

There is no vehicular access within the site (i.e. beyond the car park) with only unmade pedestrian routes linking the structures.

There is no mains electricity on the site; with solar systems and batteries generating power.

SUPPORTING CASE

The following supporting statement was submitted by the agent on behalf of the applicant: *"Glamping derives its name from Glamorous Camping, a form of camping involving accommodation and facilities more luxurious than those associated with traditional camping.*

"Glamping is all about the 'experience'. It's about immersing yourself in your surroundings, taking great gulps of air, feeling the earth under your feet and dissolving away your daily stress. It's about getting back to nature without getting back to basics. You won't be living out of a rucksack and sleeping on the floor. No, Glamping is most definitely luxury camping."

Glamping is a fast growing alternative or addition to more traditional forms of holiday accommodation and as such it adds to the diversity of the tourist offer here in Norfolk, where the open spaces and isolated locations are ideally suited to the 'back to nature' approach of the philosophy.

This application seeks retrospective approval for a tourist facility that has developed organically and has proved very popular. The first application was made in 2016 but the

Planning Committee
6 November 2017

preparation of various consultant reports means the application only now comes before the committee.

The site at Narford Lane comprises over 4 hectares of isolated woodland and the proposal incorporates a range of diverse and unusual structures providing the accommodation including a communal kitchen and wc/shower complex. Since its inception some 2 years ago with largely temporary structures the site has regularly attracted 20 – 30 visitors over 25 weekends per annum, and each of these bring general tourist benefits of increased economic activity and support for the various tourist industries of our county.

Whilst it is acknowledged that Highways have some reservations about the isolated nature of the proposal, it is precisely this isolation which people are seeking out. The proposal would simply not work next to a busy road or in a town centre. As a consequence the applicant has employed professional traffic consultants to examine the proposal and consider matters such as highway safety and congestion, and these consultants have concluded that the proposals have **minimal levels of traffic with no material impacts on the local road network.**

It is our view that the application, if approved, will add to the variety and diversity of tourist accommodation in West Norfolk, with all of the economic benefits that an improved tourist offer will bring”.

PLANNING HISTORY

16/00764/FM - Retrospective camping/glamping site - Withdrawn to enable resubmission with further information to address previous concerns from Natural England and the Local Highway Authority

RESPONSE TO CONSULTATION

Parish Council: None received at time of writing report. It is worth noting that the PC had ‘no observations’ in relation to the 2016 application for the same.

Highways Authority: **OBJECT** for the following reason:

The unclassified road serving the site is considered to be inadequate to serve the development proposed, by reason of its poor alignment, restricted width, lack of passing provision and substandard construction. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety which would be contrary to the NPPF and Development Plan Policy CS11.

Arboricultural Officer: **NO OBJECTION**

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

Environmental Health & Housing – CSNN: **NO OBJECTION** recommend conditions to prevent permanent occupation

Environment Agency: No comments to make in relation to groundwater protection although it should be noted that an Environmental Permit may be required from the EA. This would be secured outside of the planning process.

Natural England: **NO OBJECTION** subject to conditions to secure mitigation

Planning Committee
6 November 2017

Emergency Planning Officer: Recommends conditions relation to flood evacuation as part of the site lies in an area at risk of flooding

REPRESENTATIONS None received at time of writing report.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development#

DM2 – Development Boundaries

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

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

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

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

- Principle of Development
- Highway Safety
- Ecology
- Trees

- Other Material Considerations

Principle of Development

The proposal represents a tourism use.

Paragraph 28 of the NPPF states: 'Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:... support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; ...'

SADMP Policy DM11 relates specifically to Touring and Permanent Holiday Sites. The preamble to the policy reads:

12.1 Holiday sites offer a variety of tourist accommodation ranging from permanent static caravans, log cabins, park homes, yurts or chalets to pitches and associated facilities for touring tents, camper-vans, and caravans. Existing sites play an important role in the local economy and help the viability of local tourist attractions.

12.2 Permanent holiday sites can have a significant impact on the landscape and are vulnerable to the effects of flooding. Whilst these types of development occur across the Borough, they are most prevalent within the coastal settlements of Hunstanton, Heacham and Snettisham, which are largely within the Coastal Hazard Zone (see policy DM 18). Touring caravan and camping sites have a lower impact on the landscape as they are not permanently occupied and there may be little evidence of activity in winter months. However, in summer months they can be intrusive in the landscape and may add to visitor pressure on particular areas if not controlled.

12.3 The Core Strategy seeks to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife. It is therefore important to ensure that there is a correct balance between encouraging tourism and other policy aims of controlling development in the countryside. A controlled approach to new development is particularly desirable within the northern coastal area of the Borough, part of which is designated as the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and within Sites of Special Scientific Interest (SSSIs). There is already a high quantity of varied tourist accommodation available, and it is preferable to protect this source of accommodation rather than construct new holiday sites in the countryside, particularly within the AONB.'

Policy DM11 reads:

Location requirements

Proposals for new holiday accommodation sites or units or extension or intensification to existing holiday accommodation will not normally be permitted unless:

- The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;

- The proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and the historical and natural environmental qualities of the surrounding landscape and surroundings; and
- The site can be safely accessed;
- It is in accordance with national policies on flood risk;
- The site is not within the Coastal Hazard Zone indicated on the Policies Map, or within areas identified as tidal defence breach Hazard Zone in the Borough Council's Strategic Flood Risk Assessment and the Environment Agency's mapping;

Small scale proposals for holiday accommodation will not normally be permitted within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) unless it can be demonstrated that the proposal will not negatively impact on the landscape setting and scenic beauty of the AONB or on the landscape setting of the AONB if outside the designated area. Proposals for uses adversely affecting Sites of Special Scientific Interest (SSSIs) or European Sites will be refused permission.

Conditions to be applied to new holiday accommodation

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

- The accommodation is occupied for holiday purposes only and shall be made available for rent or as commercial holiday lets;
- The accommodation shall be for short stay accommodation only (no more than 28 days per single let) and shall not be occupied as a person's sole or main place of residence; and
- The owners / operators shall maintain an up-to-date register of lettings / occupation and shall make this available at all reasonable times to the Local Planning Authority.

(NOTE – For the purposes of this policy the term 'holiday accommodation' is used to describe caravan based accommodation, including touring and permanent sites/units, as well as permanent buildings constructed for the purpose of letting etc.)'

The only issue contrary to the above is that the Local Highway Authority considers that Narford Lane is not suitable to accommodate the traffic associated with the use and that this could lead to highway safety issues. This issue is covered below.

In all other regards the proposal is considered to be in general accordance with the enabling policy and can be suitably controlled by condition if permission is granted.

Highway Safety

The Local Highway Authority considers that "Narford Lane is not suitable to accommodate the additional traffic that this application would engender. Narford Lane is of single track width with no formal passing provisions along its entire length. Whilst some limited informal areas of verge overrun are apparent these are not inter-visible, are rutted and mudded. There is a tight section of S bends to the southeast of the site with restricted forward visibility

where it rounds the buildings of Narford Hall. Due to the meandering alignment of Narford Lane the ability to anticipate oncoming vehicles is restricted.

In addition, Narford Lane has raised or sloping verges for the majority of its length, it has a narrow weak bridge, no formal positive drainage system and it is regularly mudded by surface water runoff and vehicle over run. In light of the above, it is therefore considered to be completely inadequate to cater for the proposed development. The application suggests that it will be for no more than 35 people in total with 25 car parking spaces for the glamping element. I am however mindful of the aspirations for the site at 46,064 Sq.m which have previously been indicted through its unauthorised use and a previous application submission. There is the additional camping element to be considered. Ultimately this site will generate significant additional traffic movements for the characteristics of the road.

With reference to the applicants transport statement:

While the inference of the transport statement is that the site is scaled down from the previous application submitted, the traffic levels are still considered to be significant given the Narford Lane road conditions. We are also of the view that the traffic levels have been underplayed given the lack of facilities that are found on the site and the draw of the surrounding area to the site patrons.

There is a mention of passing bays in their transport statement but the areas assumed to be considered are informal unsurfaced areas of wider grass verge which are not inter visible.

The report indicates that existing traffic flows on Narford Lane are low and no accidents have been recorded. This would be expected given the locality and nature of the road as it does not connect service centres and is not desirable to drive along. The lack of exiting recorded accidents is not a reason to approve an application which would completely alter the traffic patterns of the road.

The mentioned bus service at over 2 Km from the site is beyond the recognised accepted walking time distance, and the walking route along the highway is unrealistic and hazardous due to the lack of pedestrian safe refuge, speed of traffic and road alignment that would need to be crossed. I am of the view that it is misleading to suggest that this is a credible option for the patrons of the site to use.

I note that the use of caravans has not been applied for but tents are proposed. I note from the history of the booking records, which if to be taken on face value, show levels of site occupancy of 50, 60, 80, and 100 people. These are significant numbers which would require transport and there is no restriction and guarantee that the numbers would increase given the site area and class use applied for.

There is mention of festivals and the report suggests that there have fortunately not been any accidents associated with historic events. It does not however mention the adverse impact to the highway that would occur. Events do not require planning permission and are generally traffic managed, they are for short periods of time only and do not generate habitual traffic as per the application being considered.

There can be no guarantee which route patrons would take to and from the site and signing would require planning permission on private land. The Highway Authority does not support the installation of private direction signs on the highway. Regardless signing a route does not guarantee that such would be taken and Narford Lane remains of single width and unsuitable in our view to the west.

The transport statement would appear to place a number of assumptions which suggest that traffic generation would be very low. However there can be no guarantee that this site would behave in a different manner to any other approved camping facility, its class use would be for a permanent site that could operate in a different way and it cannot be guaranteed when and where traffic would leave and return. It must be considered that an approval of the application will result in additional trips on this inappropriate section of highway.

Design Bulletin 32 has been superseded for some years, and the National Planning Policy Framework (NPPF) states that development should only be refused on transport grounds where the residual cumulative impacts of the development are severe, it also states that decisions should take account of whether safe and suitable access to the site can be achieved for all people, which given the road conditions that are found on Narford Lane, in this case it would not be.

Ultimately, I believe that an approval of the application would result in conditions detrimental to highway safety and I recommend that the application be refused for the following reason:

The unclassified road serving the site is considered to be inadequate to serve the development proposed, by reason of its poor alignment, restricted width, lack of passing provision and substandard construction. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety which would be contrary to the NPPF and Development Plan Policy CS11.”

It is clear from the above that the main issue is the condition of Narford Lane. After due consideration your officers consider that the greatest degree of inconvenience will be to users of the site (Narford Lane is not a heavily trafficked route). It is likely that people coming to the site, not knowing the area, and confronted with a narrow twisting road, are likely to travel at moderate speed. As such your officers believe the issue is more of inconvenience than safety. However members need to give careful consideration to making a decision contrary to the Local Highway Authority.

Ecology

An Ecological Survey and Protected Species Assessment accompanied the application. The findings of the assessments are that the habitats on the site are of moderate ecological value and that these will not be disturbed or removed during operation of the site. Mitigation measures are required for bats and birds, and biodiversity enhancements are recommended for bats, birds, amphibians and reptiles.

Natural England has no objection to the proposed development in terms of its impact on the River Nar SSSI subject to conditions relating to foul water drainage, provision of information boards and / or leaflets within the site to highlight the sensitive nature of the river and to direct recreational activities to the appropriate areas, and for biodiversity enhancements including the installation of bat and bird boxes.

NWT was not consulted on this application although it should be noted that in response to consultation on the previously withdrawn application they raised no objection. Furthermore the ecologist made contact with both Natural England and Norfolk Wildlife Trust during the production of the assessments and their comments were reflected and addressed in the submitted surveys.

Drainage

The site overlays a ground water protection area and therefore it is imperative that pollution of these waters does not occur. In this regard Natural England has sought to ensure that the

Planning Committee
6 November 2017

existing septic tank has sufficient capacity to prevent any discharges having a negative impact on the river quality.

The drainage strategy that accompanied the application suggests that there is capacity in the current system although they acknowledge that the existing drainage field will need increasing. This can be suitably conditioned if permission is granted.

The Environment Agency raises no objection on the grounds of pollution control and state that an Environmental Permit may be required under their own legislation. If this is the case it would be dealt with outside of the planning system.

Trees

The proposal uses existing unmade footways and the structures are on basic non-permanent foundations (e.g. logs or small slabs). No vehicles pass through the site which only has pedestrian movement.

An Arboricultural Implications Assessment accompanied the application and paid particular attention to the condition of the trees within the areas where the existing structures have been installed.

The assessment found that none of the trees surrounding the structures appear to have suffered as a result of the installation works and therefore no remedial works to any of the trees is necessary.

The assessment recommends that the camping and glamping area is not expanded any further into the wooded area and that the parking and camp fire sites (the latter of which is in a large un-treed area) should be restricted to their current position.

The Local Authority's Arboricultural Officer has no objection to the development.

Other Material Considerations

Flood Risk

The Emergency Planning Officer has recommended conditions due to part of the sites location in an area at risk of flooding. However, the site is not in an area at risk of flooding and therefore these conditions are neither reasonable nor necessary.

Crime and Disorder

There are no specific crime and disorder issues relating to the proposed development.

CONCLUSION

The development is a tourism use that is in general accordance with policy and guidance. No objections have been received from statutory consultees or third parties other than the Local Highway Authority.

Issues such as numbers (35), seasonal use (1 April – 30 September in any one year), increase in drainage field, ecological mitigation and enhancement, and the provision of information boards / leaflets can all be suitably conditioned.

Members therefore need to consider whether the Local Highway Authority's objection on the grounds of the standard of Narford Road and the knock-on highway safety concerns are sufficient to warrant refusal of the application. For the reasons outlined above, your officers

Planning Committee
6 November 2017

consider that, on balance, whilst there may be some inconvenience caused to users of the site because of the standard of Narford Road this is not sufficient enough to warrant refusal.

It is therefore recommended that seasonal consent is granted subject to the following additional conditions.

RECOMMENDATION:

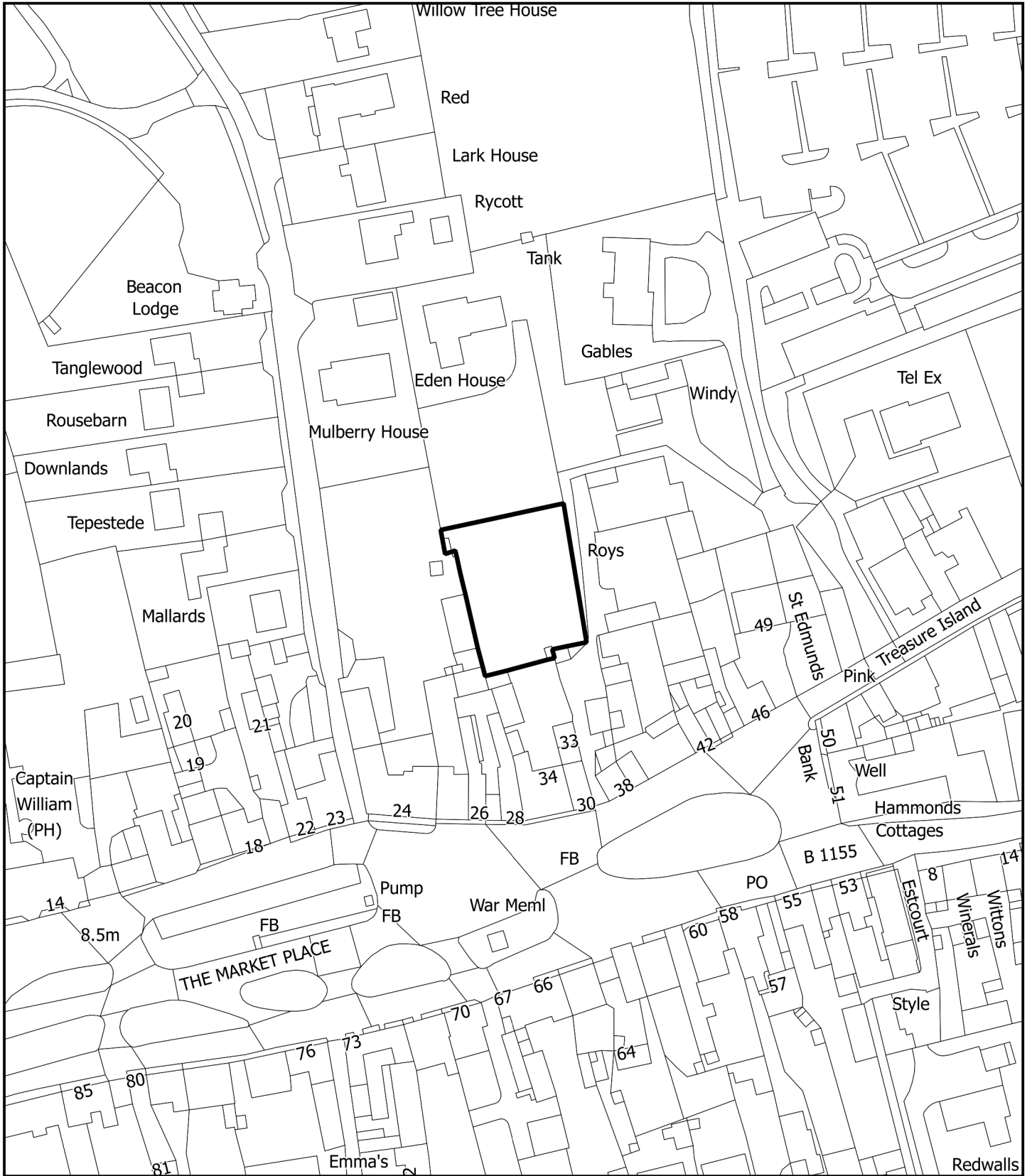
APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The structures, car park and camp fire area shall all be retained in the positions shown on drawing no: 3289.02 Rev.B.
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The development hereby permitted shall only be operated between 1 April and 30 September (inclusive) in any calendar year.
- 2 Reason: To define the terms of the permission, prevent permanent occupation and to enable the Local Planning Authority to retain control over the development where a permanent permission may give rise to conditions detrimental to the amenities of the locality in accordance with the NPPF and Development Plan.
- 3 Condition: The development hereby permitted shall be used as short stay holiday accommodation only (no more than 28 days per single let) and the owners / operators shall maintain an up-to-date register of lettings / occupation and shall make this available at all reasonable times to the Local Planning Authority.
- 3 Reason: The site lies within in an area in which the Local Planning Authority would not normally permit permanent residential development. This permission is granted because accommodation is to be used for holiday purposes only in accordance with the NPPF.
- 4 Condition:No more than 35 campers / glampers shall be accommodated on site at any one time.
- 4 Reason: To define the terms of the permission and to ensure that the site can be suitably drained in accordance with the NPPF and Development Plan.
- 5 Condition: Within 3 months of the date of this permission details of information boards within the site and / or leaflets to highlight the sensitive nature of the River Nar and to direct recreational activities to appropriate areas i.e. The Nar Valley Way shall be submitted to and agreed in writing by the Local Planning Authority. If information boards are proposed the details shall include a plan showing their location within the site.
- 5 Reason: To ensure that the impact of the development upon The River Nar SSSI is minimised in accordance with the NPPF and NPPG.
- 6 Condition: The information boards / leaflets approved under Condition 5 of this permission shall be erected / available at the site prior to the next available camping season (1 April – 30 September) and thereafter be retained / available.

- 6 Reason: To ensure that the impact of the development upon The River Nar SSSI is minimised in accordance with the NPPF and NPPG.
- 7 Condition: The drainage field shall be increased in accordance with the amended Foul Drainage Field Assessment that accompanied the application (dated October 2017, Rev B by Plandescil Consulting Engineers) prior to the next available camping season (1 April – 30 September) and shall thereafter be retained.
- 7 Reason: To ensure there is a satisfactory means of drainage in accordance with the NPPF.
- 8 Condition: Within 3 months of the date of this decision the proposed enhancements outlined in Chapter 8 of the Preliminary Ecological Appraisal that accompanied the application (dated 12 September 2016 undertaken by greenlight environmental consultancy) shall be implemented and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.
- 8 Reason: To ensure that the impact of the development upon protected species is minimised in accordance with the NPPF and NPPG.

17/01451/F

No. TWENTY 9 29 Market Place Burnham Market



Parish:	Burnham Market	
Proposal:	Proposed development of 6no. suites B&B accommodation ancillary to bar & restaurant	
Location:	No.TWENTY 9 29 Market Place Burnham Market Norfolk	
Applicant:	Mr T Roberts	
Case No:	17/01451/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 20 September 2017

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

Neighbourhood Plan: No

Case Summary

The application site comprises an enclosed parcel of land sited to the rear of No. 29 Market Place which is a Grade II listed building on the northern side of the market place within the centre of Burnham Market.

