

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



Planning Committee

Agenda

**Monday, 5th March, 2018
at 9.30 am**

in the

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



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

PLANNING COMMITTEE AGENDA

Please note that due to the number of applications to be considered it is proposed that the Committee will adjourn for lunch at approximately 12.30 pm and reconvene at 1.10 pm.

Please ensure that all mobile phones are switched to silent

DATE: Monday, 5th March, 2018

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 5 February 2018 and the Reconvened Meeting held on 8 February 2018.

3. DECLARATIONS OF INTEREST

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

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

4. URGENT BUSINESS UNDER STANDING ORDER 7

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

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

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

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Pages 6 - 7)

The Committee is asked to note the Index of Applications.

(a) Decisions on Applications (Pages 8 - 92)

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

9. DELEGATED DECISIONS (Pages 93 - 127)

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

To: Members of the Planning Committee

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

Site Visit Arrangements

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

If there are any site inspections arising from this meeting, these will be held on **Thursday 8 March 2018** (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

Please note:

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

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday, 2nd March 2018**. 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

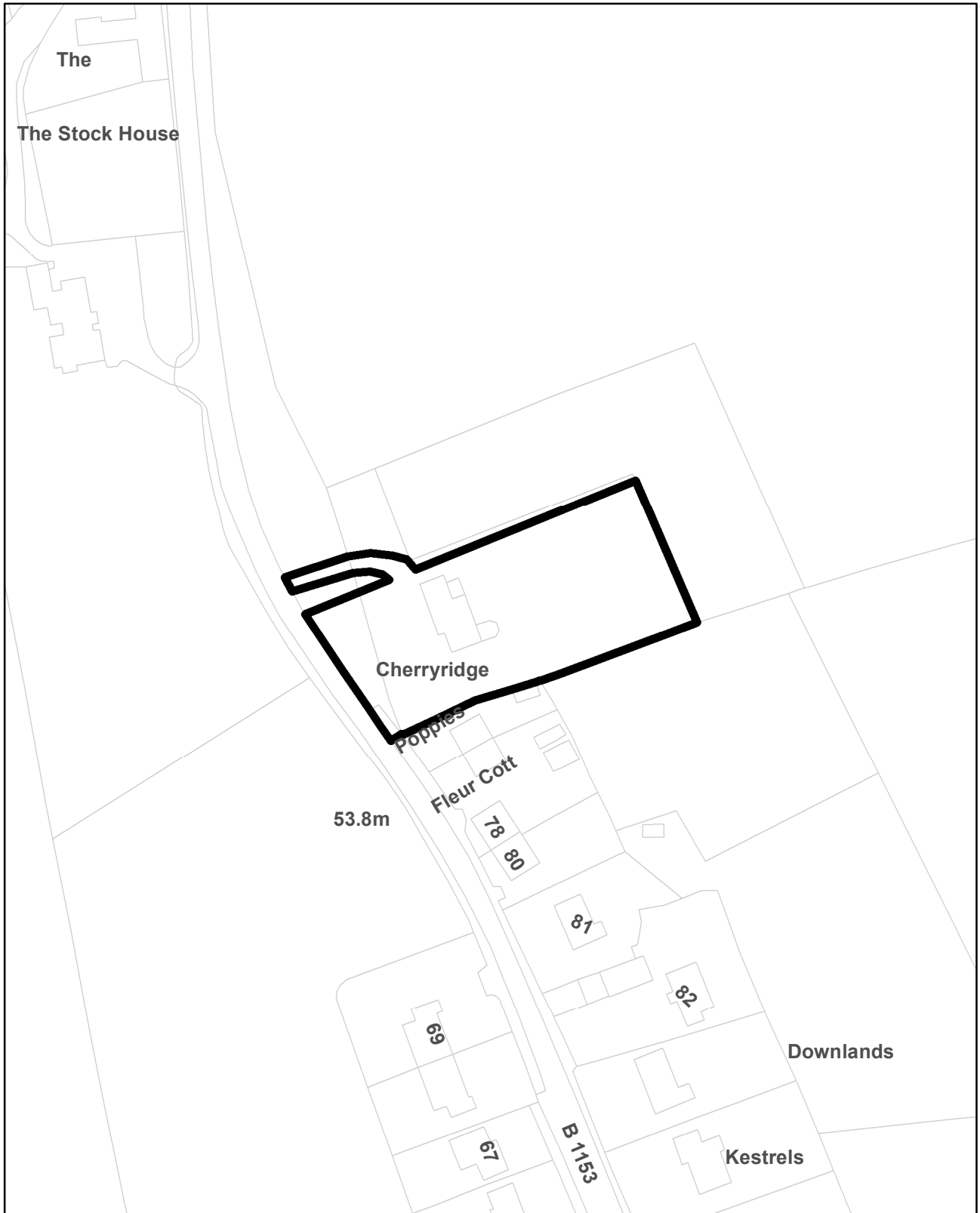
**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 5 MARCH 2018**