To the north, east and west are residential properties or their associated garden land and to the south is No. 29 which was granted planning permission for a change of use to a restaurant and bar with associated extension and refurbishment works last year. Construction works are currently under way to implement this permission.

The area around Market Place is mixed residential and commercial in character, with a variety of predominantly retail uses focussed around ‘The Green’.

The application site lies within an area defined as Built Environment Type C and is within the Conservation Area and Area of Outstanding Natural Beauty, according to Local Plan Proposals Maps for Burnham Market.

This application seeks consent for the construction of commercial development of Bed and Breakfast style accommodation ancillary to the business at No.29 Market Place. Amended plans have been received as the proposal has evolved.

Key Issues

- Principle of Development
- Impact upon Designated Heritage Assets
- Impact upon Neighbour Amenity
- Highway Safety
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

This application is for a commercial development of Bed and Breakfast accommodation ancillary to and served by the No. Twenty 9 Bar and Restaurant at No.29 Market Place, Burnham Market. The development complex is to be located to the rear of No. 29 and consists of 6 units in total; 5 no. single suites and 1 no. double suite.

The proposed units are sited within the walled garden area and their position is set around an existing Holm Oak located to the north west of the site. The plans show the oak tree to be retained and the buildings are sited around its root protection area.

The ground levels change across the site, rising moderately from south to north and the layout of the development takes these level changes into account. The buildings are proposed to be constructed of traditional building materials including brick, flint panelling, some timber boarding and a mixture of clay pantile and slate roof.

Amended plans have been received reducing the height of Unit 5 by 0.5m in response to comments received through the public consultation exercise.

An existing access track runs to the site from the Market Place which already serves this and other properties. However, no vehicle access is proposed to the site for residents of the bed and breakfast use, with access shown to be through No. 29. Parking for visitors will be available within the new Foundry Field car park with permits provided by the business. A shuttle service will be available for luggage as required. All service deliveries will be via the Market Place.

SUPPORTING CASE

The application has been supported by a Design and Access Statement which concludes:

'The proposed development is shielded by existing historic walls, structures and trees that have been respectfully retained in consideration of root protection areas. The trees and their retention are deemed an integral part of a development seeking to provide tranquil and peaceful accommodation for patrons whilst maintaining the same attributes for local residents.

The structures surrounding the site are a mixture of shops, eateries and residential dwellings. The development takes into great consideration the latter and is in itself essentially a quiet residential development but without the traffic increase to the site associated with the aforementioned. The suites are in essence no different to the many holiday lets throughout Burnham Market simply providing private and peaceful accommodation. Therefore the development is not only in-keeping with the local environment and atmosphere, but it should also be seen as an asset to a village that thrives on tourism, but does not sacrifice that which makes the village such a popular destination for tourists and its residents.

In summary, the proposals look to continue the reinvigoration of the entire property in preparation for its new use as a restaurant by adding an extra dynamic in the form of Bed & Breakfast accommodation. Further employment is to be created, not just for those who will run the establishment, but also importantly those who will contribute with the development and maintenance of the property such as construction workers, gardeners and cleaners.

In respect of conservation it is stressed with keen importance that the proposed development, as per the previous approved permissions, is designed with the purpose of

Planning Committee
6 November 2017

preserving all historical features of importance to the property and the surrounding environment.'

PLANNING HISTORY

17/01452/LB: Application not required: 01/08/17 - Listed building application for proposed development of 6no. suites B&B accommodation ancillary to bar & restaurant - No.TWENTY 9 29 Market Place Burnham Market;

17/00062/TREECA: Tree Application - No objection: 11/04/17 - T21 Holm Oak - Remove deadwood reduce spread by 2m all round raise crown by 2.5m. T2 T11 T13 T19 T23 T26 T27 T30 T31 T32 T33 - Remove. T1 T3 T5 T6 T7 T8 T9 T10 T12 T14 T15 T16 T17 Reduce height to clear power lines and reshape. T18 Reduce and reshape. T24 Keep shaped. T25 Reduce height by 50% and reshape. T29 Tidy bad cuts and reshape within Conservation Area - No.TWENTY 9 29 Market Place Burnham Market;

12/00005/TPO: TPO Work Approved: 12/03/12 - 2/TPO/00467: Tree works application see comprehensive tree works schedule and in a conservation area - Former Westgate Nursery Herrings Lane Burnham Market;

2/01/1411/CU: Application Permitted: 13/11/01 - Change of use of part of domestic garden to garden shop construction of new wall with covered store and covered link - The Garden Shop Market Place Burnham Market;

2/01/1410/LB: Application Permitted: 13/11/01 - Demolition of existing wall construction of replacement wall incorporating covered store and new covered link - The Garden Shop Market Place Burnham Market;

2/99/0190/F: Application Permitted: 28/05/99 - Construction of detached garage - Westgate Nurseries Market Place Burnham Market;

RESPONSE TO CONSULTATION

Parish Council: OBJECT - We are aware there are a number of neighbours who live in close proximity and all remain unhappy about their loss of enjoyment of their outside space due to noise; light pollution and invasion of their privacy. This application if approved would create further disturbance and adversely impact even more on their ability to enjoy their homes.

The Parish Council is very concerned about the actions of the developer who appears to be chipping away at the planning process by not presenting a full picture of his intentions at the outset. There has already been approval given in an earlier application to considerable alterations and additions to what was a 9am - 5pm noise free retail shop. Activities under the planned "restaurant" can continue up to 11pm and beyond which will have a detrimental effect on neighbouring properties.

To now potentially add 6 B & B rooms at the back of the plot seems to us to be a step too far and would in the view of the Parish Council result in gross over-development.

There is the further issue of guests in any proposed B & B unloading their suitcases in an already overcrowded roadway with a bus bay outside. Whilst the applicant suggests guests would be directed to the Car Park and suitcases brought to the premises we believe from a practical viewpoint this is unlikely to happen.

Planning Committee
6 November 2017

On balance we are recommending that this application be REFUSED.

In view of the issues raised by both residents and the Parish Council we are requesting that a site visit is carried out by Members of the Planning Committee and that any decision is made by this Committee rather than by delegated powers. The Parish Council will send a representative to speak at the committee.

Highways Authority: NO OBJECTION- conditionally

Conservation Officer: NO OBJECTION

Conservation Area Advisory Panel: NO OBJECTION – the Panel considered the proposal to be acceptable. They felt that the general form of the curve allowed for open space and kept the development away from residential where possible. The Panel had some concerns with the bulk of the development which would be resolved by making Unit Five single storey.

Environment Agency: NO OBJECTION

Environmental Health & Housing - Environmental Quality: NO COMMENTS

Environmental Health & Housing - CSNN: NO OBJECTION- conditionally

Historic Environment Officer: NO OBJECTION- conditionally

Norfolk Coast Partnership: NO OBJECTION - The proposal will not have an immediate visual impact on the AONB.

Natural England: NO OBJECTION- The proposal is unlikely to affect any statutorily protected sites.

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

6 objections referring to the following:-

- The design and access statement seems to omit any mention of cycling, the site is so close to National Cycle Route 1 / the international North Sea Coast Route.
- Challenge whether the complete absence of cycle parking complies with the Parking Standards for Norfolk and thereby Borough Core Strategy Policy CS11 on Transport.
- This new development should have abundant cycle parking for both visitors and workers
- Density too high resulting in over development and should be refused
- Concern over car doors slamming and general noise disturbance
- Concern about incremental expansion of development and lack of transparency; 'planning creep'
- Overbearing development
- Light pollution for adjoining residential properties
- Highway access is very difficult and potentially dangerous
- All buildings should be single storey
- All rooflights should be removed from the scheme
- Garden room should be removed
- Car parking should be removed

Planning Committee
6 November 2017

- Vehicle access at north east corner
- B&B residents should not be allowed access to the private road to the east
- Detrimental harm contrary to amenity of neighbours, contrary to DM15
- Parking arrangements are unsuitable and using the car park will not be practical
- The cumulative impact of the recently granted planning consents and the proposed application
- The increased servicing required for the operation of the use, e.g. gardening, laundry and general maintenance, utilising a less than satisfactory access point
- The substandard access, increased use of the access and the parking arrangement proposed
- The design of the scheme
- The lack of an ecological assessment on the site
- The increase in light pollution and noise pollution created by the development and the impact on the amenity of residents;
- The lack of management information in line with Policy DM11; and
- The lack of any consideration given to the possible presence of protected species on the site
- will remove landscape buffer and increase the exposure of neighbours to noise and light pollution
- Will add to the congestion of the village
- The density will not result in a high level of amenity for users of the suites, contrary to DM15; the number of units should be reduced
- does not accord with Policy DM11, DM15 or DM17
- The walls lead to a low level of natural light and low level of amenity for occupants
- Large amount of external lighting will be required
- Overlooking of neighbours' properties
- Request that the overbearing nature of Suite 5 is amended to single storey and all 1.5 storey elements reduced to single storey

10 letters of **support** referring to the following:-

- With the exception of Vine House there is an almost complete absence of individual high quality hotel like accommodation in Burnham Market, so this proposed development should be warmly welcomed by everyone who lives and works in our lovely village.
- It will also provide employment, and given the quality of the No 29 refurb it should look good too
- it will allow guests to stay to enjoy beautiful Burnham Market
- The development will be hidden and I can see no reason why anyone would object
- The village thrives on tourists and this will boost trade
- will encourage more visitors out of season
- A quality B&B will be most welcome
- It is good to see a traditional design of interest where it is clearly shown that no cost is spared and the local characteristics are taken into account. It is somewhat a shame the building will not be viewable to the outside world, although that would-be part of the charm!
- This is sleeping accommodation and it would be in the restaurants best interest to keep noise levels to a minimum so as not to disturb patrons of the B&B
- The application does not appear to show any parking on site and thus utilizing our new car park which I am yet to see full. I do not believe if patrons of the B&B are provided with a permit to park for free on the new car park that they would alternatively seek to park on the busy green instead

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM1 – Presumption in Favour of Sustainable Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

PLANNING CONSIDERATIONS

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

Principle of Development

Impact upon Designated Heritage Assets

Impact upon Neighbour Amenity

Highway Safety

Other Material Considerations

Principle of Development

The application site is located within the settlement boundary, the Conservation Area of Burnham Market and an Area of Outstanding Natural Beauty (AONB) as defined by the King’s Lynn and West Norfolk Local Plan 1998.

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

Burnham Market is a 'Key Rural Service Centre' as defined by CS02 where limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the development limits in accordance with Policy CS06.

Core Strategy Policies CS01, CS02, CS06, CS08, CS10 and CS12 are relevant. CS01 promotes sustainable patterns of development to ensure strong, diverse economic activity whilst maintaining local character and a high quality environment.

Policy CS10 promotes opportunities to improve and enhance the visitor economy and states that smaller scale tourism opportunities will be supported in rural areas to sustain the local economy, providing these preserve and enhance the historic character of the village, are in sustainable locations and are not detrimental to the valuable natural environment. New tourism accommodation will be permitted subject to it being located in or adjacent to villages and of high standard of design in line with national guidance and that mechanisms will be in place to retain the tourism related use.

Also of relevance are Policy DM11 which refers to touring and permanent holiday sites, DM15 which considers matters of design and amenity and DM17 which refers to parking provision. These matters are considered more fully below.

The construction of new commercial bed and breakfast units on the site in the centre of the village is acceptable in principle provided it is of a good design, is in harmony with the building characteristics of the locality, does not have a detrimental impact on the heritage assets, AONB or neighbour amenity and is acceptable in highway safety terms.

Impact upon Designated Heritage Assets

The site is within the Conservation Area and No. 29 Market Place is a Grade II listed building.

Market Place contains a mix of residential and commercial properties. These are a mixture of ages and designs, constructed of a variety of materials including colour washing, chalk block, random chalk, red brick, gault brick, random flint and flint cobble.

The National Planning Policy Framework (NPPF), specifically paragraphs 131 and 132, state that: "When determining planning applications, local authorities should take account of: the desirability of new development making a positive contribution to local character and distinctiveness and the desirability of sustaining and enhancing heritage assets. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting".

The National Planning Practice Guidance states that: "the setting of a heritage asset is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations."

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

Furthermore, Policy CS12 of the Core Strategy states that "The historic and built environment play a crucial role in delivering environmental quality and well-being. Therefore the Council will preserve and where appropriate enhance its qualities and characteristics.

The application site comprises an existing, walled open space which is largely not visible from the main village green or public views from the Market Place. The walling to the site can only be glimpsed along the existing access onto the Market Place. There are also small glimpses of the site from the Foundry Field car park to the east.

The proposed development shows a mixture of single and one and a half storey buildings set in a semi-circular layout around an existing oak tree. The buildings show a mixture of roof heights and pitches which add interest to the design. The change in levels allows variety to the roof positions, which also helps break up their mass. These changes in height and direction, along with the mix of use of traditional building materials, result in built form with articulation and variety, which enhances the character of the area.

The layout responds to the features on site, allowing for the central oak tree to be the main focal point of the development. It is considered that the proposal responds well to its context and promotes and reinforces the design characteristics found locally.

The proposed development is retained within the confines of the walled area. Although at a higher ground level than No. 29, being single or 1.5 storey height, the buildings are not considered to overwhelm or compete with the listed building or surrounding buildings. It is considered the proposed development would preserve the character of the listed building and its setting.

During the course of the application objection was received to the height of Unit 5 which is the tallest unit, and this has since been reduced by 0.5m so that it is more comparable to the other elements of the proposed development.

The Conservation Areas Advisory Panel has reviewed the application and considered it to be acceptable. They felt that the general form of the curved layout allows for open space to be kept and maintains spacing between the proposed development and other residential units. The Panel noted some concern with the bulk of the development which they considered could be resolved by making Unit 5 single storey. This has since been addressed by the applicant through the reduction in overall height of Unit 5.

The Conservation Officer concurs with the findings of the Conservation Areas Advisory Panel.

The Parish Council raise no objection to the proposal on design grounds.

The success of the scheme to fit into the streetscene and Conservation Area will be closely linked to the finish of the built form and it is recommended that planning conditions relating to materials should be imposed if permission is forthcoming.

Third party objections have been received relating to overdevelopment of the site and the proposal being out of character, but it is considered that the proposal is an efficient use of land whilst replicating the key design characteristics of this part of the village.

In summary, it is considered that the proposal, as amended, is now acceptable in design terms. It is considered that the proposal reinforces the character of development in this part of the village and will therefore preserve and enhance the character of the Conservation Area, with no harm to the character of the nearby listed buildings or their setting.

Impact upon the Area of Outstanding Natural Beauty.

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

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

The site is within the centre of the village and surrounded by other development on all sides. Given the scale and nature of the proposal, and its location within the village, therefore, it is considered that the integrity of the AONB will be retained. Norfolk Coast Partnership has raised no objection to the proposed development.

Impact upon Amenity

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

Policy DM 15 of the Draft Development Management Policies Pre-submission Document states that, in respect to neighbour amenity: "Proposals will be assessed against a number of factors including: Overlooking, overbearing and overshadowing... Development that has a significant adverse impact on amenity of others ... will be refused".

The relationship between the proposed works and neighbouring properties has been examined and the impact upon the amenity of the occupants of these properties has been assessed. Consideration has been given to overlooking, overshadowing and whether or not the proposed new buildings would be overbearing.

Third party objections have been received relating to overlooking and overshadowing from the height of built form on the site boundary. The proposed buildings are set within the confines of the walled site and a significant amount of the landscaping to the eastern boundary will be retained. Two east facing windows will be visible above the wall through the vegetation but these serve bathrooms and are shown on the plans to be fitted with obscure glazing. The rooflights on the eastern side of the development provide light to a bathroom and bedroom. However, these are high-level windows and therefore overlooking would be limited.

There is a dormer window facing west but this is towards the eastern part of the site, set far off the boundary. It does not face any windows of adjoining properties and therefore the impact on amenity is limited.

The proposed new buildings are close to outbuildings to the west of the site but are separated from other properties to the east by the access track. They are separated from the dwelling to the north by some distance and planting within the site. The proposed

Planning Committee
6 November 2017

buildings would be visible from the dwellings or associated garden land of the adjoining properties to the north, east and west but the relationship is such that they would not be overbearing.

The relationships have been examined and it is considered that due to the position of existing windows, separation distances and spacing between the properties it is not considered there will be an undue detrimental impact upon the amenity of the occupants of the adjoining properties in terms of overlooking, being overshadowed or the buildings being over bearing.

Objection has been made to increased noise and disturbance to neighbours caused by the bed and breakfast use. However this is a proposed use where visitors will be residing and sleeping in an existing mixed residential and commercial area. No vehicle activity is proposed on site from visitors of the proposed residential units and the day to day running and deliveries will be through the existing restaurant business in front of the buildings. The existing and proposed uses are deemed to be compatible and unlikely to lead to neighbour amenity issues of a significantly detrimental nature.

Third party objection has been made to the poor amenity for the occupants of the new units given the cramped nature and lack of light from the retained landscaping. However, these are short term accommodation units and not required for long term occupation.

Third party concern has been raised about light pollution for adjoining residential properties. It is recommended that a condition be imposed seeking details of any external lighting prior to it being installed.

Highway Safety

The site already has vehicular access from the market place and this proposal shows the retention of the vehicle access point, which is historic. This access is narrow and currently used only by those providing servicing and maintenance of the property and it is intended to be continued for such a purpose. All existing accesses are to remain unaltered so that no new access is proposed.

Pedestrian access to the bed and breakfast units is shown to be through the principal pedestrian entrance of the restaurant fronting Market Place. No parking provision is proposed on site for visitors. Instead the proposal is for visitors to use the main Foundry Field village car park to the east of the site using parking permits provided by the applicant with a shuttle service ferrying patrons to the principal entrance of the restaurant.

The Highways Authority notes that this accommodation is proposed to be ancillary to the bar and restaurant uses, already consented, with no access or parking proposed within the site. Given the circumstances of the existing substandard access arrangements, the Highways Authority considers that the only way this proposal would be acceptable would be where guests would be required to park off site at the local car park, removing the likelihood of increased use of the substandard access.

If the travel arrangements for the occupants of the B&B can be controlled through planning condition so that the units remain in an ancillary use then the Highways Authority would have no cause to object.

The Highways Authority confirm that if it is not accepted that the proposed accommodation is ancillary to the main (bar/restaurant) use of the site or if the applicant is unwilling to accept such a condition, then the Highways Authority would have no alternative but to recommend refusal on highway safety grounds, given the lack of any on-site parking, which would be

Planning Committee
6 November 2017

required for an independent use, and would result in an intensification of use of a severely substandard junction with the Market Place.

It is considered that the use of the bed and breakfast units could be controlled through planning condition to prevent the use being occupied as independent units of accommodation or an independent commercial enterprise to prevent an intensification of use of an existing substandard access.

The Parish Council raise concern regarding guests in any proposed B & B unloading their suitcases in an already overcrowded roadway with a bus bay outside. However, there is already a degree of service delivery to the front of all commercial premises on the Market Place given these buildings are historic and were not designed with specific delivery bays. This arrangement raises no highway safety issues with the Highways Authority.

Third party objection has been made to the lack of reference to the site's proximity to National Cycle Route 1 / the international North Sea Coast Route and the absence of cycle parking, questioning whether this complies with the Parking Standards for Norfolk and thereby Borough Core Strategy Policy CS11 on Transport. As a result the applicant has shown on amended plans provision for cycle storage in an existing building within blue land to the south which is within the same ownership. A condition can be added to secure this parking for cycles.

Other Material Considerations

Most concerns raised by the Parish Council and third parties have been addressed above. However, the Parish Council has raised concern about the method of the applicant seeking additional development following on from their previous consent for the bar and restaurant. Additionally third party concern has been raised about the incremental expansion of development and lack of transparency resulting in 'planning creep'. However, there is nothing in planning legislation to prevent an applicant making subsequent applications for development on their own land. Each application is considered on its own merits against the policies in place at the time.

Third party concern has been raised about the lack of an ecological assessment of the site. However, the site is not a protected site and does not form part of a statutory nature conservation site. An assessment has been made using the Natural England standing advice for protected species as a basis for assessing the need for an ecology statement but it was not considered necessary for survey work to be undertaken in this case.

Third party concern has been raised about the lack of management information in line with Policy DM11 which relates to holiday accommodation. Among other requirements this policy requires a business plan to be submitted demonstrating how the site will be managed and how it will support tourism. It also refers to conditions to be imposed to ensure that new development is controlled for holiday purposes only. However, this policy is primarily aimed at new tourist accommodation ventures (including caravan sites) in the countryside, beyond the towns and villages, where development is strictly controlled. This site is within a Key Rural Service Centres where limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported in accordance with Policy CS06 Development in rural areas. In this case the amount of supporting information provided in support of the application is considered acceptable.

The series of supporting comments received and listed earlier in this report are noted.

The site is within Flood Zone 1, low risk. There are no outstanding flood risk issues.

The proposed works are set around the existing oak tree, using this as a focal point. The Arboricultural Officer raises no objection to the proposal in terms of its impact upon the oak tree or its roots.

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

The site lies within 2km of a SSSI. However, the proposed development would not have a significant adverse effect on the features on which the SSSI is designated.

CONCLUSION

The proposed development would support and enhance facilities at an existing rural enterprise whilst promoting opportunities to improve and enhance the visitor economy in a sustainable location, thus according with key core strategy policies CS02, CS06 and CS10.

The design of the proposed bed and breakfast units, as amended, are considered acceptable in the Conservation Area and will fit in amongst the surrounding development. It will not harm the setting of the listed building or others within the vicinity.

The proposed development will not have a detrimental impact upon the natural beauty of the landscape in this designated Area of Outstanding Natural Beauty.

The plans, as amended, demonstrate that the development will not cause significant overlooking of neighbouring properties, will not be unduly overbearing and will not cause significant loss of light. There are no significant amenity issues.

Subject to appropriately worded conditions relating to the parking arrangements for occupants of the bed and breakfast units the Highways Authority has no objection to the amended scheme.

The proposal complies with national policy guidance and Policies CS01, CS02, CS06, CS08 and CS12 of the King's Lynn and West Norfolk Adopted Core Strategy 2011 and Policies DM1, DM2, DM11, DM15 and DM17.

Accordingly the application is recommended for approval subject to the imposition of planning conditions.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Drawing No. 297/17/00A, Location Plan
 - Drawing No. 297/17/02, Proposed Floor Plans

Planning Committee
6 November 2017

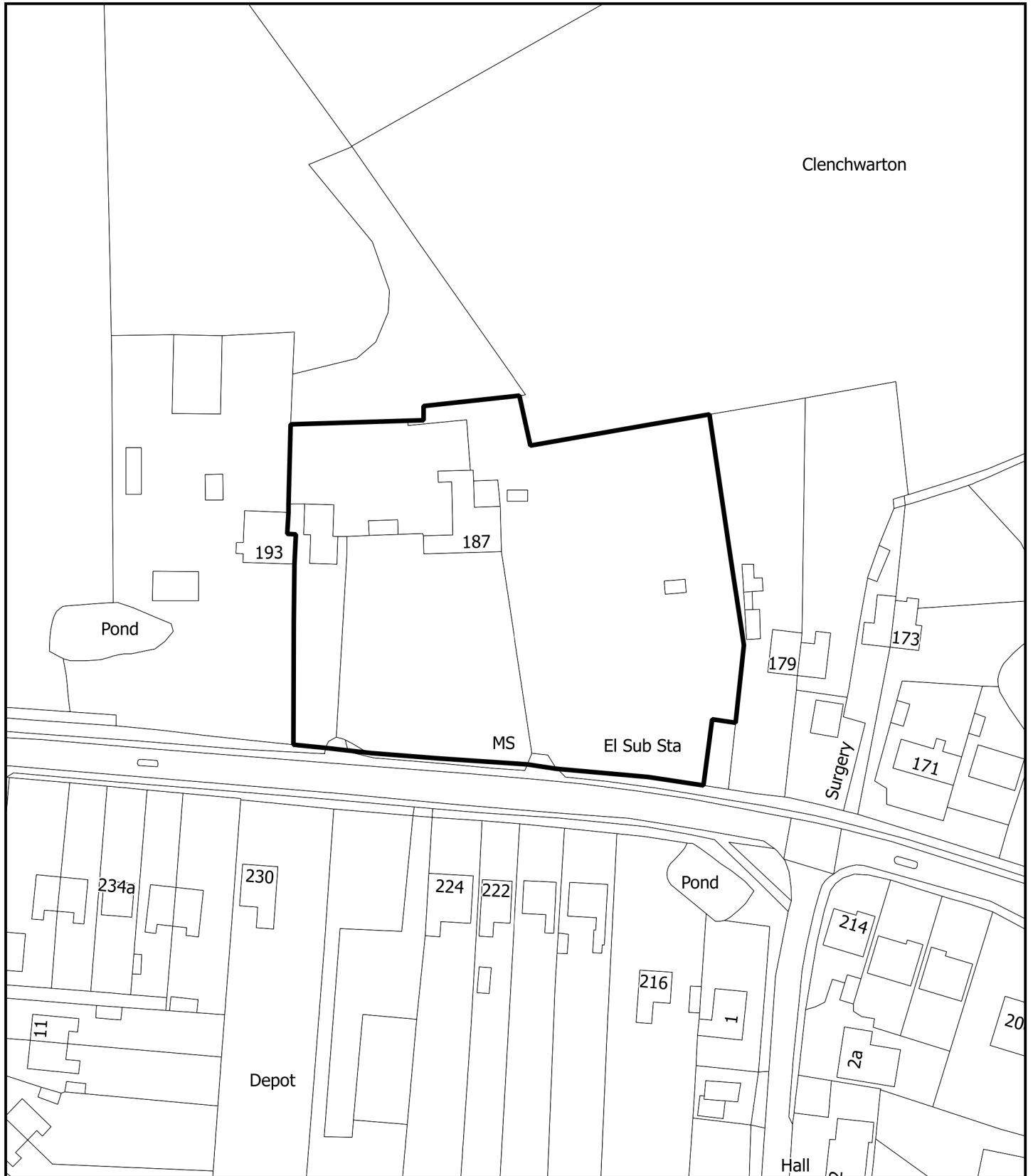
- Drawing No. 297/17/03A, Proposed Elevations
- Drawing No. 297/17/04A, Proposed Elevations
- Drawing No. 297/17/05A, Proposed Site Plan

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 4 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 5 Condition: Prior to the first occupation of the development hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 5 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 6 Condition: Prior to the occupation of any part of the development permitted, facilities shall be provided within the curtilage of the site for the storage of refuse and waste materials in accordance with details to be submitted to and approved by the Local Planning Authority.
- 6 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.
- 7 Condition: The use of the buildings hereby approved shall be limited to purposes incidental to the associated business at No. 29 Market Place, Burnham Market and shall at no time become separately owned or shall the units become permanent dwellings.
- 7 Reason: In the interests of the amenity of the future occupants as independently the units lack facilities associated with a residential dwellinghouse, in accordance with the principles of the NPPF.

- 8 Condition: No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:
1. An assessment of the significance of heritage assets present
 2. The programme and methodology of site investigation and recording
 3. The programme for post investigation assessment of recovered material
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
- 8 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 9 Condition: No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 8.
- 9 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 10 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 8 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 10 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 11 Condition: Prior to the commencement of the bed and breakfast use hereby permitted the covered bicycle store shown on Drawing No. 297/17/05A (blue land) shall be made available for the storage of cycles in connection with the commercial use. The bicycle store shall thereafter be retained for this use.
- 11 Reason: In the interests of the amenities of the locality in accordance with the NPPF.
- 12 Condition: The development hereby permitted shall only be used as bed and breakfast accommodation and shall not be used as a permanent residence at any time.
- 12 Reason: In the interests of the amenity of the future occupants as independently the units lack facilities associated with a residential dwellinghouse, in accordance with the principles of the NPPF.

17/01658/F

Wildfields 187 Main Road Clenchwarton



Parish:	Clenchwarton	
Proposal:	Proposed workshop - ancillary to the dwelling (non-commercial) Proposed two storey annex - ancillary and linked to the dwelling	
Location:	Wildfields 187 Main Road Clenchwarton King's Lynn	
Applicant:	Mr & Mrs Green	
Case No:	17/01658/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 30 October 2017 Extension of Time Expiry Date: 13 November 2017

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

Neighbourhood Plan: No

Case Summary

The application seeks permission for the construction of a non-commercial workshop ancillary to the dwelling and a two storey annexe linked to the dwelling at Wildfields, 187 Main Road, Clechwarton.

The application site is located within the settlement of Clenchwarton. Clenchwarton is designated as a Key Rural Service Centre in Policy CS02- Settlement Hierarchy of the Core Strategy (2011) which recommends limited growth of scale and nature appropriate to secure the sustainability of the settlement.

The site comprises of a rectangular plot that has an existing dwelling and outbuilding located to the west of it. Vehicular access to the site is provided by the existing laneway which leads onto Main Road.

Key Issues

- Principle of development
- Form and Character
- Neighbour Amenity
- Access
- Flood Risk
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks permission for the construction of a non-commercial workshop ancillary to the dwelling and a two storey annexe linked to the dwelling at Wildfields, 187 Main Road, Clenchwarton.

The application site is located within the settlement of Clenchwarton. Clenchwarton is designated as a Key Rural Service Centre in Policy CS02- Settlement Hierarchy of the Core Strategy (2011) which recommends limited growth of scale and nature appropriate to secure the sustainability of the settlement.

The site comprises of a rectangular plot that has an existing dwelling and outbuilding located to the west of it. Vehicular access to the site is provided by the existing laneway which leads onto Main Road.

SUPPORTING CASE

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

Boundaries

I noticed that reference has been made to boundary disputes between Wildfields House and a neighbour. Whilst I understand that this may be an issue, I do not believe this is a planning issue. For clarity, our client has held 'discussions' with their neighbour in regards to trying to resolve the dispute, however the neighbour has not been able to provide us or our client with a land registry document showing us that there is a discrepancy or an issue with boundaries and ownership – our client does have a land registry plan and this plan has been reflected in the location of the red line on documents submitted as part of this application.

Proposal Design – Annex

The proposal has been designed to reflect that of the existing building, and as you can see from the submitted documents this is clear.

The position of the annex means that the structure will not be prominent when entering the site, and has been designed to be subservient to the existing dwelling. The annex is clearly linked to the existing dwelling and will remain ancillary.

Materials shall be reclaimed where possible, to again bring the annex and existing house together. All materials shall match that of the existing dwelling where applicable.

Proposal Design – Workshop

The workshop will again be ancillary to Wildfields House and shall not be for commercial use. The building is single storey and will therefore not be overlooking any neighbouring properties.

A maintenance gap has been retained around the whole workshop, therefore during construction and during future potential maintenance, all works can be carried out on the applicant's land.

We do not believe that the workshop is not within the character of the area due to the vast variations in design and materials not only within the local vernacular, but also immediately on the application site.

PLANNING HISTORY

2/93/1731/F: Application Permitted: 18/01/94 - Construction of replacement double garage - Wildfields House, Main Road, Clenchwarton;

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION

It appears that the workshop is 1080mm from the west elevation to the boundary and 750mm (variable) from the north elevation to the boundary and 5000mm high to the ridge (all dims. are approximate but we believe are a good guide based on the drawing) As the workshop walls are predominately timber boarding, we are of the opinion (based on planning regulation research) that the workshop should be at least 2m from the boundaries for a timber building that is above 2.5m in height. We are also given to believe that the boundaries as shown on the plan are the subject of dispute in which a solicitor is acting for a neighbour.

Highways Authority: NO OBJECTION

In terms of highway considerations, I have no objection to the principle of the development subject to a condition being included in a recommendation to ensure that safe visibility is maintained at the point of access.

Environmental Quality: NO OBJECTION

I have no comments to make regarding contaminated land or air quality.

Environment Agency: NO OBJECTION

We have no objection to this application. However, we would have expected the applicant to submit a Flood Risk Assessment (FRA) for the workshop and have acknowledged the flood risk to the site. As the annex is attached to the existing dwelling this falls within our Flood Risk Standing Advice. As the workshop is considered low risk we have no further comment to make.

REPRESENTATIONS Three representations were received **OBJECTING** to this application. Two of those representations received were from a neighbour raising concerns and the third representation was received from a County Councillor raising similar concerns they received on behalf of the neighbour listed above. A summary of the concerns listed in the representations are listed below:

- Outstanding dispute between parties with regard to the correct boundary
- At less than half a metre, the proposal is too close to the neighbouring boundary
- Concern that the workshop will be used as a commercial building
- Concerned with overlooking into neighbouring properties bedroom and kitchen
- Query why the proposed workshop is so close to the boundary when the application site is such a large site and the workshop could be placed elsewhere on site
- Concern surrounding the potential for excess noise and work taking place during unsociable hours
- Concerned with the potential fire hazard as a result of the material used in construction of the proposed unit.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

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

Principle of Development

Form and Character

Neighbour Amenity

Access

Flood Risk

Other material considerations

Principle of development:

The application site lies to the west of the settlement of Clenchwarton, located within the development boundary, illustrated on Inset G25 Clenchwarton of the Site Allocations and Development Management Policies Plan (SADMP) (2016).

This proposal is for the construction of a non-commercial ancillary workshop and an ancillary, two storey annex linked to the dwelling via the eastern elevation. The principle of the proposed development is generally considered acceptable in accordance with Policy CS08 of the Core Strategy (2011) and Policy DM1 and DM15 of the SADMP.

Form and Character:

Concern is raised with the relationship of the proposed workshop with respect to the neighbouring property. The proposed annexe and workshop are set back and behind the dwelling and existing outbuilding respectively on the application site. The workshop will have minimal impact upon the neighbouring property due to the level of screening provided on the site. The proposal would have little direct impact on the street scene and would not result in a harmful form of development.

It is also noted that the plot size is large enough to accommodate a new workshop and annex. It is considered that the proposed workshop and annex would be sited within the boundary of the application site in an acceptable manner and would not be a cramped form of development.

Neighbour Amenity:

The site plan identifies that the proposed workshop and annex can be satisfactorily accommodated on site without causing detrimental harm to neighbouring amenity space. There is adequate screening and distance between the proposed annex and the neighbouring property to the west of the application site to remove any impact the annex may have on the neighbour.

The proposed single storey workshop is located approximately one metre from the neighbouring property to the west. There are no concerns regarding overbearing or overshadowing as the proposed workshop is a single storey building with the proposed eaves set at a height of 2.4m and the ridge height set at 4.9m. The neighbouring dwelling to the west of the workshop will experience minimal issues of overlooking into their private amenity space as there is an existing 1.8m timber clad fence boundary treatment screening the neighbouring property from the area where the proposed workshop is to be located.

Both the applicants and neighbours located at 193 Main Road dispute the exact line and location of the western boundary, with the neighbouring property arguing the boundary is in line with the concrete posts and wire fencing which are insitu on site. This dispute is a civil matter which is not a material planning consideration and as such is not considered during this application.

Access:

The site has existing access routes to the dwelling and outbuilding from the lanes which lead from the application site to the south, joining Main Road. The Highway Officer has commented that they have no objection to the principle of the development subject to safe visibility being maintained at the point of access. A condition is provided and attached to the recommendation to maintain the visibility splay and as a result the Highway Authority does not wish to resist the grant of permission.

Flood Risk:

The site is located on land designated as Flood Zone 2, 3 and Hazard Zone of the Council's adopted Strategic Flood Risk Assessment. The Environment Agency has commented that as the annex is attached to the existing dwelling and as the workshop is considered low risk they have no objection to the proposal as a whole.

Other material considerations:

Clenchwarton Parish Council submitted comments on 26/09/17 relating to permitted development rights in relation to the proposed workshop. Correspondence was sent to the Parish Clerk on 28/09/17 advising them that the applicant has applied for planning permission as the dimensions and works proposed exceed permitted development rights. No further response was received from the Parish Council commenting on this application.

Third party representations received have raised concerns with the location of the western boundary line on site. This dispute is a civil matter and must be resolved between the applicant and neighbour in accordance with the Party Wall etc. Act 1996. The resolution of such a matter is separate from obtaining planning permission.

Concerns were also raised regarding overlooking onto the neighbouring site. These concerns are minimalised as the western boundary is screened by an existing timber

Planning Committee
6 November 2017

cladded fence. The site as a whole is well screened from Main Road by the existing mature group of tree which line the south of the site.

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 and accords with Policies CS08 of the Core Strategy and Policies DM1, DM2 and DM15 of the Site Allocations. It is therefore recommended that this application be approved subject to the following conditions.

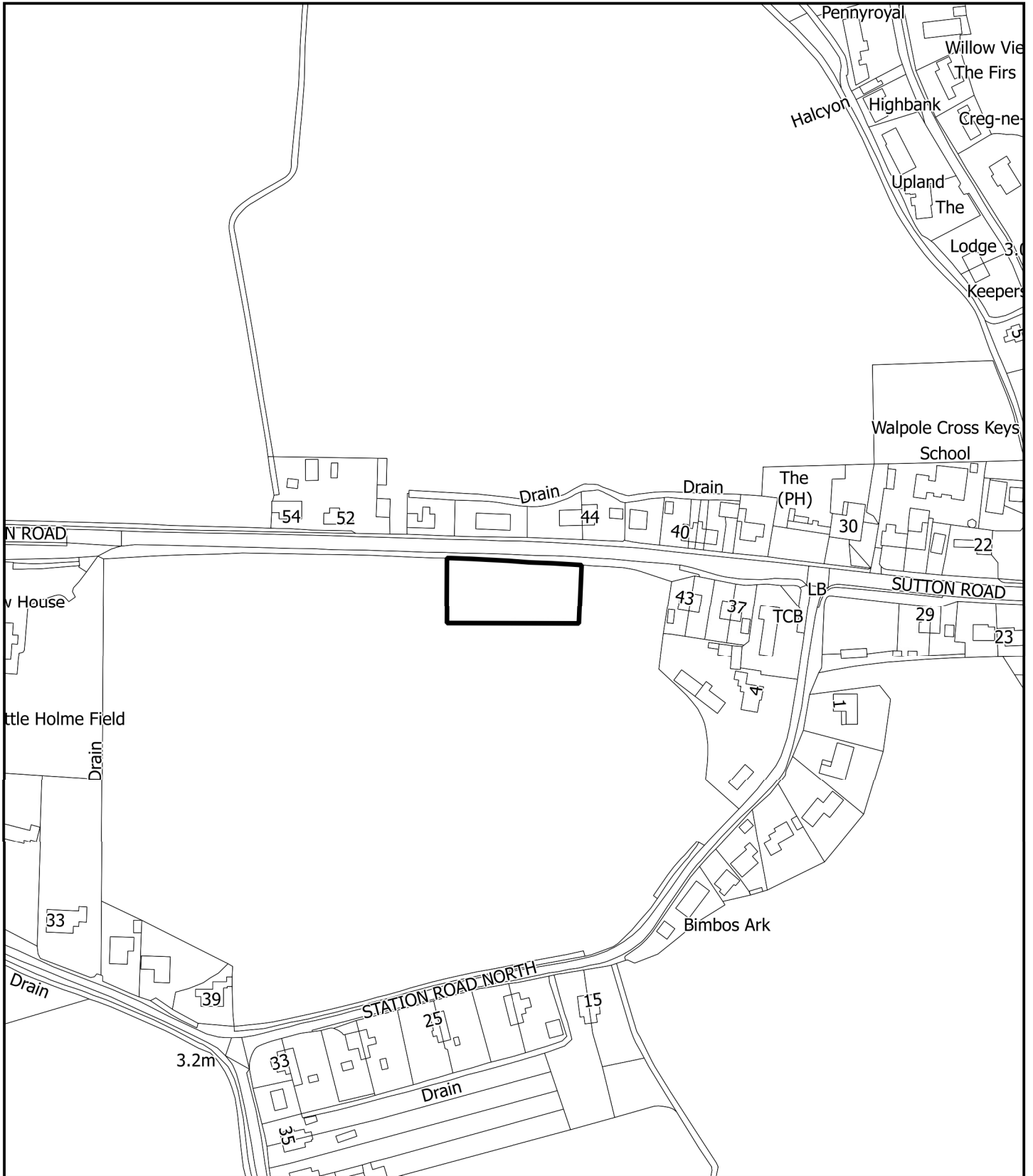
RECOMMENDATION:

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:
 - Proposed Annex Elevations, Floor Plan and Section, drawing number 358-01 and
 - Location Plan, Proposed Site Plan, Workshop Floor Plan and Elevations, drawing number 358-02
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the commencement of the use hereby permitted a visibility splay measuring 2.4 x 59 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 3 Reason: In the interests of highway safety.
- 4 Condition: The use of the annex and workshop hereby approved shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes or as an independent unit of residential accommodation.
- 4 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.