| Item No. | Application No. Location and Description of Site Development | PARISH | Recommendation | Page No. |
|---------------|---|-------------------------|-------------------------|-----------|
| 8/1 | MAJOR DEVELOPMENTS | | | |
| 8/1(a) | 17/01517/FM Land South of Saw Mill Road Construction of 12 residential units (10 open market, 2 affordable) | BRANCASTER | REPORT TO FOLLOW | |
| 8/2 | OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE BOARD | | | |
| 8/2(a) | 17/01704/RM Cherry Ridge Docking Road Great Bircham Reserved Matters Application: Proposed dwelling following partial demolition of donor dwelling | BIRCHAM | APPROVE | 8 |
| 8/2(b) | 17/02072/F Land S of Manor Farm And E of Manor Farm Barns Main Road Erection of detached dwelling with hardstanding and landscaping. Means of access from Broad Lane. | BRANCASTER | APPROVE | 16 |
| 8/2(c) | 17/02033/F Kingsdown Stanhoe Road 2no. dwellings following demolition of existing bungalow | DOCKING | APPROVE | 27 |
| 8/2(d) | 17/02131/F Land West of 119 Summerwood Estate Proposed construction of 2 new three bedroom two storey semi-detached houses with associated parking, gardens, bike and bin storage. Also the construction of 5 new parking spaces with separate vehicular access to satisfy condition 5.ii) of the approved outline consent number 14/00184/O | GREAT MASSINGHAM | APPROVE | 36 |

| Item No. | Application No. Location and Description of Site Development | PARISH | Recommendation | Page No. |
|-----------------|--|---------------------------|-------------------------|-----------------|
| 8/2(e) | 17/02367/F 97 & 99 South Beach Road Extension of Lees caravan site at no.91 SBR for the siting of touring caravans/tents at 97-99 South Beach Road | HUNSTANTON | REFUSE | 45 |
| 8/2(f) | 17/02398/F Workshop Store 1C Seagate Road Proposed dwelling following demolition of existing garage / workshop | HUNSTANTON | REFUSE | 56 |
| 8/2(g) | 17/02419/F Land Opposite Bramble Cottage Dades Lane New detached four bedroom house | MARSHLAND ST JAMES | REFUSE | 63 |
| 8/2(h) | 17/00211/RM North of 49 Main Road Brookville Reserved Matters Application: Construction of three dwellings - reserved matters for plot 2 | METHWOLD | APPROVE | 71 |
| 8/2(i) | 17/02093/F Sea Haven 7 Wodehouse Road Single storey rear extension, loft conversion with dormer windows and roof lights, internal alterations and external alterations including cladding and windows | OLD HUNSTANTON | REPORT TO FOLLOW | |
| 8/2(j) | 16/01449/F Land North East of The Pines Abbey Road Retention of fencing, gated access and track | PENTNEY | APPROVE | 77 |
| 8/2(k) | 17/02174/O Land On The South Side of Walnut Road Walpole St Peter Outline Application: Development consisting of 2 x 2+3 bedroom semi-detached houses to satisfy Affordable Housing requirement for overall site G.109.1 - 1 unit for rent, 1 unit for shared ownership | WALPOLE | APPROVE | 83 |

17/01704/RM

Cherry Ridge Docking Road Great Bircham



AGENDA ITEM NO: 8/2(a)

| | | |
|----------------------|--|--|
| Parish: | Bircham | |
| Proposal: | Reserved Matters Application: Proposed dwelling following partial demolition of donor dwelling | |
| Location: | Cherry Ridge Docking Road Great Bircham King's Lynn | |
| Applicant: | Mr N Courtenay | |
| Case No: | 17/01704/RM (Reserved Matters Application) | |
| Case Officer: | Mrs Jade Calton | Date for Determination: 10 November 2017 Extension of Time Expiry Date: 12 March 2018 |

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 relates to a detached dwelling and its garden curtilage at Cherry Ridge, on the eastern side of Docking Road, Great Bircham.

Reserved Matters consent is sought for the construction of a two storey detached dwelling following partial demolition of the existing property.

Matters for consideration are access, layout, scale, appearance and landscaping, following the grant of outline planning permission 16/01872/O.

Great Bircham is classified as a Rural Village within the Core Strategy Settlement Hierarchy.