17/01068/F

Land at Sutton Road Walpole Cross Keys



Parish:	Walpole Cross Keys	
Proposal:	Development of 4No. 2 bedroom terraced houses with associated parking	
Location:	Land At Sutton Road Walpole Cross Keys Norfolk PE34 4HD	
Applicant:	Stinders Developments Co Ltd	
Case No:	17/01068/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 4 August 2017

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

Neighbourhood Plan: Yes

Case Summary

The application site is located on the southern side of Sutton Road, approx. 120m west of the junction with Station Road North. The site comprises part of an existing agricultural field. It has open boundaries to the south and west and the site abuts two pairs of recently built semi-detached houses to the east; frontage residential development lies on the opposite/northern side of Sutton Road.

Full permission is sought for the construction of a terrace of 4 No. two bedroomed houses and associated parking, with two access points off Sutton Road.

Key Issues

- Principle of development
- Form and character
- Highway issues
- Flood risk and drainage
- Relationship with adjoining property
- Affordable housing
- Other material considerations

Recommendation

A) APPROVE subject to completion of a Section 106 agreement, within 4 months of the date of this decision, to secure a financial contribution towards off-site affordable housing provision.

B) REFUSE if the Section 106 agreement is not completed within 4 months of the date of this decision, on the grounds of no mechanism in place to secure a financial contribution towards off-site affordable housing provision and therefore contrary to Policy CS09 of the LDF.

THE APPLICATION

The application site is located on the southern side of Sutton Road, approx. 120m west of the junction with Station Road North. The site comprises part of an existing agricultural field. It has open boundaries to the south and west and the site abuts two pairs of recently built semi-detached houses to the east; frontage residential development lies on the opposite/northern side of Sutton Road.

Full permission is sought for the construction of a terrace of 4 No. two bed roomed houses and associated parking. The design and materials are comparable to the two pairs of semi-detached houses built to the immediate east of the site. There are two sets of 4 parking spaces with vehicular access off Sutton Road.

SUPPORTING CASE

The agent has submitted the following statement in support of this proposal:

“1: Small scale first-home housing are encouraged, particularly in locations where necessary amenities can be met such as within safe walking distance to a bus stop; the proposed development comprises 2 bedroom dwellings providing opportunities for younger adults and first time buyers looking for their own home to move into or stay in the village, also the development provides Extensions to current dwellings and are sympathetic to the neighbouring properties in terms of their shape, size, and material, this takes into consideration the visual impact on the immediate area.

2: The development proposal meets all criteria relating to design, drainage and highways with no objection from the IDB/Highways/EA.

3: The proposal comprises ribbon development, is close to the existing building line and is in keeping with the form and character of surrounding buildings and landscape; it is adjacent to, and well related to, the development boundary which the Walpole Cross Keys development plan supports as highlighted by the examiner report.

4: There are no less than 7 schools within the area and the primary school is virtually opposite the site and buses operate daily to take older children to St Clement's school or even Spalding.

5: A farm shop is located within 1 minute walk of the site selling local produce and no less than 2 supermarkets/chemist/hairdresser/petrol station less than a mile away all accessible via the bus service.

6: There are two bus stops adjacent to the site one with frequent service to Sutton Bridge and on to Spalding and another with a twice hourly service to Terrington St Clement and on to King's Lynn, with connections to Norwich and Peterborough providing access to employment opportunities and city shopping centres.”

PLANNING HISTORY

None on this application site

Adjoining land to east:

16/01342/NMA_1: Application Permitted: 31/03/17 - NON-MATERIAL AMENDMENT TO PLANNING CONSENT 16/01342/F: Reserved Matters Application: 2 new dwellings

Planning Committee
6 November 2017

16/01342/RM: Application Permitted: 28/10/16 - Reserved Matters Application: 2 new dwellings

17/00243/RM: Application Permitted: 27/04/17 - Reserved Matters Application: Residential development

15/01390/O: Application Permitted: 09/12/15 - Outline application for residential development

RESPONSE TO CONSULTATION

Parish Council: OBJECT for the following reasons:

two spaces per dwelling is still insufficient parking as it is likely to have an impact on the road as visitors would park on the side of the road and there is already vehicles parked on the other side of the road; ground and surface water drainage is already an issue in the area and this would have a further impact; speeding vehicles is an issue on this road and the police have established that this area met their criteria for speed checks due to the number of motorists breaking the 30mph speed limit; there is no street lighting at this point on the road.

Local Highway Authority (NCC): NO OBJECTION subject to conditions relating to visibility splays, no gates, layout of access, parking & turning areas plus off-site highway improvement works (footpath provision).

Environment Agency: NO OBJECTION subject to mitigation measures contained in site-specific FRA being secured by condition.

King's Lynn Internal Drainage Board: NO OBJECTION - The proposals include the piping and infilling of a section of watercourse alongside Sutton Road, continuing the piping works already undertaken by the developers to the east. Byelaw approval for alterations to the watercourse, culverting and drainage from highway and dwellings will be required.

Lead Local Flood Authority (NCC): NO OBJECTION - it seems that there is now a drainage strategy for the development. No detail is provided and so our preference is for surface water to be attenuated on site and discharged at greenfield rates. However the IDB may agree a higher rate. It is noted that the developer has not put forward an alternative option. Therefore their entire strategy is reliant on the developer formalising this permission with the IDB.

Environmental Health & Housing – Environmental Quality: No comments to make regarding contaminated land, however a short term impact on air quality may occur due to dust from construction therefore recommend that a Construction Environmental Management Plan is required by condition.

Environmental Health & Housing - CSNN: NO OBJECTION subject to condition.

Emergency Planning Officer: NO OBJECTION - conditions suggested regarding signing on to EA's Floodline and production of an evacuation plan.

Housing Enabling Officer: NO OBJECTION subject to a contribution towards off-site affordable housing provision, to be secured via Section 106 agreement.

Planning Policy: The proposal has been amended to reduce the number of dwellings (from 10 to 4) and the size of the properties (now all 2 bedroomed); these would appear to be

Planning Committee
6 November 2017

consistent with some of the policies contained within the Neighbourhood Plan. However, the development proposal lies outside the development boundary, is not within an area identified as suitable for growth and is therefore classed as countryside where development is more restricted.

REPRESENTATIONS

At time of writing report a total of **24** items of **OBJECTION** received on the following grounds:

- Drainage – site prone to flooding, filling in dyke
- Lack of parking
- Traffic congestion resulting from parking on Sutton Road
- Impact on character of locality
- Impact on local services – school & GP surgery are full to capacity
- Loss of agricultural land
- Construction impact – noise, dust and disturbance
- Houses are not affordable to local average incomes
- Outside development area/boundary

At time of writing report a total of **37** items of **SUPPORT** raising the following points:

- Affordable housing much needed
- Drainage is not a problem
- Services available

One item of **SUPPORT** received but raises concerns relating to parking provision and potential on-street parking.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS01 - Spatial Strategy

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

NEIGHBOURHOOD PLAN POLICIES

Policy 1 - New Residential Development in the Neighbourhood Plan Area

Policy 3 - Housing Mix

Policy 4 - Rural Exceptions: Affordable Housing for Local People

Policy 5 - Development Design (all developments)

Policy 6 - Managing and Reducing Flood Risk

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

PLANNING CONSIDERATIONS

The key issues relevant to the determination of this application are:

- Principle of development
- Form and character
- Highway issues
- Flood risk and drainage
- Relationship with adjoining property
- Affordable housing
- Other material considerations

Principle of development

Walpole Cross Keys is defined as a Rural Village in the settlement hierarchy, set out under Policy CS02 of the Core Strategy (2011), capable of accommodating modest growth to support essential rural services. The adopted Site Allocations and Development Management Policies Plan (SADMPP) shows the application site lying outside the village development area and therefore falling within ‘countryside’. The SADMPP did not allocate a housing site for the village as it was the Parish Council’s intention to progress a Neighbourhood Plan. That Neighbourhood Plan has recently been the subject of a local referendum and has been formally adopted. As the most up-to-date planning policy this application must be judged against the provisions of the Neighbourhood Plan (NP). This contains the following relevant policies:

“Policy 1 – New Residential Development in the Neighbourhood Plan Area

Proposals for new residential development in the NP area will be approved where they score positively when assessed against the following criteria:

- a. it is adjacent or well related to the existing pattern of development and is within the boundaries shown on map 1 and explained further in Table 5.1
- b. it takes account of “Development Considerations” set out under Table 5.1 and other relevant policies in the Neighbourhood Plan
- c. it comprises a form of ribbon development close to the existing building line
- d. it complies with policies in the Local Plan and the National Planning Policy Framework

Small scale first-home housing is encouraged, particularly in locations where necessary amenities can be met such as within safe walking distance to a bus stop.

For the purposes of this policy small scale first-time housing is defined as developments of less than five in number of 1 and 2 bedroom dwellings.

Policy 3 - Housing Mix

- a. Residential proposals comprising three or more homes will be expected to include smaller (1 – 3 bedroom) properties unless otherwise justified on site specific grounds or demonstration of a different need
- b. The development of small scale ‘starter’ homes will be encouraged, in order to retain and increase the proportion of young people in the parish.

Policy 4 - Rural Exceptions: Affordable Housing for Local People Where necessary to meet local affordable housing needs, development schemes for affordable housing may be permitted on small sites which would not otherwise be appropriate for housing within the Neighbourhood Plan area.

The tenure split and housing mix must be reflective of the most up to date housing needs information. Schemes will only be permitted where it can be demonstrated that the properties will remain affordable for people with a local connection in perpetuity. Affordable housing for local people will be secured as such for its longevity through a Section 106 Agreement.

Schemes must:

- Comprise development that respects the pattern, form and character of development in the site’s context and ribbon development close to the existing building line or otherwise be in keeping with the form and character of surrounding buildings and landscape; and
- ensure ancillary works such as access, outbuildings, curtilage boundaries also should not have an unacceptable impact on the visual and landscape amenity of the area; and
- be supported by an up to date housing needs assessment.

Policy 5 - Development Design (all developments)

- a. All developments will be sympathetic to neighbouring properties in terms of size, general design features, and materials. These sympathies will be greater depending on their proximity.
- b. Where an area is already a mix of building styles there can be more leeway for further variety.
- c. Where one building style predominates, this should inform the size, material, and design of newer properties.
- d. Development will ensure maintenance of a good standard of residential amenity for nearby occupiers.
- e. Developments will be carried out in such a way that is mindful of the safety of road users.

Policy 6 – Managing and Reducing Flood Risk

All development proposals will be expected to contribute towards effectively managing flood risk in the Neighbourhood Plan area. This means (but may not be limited to):

- a. the development being designed and constructed so as not to increase, and wherever possible to reduce, the overall level of flood risk both to site and elsewhere when compared to the current situation
- b. rates and volumes of surface water run-off being discharged from a site will be minimised, and wherever possible will be no greater than the appropriate greenfield rates and volumes
- c. proposals that would create new culverts or result in the loss of an open watercourse will not be permitted unless the culvert is essential to the provision of an access and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage in the Neighbourhood Plan area

Planning applications designed specifically to improve surface water drainage such as works to reinstate an effective drainage scheme are encouraged.”

Taking the housing policies in terms of the principle of development, the site lies on the southern side of, and is technically adjacent to, the development boundary which follows and includes Sutton Road as shown on Map 1 of the NP; Table 5.1 identifies Sutton Road North as ribbon development made up of a mixture of bungalows, semi-detached, detached and terraced houses – this is a block of 4 terraced houses; it comprises a form of ribbon development close to the existing building line of dwellings to the east; whilst the site lies outside the village development area defined in the SADMPP, the development comprises ‘small-scale first-time housing’ (as defined in the NP) close to existing facilities that the village has to offer. The housing mix is considered to be compatible to the requirements of Policy 3 of the NP – 2 bedroomed ‘starter’ homes.

Affordable housing and flood risk implications will be addressed later in this report.

In this instance the site is immediately adjacent to, and opposite, existing residential development. As such the extension to the village in this manner is considered to score positively when judged against the policies of the Neighbourhood Plan.

Form and character

This part of the village is defined by linear development fronting directly onto Sutton Road. There is a mix of both detached, semi-detached and terrace properties and varying styles.

The plans indicate a terraced block of 4no. two bedroomed houses, set back approx. 12m back from the highway, with a similar ‘building line’ to the adjoining residences on this side of the road. Parking and turning areas are proposed on the frontage with two access points off the road. The dwellings have rear gardens of approx. 10m in depth.

The design is similar to the adjoining semis to the east and, whilst the exact facing bricks have not been defined due to availability concerns, the roof tiles are to match those on the semis. It is expected that the bricks will be compatible to the mixed palette that exists on this road frontage and may be secured via condition.

In terms of form and character the proposed development is considered to be acceptable and complies with Policy 5 of the NP and Core Strategy Policy CS08 of the LDF.

Highway issues

The site layout plan shows two 5m wide vehicular access points off Sutton Road with visibility splays of 2.4m x 59m, which are to the standard required within this 30 mph zone.

A total of 8 No. parking spaces are shown (with turning areas) which equates to 2 spaces per dwelling - once again meeting the County Highways adopted standards.

Planning Committee
6 November 2017

The Local Highway Authority therefore has no objections to this proposal subject to certain conditions including the provision of a further section of footpath across the site frontage to link in with the existing provision which leads to the bus stop to the east of the site; officers consider this aspect to be reasonable.

Flood risk and drainage

The site is located in Flood Zone 2 of the Council's Strategic Flood Risk Assessment (Flood Zones 2 & 3 in Environment Agency mapping) where more vulnerable development may be acceptable subject to there being a safe refuge (two storey dwellings proposed). There are no other areas within the established village development boundary that are in a lesser flood zone. As a result, the proposal passes the sequential test in accordance with the NPPG and Policy CS08 of the Core Strategy.

Walpole Cross Keys has experienced localised foul and surface water flooding issues over recent years and Policy 6 of the NP applies as stated above.

In support of this proposal a drainage assessment has been produced which involves the culverting of a land drain which abuts the highway across the whole frontage of the site, to be designed with a capacity to take all drainage from this development and surface water from the road (450mm diameter pipe). This is an extension to that implemented in front of the pairs of semis to the east of the site (including footpath provision). Whilst privately owned not an IDB maintained drain, plans to alter/culvert this watercourse will require the consent of the IDB under the terms of their byelaws and the Land Drainage Act 1991, as the drain falls within their catchment area. There were no problems associated with the implementation of the works on the adjoining site to the immediate east and the IDB raise no objection to the principle of these works. Run-off rates will need to be attenuated as necessary to not exceed greenfield rate to meet IDB requirements. Full details and implementation may be secured via conditions.

The Lead Local Flooding Authority note that there would not appear to be an alternative if this drainage strategy is not successful, however in light of the development already undertaken on the adjoining site, it is expected that the consent of the IDB will be forthcoming and agreement of the Local Highway Authority to drain the road and footpath into the culvert which flows to the west away from the village.

The Environment Agency raises no objection on flood risk grounds, but recommends a condition regarding finished floors levels (500mm above existing ground level and resilient measures 500mm above FFL). These are the same measures as applied to the pairs of semis adjoining this site.

Assessing the development against the criteria of Policy 6 of the NP:

- This proposal has the ability to be designed and constructed so as not to increase the overall level of flood risk both to the site and elsewhere when compared to the current situation;
- rates and volumes of surface water run-off being discharged from the site will be minimised, and prospectively will be no greater than the appropriate greenfield rates and volumes; and
- whilst the proposed new culverting continues across the whole of the site frontage, the inclusion of small sections either side of the access points with inspection chambers included for maintenance would have no adverse impact on the ability to manage and

maintain surface water drainage in the Neighbourhood Plan area, and continues the treatment of this frontage along Sutton Road.

Overall this proposal is therefore considered to be acceptable.

Relationship with adjoining property

The plans show the terraced block sited parallel to the road with no windows in the first floor gables and fenestration facing the front and rear. There are no detrimental overlooking or overshadowing implications produced by this proposal. The development would not result in material harm to neighbouring occupiers and accords with Policy DM15 of the SADMPP.

The Council's CSNN team have requested a condition relating to a construction management plan to protect residents from noise and dust during construction; however this is not considered necessary on this scale of development.

Affordable housing

Taking this site alone, the area and number of dwellings proposed does not trigger the thresholds of the Council's affordable housing policy as per Policy CS09 of the Council's adopted Core Strategy.

However, it is considered that this is part of a phased development when seen in context with the two pairs of semi-detached houses to the east of the site also developed by the applicants. In accordance with Policy DM8 of the SADMPP, when considered together this would trigger affordable housing provision as it would total 8no. units, and therefore would require 20% affordable housing totalling 1.6 units. The Gross Internal Area of the dwellings in total (approx. 700m²) does not exceed the 1,000m² threshold for on-site provision of units and therefore a financial contribution is required. In this instance the proposal attracts the sum of £96,000 (i.e. 1.6 x £60,000).

This will be covered via a Section 106 agreement of which the applicants are aware.

Other material considerations

No contamination issues have been raised and thus the Environmental Quality Team makes no comment.

The application raises no significant issues regarding crime and disorder. The central pair of houses gain access to the rear gardens via a passageway through the building which may be secured, opposed to convoluted footpaths around the periphery of the site/gardens. The parking areas are at the front of the dwellings and have good natural surveillance.

CONCLUSION

The Neighbourhood Plan is the most up-to-date planning policy. This proposed development scores positively when assessed against the policies of the NP as dealt with above. It is adjacent and well related to the existing pattern of development; it comprises a form of ribbon development close to the existing building line; it comprises small scale first-home housing in a location where necessary amenities can be met such as within safe walking distance to a bus stop; the dwellings are sympathetic to neighbouring properties in terms of size, general design features, and materials; and the development may be designed and

constructed so as not to increase the overall level of flood risk both to the site and elsewhere when compared to the current situation.

The proposal is considered to be acceptable, subject to certain conditions stated below, and the commitment to off-site affordable housing contribution to be secured via a Section 106 agreement.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: Site Layout Plan/Roof Plan received 14.10.2017, Elevations received 14.10.2017 & Floor Plans received 14.10.2017.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding the details submitted as part of this application, no development shall commence until full details of the land, foul and surface water drainage arrangements for the site have been submitted to, and approved in writing by, the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 3 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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

- 4 Condition: The development shall be completed in accordance with the recommendations of the Flood Risk Assessment produced by HA Architectural Services submitted as part of this application including the following measures:

Finished floor levels shall be 500mm above existing ground level;
Flood resilient construction up to 500mm above finished floor level; and
No sleeping accommodation at ground floor level.
- 4 Reason: To reduce the risk of flooding to the proposed development and future users in accordance with the provisions of the NPPF, NPPG and Core Strategy Policy CS08 of the LDF.
- 5 Condition: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 5 Reason: In the interests of highway safety.

Planning Committee
6 November 2017

- 6 Condition: Prior to the first occupation of the development hereby permitted, the proposed associated access, on-site car parking and turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 7 Condition: Prior to the first occupation of the development hereby permitted, a visibility splay to the associated vehicular access shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- 7 Reason: In the interests of highway safety.
- 8 Condition: Notwithstanding the details indicated on the submitted drawings, no works shall commence on site unless otherwise agreed in writing, until a detailed scheme for the off-site highway improvement works (footway with vehicle accesses) as indicated on the approved plans, have been submitted to, and approved in writing by, the Local Planning Authority.
- 8 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- This also needs to be a pre-commencement condition as these fundamental details need to be properly designed at the front end of the process.
- 9 Condition: Prior to the first occupation of the development hereby permitted, the off-site highway improvement works referred to in condition 8, shall be completed to the written satisfaction of the Local Planning Authority.
- 9 Reason: To ensure that the highway network is adequate to cater for the development proposed.

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the October Planning Committee Agenda and the November Agenda. 206 decisions issued, 193 decisions issued under delegated powers with 13 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority’s powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area.
- (4) Majors are assessed against a national target of 40% determined in time. Failure to meet this target could result in the application being dealt with by PINS, who would also receive any associated planning fee.

RECOMMENDATION

That the reports be noted.