Key Issues

Principle of Development;
Form and Character;
Neighbour Amenities;
Highway Safety;
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application relates to Cherry Ridge and its residential curtilage. Outline consent was approved in December 2016 (16/01872/O) with all matters reserved. Permission is sought 17/01704/RM

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for subdivision of the plot including partial demolition of the existing dwelling to facilitate construction of a new dwelling on the site.

Access, layout, scale, appearance and landscaping are being considered at reserved matters stage.

The proposed dwelling would be a two storey detached property fronting Docking Road and constructed of facing brickwork to the lower part and natural timber boarding to the upper part with red clay pantiles. It is proposed to be sited to the north of Cherry Ridge (the donor dwelling) within the development boundary of Great Bircham. The rear garden runs outside of the development boundary but is currently being used as garden land associated with the donor dwelling. It was accepted in the outline application that the land could remain as garden land for the proposed dwelling.

SUPPORTING CASE

There is no supporting case accompanying this application. As the application is for reserved matters approval there is no requirement for a design and access statement.

PLANNING HISTORY

17/02142/F: Application Permitted: 18/01/18 - Proposed driveway serving dwelling - Cherry Ridge, Docking Road, Great Bircham

17/01738/F: Application Permitted: 17/01/18 - Extension and alterations to dwelling following part demolition, proposed access and proposed cart shed - Cherry Ridge, Docking Road, Great Bircham

17/01721/F: Application Withdrawn: 14/09/17 - Proposed dwelling following sub-division and part demolition of donor dwelling. Extensions and alterations to donor dwelling. Proposed cart sheds to both the existing dwelling and proposed dwelling - Cherry Ridge, Docking Road, Great Bircham.

16/01872/O: Application Permitted: 13/12/16 - Outline Application: Proposed dwelling following partial demolition of the donor dwelling - Cherry Ridge, Docking Road, Great Bircham

16/00619/O: Application Refused: 06/06/16 - Outline Application: 3 residential dwellings - Cherry Ridge, Docking Road, Great Bircham

15/00197/PREAPP: INFORMAL - Likely to approve: 26/02/16 - Pre-application enquiry: Sub-division of land for proposed 3 new dwellings - Cherry Ridge, Docking Road, Great Bircham

12/01647/DISC_B: Discharge of Condition final letter: 23/05/14 - DISCHARGE OF CONDITIONS 3, 4 and 5: discharge of condition 7 of planning permission 12/01647/F: New vehicle entrance drive to improve visibility and Highway safety - Cherry Ridge, Docking Road, Great Bircham

12/01647/DISC_A: Discharge of Condition final letter: 07/02/14 - Discharge of condition 7 of planning permission 12/01647/F: New vehicle entrance drive to improve visibility and Highway safety - Cherry Ridge, Docking Road, Great Bircham

12/01647/F: Application Permitted: 05/09/13 - New vehicle entrance drive to improve visibility and Highway safety - Cherry Ridge, Docking Road, Great Bircham

10/00258/PREAPP: INFORMAL - Likely to refuse: 21/12/10 - New dwelling/annex - Cherry Ridge, Docking Road, Great Bircham

2/02/0579/F: Application Permitted: 20/05/02 - Extension to dwelling - Cherry Ridge, Docking Road, Bircham

RESPONSE TO CONSULTATION

Parish Council: OBJECT - The Council notes that none of the plans reference the Village development boundary, which runs along the side of the new dwelling to the road and considers that the boundary needs to be made clear if this application is put before the Planning Committee.

The proposed dwelling is much larger than anticipated. The Council accepts that the scale of the dwelling was not covered in the outline plan, but it considers that a dwelling of this height and size would be overbearing and at odds with the form and character of the adjacent properties along that section of Docking Road.

The dwelling would have insufficient parking spaces for the number of proposed bedrooms. The proposed dwelling would be at the edge of the built environment. The Council would like to see a hedge line as a condition to create a defined boundary between the built environment and countryside.

The Council notes that an additional plan now confirms that the footpath would be extended in accordance with outline planning permission conditions and Highway requirements.

Highways Authority: NO OBJECTION conditionally.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

REPRESENTATIONS

TWO representations received from local residents **OBJECTING** on the following grounds:-

- The house is currently used as a holiday let;
- Swimming pool causes a noise nuisance;
- Can the building be improved by additional sound proofing?
- The height of the building would make the neighbouring garden feel very small;
- Overbearing;
- Overlooking;
- Cherry Ridge would become out of keeping with the neighbouring dwellings;
- Noise and dust during works;
- The garage contains asbestos;
- Additional traffic, particularly heavy plant.

The third party objections relate to the householder application (17/01738/F) for the donor dwelling which was submitted simultaneously to this application – therefore they will not be taken into consideration during the determination of the reserved matters application].

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM2 – Development Boundaries

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:-

- Principle of Development;
- Form and Character;
- Neighbour Amenities;
- Highway Safety;
- Other Material Considerations

Principle of Development

Outline planning permission (16/01872/O) was granted for the construction of a dwelling following partial demolition of the existing dwelling known as Cherry Ridge in December 2016.

The principle of residential development on the site is therefore established through the grant of planning permission. This application is made for matters reserved from the outline planning permission (i.e. access, layout, scale, appearance and landscaping) for one detached property.

Form and Character

The area is characterised by a mix of dwelling types and design but the form of development is generally linear to Docking Road. Cherry Ridge (the donor dwelling) is the last property within the street and is set back within the plot compared to neighbouring properties. It also has a large plot compared to neighbouring plots.

The proposed dwelling will be sited in line with the front of Cherry Ridge and has been designed to be in keeping with its donor dwelling, in terms of its appearance, roof configuration, ridge and eaves height and use of materials.

Following the submission of amended plans which reduce the width and depth of the proposed dwelling, it now sits wholly within the development boundary. It is therefore considered to be in keeping with the form and character of the area, particularly with its host dwelling Cherry Ridge.

Neighbour Amenities

There are no neighbouring properties to the north west that would be directly affected by the proposed development. The immediate adjacent property is the donor dwelling. The partial demolition of the existing property will take place to its northern elevation to enable construction of the proposed dwelling and will not impact on the neighbouring residents to the south. The balcony of the proposed dwelling is located sufficiently away from the new property so as not to be detrimental to neighbour amenity.

Highway Safety

The existing access towards the north-west of the site will be utilised to serve the proposed dwelling. A new access was granted to serve the donor dwelling in the householder application (17/01738/F). Whilst the new access is shown on the submitted plan (for completeness) it does not form part of this application. The conditions recommended by Highways with regards to creation of this access, will not be imposed as they are dealt with within planning permission 17/01738/F.

Whilst the Local Highway Authority has no objection to the principle of the development, in response to the outline application (16/01872/O), the Highway Authority indicated that it would "expect the footpath provision to be extended up to the existing driveway to cater for the increased pedestrian footfall engendered by the additional dwelling" and was so conditioned in the grant of outline permission.

Initially the plans do not appear to show any proposals to extended the footway, but NCC remains of the opinion that such provision is appropriate to provide a continuous footway link within the village to bus stops and thereby encourage use of more sustainable modes of transport as well as link to existing service provision with in the village.

Amended plans have been submitted showing a footpath extension. However, the exact details are required by condition 10 of the outline consent and the footpath would be required to be implemented prior to the first occupation of the new dwelling.

Adequate parking and turning provision is proposed on-site to serve the new 3 bedroom property.

Other Material Considerations

Crime and Disorder:

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

Parish Council's Objections:

With regards to the Parish Council's concerns, the plans have been amended and now show the proposed dwelling sited within the development boundary. It has already been accepted in the outline application that the land to the rear, which falls outside the village boundary, has been used as garden land and can be used as such by the new dwelling with minimal impact upon the wider countryside.

Notwithstanding this, it is recommended that Permitted Development Rights are removed by way of condition to control future development on the site as extensions and outbuildings to the rear will encroach on what was originally countryside.

The 'L' shape parcel of land which runs along the northern boundary and round to the east has been outlined as 'blue land' as whilst this is under ownership of the applicant it does not form part of the application site and will remain open countryside.

The proposed dwelling has been reduced in scale and footprint so that it relates better to the site in which it sits and to its host dwelling, Cherry Ridge. Whilst scale and layout were reserved matters, the footprint now relates more to the indicative plan within the outline application.

Traditionally dwellings and their plots tend to be smaller towards the centre of the village and gradually become larger as you leave the village. This is evident along Docking Road and so whilst the proposed dwelling is larger than some of the properties further south, it is not excessively so and will become the last dwelling within the village boundary adjoining open countryside, therefore continuing the traditional form of the village.

As a result Officers consider that the proposed dwelling is not at odds with the form and character of the adjacent properties along this section of Docking Road.

It is proposed to provide two parking spaces on-site which accords with Norfolk Parking Standards for a three bedroom dwelling and the Local Highway Authority raises no objection.

Amended plans have been submitted removing the proposed garage from the site plan which was sited outside the development boundary.