Number of decisions issued from 07/09/17 – 23/10/17

	Total	Approved	Refused	Under 8 weeks or within agreed extension of time (Minor/Other)	Under 13 weeks or within agreed extension of time (Major)	Performance %	Former National Target %	Current National Target %	Planning Committee Decisions	
									Approved	Refused
Major	2	2	0			100%	60	50	1	0
Minor	107	92	15	101		94%	65		8	2
Other	97	93	4	80		82%	80		0	2
Total	206	187	19							

Planning Committee made 13 of the 206 decisions - 6%

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
17.07.2017	07.09.2017 Application Permitted	17/01364/LB	Nicholas Warns Architects Ltd All Saints Church Fakenham Road Barmer Syderstone Listed Building Application: Repairs to the Tower parapet and installation of a new roof structure and a new roof covering, installation of new timber boarding to the belfry	Bagthorpe With Barmer - VACANT

12.07.2017	18.09.2017 Application Permitted	17/01340/F	Mr Alan Brown Hall Farm Barn Docking Road Bircham Newton King's Lynn Proposed Timber Framed Rear Porch Extension	Bircham
23.06.2017	08.09.2017 Application Permitted	17/01210/BT	BT Payphones Telephone Box At Norton Street Burnham Norton Norfolk Removal of telephony service from Telephone Call Box	Burnham Norton
17.07.2017	26.09.2017 Application Permitted	17/01367/F	Mr Rodney Binley 17 Norton Street Burnham Norton Norfolk PE31 8DR Retrospective planning for a timber outbuilding and Garage	Burnham Norton
28.07.2017	20.09.2017 Application Permitted	17/01473/F	Mrs Deborah Meynell 15 Norton Street Burnham Norton Norfolk PE31 8DR Retention of garden shed	Burnham Norton
18.08.2017	16.10.2017 Application Permitted	17/01595/F	Mr Hugh Allen 13 Norton Street Burnham Norton Norfolk PE31 8DR Garden shed (retrospective)	Burnham Norton

02.06.2017	08.09.2017 Application Permitted	17/01075/F	Mr Dunstone Gun Hill Farm Wells Road Burnham Overy Staithe King's Lynn 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
07.08.2017	28.09.2017 Application Permitted	17/01526/F	Mr Peter Dickinson Lavender House Wells Road Burnham Overy Town King's Lynn Single storey extension and alterations to dwelling	Burnham Overy
02.10.2017	10.10.2017 Tree Application - No objection	17/00189/TREECA	Mrs Victoria Dickinson Staithe Way Gong Lane Burnham Overy Staithe King's Lynn H1 - Removal of mixed hedge and replacement with fence, T1 - Conifer (Leylandi) 50% height reduction, side reduction of 0.5m and crown raise to 6m, T2 - Holly tree remove within a Conservation Area	Burnham Overy

04.09.2017	22.09.2017 Tree Application - No objection	17/00150/TREECA	Lockett The Old School The Green Boughton King's Lynn T1 Eucalyptus Tree - Fell because it is under electricity cables, and lifting paving within a Conservation Area . T2 White Mulberry) - Fell because lifting paving, interfering with fencing and growing over brick built shed. T3 Conifers - Trim in terms of height and width in line with regular maintenance	Boughton
18.07.2017	06.10.2017 Application Permitted	17/01384/F	Mr Morgan Staithe Barn Main Road Brancaster Staithe King's Lynn Alterations to dwelling including replacement glazing and extending of rear balcony, removal of access gates and replacement with solid timber gates	Brancaster
19.07.2017	14.09.2017 Application Permitted	17/01389/F	Mulberry Holdings Ltd The Police House Main Road Brancaster King's Lynn Variation of condition 2 to change elevations and layout of properties and removal of conditions 10 and 11 as windows are to be removed - 17/00298/F	Brancaster

21.07.2017	17.10.2017 Application Permitted	17/01411/F	Langton Homes Manor Farm Main Road Brancaster Norfolk Conversion of existing manor farm into 6 apartments with associated access, external stores and landscaping. Proposed demolition of existing boundary wall to be widened. Proposed demolition of some chimney stacks, removal of some windows, formation of new openings and reconfiguration of internal layouts	Brancaster
08.08.2017	05.10.2017 TPO Refused work	17/00068/TPO	Ms sue baxter 3 Broad Lane Brancaster King's Lynn Norfolk 2/TPO/00039 - Unknown species to be felled	Brancaster
14.08.2017	22.09.2017 Tree Application - No objection	17/00136/TREECA	Mrs Linda Newbury Woodville Main Road Brancaster Norfolk T1 Wattle tree - remove diseased/dying tree to ground level within conservation area	Brancaster
17.08.2017	16.10.2017 Application Permitted	17/01583/F	Miss S Minney The Croft Cross Lane Brancaster King's Lynn Garage incorporating Gym Area with link to dwelling	Brancaster

04.09.2017	22.09.2017 TPO Work Approved	17/00077/TPO	Mr Eric Geoffrey Unwin Sea Glass Main Road Brancaster Staithe Norfolk 2/TPO/00478: 9 apple trees and 4 pear trees that need pruning also tar bands need putting on the apple trees	Brancaster
06.09.2017	26.09.2017 TPO Work Approved	17/00079/TPO	C/O Agent Sundowner House Cross Lane Brancaster Norfolk 2/TPO/00334: T1, 2 and 3 - Holm Oak to be felled, T4 and 5 to be felled and crown raise the remaining to 2 metres and T6 - Holm Oak crown raise to 3 metres	Brancaster
19.09.2017	05.10.2017 TPO Partial	17/00087/TPO	Mr Alan Emberson 4 Boughey Close Brancaster King's Lynn Norfolk 2/TPO/00391: T1 Monterey Pine - A) Removal of several branches to reduce height and overhang to neighbouring property. B) Removal of tree and replace with similar species.	Brancaster
30.03.2017	13.10.2017 Application Permitted	17/00630/F	WW Properties (East Anglia) Limited Julers Yard 21 Front Street Burnham Market Norfolk Construction of dwelling and car port/outbuilding.	Burnham Market

20.07.2017	20.09.2017 Application Permitted	17/01401/F	Carstone Properties Ltd Granvilla Station Road Burnham Market Norfolk Demolition of existing bungalow and replacement with two new dwellings, together with reconfiguration of existing southern access and associated hard and soft landscaping improvements.	Burnham Market
12.09.2017	12.10.2017 Tree Application - No objection	17/00165/TREECA	Mr Adderlet Dunellen Station Road Burnham Market King's Lynn T1 Pine Tree - Remove and re-plant in a more suitable location within Conservation Area	Burnham Market
24.08.2017	20.10.2017 TPO Work Approved	17/00076/TPO	Mr Bernard Ducker The Knights Hill Hotel Knights Hill Village Grimston Road South Wootton King's Lynn 2/TPO/00143: Fell Horse Chestnut due to dangerous condition. Remedial work to the Beech Tree. Fell four flowering Cherry trees due to disease	Castle Rising

25.09.2017	20.10.2017 Tree Application - No objection	17/00178/TREECA	Lady Howard Pink Cottage Lower Road Castle Rising King's Lynn Removal of 2x Ash trees, 6x leylandii, 3x Scotch Pine, 7x Sycamore, 2x lime trees and an assortment of Elder within a Conservation Area	Castle Rising
16.08.2017	20.10.2017 TPO Work Approved	17/00072/TPO	Mr Dale Payne Lower House St James Green Castle Acre King's Lynn 2/TPO/00047: T1/T2/T3 Limes require dead wooding, T4 Ash requires dead wooding, T5 Beech requires dead wooding and lower branches removing	Castle Acre
16.08.2017	05.10.2017 Tree Application - No objection	17/00139/TREECA	Mrs Gillian Murray 14 High Street Castle Acre King's Lynn Norfolk T1 - Silver Birch - Reduce height by approx 3m. Reduce the width by 1-1.5m within a Conservation Area	Castle Acre
11.09.2017	26.09.2017 Tree Application - No objection	17/00163/TREECA	C/o Agent Gresham House Town Lane Castle Acre King's Lynn T1 Sycamore Tree - Crown reduction by approx 2-3m T2 Cherry Tree - Crown reduction by approx 3m within Conservation Area	Castle Acre

11.09.2017	26.09.2017 Tree Application - No objection	17/00164/TREECA	C/o Agent Norfolk House Newton Road Castle Acre King's Lynn T1 Willow Tree- Pollard and remove it from overhanging the road within Conservation Area	Castle Acre
18.09.2017	26.09.2017 Tree Application - No objection	17/00168/TREECA	Mr & Mrs Robert & Lesley Panrucker Lane End Cottage Newton Road Castle Acre Norfolk TREES IN CONSERVATION AREA: Alder - fell as dead; not to be replaced. Mountain Ash - Fell and replace with like-sized decorative tree. Current tree sickly and dying.	Castle Acre
14.06.2017	29.09.2017 Application Permitted	17/01155/RM	Ivory House Ltd Fosters Sports Building Site 107 Ferry Road Clenchwarton Norfolk Reserved Matters Application: residential development for up to 4 dwellings	Clenchwarton
15.08.2017	18.09.2017 Application Permitted	17/01566/F	Mr & Mrs T Boxall 200 Hall Road Clenchwarton King's Lynn Norfolk Variation of condition 2 of planning permission 15/01681/F - Construction of side and rear extensions: to amend previously approved drawings	Clenchwarton

09.08.2017	11.09.2017 Consent Required Not	17/01534/AG	Congham Farms Ltd Pond Farm Grimston Road Congham Norfolk Storage shed and workshop	Congham
23.06.2017	28.09.2017 Application Permitted	17/01209/F	J Bowley Hillfield Main Road Crimplasham King's Lynn Alterations & extension to dwelling	Crimplasham
21.08.2017	27.09.2017 Application Permitted	15/01772/NMA_1	Prestantia Properties Ltd The Stables Main Road Crimplasham Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 15/01772/F: Proposed semi- detached dwellings	Crimplasham
27.07.2017	15.09.2017 TPO Approved Work	17/00066/TPO	Dersingham Parish Council Dersingham Recreation Ground Station Road Dersingham Norfolk 2/TPO/00532 - Lime Tree - periodically remove suckers from base to 2 ft up the trunk	Dersingham
02.08.2017	16.10.2017 Application Permitted	17/01498/F	Mr P Stafford 34 Station Road Dersingham King's Lynn Norfolk Detached garage/cartshed	Dersingham

14.08.2017	15.09.2017 Tree Application - No objection	17/00135/TREECA	Mr & Mrs Brian Anderson 6 Chapel Road Dersingham King's Lynn Norfolk T1 Turkey oak- remove stem overhanging neighbours solar panels. T2 Douglas Fir - removal of the deadwood and lowest branch closest to Turkey oak. T3 Small Holly - removal	Dersingham
06.09.2017	15.09.2017 Tree Application - No objection	17/00157/TREECA	C/O Agent 72 Manor Road Dersingham King's Lynn Norfolk T1 and T2 - Eucalyptus - Fell to ground level. T3 - Silver Birch - Reduce crown by 3 meters within Conservation Area.	Dersingham
29.09.2017	11.10.2017 Tree Application - No objection	17/00183/TREECA	C/O Agent 75 Manor Road Dersingham King's Lynn Norfolk Conifer (T1) fell due to excessive overburden on properties due to location/size within a Conservation Area	Dersingham
12.07.2017	15.09.2017 Application Permitted	17/01354/RM	Orchard Builders Ltd Building 14 Construction Industry Training Centre (CITB) Stanhoe Road Bircham Newton Reserved Matters Application: Construction of three 4 bed detached dwellings	Docking

18.08.2017	05.10.2017 Tree Application - No objection	17/00142/TREECA	<p>Mr Jeff Collingwood The Lodge Well Street Docking King's Lynn</p> <p>TREES IN CONSERVATION AREA: 1. Topping of and reducing height by 50%, by removal of all branches from Silver Birch tree in the neighbouring garden of April Cottage that overhang the garden of The Lodge and are encroaching on the gable end wall of The Lodge and the electricity cables to the house.</p> <p>2. Topping of 2 plum trees in rear of the garden of The Lodge which overhang the neighbouring garden and garage of April Cottage, reducing the height of the trees by 50%.</p> <p>3. Topping of Sycamore in rear of the garden of The Lodge which overhangs the neighbouring garden of April Cottage, reducing the height by 50%.</p> <p>4. Removing the lower branches of Sycamore tree in rear of the garden of The Lodge that overhang the garage of The Lodge and also the lower branches that overhang the neighbouring garden of April Cottage.</p>	Docking
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26.06.2017	22.09.2017 Application Refused	17/01214/O	Mr J Ollington 70 London Road Downham Market Norfolk PE38 9AT Outline application with some matters reserved for single dwelling	Downham Market
12.07.2017	12.10.2017 Application Permitted	17/01342/F	Accent Fresh Accent Fresh Ltd 5 - 7 St Johns Way St John's Business Estate Downham Market Factory extension and alterations	Downham Market
20.07.2017	28.09.2017 Application Refused	17/01405/F	S&N Developers Limited Jim Russell Garage London Road Downham Market Norfolk Change of use from a Bin/Cycle store to a ground floor 1 bedroom apartment and an amended entrance porch to the apartment block	Downham Market
24.07.2017	14.09.2017 Application Permitted	17/01430/F	Mr A Knapp 3 Stradsett Close Downham Market Norfolk PE38 9NY Extension to dwelling	Downham Market
26.07.2017	25.09.2017 Application Permitted	17/01447/F	Mr & Mrs K Loveday Weslea 137 Broomhill Downham Market Norfolk Two storey and single storey extensions to dwelling	Downham Market

27.07.2017	15.09.2017 Application Permitted	17/01463/F	Mr & Mrs P Holliday 14 Oak View Drive Downham Market Norfolk PE38 9PB Extension to bungalow and garage	Downham Market
01.08.2017	18.09.2017 Application Permitted	17/01487/F	Mr Colin Fox Hawthorn Lodge Snape Lane Downham Market Norfolk Variation of condition 4 of planning permission 12/00244/F to allow for the retention of four steel posts within the on-site parking and turning area while still enabling vehicles to enter and leave the site in a forward gear	Downham Market
04.08.2017	04.10.2017 Application Refused	17/01513/F	Mr & Mrs S Mackinder Rear of 15 Bexwell Road Downham Market Norfolk PE38 9LH Single storey dwelling	Downham Market
14.08.2017	21.09.2017 Tree Application - No objection	17/00134/TREECA	Father J Mather The Rectory Kings Walk Downham Market Norfolk 2no Plums, 2no Apples, 2 small Pears - crown reduce / prune for fruit, 7no Limes - remove major dead wood, remove epicormics on main stem to 8m, remove basal suckers and inspect base of tree on completion and one dead tree - fell to ground level within a Conservation Area	Downham Market

04.09.2017	04.10.2017 TPO Work Approved	17/00152/TREECA	Ms Heather Hindy 78 Bexwell Road Downham Market Norfolk PE38 9LH T1 False Acacia - Remove within Conservation Area	Downham Market
08.09.2017	25.09.2017 Tree Application - No objection	17/00159/TREECA	Mr Peter Rasberry Fairfield House 15 Howdale Road Downham Market Norfolk T1 Holm Oak - Fell. T2 Cherry Tree - trim back from garage roof within Conservation Area	Downham Market
18.09.2017	09.10.2017 Application Permitted	14/01461/NMAM_1	GCB Developments Land North of Stowfields Downham Market Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 14/01461/FM: Construction of 14 dwellings and a sewage pumping station	Downham Market
19.09.2017	25.09.2017 Tree Application - No objection	17/00173/TREECA	Mrs M Murphy Old Stable Mews Downham Market Norfolk PE38 9FA Trees in a conservation area: T1 Cedar - damaged top- reduce by 2.5m. T2 Walnut - damaged branches - tidy up	Downham Market

22.09.2017	10.10.2017 Tree Application - No objection	17/00177/TREECA	Paul Wentworth Builders Ltd Adjoining Blue Bell Florist 47 Priory Road Downham Market Norfolk Removal of two self sown Sycamore trees within Conservation Area	Downham Market
04.07.2017	14.09.2017 Application Refused	17/01279/O	Mr Coleman Palmar 32 Hungate Road Emneth Wisbech Outline planning application for 2 single storey dwellings, including the demolition of the existing bungalow	Emneth
29.08.2017	20.10.2017 Application Permitted	17/01633/F	Elgood & Sons Ltd The Queens Head 33 Gaultree Square Emneth Wisbech Change of use from Public House to residential dwelling (no external alterations)	Emneth
07.08.2017	28.09.2017 Application Permitted	17/01520/F	Ms L Austin Thrift Cottage Back Lane East Rudham Norfolk Construction of a conservatory	East Rudham
14.08.2017	03.10.2017 Application Permitted	17/01553/F	Mr & Mrs Simon Wade 5 Eye Lane East Rudham King's Lynn Norfolk Proposed single storey rear extension and two storey side extension	East Rudham

21.08.2017	02.10.2017 Tree Application - No objection	17/00144/TREECA	Mrs Rona Towell Ramridge Lodge Station Road East Rudham Norfolk Trees in Conservation Area: Tree 1 - Unknown species - completely dead. Tree 2 - Ash Tree Out grown the position where it was planted and is unsuitable. Both trees to be removed.	East Rudham
26.07.2017	12.09.2017 Application Permitted	17/01446/F	Mr & Mrs Golding 5 Lamberts Close Feltwell Thetford Norfolk Removal of existing conservatory and construction of a single storey rear extension and conservatory	Feltwell
28.07.2017	12.09.2017 Application Permitted	17/01466/F	Mr Lee Webber 9 Lamberts Close Feltwell Thetford Norfolk Removal of garage and construction of a single storey side and rear extension	Feltwell
22.08.2017	12.10.2017 Application Permitted	17/01600/F	Mr Lilly Central Garage 42 - 44 High Street Feltwell Norfolk Single storey side extension to existing gym / fitness studio	Feltwell

11.04.2017	06.10.2017 Application Refused	17/00745/F	LDC (Boston) Ltd Church Farm Barns High Street Fincham Norfolk Proposed construction of two dwellings and pair of courtyard carports/cycle stores following demolition of existing sub standard structures	Fincham
15.08.2017	18.10.2017 Application Refused	17/01560/F	Mr & Mrs Lankester 1 Lynn Road Fincham King's Lynn Norfolk Construction of single cottage style dwelling house and garage	Fincham
08.09.2017	25.09.2017 Tree Application - No objection	17/00160/TREECA	Mr & Mrs George Church House High Street Fincham King's Lynn T1 Robina - Reduce upper canopy to give 1m - 2m clearance from building and crown raise over drives and road to 4.2m, dead wood and crown clean. T2 Bulace Plum - Reduce to shape by 1.5m - 2m reduce conflict with phone wires and buildings within Conservation Area.	Fincham
16.08.2017	15.09.2017 Tree Application - No objection	17/00138/TREECA	OE'S TREES 1 The Barns Bircham Road Fring King's Lynn T1 Silver Birch - reduce height and re-shape accordingly	Fring

24.07.2017	18.09.2017 Application Refused	17/01418/LB	Mr Alan Bedwell Orchard Farm Lynn Road Gayton King's Lynn LISTED BUILDING APPLICATION: Garage extension, minor external and internal alterations	Gayton
24.07.2017	28.09.2017 Application Permitted	17/01425/F	Mr & Mrs Collier P Ashmore Rosemary Lane Gayton King's Lynn Extension to dwelling	Gayton
02.06.2017	08.09.2017 Application Permitted	17/01084/O	Mrs C Parker Land Rear of Crandleford House 82 Chapel Road Pott Row King's Lynn Outline application: Proposed development of 4 dwellings	Grimston
17.07.2017	14.09.2017 Application Permitted	17/01369/F	Mr J Sandle J W Sandles 89 Leziate Drove Pott Row Norfolk Proposed Extension and Alterations to form Extended Sales area and Office Space	Grimston
15.08.2017	20.09.2017 Application Permitted	17/01563/F	Client of Holt Architectural Ltd Fairholme 72 Lynn Road Grimston King's Lynn External refurbishment and alterations to fenestration and rear flat roof extension	Grimston

02.08.2017	25.09.2017 Application Permitted	17/01499/F	Mr A Allen 46C Station Road Great Massingham Norfolk PE32 2HW Variation of condition 2 of planning permission 16/00475/F: To amend previously approved drawings to alter the pitch of the roof from mono to flat	Great Massingham
22.08.2017	15.09.2017 TPO Work Approved	17/00145/TPO	Mr & Mrs Frank Cooper Bunce Walcofs Walcups Lane Great Massingham King's Lynn Trees in Conservation Area: 2/TPO/00052 Group - To fell three Ivy Clad Birch trees in decline and wind blown, partly up rooted now leaning due to previous injury from previous failed trees, fell 6 Conifers, shape and reduce one Bullace Plum and one Holly. Area cleared to allow replanting of the bonderay hedge.	Great Massingham
12.07.2017	12.09.2017 Application Permitted	17/01339/O	Mr & Mrs Bradfield Land Between 23-29 Kenwood Road Heacham King's Lynn Proposal to construct 2No. Dwelling houses	Heacham
24.07.2017	15.09.2017 Application Permitted	17/01422/F	Mr & Mrs Medhurst 19 Collingwood Close Heacham King's Lynn Norfolk Proposed extension and alterations	Heacham