It would be reasonable to condition a hedge planting scheme for the northern and western boundaries to not only delineate the residential curtilage from the open countryside but to also soften the appearance of the new development. The northern boundary is open and the planting of a hedge will clearly mark the edge of the development boundary. The west of the site (front) has conifer hedging but is very sparse and so it would improve the landscaping and appearance of the site if this were fuller.

The footpath extension is now shown on the amended plan and full details are required by condition in the outline consent.

CONCLUSION

The principle of a new dwelling on the site has already been established through the outline planning permission. It is considered that the reserved matters of access, layout, scale and appearance of the dwellings and associated landscaping are acceptable or could be controlled through condition.

No objection is raised to the access, parking and turning on the site. The layout, scale and appearance of the proposed dwelling is generally in keeping with existing development adjoining the site and the wider locality. Additional landscaping details can be secured through planning condition.

The proposal is in accordance with the aims of the NPPF, NPPG and Development Plan and is therefore considered acceptable.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans as amended; 353-21c received 12/12/17.
- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition Prior to the first occupation of the development hereby approved, full details of new and additional hedge planting to the northern and western boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans, written specifications, schedules of planting noting species, plant sizes and proposed numbers and densities where appropriate. The works shall be carried out in accordance with the approved details in accordance with the agreed timescale. Any plants which die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species as those originally planted, unless otherwise agreed in writing by the Local Planning Authority to any variation.
- 2 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 3 Condition Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, D and E of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or the erection or construction of a porch outside any external door of a dwelling house the provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.
- 3 Reason In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.

AGENDA ITEM NO: 8/2(b)

| | | |
|----------------------|--|--|
| Parish: | Brancaster | |
| Proposal: | Erection of detached dwelling with hardstanding and landscaping. Means of access from Broad Lane. | |
| Location: | Land S of Manor Farm And E of Manor Farm Barns Main Road Brancaster Norfolk | |
| Applicant: | Langton Homes | |
| Case No: | 17/02072/F (Full Application) | |
| Case Officer: | Mrs Jade Calton | Date for Determination: 12 January 2018 Extension of Time Expiry Date: 5 March 2018 |

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

Neighbourhood Plan: Yes

Case Summary

The application site comprises an irregular shaped parcel of land measuring approximately 1074.8 square metres. The land was once garden land associated with Manor Farm House.

The site is situated on the northern side Main Road Brancaster but is accessed from the western side of Broad Lane.

The application seeks full planning permission for the construction of detached dwelling.

Brancaster is classified as a Key Rural Service Centre as listed in the Core Strategy's Settlement Hierarchy.

Key Issues

Principle of Development;
Form and Character;
Neighbour Amenity;
Highway Safety;
Trees
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site comprises an irregular shaped parcel of land measuring approximately 1074.8 sq. m. It was once garden land as part of Manor Farm house. The application proposes a new detached dwelling with associated hardstanding and access drive.

SUPPORTING CASE

A Design and Access Statement accompanies the application and offers the following supporting case:-

“The site is to be developed to provide a new detached dwelling with on-site parking, garaging provision and associated landscaping.

One detached dwelling is proposed for the application site, with its own dedicated access arrangements, private amenity space and allocated parking.

The unit will have its own allocated parking arrangements, with the provision based on the size of properties. In total the plot will have 1 garage space and 2 external spaces. There is no requirement for on-street parking.

Generally the principle behind the proposal was to design a scheme that provided high quality residential development that was sensitively integrated within the existing surrounding context, and that impacted minimally on the views along Main Street and Brancaster village itself.

Careful consideration has been undertaken to position the building with the least impact to the surrounding views in addition the dwelling has been arranged and positioned to enable vegetation screening to the south and east boundary by use of existing and proposed trees and planting.

The site is to be accessed off Broad Lane, via a previously approved gated entrance set back from the highway. The driveway beyond will provide adequate space for vehicles to turn and therefore enter and exit the site in forward gear.

The rear garden to the property faces the adjacent Manor Farm development.

The existing sub-station on the land will be further screened with planting to minimise is visual impact. Existing access will be maintained to the sub-station from Broad Lane for maintenance purposes.

In order to create interest and dilute the size and scale of the proposed buildings careful attention to detail and material palette has been demonstrated on the property. As the proposed scheme will be providing a new residential dwelling, the storey heights associated with such development will accord with a domestic scale. Whilst designing the dwellings the overall ridge heights were analysed and actively reduced in order to line through with the adjacent Manor Farm Barns and subsequently further reduce in height towards Main Street. For the property the ridge heights are varied to allow for visual interest and minimising the building mass, whilst maintaining suitable sized accommodation for the future occupants. All elements have been designed as 1.5 storey, therefore careful planning has taken place to design the first floor accommodation around the varied head heights.