03.08.2017	25.09.2017 Application Permitted	17/01503/F	Mr Andrew Chase 6 Woodend Road Heacham King's Lynn Norfolk Extension to rear of bungalow	Heacham
11.08.2017	03.10.2017 Application Permitted	17/01558/F	Mr Darren Whitmore 4 Folgate Road Heacham King's Lynn Norfolk Front and rear single storey extensions plus outhouse in rear garden	Heacham
17.08.2017	13.10.2017 Application Permitted	17/01580/CU	Mr Mark Reeve Rhino Sheds Dairy Farm School Road Heacham Retention of Class B1 Use and extend use to include Class B2	Heacham
22.08.2017	04.10.2017 Application Permitted	17/01602/F	Mr Andrew Wright 6 Neville Road Heacham King's Lynn Norfolk Retention and completion of first floor extension to dwelling (revised scheme)	Heacham
31.08.2017	25.09.2017 GPD HH extn - Not Required	17/01654/PAGPD	Miss Bianca MacGovern 30 Kenwood Road Heacham Norfolk PE31 7DD Single storey rear extension which extends beyond the rear wall by 8 metres with a maximum height of 4 metres and a height of 2.5 metres to the eaves	Heacham

18.07.2017	13.10.2017 Application Permitted	17/01383/RM	Mr M Gilbert Plot 1 N of 20 Church Road Ten Mile Bank Norfolk Reserved Matters Application: construction of two dwellings	Hilgay
25.07.2017	13.10.2017 Application Permitted	17/01440/RM	Mr M Gilbert Plot North of 20 Church Road Ten Mile Bank Norfolk Reserved matters application for proposed 2 dwellings	Hilgay
29.07.2016	29.09.2017 Application Permitted	16/01390/LB	Mr Neil Riseborough Field Farm Fakenham Road Hillington King's Lynn Porch over front door, creation of new door.	Hillington
07.08.2017	18.09.2017 Tree Application - No objection	17/00130/TREECA	Miss Sarah Proctor 23 Nursery Lane Hockwold cum Wilton Norfolk IP26 4ND T1 Oak Tree T2 Horse Chestnut Tree - Remove within Conservation Area	Hockwold cum Wilton
08.08.2017	11.10.2017 Application Permitted	17/01532/F	Mr & Mrs T Snell Linden House 99 Main Street Hockwold cum Wilton Norfolk Single storey and two storey rear extension	Hockwold cum Wilton

09.08.2017	04.10.2017 Application Permitted	17/01541/F	Mr B J Rutterford Blackdyke Farm Black Dyke Road Hockwold cum Wilton Norfolk Retention of pump house to serve irrigation resevoir	Hockwold cum Wilton
16.08.2017	06.10.2017 Application Permitted	17/01572/F	JP Peacock And Son Ltd Meadow House Black Dyke Road Hockwold cum Wilton Norfolk Demolition of sub standard extension. New extension to front of property. Over cladding in brick and weatherboarding with insulation. New windows and doors	Hockwold cum Wilton
17.08.2017	21.09.2017 Tree Application - No objection	17/00140/TREECA	Mr Michael Dabreo 1 Lakelands Hockwold cum Wilton Norfolk IP26 4NJ 2 trees of unknown species to be felled within a Conservation Area	Hockwold cum Wilton
25.07.2017	15.09.2017 Application Permitted	17/01437/F	Mr Duckworth Holmbush Drove Orchards Thornham Road Holme next the Sea Installation of a conservation roof light and blocking windows (retrospective)	Holme next the Sea

02.10.2017	11.10.2017 Tree Application - No objection	17/00188/TREECA	C/O Agent Westgate Cottage 37 Westgate Holme next The Sea Norfolk T1-T8 Alders - Reduce height by 2m and re-shape and T9-T11 Conifers - Reduce height by 3m in a Conservation Area	Holme next the Sea
09.05.2017	25.09.2017 Application Permitted	17/00898/F	Mr Anthony R Gooch Flat 36A High Street Hunstanton Norfolk Erect/re-instate log garage in new position and remove rusting corrugated sheet cladding and dilapidated wood frame to outbuilding and replace with log/wood structure and log cladding to compliment log garage	Hunstanton
16.06.2017	12.09.2017 Application Permitted	17/01179/F	Ms Glynis Thomson The Waterside Bar Beach Terrace Road Hunstanton Norfolk New terrace/veranda	Hunstanton
18.07.2017	11.09.2017 Application Permitted	17/01382/F	Mr Alan Barton 23 Kings Road Hunstanton Norfolk PE36 6ES Rear single storey extension, pitched roof to existing garage & elevational changes	Hunstanton

24.07.2017	20.09.2017 Application Permitted	17/01421/F	Mr Michael Manson 9 Hastings Drive Hunstanton Norfolk PE36 6HB Proposed loft conversion including erection of dormer window	Hunstanton
03.08.2017	25.09.2017 Application Refused	17/01506/O	Mr D Lloyd Workshop Store 1C Seagate Road Hunstanton Norfolk Outline Application: Proposed new dwelling	Hunstanton
07.08.2017	03.10.2017 Application Permitted	17/01518/F	Mr & Mrs J Wiltshire 16 Peddars Drive Hunstanton Norfolk PE36 6HF Construction of Porch	Hunstanton
09.08.2017	03.10.2017 Application Permitted	17/01535/F	Mr G Miller 19 Bernard Crescent Hunstanton Norfolk PE36 6ER Proposed single storey extensions and alterations including removal and reinstatement of roof structure at increased pitch.	Hunstanton
15.09.2017	22.09.2017 Tree Application - No objection	17/00167/TREECA	Mr Keith Lewington Smithdon High School Downs Road Hunstanton Norfolk T1 Lime - Fell to ground level and grind stump	Hunstanton

18.09.2017	22.09.2017 Tree Application - No objection	17/00169/TREECA	Mr Major Somerton Charnwood Lodge 41 Greevegate Hunstanton Norfolk T1 Apple - Remove dead stem, T2 Monterey Cypress - Crown lift to 4 metres over garden, T3 Monterey Cypress - Crown lift to 4 metres over garden within a conservation area	Hunstanton
13.01.2017	12.09.2017 Application Permitted	17/00049/F	Mr Arunas Rimkus 8 Crown Square King's Lynn Norfolk PE30 2LY Porch extension and alterations to front of property (retrospective)	King's Lynn
08.02.2017	25.09.2017 Application Permitted	17/00216/CU	Mr Paul Clifford Broad Street King's Lynn Norfolk Provision of 5 trading spaces (3 No. 4x 3m and 2 No. 5x3m) on Broad Street	King's Lynn
13.04.2017	29.09.2017 Application Permitted	17/00757/F	Premier Inn Hotels Ltd Premier Inn Clenchwarton Road West Lynn King's Lynn 22 bedroom extension to existing hotel annex block, with alterations to carpark, construction of air- conditioning plant compound and other associated works	King's Lynn

17.05.2017	02.10.2017 Application Refused	17/00957/CU	Borough Council of King's Lynn And West Norfolk 12 Queen Mary Road Gaywood King's Lynn Norfolk Change of use for land fronting 12 - 26 Queen Mary Road, King's Lynn from Public Open Space to private garden land	King's Lynn
17.05.2017	15.09.2017 Application Permitted	17/00964/F	Mr D Aziz 2 Queensway King's Lynn Norfolk PE30 4AQ Proposed Extensions and Alterations and New Boundary Wall	King's Lynn
05.06.2017	22.09.2017 Application Permitted	17/01096/A	Mr Alan Taylor Your Local Paper Ground Floor 29 King Street King's Lynn ADVERT APPLICATION: 1 x hanging sign	King's Lynn
05.06.2017	22.09.2017 Application Permitted	17/01097/LB	Mr Alan Taylor Your Local Paper Ground Floor 29 King Street King's Lynn LISTED BUILDING APPLICATION: To hang an advertisement sign from metal frame on front elevation	King's Lynn

06.06.2017	25.09.2017 Application Permitted	17/01099/F	Mr M Perry 173 Loke Road King's Lynn Norfolk To regularise pre-fabricated mobile dwelling, decking and gazebo already in place	King's Lynn
29.06.2017	28.09.2017 Application Permitted	17/01254/A	Lovell Partnership Ltd Winter Nellis Way Off Lynnsport Way Marsh Lane King's Lynn Advertisement application for 1 x non-illuminated freestanding sign and illuminated surface mounted lettering on side of show home	King's Lynn
06.07.2017	26.09.2017 Application Refused	17/01308/A	Stop 'N' Go 53 London Road King's Lynn Norfolk PE30 5QH Advertisement application for 1 x illuminated fascia sign, 1 x illuminated box sign and 1 x window sticker	King's Lynn
06.07.2017	18.09.2017 Application Refused	17/01310/F	Mr James Lee Hanse House South Quay King's Lynn Norfolk Proposed replacement entrance lobby to the main entrance from South Quay	King's Lynn

19.07.2017	25.09.2017 Application Permitted	17/01386/A	Marketing Force Ltd Roundabout Junction High Road/Low Road Wiggenhall St Germans Norfolk Non illuminated roundabout sponsorship signs x 4	King's Lynn
19.07.2017	25.09.2017 Application Permitted	17/01387/A	Marketing Force Ltd Roundabout Junction Nar Ouse Way/Morston Drift King's Lynn Norfolk Non illuminated roundabout sponsorship signs x 3	King's Lynn
27.07.2017	20.09.2017 Application Permitted	17/01460/F	Mr & Mrs C Burton 137 Bagge Road Gaywood King's Lynn Norfolk Extension to dwelling	King's Lynn
27.07.2017	19.09.2017 Would be Lawful	17/01462/LDP	Mr Simon Hunt 71 - 72 Norfolk Street King's Lynn Norfolk PE30 1AD Change of use for the unit from A1 shops to A2 financial and professional services	King's Lynn
31.07.2017	27.09.2017 Application Permitted	17/01474/F	Mr & Mrs Cheung Dragon Capital 22 St James Street King's Lynn Norfolk Repair, demolition and alteration to existing property	King's Lynn

31.07.2017	25.09.2017 Application Permitted	17/01475/LB	Mr & Mrs Cheung Dragon Capital 22 St James Street King's Lynn Norfolk Listed Building Application: Repair, demolition and alteration to existing property	King's Lynn
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03.08.2017	27.09.2017 Application Permitted	17/01500/LB	Limes House Developments Ltd Wennis Hotel 8 - 9 Saturday Market Place King's Lynn Norfolk Proposed change of use with rear extensions, internal and external alterations plus refurbishment to provide 8 self contained flats above the retained public house and separate shop unit (retrospective)	King's Lynn
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03.08.2017	27.09.2017 Application Permitted	17/01509/F	Limes House Developments Ltd Wennis Hotel 8 - 9 Saturday Market Place King's Lynn Norfolk Variation of condition 2 of planning permission 15/01913/F amendments to approved plans following alterations on site during construction	King's Lynn
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08.08.2017	03.10.2017 Application Permitted	17/01531/LB	J. D. Wetherspoon Limited Globe Hotel King Street King's Lynn Norfolk LISTED BUILDING APPLICATION: Proposed repair and refurbishment of existing ground floor double-hung sash windows, repair of existing metal 'Crittal' type windows, replacement of upvc windows at upper floors with double glazed timber, sash style or casement as indicated on application documents. Replacement of upper floor sash and casement windows with new sash style double glazed timber windows. Making good to internal and external finishes to match existing. Decoration and redecoration of windows, colours to match existing.	King's Lynn
14.08.2017	03.10.2017 Application Permitted	17/01551/F	Dow Agro Sciences Ltd Dow Agro Sciences Ltd Cross Bank Road King's Lynn Norfolk Provision of new canopy	King's Lynn
14.08.2017	15.09.2017 Application Permitted	17/01567/F	Mr And Mrs Louro 2 Hulton Road Gaywood King's Lynn Norfolk Single storey extension to dwelling	King's Lynn

16.08.2017	12.10.2017 Application Permitted	17/01573/CU	Custodian Capital Ltd Vacant 43 - 44 High Street King's Lynn Norfolk Change of use from A1 (retail) use to a flexible A1 / A3 (food and drink) use.	King's Lynn
17.08.2017	06.10.2017 Application Permitted	17/01585/A	EMG EMG Motor Group Beveridge Way Hardwick Narrows King's Lynn Advertisement Application: 4 x internally illuminated fascia signs, 1 x non-illuminated directional sign and 1 x internally illuminated totem sign	King's Lynn
21.08.2017	03.10.2017 Application Permitted	17/01594/F	Mr & Mrs G Keatley Mellowstones 20 Meadow Way West Lynn King's Lynn Extension to dwelling	King's Lynn
22.08.2017	16.10.2017 Application Permitted	17/01599/F	Omex Agrifluids Ltd Omex Agrifluids Acer Road Saddlebow Industrial Estate King's Lynn Alterations and Extension to Existing Industrial Building to Provide New Offices	King's Lynn

25.08.2017	03.10.2017 Application Permitted	17/01640/F	Client of Holt Architectural Ltd 1 Golf Close King's Lynn Norfolk PE30 3SE Demolition of existing rear conservatory and construction of single storey flat roof extension and lantern light	King's Lynn
05.09.2017	09.10.2017 GPD HH extn - Refused	17/01683/PAGPD	Mr & Mrs J Cooper 146 Wootton Road Gaywood King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 5.963 metres with a maximum height of 3.070 metres and a height of 2.655 metres to the eaves	King's Lynn
08.09.2017	19.10.2017 Application Permitted	17/01701/F	C/o Agent 6 Waterloo Street King's Lynn Norfolk PE30 1NZ Replacement of all existing windows	King's Lynn
13.09.2017	22.09.2017 Tree Application - No objection	17/00166/TREECA	Mr Baker 79 London Road King's Lynn Norfolk PE30 5EU T1 & T2 Leyland Cypress - Reduce to 3 metres height and trim back by 1 metre	King's Lynn

14.09.2017	25.09.2017 TPO Work Approved	17/00084/TPO	Circle Housing Group Wherry 2 - 6 Avenue Road King's Lynn Norfolk PE30 5NW 2/TPO/00180: T1 Horse Chestnet - Reduce crown away from BT lines to give a clearance of 1m and reduce crown away from building to give clearance of 2m	King's Lynn
19.09.2017	12.10.2017 TPO Work Approved	17/00086/TPO	Ms Dorothy Masson 27 Ormesby King's Lynn Norfolk PE30 4XB 2/TPO/00112: T1 Oak Tree - Trim back overhanging branches	King's Lynn
21.09.2017	25.09.2017 Tree Application - No objection	17/00176/TREECA	Mr Dan Ashton 11 Hampton Court Nelson Street King's Lynn Norfolk Trees in a Conservation Area: T1 (Mature Mulberry) - Crown lift to provide 1.5 metre clearance from neighbouring flat roof. Prune back overhanging branches by 1.5 metres. T2 (Apple) Tree in severe decline - Remove	King's Lynn

25.09.2017	05.10.2017 TPO Approved Work	17/00089/TPO	The Queen Elizabeth Hospital King's Lynn NHS The Queen Elizabeth Hospital King's Lynn NHS Foundation Trust Gayton Road King's Lynn Norfolk 2/TPO/00337: T1 Birch - remove as causing respiratory problems/bird mess is causing a problem. Replanting with a liquidamber elsewhere on site	King's Lynn
07.08.2017	02.10.2017 Application Permitted	17/01523/F	Mr & Mrs Haddadin Gorsemoor 77 East Winch Road Ashwicken King's Lynn Side extension, loft conversion and porch	Leziate
09.08.2017	03.10.2017 Application Permitted	17/01538/F	Mr & Mrs Reid 1 Glosthorpe Manor Ashwicken Norfolk PE32 1NB Garage Extension to Dwelling	Leziate
17.08.2017	20.10.2017 TPO Approved Work	17/00073/TPO	Mr Steve Ayres Four Winds 50 Brow of The Hill Leziate Norfolk 2/TPO/00406: Oak (T1) - reduce to a monolith	Leziate

25.09.2017	20.10.2017 TPO Work Approved	17/00090/TPO	Mrs Amanda Nutt Holly Lodge 38 Brow of The Hill Leziate Norfolk 2/TPO/00332: T1 Poplar - Dismantle due to fungus and poplar moth at base. T2 Oak - Fell due to large cavities at bottom of tree	Leziate
04.08.2017	05.10.2017 TPO Work Approved	17/00078/TPO	Mr Wootton The Beeches Squires Hill Marham Norfolk 2/TPO/00006 & 2/TPO/00234: T318 Beech - Reduce overextended side laterals by up to 3.5m - 4m. T319 Beech - Reduce overextended side laterals by no more than 2.5m - 3m	Marham
10.08.2017	10.10.2017 TPO Partial	17/00071/TPO	Mrs Claire Jeffries 2 Lime Close Marham King's Lynn Norfolk 2/TPO/00234: T1 Beech - Reduce in height and thin	Marham
21.08.2017	18.10.2017 Application Permitted	17/01593/F	Mr Reece Edge Plot Adjacent To 33 Hillside, Marham Marham King's Lynn Norfolk Detached 3 bedroom house	Marham

03.05.2017	07.09.2017 Application Permitted	17/00866/RMM	Fountain Construction (Anglia) Ltd Land On The South West Side of School Road Marshland St James Norfolk Reserved Matters Application: 17 dwellings including 3 units of affordable homes	Marshland St James
20.07.2017	11.09.2017 Application Permitted	17/01407/F	Mr Wabe Land South of 26 Smeeth Road Marshland St James Wisbech Norfolk Variation of condition 12 of planning permission 15/01282/O to remove south west side boundary hedge	Marshland St James
26.07.2017	11.09.2017 Application Permitted	17/01445/F	Mrs Nicola Gonzalez 23 Jubilee Lane Marshland St James Wisbech Norfolk Proposed side rear extension and external works to bungalow (rendering, new windows and new pitched roof)	Marshland St James
27.07.2017	11.09.2017 Application Permitted	17/01461/F	Mrs Maureen Openshaw The Gatehouse Black Drove Marshland St James Wisbech Extension to cottage	Marshland St James

03.08.2017	16.10.2017 Application Permitted	17/01508/RM	Mr Gary Hancock Land South of 26 North of 27 Smeeth Road Marshland St James Norfolk RESERVED MATTERS: Erection of dwelling (Plot 2)	Marshland St James
07.08.2017	02.10.2017 Application Permitted	17/01522/F	Eastern Country Foods Eastern Country Foods 97 Smeeth Road Marshland St James Norfolk Installation of first-floor windows to facilitate office space on the front elevation	Marshland St James
22.08.2017	25.09.2017 Application Permitted	17/01603/F	Mr & Mrs Rowberry Fenhaven 326 Smeeth Road Marshland St James Wisbech Proposed stable and barn	Marshland St James
25.08.2017	06.10.2017 Application Permitted	17/01629/F	Mr & Mrs M Handley 2 Trinity Road Marshland St James Norfolk PE14 8JA New access to existing dwelling	Marshland St James
27.06.2017	18.10.2017 Application Permitted	17/01225/F	British Sugar Wissington Sugar Factory College Road Wereham King's Lynn The construction of a single storey building to house electrical switchgear	Methwold

24.08.2017	22.09.2017 Consent Required	Not	17/01623/AG	Clough Farms Field N W of Feltwell Farm Brandon Road Methwold Norfolk Agricultural Prior Notification: Construction of a proposed winter storage reservoir	Methwold
18.09.2017	12.10.2017 Application Permitted		04/01853/NMA_1	Mr & Mrs A Wortley 12 & 14 Thornham Road Methwold Thetford Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 04/01853/F: NMA application to add the originally approved drawing numbers to the permission	Methwold
04.07.2017	05.10.2017 Application Permitted		17/01278/F	Mr Owen Perry Westhall Farm Lynn Road Middleton King's Lynn Rear extension of an existing dwelling	Middleton
12.09.2017	12.10.2017 TPO Approved	Work	17/00081/TPO	Mrs Kathy Chalk The Old Rectory 81 Church Street North Creake Fakenham 2/TPO/00137: G1 Cherry Trees - Remove. Replant elsewhere within the grounds	North Creake

15.06.2017	13.10.2017 Application Permitted	17/01171/F	Mr Phillip Sorrell 2 Thorpe Terrace Silt Road Nordelph Norfolk Retrospective application for the retention of the flat roofed single storey extension to rear of existing property	Nordelph
31.08.2017	03.10.2017 Application Permitted	17/01655/F	North Runcton Parish Council Village Hall The Green North Runcton King's Lynn IDisabled access ramps, extended lobby, roof renovation, refurbished kitchen and toilets	North Runcton
04.07.2017	15.09.2017 Application Permitted	17/01282/F	Karen Agnew-Griffith The Laurels 3 High Street Northwold Norfolk Single storey extension at the rear of the building	Northwold
24.07.2017	18.09.2017 Application Permitted	17/01429/F	Mrs Alison Bailey 40 Priory Lane North Wootton King's Lynn Norfolk Create a dropped kerb for vehicular access to the front of 40 Priory Lane, to be able to park three cars. Change the current front garden, which is mainly grass and shrubs to a hardcore then shingle drive. Remove front hedge and replace with a low fence	North Wootton

15.08.2017	12.10.2017 Application Permitted	17/01579/RM	Mr N Chettleburgh 26 Little Carr Road North Wootton King's Lynn Norfolk Reserved Matters Application: construction of one dwelling	North Wootton
03.08.2017	29.09.2017 Application Permitted	17/01504/F	Mrs Farthing Old School Rooms 80 Old Hunstanton Road Old Hunstanton Norfolk Small extension and cladding to existing outbuilding and new additional storage	Old Hunstanton
16.08.2017	10.10.2017 Application Permitted	17/01578/F	Mr A Poulter Saddleback 6 Hamilton Road West Old Hunstanton Norfolk Erection of principal boundary wall sited upon existing boundary wall foundations. (Retrospective)	Old Hunstanton

21.08.2017	15.09.2017 Tree Application - No objection	17/00143/TREECA	Mr Moore Firemans Cottage Church Road Old Hunstanton Hunstanton Trees in a Conservation Area: T1 Willow - to repollard back to main and previously formed knuckle pollard unions. T2 - Willow we propose to remove the limb, the upper crown and main leaders will be reduced back. T3 - The hawthorn between the willows would be subject to a full crown reduction, reducing by approx 3m. T4 Ash - exhibits signs of die back from ash decline (Chalara). I recommend the tree is removed down to ground level to avoid any future decline or problems.	Old Hunstanton
14.07.2017	15.09.2017 Application Permitted	17/01357/F	Mrs Kellie Harmer 4 Churchfield Road Outwell Wisbech Norfolk Change of use from cabin to small dog grooming business and private parking at rear of property to customer drop off/collection parking for the dog grooming business	Outwell
04.08.2017	05.10.2017 Application Permitted	17/01516/RM	Mr N & J Giddings Land NE of Magnolia Lodge Hall Road Outwell Wisbech RESERVED MATTERS: Erection of dwelling (Plot 4)	Outwell

01.09.2017	20.10.2017 Application Permitted	17/01663/F	Mr M Grimes Nene View 7 Lowside Outwell Wisbech Timber mooring and steps	Outwell
03.07.2017	12.09.2017 Application Permitted	17/01274/F	Mr T Gascoine Land E of Woodside Narborough Road Pentney Norfolk Construction of agricultural building (hay barn)	Pentney
18.09.2017	12.10.2017 Application Refused	17/01756/AG	Howlett Farming Company Little Abbey Farm Golden Gym Pentney Norfolk Agricultural Prior Notification: Steel framed cattle shed	Pentney
14.09.2017	25.09.2017 TPO Work Approved	17/00083/TPO	Mrs Penny Carson Runcton Holme House 29 Downham Road Runcton Holme King's Lynn 2/TPO/00027: Unknown Tree Species: Branch leaning towards house needs cutting back as it's dangerous	Runcton Holme
14.06.2017	29.09.2017 Application Permitted	17/01156/F	Mr W Barber East Hall Farm Cottages Docking Road Sedgeford Hunstanton Extension and alterations to dwelling	Sedgeford

03.08.2017	22.09.2017 Tree Application - No objection	17/00127/TREECA	Mr Foreman Spring Cottage Fring Road Sedgeford Hunstanton T1 Alder - Remove T2 Ash - Remove declining stem T3 T4 Ash x 2 - Remove within Conservation Area	Sedgeford
04.08.2017	22.09.2017 Tree Application - No objection	17/00128/TREECA	Mr Jackson Apiaries Fring Road Sedgeford Hunstanton T 1 sycamore - removal within Conservation Area	Sedgeford
04.09.2017	22.09.2017 Tree Application - No objection	17/00154/TREECA	Mrs Kathryn Holt Cole Green House Fring Road Sedgeford Norfolk Felling of 5 Sycamore trees and 1 Ash tree within a Conservation Area	Sedgeford
25.07.2017	18.09.2017 Application Permitted	17/01438/F	Mr T Johnson Oakfield House 81 Westgate Street Shouldham King's Lynn Proposed storage building on land to the rear	Shouldham

18.09.2017	10.10.2017 Tree Application - No objection	17/00170/TREECA	Mr James Martin Peartree Cottage West Road Shouldham Thorpe King's Lynn T1 Cotoneaster - Move large shrub. T2 Twisted Willow - Fell. T3 T4 T5 - Hazel Ash and Plum - Severely prune and remove odd branches. within Conservation Area	Shouldham Thorpe
26.07.2017	17.10.2017 Application Refused	17/01464/F	Mr George Deverick Plot SE of 16 Beach Road Snettisham Norfolk Removal of condition 4 of planning permission 14/00492/F: To remove occupancy restriction	Snettisham
18.08.2017	15.09.2017 Tree Application - No objection	17/00141/TREECA	Mrs Maggie Ponder Sutton Fields 2 Bircham Road Snettisham Norfolk G1 Conifers - reduce height by 40%, G2 a line of Conifers - reduce the height by 30%, T1 Conifer - reduce in height to the previous points, G3 a small group of conifers - to be reduced to previous points within a conservation area	Snettisham

30.05.2017	12.09.2017 Would be Lawful	17/01039/LDP	Spice Building Ltd Creake Business Park The Common South Creake Norfolk Lawful Development Certificate: Unit 1, B2 use category Land Rover restoration and modifications with ancillary car sales	South Creake
25.07.2017	15.09.2017 Application Permitted	17/01457/F	Mrs Johanna Tennant The Old Rectory Waterden Lane Waterden South Creake Alterations and extension	South Creake
05.10.2017	10.10.2017 Tree Application - No objection	17/00193/TREECA	South Creake Parish Council Avondale Road Junction With B1355 South Creake Norfolk T1 - Willow, removal of lower branches and T2 - Alder adjacent to bus stop, reduction of height by 2m and prune	South Creake
15.08.2017	25.09.2017 Application Permitted	17/01561/F	Mr & Mrs White 19 Hall Close Southery Downham Market Norfolk Extension to first floor bathroom, including dormer window	Southery
15.08.2017	14.09.2017 Application Permitted	17/01564/F	Mr & Mrs A Garrett & Mr & Mrs N Barrett 19 Lynn Road Southery Downham Market Norfolk Construction of two dwellings to replace existing dwelling	Southery

23.08.2017	17.10.2017 Application Refused	17/01611/F	MRC Modular Southery Mill Sedge Fen Road Southery Downham Market Construction of chalet style bungalow to replace previously demolished dwelling	Southery
24.08.2017	19.10.2017 Application Permitted	17/01620/F	Unit One Store Modney Old Court Modney Hall Road Hilgay Norfolk Construction of single storey building to infill the NW corner of the courtyard (amendment to that previously approved under 2/88/5165/F) for use as guest accommodation in connection with art studio.	Southery
19.07.2017	15.09.2017 Application Permitted	17/01399/F	Mr & Mrs P Fenn 26 Fountaine Grove South Wootton King's Lynn Norfolk Extension and garage conversion	South Wootton
02.08.2017	28.09.2017 Application Permitted	17/01491/F	Dr Jon Higgins Land Rear of Stone House 31 Grimston Road South Wootton Norfolk Alterations to garage to allow the installation of solar panels at Plot 1 (constructed under 16/01629/F)	South Wootton

07.08.2017	12.09.2017 GPD HH extn - Not Required	17/01527/PAGPD	Broadland Housing Association 51 Tyrrell Crescent South Wootton King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 3.85 metres with a maximum height of 4 metres and a height of 2.45 metres to the eaves	South Wootton
22.08.2017	25.09.2017 Application Permitted	17/01601/F	Miss Kerry Craik Carne Lea 9 Bourne Close South Wootton King's Lynn Demolition and replacement of existing garage and proposed single storey rear extension	South Wootton
07.08.2017	27.09.2017 Application Permitted	17/01519/LB	Mr S Page 3 Ivy Farm Bircham Road Stanhoe Norfolk Proposed Internal Alterations	Stanhoe
18.08.2017	17.10.2017 Application Permitted	17/01589/RM	Mr & Mrs M Roche Land On The West Side of Church Lane Stanhoe Norfolk Reserved Matters Application: construction of one dwelling	Stanhoe
29.08.2017	16.10.2017 Application Permitted	17/01647/F	Mr Brian Gorton Gortmor House Parsons Lane Stanhoe King's Lynn Single storey garage extension	Stanhoe

13.07.2017	06.10.2017 Application Permitted	17/01351/F	Client of Ian J M Cable Architecturural Desi Crown House the Bridge West Head Road Stow Bridge King's Lynn Change of Use from Hostel to 12 room HMO	Stow Bardolph
19.07.2017	11.10.2017 Application Permitted	17/01392/RM	Ashmore Developments Ltd Plot Adj Home Farm Cottage Cuckoo Road Stow Bridge Norfolk RESERVED MATTERS: Construction of dwelling with garage	Stow Bardolph
20.07.2017	11.10.2017 Application Permitted	17/01406/F	Client of Ian J M Cable Arcitectural Design Land Between Village Hall And the Sycamores 132 the Drove Barroway Drove Norfolk Variation of condition 5 of planning permission 16/00439/O (construction of dwellings) - To vary flood mitigation measures in accordance with level survey	Stow Bardolph
01.08.2017	29.09.2017 Application Permitted	17/01488/O	Miss D Robinson Land Adj 167 the Drove Barroway Drove Norfolk Outline Application: 2no. residential dwellings with associated access for each	Stow Bardolph

04.08.2017	29.09.2017 Application Permitted	17/01515/F	Mr & Mrs Jarratt 101 the Drove Barroway Drove Norfolk PE38 0AL Proposed two storey extension and internal alterations	Stow Bardolph
07.08.2017	13.10.2017 Application Permitted	17/01525/F	C/o Agent Middle Level Farm Stow Road Outwell Wisbech Demolition of the existing dwelling and the construction of a four bedroom detached chalet style house	Stow Bardolph
13.09.2017	17.10.2017 Application Permitted	17/01730/O	Mr R Garner Land Between 212 & 218 The Drove Barroway Drove Norfolk Proposed Two Storey Dwelling	Stow Bardolph

10.08.2017	22.09.2017 Tree Application - No objection	17/00132/TREECA	C/o Agent The Old Bull Bridge Road Stoke Ferry Norfolk Trees in a Conservation Area: T1 - Corkscrew willow. Suggested pollard, the trees size and shape require managing, the best way to start the process is with a frame work pollard. T2 - Crack willow. Requires removal. This once mature tree has ben heavily topped and is now in poor condition. Ganoderma / fungal brackets are found at the trees base. T3 - Assorted willows that run the length of the bridle path adjacent to the property. The whole row needs either pollarding or repollarding, the regrowth has gotten out of control and the client is concerned for the safety of bridle path users. These trees size must be managed to maintain safe passageway.	Stoke Ferry
15.08.2017	12.10.2017 Application Refused	17/01568/F	Mr Dale Stevenson The Old Hatchery High Street Stoke Ferry Norfolk Construction of storage/workshop building	Stoke Ferry

01.09.2017	22.09.2017 Tree Application - No objection	17/00147/TREECA	Miss Rebecca Roberts The Apiary Furlong Road Stoke Ferry King's Lynn Trees in a Conservation Area: Maple T1 - Dismantle due to roots causing drain problems. Sycamore T2 - Dismantle due to roots damaging wall	Stoke Ferry
11.09.2017	22.09.2017 Tree Application - No objection	17/00161/TREECA	Mr Nick Moore Ash House Furlong Road Stoke Ferry King's Lynn Trees in a Conservation Area: Tree 1 - requires cutting back, Tree 2 - remove as half dead, Tree 3 - one bough to be removed and cutting back, Tree 4 & 5 - general pruning and cutting back	Stoke Ferry
19.06.2017	13.10.2017 Application Permitted	17/01183/F	Mrs Lorraine Welland Tween Cottage The Street Syderstone King's Lynn The alteration and extension of end of terrace cottage. Regrading of a portion of the garden and hardstanding to allow for level access between the new garden room/kitchen and new outside paved terrace	Syderstone

19.09.2016	13.10.2017 Application Permitted	16/01659/F	Claxton Cars 71 Station Road Terrington St Clement Norfolk PE34 4PL Change of use from Class B2 (industrial) to mixed use, Class B2 (industrial) and Sui-Generis (the storage and display of vehicles for sale (retrospective)	Terrington St Clement
29.03.2017	29.09.2017 Application Permitted	17/00617/F	Mr A Horton Itsbrukus 119 Benns Lane Terrington St Clement King's Lynn Two storey extension to front elevation and single storey extension to rear elevation	Terrington St Clement
22.06.2017	08.09.2017 Application Permitted	17/01201/RM	Mr Jason & Kevin Partridge Rear of 37 - 39 Hay Green Road North Terrington St Clement King's Lynn Reserved matters application for construction of two dwellings	Terrington St Clement
29.06.2017	04.10.2017 Prior Approval - Refused	17/01253/PACU3	J A Collison & Sons Land Adj 95 Hay Green Road South Terrington St Clement King's Lynn Prior Notification: Change of use from agricultural building to dwelling	Terrington St Clement

07.07.2017	04.10.2017 Application Permitted	17/01312/F	Mr Paul Baxter Hazelmere Cottage 71 Popes Lane Terrington St Clement King's Lynn Single storey rear extension to form garden room at rear of the property	Terrington St Clement
10.08.2017	03.10.2017 Application Permitted	17/01543/RM	Mr P Sumner Land North of 29 Wanton Lane Terrington St Clement Norfolk Reserved Matters Application: Erection of dwelling and garage (Plot 1)	Terrington St Clement
21.08.2017	16.10.2017 Application Permitted	17/01591/F	Clients of David Taylor Associates Site West of 161 Sutton Road Terrington St Clement Norfolk 2 Dwellings with Integral Garages and associated landscaping (Revised Design to 17/00118/RM)	Terrington St Clement
25.08.2017	20.10.2017 Application Refused	17/01630/F	Mr Alex Tokaji Homefields Low Lane Terrington St Clement Norfolk Extension and change of use of barn to dwelling with addition of cart shed style garage	Terrington St Clement
30.08.2017	12.10.2017 Application Permitted	17/01642/F	Mrs L Benefer 8 King William Close Terrington St Clement King's Lynn Norfolk First floor extension and alterations	Terrington St Clement

04.04.2017	08.09.2017 Application Permitted	17/00678/F	Mr & Mrs T Cooper Middlegate Main Road Terrington St John Wisbech Proposed residential development of 2 dwellings for staff accommodation associated with cooper transport	Terrington St John
17.07.2017	13.10.2017 Application Permitted	17/01365/F	Miss Joanne MacCallum Fairfield School Road Terrington St John Norfolk Change of use of the land to Equestrian use and relocation of access	Terrington St John
24.08.2017	04.10.2017 Application Permitted	17/01621/CU	T M Brown Developments Ltd Land Adj, Mill House Mill Road Terrington St John Norfolk Proposed change of use of agricultural land to residential land	Terrington St John
26.07.2017	19.09.2017 Application Permitted	17/01449/F	Mr Steve Hutchinson The Old Vicarage Ringstead Road Thornham Hunstanton Erection of brick and Carr stone heating oil storage structure	Thornham
06.09.2017	15.09.2017 TPO Work Approved	17/00080/TPO	C/O Agent Salt Marsh Ship Lane Thornham Norfolk 2/TPO/00028, 2/TPO/00159: T1 - Holm Oak, fell to ground level, replant 2 new Holm Oak	Thornham

18.10.2016	28.09.2017 Application Permitted	16/01845/F	Mr S Easter 9 Willow Drive Tilney All Saints King's Lynn Norfolk New dwelling	Tilney All Saints
06.07.2017	20.10.2017 Application Permitted	17/01302/RM	Mr & Mrs P Downham Plots 1 And 2 Land Adjacent To Eastfield Barn Chapel Road Tilney Fen End RESERVED MATTERS: Proposed new dwellings	Tilney St Lawrence
06.07.2017	20.10.2017 Application Permitted	17/01303/RM	Ms N Barwell Plot 3 Land Adjacent To Eastfield Barn Chapel Road Tilney Fen End Tilney St Lawrence RESERVED MATTERS: Erection of dwelling	Tilney St Lawrence
18.07.2017	12.09.2017 Application Permitted	17/01378/F	Mr Denis O'Riordan The Walnuts Lynn Road Tilney All Saints King's Lynn Variation of condition 2 of planning permission 15/01126/F: Conversion of one dwelling into two - To amend previously approved drawings	Tilney St Lawrence
10.08.2017	17.10.2017 Application Permitted	17/01542/F	Mrs Amanda Cox 22 Westfields Tilney St Lawrence King's Lynn Norfolk Single story detached steel frame garage/Workshop, to be used for personal hobby use and storage	Tilney St Lawrence

10.08.2017	18.10.2017 Application Permitted	17/01545/F	N B Construction (UK) Ltd Holly Manor Lynn Road Tilney All Saints Norfolk Variation of condition 1 of planning permission 15/01963/F to amend drawings to display an excavator	Tilney St Lawrence
17.08.2017	04.10.2017 Application Permitted	17/01590/F	Mr Fergus Lynch St Annes 109 High Road Tilney cum Islington Norfolk Existing roof light to be removed and new dormer window constructed	Tilney St Lawrence

23.08.2017	09.10.2017 Tree Application - No objection	17/00075/TPO	Mr & Mrs Hanson 88 Church Road Tilney St Lawrence King's Lynn Norfolk 2/TPO/02176: Lime (T1) - Crown lift to 3-4m to give shed clearance to mitigate any damage by rubbing, remove deadwood, climb and inspect. Lime (T2) - Reduce height to bring in line with neighboring trees in group (approx 7m), remove deadwood, climb and inspect. Limes (T3 and T4) - Remove deadwood, climb and inspect. height is already suitable. Lime (T5) - Reduce overall canopy by approx. 2-3m, reducing any over extended limbs to make canopy more even, remove deadwood, climb and inspect.	Tilney St Lawrence
24.08.2017	13.10.2017 Application Permitted	17/01622/F	Mr Gary Ball Walbeth 154 Church Road Tilney St Lawrence King's Lynn Proposed single storey extensions	Tilney St Lawrence
25.08.2017	16.10.2017 Application Permitted	17/01631/RM	Mr A Fountain Spice Chase Tilney St Lawrence Norfolk Reserved Matters Application: construction of one dwelling	Tilney St Lawrence

28.07.2017	16.10.2017 Application Permitted	17/01472/F	Mr Jason Chase 1-2 Fieldfare Cottages Main Road Titchwell King's Lynn Rear extension to cottage and replacement windows	Titchwell
20.07.2017	14.09.2017 Application Permitted	17/01409/F	Mr & Mrs Alan Chaplin 19 Willow Place Tottenhill King's Lynn Norfolk House extension	Tottenhill
09.10.2017	12.10.2017 TPO Work Approved	17/00091/TPO	C/o Agent The White House 22 Green Lane Tottenhill King's Lynn 2/TPO/00272 - T1. Horse Chestnut. Application for its removal. Approx 40% or more of the crown is dead, it has passed the point of no return and needs to come down. T2 - T13. Line of Scts Pines. Application to strip out the misshapen or poorly formed trees, to crown lift remaining to approx 4 metres, reduce tips of a handful of dominant branches, and dead wood/crown clean.	Tottenhill
02.06.2017	12.10.2017 Application Permitted	17/01078/F	Mr David Masters Land South of 31 School Road Upwell Wisbech Residential development of redundant commercial land to provide 4 new dwellings	Upwell

06.06.2017	18.09.2017 Application Permitted	17/01101/F	Mr & Mrs R Herbert Plot 2 Land Adjacent the Hollies 42 St Peters Road Upwell Wisbech VARIATION OF CONDITION 8 OF PLANNING PERMISSION 14/00504/F TO AMEND DESIGN OF PLOT 2: Construction of two houses and detached garages along with the demolition of outbuilding and wall	Upwell
05.07.2017	07.09.2017 Application Permitted	17/01289/F	Mr R Johnson Land South of Lode Hall Silt Road Three Holes Norfolk Reduce height of tower and replace blades and nacelle of 2 no. existing on-farm wind turbines	Upwell
17.07.2017	13.10.2017 Application Permitted	17/01371/RM	Fountain Construction (Anglia) Ltd Plots 1-2 Land NE of 6 the Row Main Road Three Holes RESERVED MATTERS: Two dwellings	Upwell
17.07.2017	13.10.2017 Application Permitted	17/01372/RM	Fountain Construction (Anglia) Ltd Plots 3-4 Land To East of Main Road Three Holes Norfolk RESERVED MATTERS: Two dwellings	Upwell