Complexity of scale and therefore interest is further accentuated by the existing site levels that further reduce the visual height of the property behind the existing 1.2m boundary walls.

Within Brancaster and the adjacent residential site there is a mixture of soft Norfolk red/orange brick, chalk and flint walling particularly to boundary treatments and the roofs are mainly covered in red/orange clay pantiles or plain tiles. This development seeks to maintain this high quality of traditional materials with the use of chalk and flint walls and brickwork detailing around openings and quoins to the dwelling. Norfolk pantiles are proposed to the dwelling roof.

Cat slide dormers provide light into the first floor bedrooms, a style evident within the adjacent development and Brancaster. This is supplemented with the addition of conservation Velux windows to the rear.

Existing boundary treatments on the site are existing brick, chalk and flint walls, and reed fencing, the proposals seek to maintain these and supplement with additional brick, chalk and flint walls to match existing and vegetation screening for the substation.

Proposed vehicular access is via a previously approved access off Broad Lane. There is no change proposed to this access or boundary wall. A separate access drive is proposed of the approved private road, within the confines of the site”

PLANNING HISTORY

17/00019/PREAPP: INFORMAL - approve with amendment: 30/05/17 - PRE-APPLICATION ADVICE (FULL WITH CONSULTATIONS): Conversion of existing manor farm house into 6 apartments with associated access and landscaping - Manor Farm House, Main Road, Brancaster

15/01746/F: Application Permitted: 24/02/16 - Creation of new access and construction of new wall - Manor Farm Barns, Main Road, Brancaster

15/00121/PREAPP: PreApp -Possible Approval with Amendment: 12/11/15 - Pre-application enquiry: Erection of dwelling and new access - Manor Farm Barns, Main Road, Brancaster

RESPONSE TO CONSULTATION

Parish Council: OBJECT - Once again, this is a potential highway problem as we have already pointed out to you. Further Broad Lane access is not acceptable as there has already been the controversial decision to demolish an old historic wall to create a new access for the Manor Farm project.

Also, this is over development of this plot. Please refer to our Neighbourhood Plan.

Highways Authority: NO OBJECTION subject to conditions

Conservation: NO OBJECTION subject to conditions

Trees: NO OBJECTION

Natural England: No Comments Received

Norfolk Coast Partnership: NO OBJECTION - As the boundary wall will be retained and there will be sufficient tree cover including new planting, with a 1.5 storey height, I do not think that the proposal will have a negative impact on the AONB.

Environmental Health & Housing – Environmental Quality: NO OBJECTION - The area of garden where the building is proposed to be built appears from the historic maps to have been a former pond which has subsequently been backfilled by unknown material. Therefore conditions are recommended.

Environment Agency: NO OBJECTION

REPRESENTATIONS

ONE representation received from local resident **OBJECTING** on the following grounds:

- Existing parking / access problems on Broad Lane;
- Emergency vehicles are impeded;
- Accumulative impact with the development of Old Manor Farm House.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

Policy 1 - Size of Houses

Policy 2 - Design, Style and Materials

Policy 8 - Protection of Heritage Assets and Views

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

- Principle of Development
- Form and Character and Amenity
- Highways
- Trees
- Other considerations

Principle of development:

The site lies within the village boundary of Brancaster, where the principle of development is acceptable. The site also forms part of the Brancaster conservation area where the character and appearance of the conservation area should be preserved or enhanced through new development.

The National Planning Policy Framework (NPPF) seeks a high standard of design which can contribute positively to making places better for people. Some of the key objectives are for development which accords to the local context and creates or reinforces local distinctiveness that is visually attractive as a result of good architecture and landscaping.

In terms of the KLWNBC Core strategy 2011:

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

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

Policy DM2 states that development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan.

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

The Brancaster Neighbourhood Plan also forms part of the Development Plan for the area and the following policies are particularly relevant:

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

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

Policy 8 (Protection of Heritage assets and Views) states that developments will be expected to preserve or enhance the character, appearance and views of the Brancaster Conservation Area with regards to the built/cultural heritage.

Form and Character and Amenity:

The site lies in the coastal settlement of Brancaster occupying a corner plot on the junction of the A149 and Broad Lane. It is inside the development boundary as detailed in the Site Allocations and Development Management Policies Plan 2016. The surrounding area comprises dwellings of traditional form and character in addition to the Grade I listed St Mary's Church on the opposing side of the road.

The proposed dwelling would have a similar form and character to a 'barn style' conversion which is considered to be appropriate given the recent development of Manor Farm Barns to the west. The design incorporates a gable roof and blends flint and brick with traditional Norfolk pantiles. The gable end forming the side (south) elevation will front the A149 and will be well screened to reduce the impact of the development in the streetscene.

The site forms part of the setting of a conservation area. The conservation officer has expressed the following view:

'Manor Farm and its associated agricultural buildings – all noted as being undesignated heritage assets - occupied a large site on the western side of Brancaster Conservation Area and the Conservation Area Character Statement comments that "the western approach has a rural feel with wide grass verges and the traditionally designed roofs and walls of the Manor Farm barn range".

The barns have already been converted to residential use and there is a valid consent to convert Manor Farm into 6 apartments so the open character of the site as a whole is slowly being eroded. The site is also opposite the Grade I listed St Mary's Church and is bounded on the east side by an imposing wall which in itself is a strong feature of the CA. The proposal to develop the site further therefore causes me some concern. However, with regard to this application – the new dwelling is to be located in the south east corner of the site adjacent to the barns which run along the roadside and its design matches one of the existing structures. It will therefore read as part of the original agricultural group and as such will not erode the character of the site as a whole or cause harm to the setting of the Church. The access will be via an existing opening in the boundary wall so impact will be minimal.

Overall I do not think that the proposed new dwelling will harm the character or significance of the conservation area and I therefore do not object to the application subject to conditions requiring a sample panel of the materials, a sample of the roof covering and window details.'

Taking these comments into account, it is not thought the proposal would negatively impact the setting of the conservation area and therefore would comply with policy 8 of the Brancaster Neighbourhood Plan. In addition the proposal would be of a style sympathetic to the surrounding area with the use of brick and flint which reflects the local context and can be given weight with respect to policy 2 of the Neighbourhood Plan. It is acknowledged that the main dwelling proposes four bedrooms, one more than what is generally preferred but this is not considered to be significant and would not contravene the aims of policy 1 of the neighbourhood plan.

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

The layout of the proposed dwelling and relationship to adjacent properties would not be a cause for concern. The separation distance to the boundaries would prevent any

overbearing impact on neighbouring properties. The absence of windows on the side elevations and small rooflights to the rear would not be harmful in terms of overlooking.

Highway Issues:

NCC Highways expressed no objections subject to conditions.

Trees:

It was stated by the applicant that only trees not worthy of retention due to poor quality would be removed. The landscaping scheme shows that existing trees would be retained along the boundary with Main St and new ones planted which is considered to be acceptable. The arboricultural officer expressed no objections to the proposal.

Other Considerations:

The proposal is not considered to be harmful to the Norfolk Coast Area of Outstanding Natural Beauty.

The recommended condition for vehicle access has not been added as this has been dealt with as part of application 17/01411/F relating to Manor Farm House.

CONCLUSION:

The proposal comprises a detached dwelling with hardstanding and access from Broad Lane. The design would reflect that of dwellings in the area and is not considered to harm the setting of the Brancaster conservation area.

In terms of neighbour amenity, the proposed site layout does give a good level of separation with adjacent properties. The proposal is not considered to impact any neighbouring dwellings.

The proposal would accord with policies DM1, DM2 and DM15 of the Development Management Policies Plan 2016, The Brancaster Parish Neighbourhood Plan 2015-2026 and the provisions of the National Planning Policy Framework 2012 and is sustainable development. It is therefore recommended for approval.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plan:
Proposed plans and elevations drawing no P310 Rev B, proposed site plan drawing no P302 Rev B, proposed boundary treatment drawing no P303 Rev A, proposed landscaping plan drawing no 17.1328.006 Rev A

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The development hereby approved shall be carried out in strict accordance with the following arboricultural plans:

Tree Protection Plan compiled by Ian Stemp Landscape Associates dated 25/10/17.
- 3 Reason To ensure no adverse impact to trees in accordance with the NPPF.
- 4 Condition Prior to commencement of the use hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and the adjacent carriageway.
- 4 Reason To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened.
- 5 Condition Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 6 Condition 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 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.
- 6 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 7 Condition No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 7 Reason To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 8 Condition Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;

- (ii) an assessment of the potential risks to:
- human health,
 - property (existing or proposed) including buildings, crops, livestock, pets,
 - woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

- 8 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 9 Condition Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 9 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 10 Condition The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