19.07.2017	16.10.2017 Application Permitted	17/01394/RM	Mr Lee Willis Plot 1 Land South of 21-42 St Peters Road Upwell Reserved Matters: Erection of dwelling (Plot 1)	Upwell
25.07.2017	19.09.2017 Application Permitted	17/01443/F	Mr Andrew Loveridge Land Opposite the Lodge Small Lode Upwell Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 13/01545/F: Proposed site for 1 no. traveller pitch and the demolition of existing small agricultural building and replacement with a dayroom on existing footprint	Upwell
07.08.2017	11.09.2017 Application Permitted	17/01521/O	Mr G H West 48 Croft Road Upwell Wisbech Norfolk OUTLINE APPLICATION: Residential development for one dwelling following the demolition of the existing dwelling	Upwell
22.08.2017	29.09.2017 Application Permitted	17/01608/RM	Mr & Mrs Martin Wiles Plot 3 Blunt's Orchard Drive Upwell Norfolk Reserved matters application for one dwelling	Upwell

11.09.2017	12.10.2017 Application Permitted	17/01705/F	Fountain Foods Ltd Fountain Foods Ltd New Road Upwell Wisbech Retrospective application for storage building	Upwell
11.09.2017	12.10.2017 Application Permitted	17/01707/F	Mr & Mrs T Melton 127A Croft Road Upwell Norfolk PE14 9HQ First floor extension and alterations to dwelling	Upwell
26.09.2017	27.09.2017 Application Permitted	15/01239/NMA_2	Space New Homes Land At 145 Croft Road Upwell Wisbech Non-material amendment to planning permission 15/01239/F: Erection of 1 bedroom retirement bungalow - To change the description of the proposed to Erection of chalet bungalow	Upwell
21.08.2017	16.10.2017 Application Permitted	17/01598/LB	Mr Peter Bunning Land W of Faulkner House West Drove North Walton Highway Norfolk LISTED BUILDING APPLICATION: Conversion of barn to residential dwelling and detached car port	Walpole Highway

15.08.2017	10.10.2017 Application Permitted	17/01562/RM	M B Cousins Applegate House Walnut Road Walpole St Peter Norfolk Reserved Matters Application: Construction of Two Dwellings	Walpole
22.08.2017	25.09.2017 Application Permitted	17/01605/RM	Mr & Mrs T Rudd Land Adj Hawthorne Lodge Police Road Walpole St Andrew Wisbech Reserved Matters for Plot 2: Proposed new dwelling	Walpole
13.09.2017	10.10.2017 Application Refused	17/00080/NMA_1	Mr Luke Coleman Rose Cottage Mill Road Walpole St Peter Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 17/00080/F: Replacement bungalow with detached double garage	Walpole
07.07.2017	20.09.2017 Application Permitted	17/01318/F	Mr C Baker Wayside Station Road Walsoken Wisbech Proposed replacement 3 bed dwelling including demolition of existing cottage on the site	Walsoken
03.08.2017	02.10.2017 Application Permitted	17/01501/F	Mr & Mrs A Bonner 67 Chapnall Road Walsoken Wisbech Norfolk Extension and alterations to dwelling	Walsoken

11.08.2017	06.10.2017 Application Permitted	17/01549/F	Mr & Mrs I Towler Fruit Farm East View 5 Burrett Road Walsoken Wisbech Demolition of agricultural building and construction of new dwelling	Walsoken
17.08.2017	14.09.2017 Application Permitted	17/00267/NMA_1	Mr And Mrs Adam Cakebread Fieldview 27 Plough Lane Watlington King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/00267/F: Construction of dwelling following demolition of existing dwelling	Watlington
11.09.2017	12.10.2017 Application Permitted	17/01708/F	Mr M Wright 17 Paige Close Watlington King's Lynn Norfolk Extension to provide additional Lounge, Cloaks & Playroom	Watlington
24.07.2017	16.10.2017 Prior Approval - Approved	17/01431/PACU5	J A Collisons & Sons Ltd West Holme Nursery 65 Station Road Walpole Cross Keys Norfolk Prior Notification: Change of use from agricultural building to a light industrial (B1) use	Walpole Cross Keys
23.08.2017	13.10.2017 Application Permitted	17/01610/F	Mr & Mrs Chapman Westmond 11 Sutton Road Walpole Cross Keys King's Lynn Proposed single storey extension and internal alterations	Walpole Cross Keys

04.09.2017	22.09.2017 Tree Application - No objection	17/00151/TREECA	Mr Boswell Manor House Stables Church Road Wereham King's Lynn T1 Eucalyptus Tree - Remove 2 lower limbs right side reduce by 4m left side limbs within Conservation Area	Wereham
11.09.2017	03.10.2017 Tree Application - No objection	17/00162/TREECA	Wereham Parish Council Village Pond Church Road Wereham Norfolk T26 dead Weeping Willow - Fell T28 - Weeping Willow - Re-Pollard within Conservation Area	Wereham
26.06.2017	28.09.2017 Application Permitted	17/01212/F	Westacre Estate Abbey Barn Courtyard River Road West Acre Norfolk Conversion of barn to brewery. Raise roof of north barn, creation of partitions and installation of wall linings and brewery equipment. New reed bed drainage system, LPG tanks. Remove overhead electrical supply. Demolish collapsing south gable, rebuild using steel frame and glazing. Installation of new mezzanine floor and roof glazing. Provide concrete ramps for access and fire escape. New concrete floors on top of existing.	West Acre

26.06.2017	12.09.2017 Application Permitted	17/01213/LB	Westacre Estate Abbey Barn Courtyard River Road West Acre Norfolk Listed Building Application: Convert barn to brewery. Raise roof of north barn, reuse north barn roof trusses, create new partitions, new joinery. Install wall linings. Install brewery equipment. New reed bed drainage system. New LPG tanks. New shed for electrical mains supply switchgear. Remove overhead electrical supply. Demolish collapsing south gable, rebuild using steel frame and glazing. Install new mezzanine. Install roof glazing. Provide concrete ramps for access and fire escape. New concrete floors on top of existing.	West Acre
03.07.2017	15.09.2017 Was Lawful	17/01270/LDE	Mrs Susan Adams Cooks Cottage St Pauls Road South Walton Highway Norfolk Lawful Development Certificate: The use of Cooks Cottage for a permanent residential use as a single dwelling-house in breach of Condition 5, 2/03/2072/CU.	West Walton

11.07.2017	23.10.2017 Application Permitted	17/01334/F	Mr David Hayter Strattons Farm West Drove North Walton Highway Norfolk Proposed relocation of site access, new drive with passing bay, creation of caravan storage area with screening and 4No. seasonal caravan pitches for touring caravans for 8 months of year. Plus retrospective approval for compacted stone roadways serving CL site	West Walton
14.07.2017	04.10.2017 Application Permitted	17/01360/RMM	Clients of Swann Edwards Land East of Dunrobin 147 School Road West Walton Norfolk RESERVED MATTERS: Construction of 10 dwellings	West Walton
21.07.2017	11.09.2017 Application Permitted	17/01432/F	Mr Bettinson Linward Harps Hall Road Walton Highway Norfolk Rear extension and conservatory	West Walton
24.07.2017	18.09.2017 Application Permitted	17/01434/F	Mr N Ramm & Miss K McKenna Plot N of the Bungalow Bellamys Lane West Walton Norfolk Variation of conditions 2 and 3 of planning permission 16/00513/F to change design	West Walton

19.07.2017	18.09.2017 Application Permitted	17/01397/F	Mrs Jane Partridge Edenfield Stow Road Stow Bridge King's Lynn Proposed detached dog hydrotherapy centre and detached kennels	Wiggenhall St Mary Magdalen
09.08.2017	20.09.2017 Tree Application - No objection	17/00131/TREECA	West Norfolk Construction Miller Corner 4 Millers Lane Wimbotsham Norfolk T1 T2 Ash Trees x 2 - Pollard within Conservation Area	Wimbotsham
23.08.2017	21.09.2017 Tree Application - No objection	17/00146/TREECA	Mr G Chilvers 18 West Way Wimbotsham King's Lynn Norfolk TREE IN CONSERVATION AREA: Conifer (T1) - Reduce canopy by 50% due to branches becoming over extended and liable to fail, tree has no real amenity value	Wimbotsham
18.09.2017	25.09.2017 Tree Application - No objection	17/00172/TREECA	34 Church Road Wimbotsham King's Lynn Norfolk T1 Norway Spruce - Fell with Conservation Area	Wimbotsham

03.10.2017	10.10.2017 Tree Application - No objection	17/00190/TREECA	Pippa Winson Village Green Low Road Wimbotsham Norfolk T1 & T4 Lime - Remove deadwood and get rid of epicormic growth in middle, T2 & T3 Norway Maple - Thin crown, T5 Lime - Remove deadwood, 3-4m crown reduction within a conservation area	Wimbotsham
28.07.2017	14.09.2017 Application Permitted	17/01467/F	Mr R FENTIMAN Dobroyd 33 Gravelhill Lane West Winch King's Lynn PROPOSED SINGLE STOREY EXTENSION AND FRONT BOUNDARY WALL AND RAILINGS	West Winch
04.08.2017	04.10.2017 Application Refused	17/01514/F	Mr C Smith 84 Main Road West Winch Norfolk PE33 0LY Change of use of the land for the siting of residential caravans in connection with the adjacent existing caravan park	West Winch
08.08.2017	29.09.2017 Application Permitted	17/01529/RM	BCKLWN Land West of 49 Coronation Avenue West Winch Norfolk RESERVED MATTERS: Erection of one dwelling	West Winch

08.08.2017	16.10.2017 Application Permitted	17/01533/F	Mr Simon Nash Engine Shed 1 Garage Lane Setchey Norfolk Mobile catering unit occupying site of former retail gas tank installation (retrospective)	West Winch
25.08.2017	04.10.2017 Application Permitted	17/01641/F	Client of Holt Architectural Ltd Saxon House 256 Main Road West Winch King's Lynn Proposed single storey flat roof rear extension	West Winch
31.08.2017	20.10.2017 Application Permitted	17/01652/F	Mr & Mrs J Monk Roselea Millfield Lane West Winch King's Lynn Extension and Roof Space Conversion with detached garage and general landscaping finishing's	West Winch
01.09.2017	20.10.2017 Application Permitted	17/01659/F	Mr & Mrs S Sheen Meadowview Commonside West Winch King's Lynn Proposed single storey extension to existing bungalow	West Winch

PLANNING COMMITTEE

6 NOVEMBER 2017

**DECISION ON PLANNING AND ENFORCEMENT APPEALS
- QUARTERLY REPORT -**

1. PURPOSE OF THE REPORT

- 1.1 To provide Members with the quarterly update covering performance for the period 1 July 2017 – 30 September 2017.

2. REPORT

- 2.1 The Schedule is attached at Appendix 1 for the period 1 July 2017 – 30 September 2017 (Planning and Enforcement).

	Valid appeals started in system at beginning of period	New valid appeals started	Appeals decided (or withdrawn / closed / invalid)	Valid appeals started in system at end of period
1 Jul – 30 Sept	17	14	11	20

- 2.2 For all appeals decided this quarter, the outcomes were as follows;-

	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Jul – 30 Sept	3	8	11	0	0	0
	27%	73%				

- 2.3 BVPI 204 was not retained as a new National Indicator although it has been retained as one of our local indicators. BVPI 204 was quite specific over which appeals it covers and for example does not include enforcement, advertisement, lawful development certificate, permitted development, hedge and tree appeals, this is reflected in the table below.

	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Jul – 30 Sept	3	8	11	0	0	0
	27%	73%				

- 2.4 For all appeals decided over the last 4 quarters, the outcomes were as follows;-

2016/17	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Oct – 31 Dec	3	11	14	2	0	0
1 Jan – 31 Mar	2	11	13	3	0	0
1 Apr – 30 Jun	2	16	18	1	0	0
1 Jul – 30 Sept	3	8	11	0	0	0
Total	10	46	56	6	0	0
	18%	82%				

This data shows that for the third quarter of 2017 27% of all appeals were allowed. For the 12 month period to 30 September 2017 an average of 18% of all appeals

were allowed. This is well below the post National Planning Policy Framework (NPPF) national average figure of around 36% of all appeals allowed. With regard to withdrawals it should be noted that appeals can be withdrawn at any time, even after the statements have been exchanged or the appeal heard but whilst the Inspector's decision is awaited. At that stage the LPA has undertaken all the work but without any commensurate result.

- 2.5 All decisions are viewable on the councils web site located on the planning appeals page and are e-mailed directly to the ward member, Chairman and Vice-Chairman. Appeal documentation for applications made in 2004 onwards can also be viewed on Public Access using the planning application search facility.

Contact Officer: Lee Osler, Office Manager
☎ 01553 616552

Planning and Enforcement Appeal

Report Date Range 01/07/2017 to 30/09/2017

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
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Live Cases -1 (Not including appeals received to end of previous quarter)

28/10/2016	ENV/3161360	Hanover Housing 1 Lyndhurst Court Sandringham Road Hunstanton Norfolk PE36 5AE	2/TPO/00236: T1 Horse Chestnut T2 T3 T4 Lime Trees x 3 - Remove	16/00036/TPO	Undefined		
19/01/2017	W/16/3163079	Mr And Mrs Statham Meadow View Black Horse Road Clenchwarton King's Lynn Norfolk PE34 4DN	Removal of condition 8 attached to planning permission 16/00395/F to remove the tie of the dwelling to the business	16/01478/F	Written Representations		
23/02/2017	C/16/3165306	Mr Mahir Kocaslan Alis Meze Bar 120 Norfolk Street King's Lynn Norfolk PE30 1AP	Appeal against unauthorised use	15/00603/UNAUTU	Written Representations		
13/04/2017	APP/TRN/6096	Mr And Mrs D And A Butcher The Limes 8 Church Lane South Wootton Norfolk PE30 3LJ	Appeal against	16/00354/BTPO	Written Representations		
18/04/2017	W/16/3166074	New Hall Properties (Eastern) Ltd Land To the North St Nicholas Close Gayton King's Lynn Norfolk PE32 1QS	Outline Major Application: Up to 50 dwellings	16/00647/OM	Public Inquiry	17/10/2017	

Live Cases -2 (Received in previous quarter)

31/07/2017	W/17/3176120	Mr John Coleridge Land At Greatmans Way Stoke Ferry Norfolk	Erection of 6 timber holiday lodges	15/01695/F	Written Representations		
31/07/2017	W/17/3175059	Mr R Gooch Land At Low Side Upwell Norfolk	Outline Application: construction of 3 dwellings	16/01476/O	Written Representations		

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
01/08/2017	W/17/3176749	Mr & Mrs M Bush East of 35 Fen Road Watlington King's Lynn Norfolk PE33 0JA	Construction of two bungalows	17/00355/F	Written Representations		
02/08/2017	W/17/3175536	Mr And Mrs A Carman The Old Coal Yard Hardwick Narrows West Winch Norfolk PE33 0NA	New residential dwelling	16/02085/F	Written Representations		
02/08/2017	W/17/3176750	Mrs A C Palmer 43 Main Street Hockwold cum Wilton Norfolk IP26 4LQ	Construction of one dwelling	17/00374/F	Written Representations		
11/08/2017	W/17/3176143	Ocean Breaks Land To North-East of The Old Smithy 26 Eastgate Holme next the Sea Norfolk PE36 6LL	Use of the land for the stationing of 6 mobile homes for holiday use together with associated formation of hardstandings, new boundary treatments and minor engineering works	15/01883/F	Written Representations		
11/08/2017	W/17/3173235	Mrs Pat Howling Journeys End 40B Common Road Snettisham Norfolk PE31 7PF	Removal of condition 3 of planning permission 10/00518/F as the applicant now owns the land	16/00710/F	Written Representations		
05/09/2017	W/17/3179526	Mr B Schumda R & B Motors 64 High Street Methwold Thetford Norfolk IP26 4NT	Demolition of existing on site structures with the construction of two detached dwellings	15/02076/F	Written Representations		

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
05/09/2017	W/17/3178989	Mr D Lloyd The Bungalow Waterworks Road Old Hunstanton Hunstanton Norfolk PE36 6JE	Construction of 4 new dwellings following demolition of existing bungalow	16/01084/F	Written Representations		
05/09/2017	W/17/3182025	JMJ Projects Buildings South of The Gables High Road Saddlebow Norfolk PE34 3AR	Demolition of existing buildings. Erection of 2 new 4 bedroom houses	16/02192/F	Written Representations		
07/09/2017	W/17/3179813	The Abbey Group (Cambridgeshire) Limited Coach House High Street Thornham Hunstanton Norfolk PE36 6LY	Erection of 2 no. detached two storey dwellings, new shared vehicular access and boundary treatments	17/00113/F	Written Representations		
14/09/2017	W/17/3178329	Mr & Mrs Coney Mayflower Butchers Lane Brancaster Norfolk PE31 8AT	Replacement of existing bungalow and shed with new two-storey dwelling, single storey annex, and detached garage	17/00052/F	Written Representations		
18/09/2017	W/17/3180020	West Side Property Developments Ltd Land South of 8 Chapel Lane Ringstead Norfolk	Ten dwelling proposal comprising of 6 buildings on a brownfield site	15/01604/FM	Written Representations		
28/09/2017	W/17/3181577	Mr Kevin Peploe Land Rear of Oakland Lodge (Fronting Common Road) Lynn Road Walton Highway Norfolk	Outline planning application for single building plot for 2-storey detached dwelling	17/00777/O	Written Representations		
Appeals Decided (Up to the end of previous quarter)							
28/04/2017	W/16/3164157	Mr James Lee	Conversion of parts of first and second floors to four self-contained flats	16/01297/F	Written Representations		20/07/2017

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
		Hanse House South Quay King's Lynn Norfolk PE30 5GN					Appeal Dismissed
28/04/2017	W/16/3164157	Mr James Lee	Listed Building Application: conversion of parts of first and second floors to create four self- contained flats	16/01298/LB	Written Representations		20/07/2017
		Hanse House South Quay King's Lynn Norfolk PE30 5GN					Appeal Dismissed
04/05/2017	W/17/3172310	Mr & Mrs G J Cooper	Removal of condition 2 of planning permission 2/03/1899/F to allow occupation as a separate unit of residential accommodation	16/00768/F	Written Representations		17/07/2017
		281 the Drove Barroway Drove Norfolk PE38 0AW					Appeal Dismissed
04/05/2017	W/17/3170387	Mr John Kelly	Conversion of stables to dwelling (retrospective)	16/01130/F	Written Representations		02/08/2017
		Playters Farm Greatmans Way Stoke Ferry King's Lynn Norfolk PE33 9SZ					Appeal Dismissed
04/05/2017	W/17/3170872	Mr John Scott	Change of use of the building from a cattery with ancillary offices to use as a cattery with ancillary offices, residential accommodation for the occupation by the cattery owner/manager, minor changes to the external appearance of the building and car par	16/01177/F	Written Representations		27/07/2017
		White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW					Appeal Dismissed
04/05/2017	W/17/3173913	Fisher Bullen	Renovation of existing building to provide one shop with flat above and one new dwelling. Demolition of workshop to rear of site. Addition of four new dwellings	16/01797/F	Written Representations		17/08/2017
		Fishers Court North Street Burnham Market King's Lynn Norfolk PE31 8HG					Appeal Allowed

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
08/06/2017	W/17/3176083	Mrs Elaine West Land Rear of 16 Castle Cottages Thornham Hunstanton Norfolk PE36 6NF	Outline Application: construction of dwelling	16/01818/O	Written Representations		08/09/2017 Appeal Dismissed
23/06/2017	W/17/3175090	Mr Norbert Merssman Rookery Farm 90 Church Lane Ashwicken King's Lynn Norfolk PE32 1LN	Outline Application: Residential development for up to 4 dwellings including demolition of redundant barns/stores and removal of cars stored in courtyard	16/01658/O	Written Representations		01/09/2017 Appeal Dismissed
09/08/2017	D/17/3177718	Mr Felix Gill Appletree House Marsh Side Brancaster Norfolk PE31 8AD	Addition of dormer window to roof and new enlarged windows to North elevation	16/02020/F	Undefined		29/09/2017 Appeal Allowed
09/08/2017		Mr A Devlin 59 Friars Street King's Lynn Norfolk PE30 5AP	Install 2 replacement white Pvcu woodgrain windows to front of property	17/00152/F	Undefined		29/09/2017 Appeal Allowed
14/08/2017	D/17/3178161	Ms Sandy Nunes Vaz 32 New Road Burnham Overy Staithe King's Lynn Norfolk PE31 8JD	The proposed works is for a loft conversion (41m2) with a large dormer on the rear and alterations to existing openings	17/00482/F	Undefined		28/09/2017 Appeal Dismissed