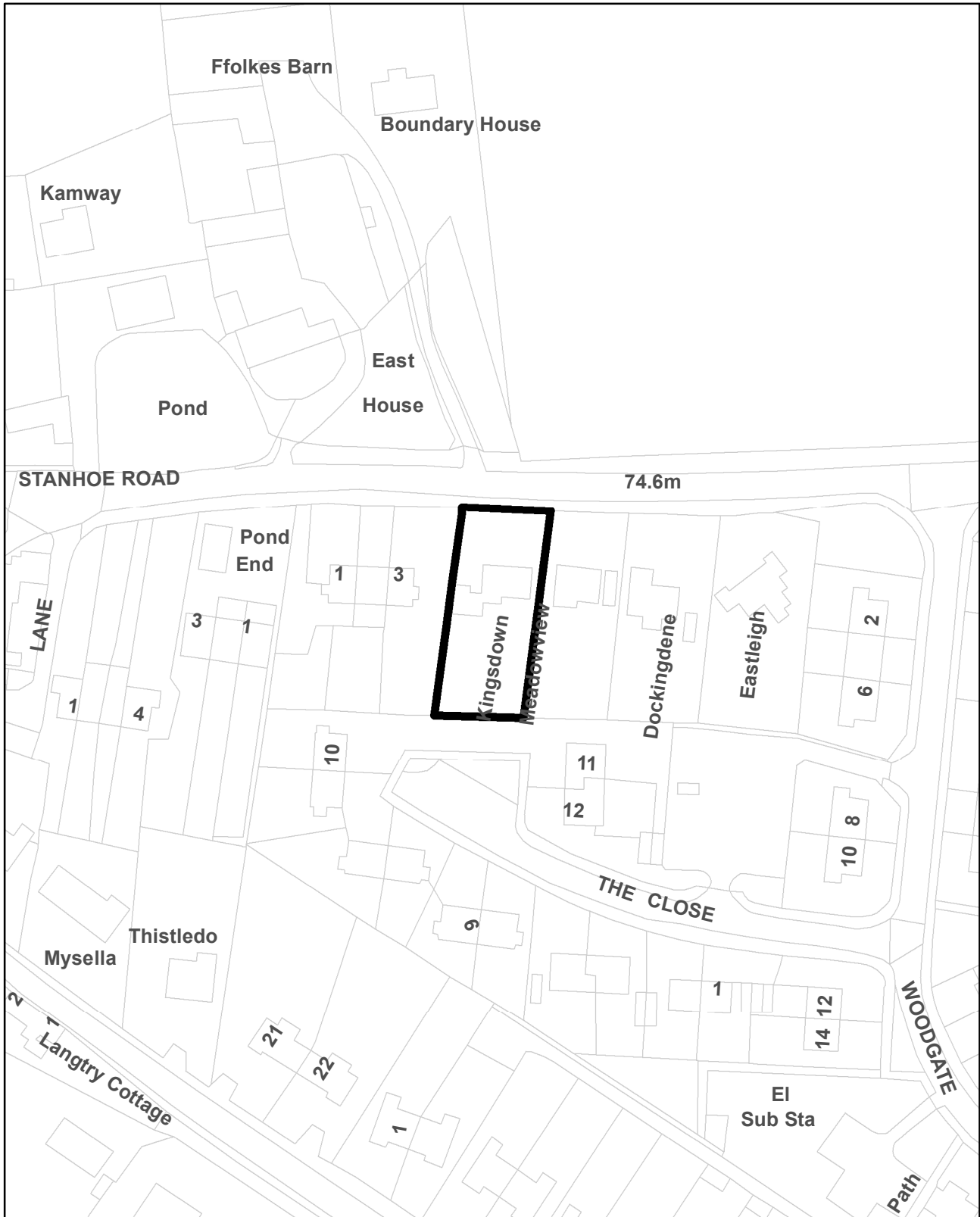
- 10 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried

out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 11 Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition number 8, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition number 9, which is subject to the approval in writing of the Local Planning Authority.
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition number 10.
- 11 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

17/02033/F

Kingsdown Stanhoe Road Docking



1:1,250

AGENDA ITEM NO: 8/2(c)

| | | |
|----------------------|---|--|
| Parish: | Docking | |
| Proposal: | 2no. dwellings following demolition of existing bungalow | |
| Location: | Kingsdown Stanhoe Road Docking King's Lynn | |
| Applicant: | Fernie Projects (Kingsdown) Limited | |
| Case No: | 17/02033/F (Full Application) | |
| Case Officer: | Mr C Fry | Date for Determination: 29 December 2017 Extension of Time Expiry Date: 12 March 2018 |

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

Neighbourhood Plan: No

Case Summary

The site lies on the southern side of Stanhoe Road Docking and contains a detached bungalow. Docking is classified as a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy.

The proposal seeks consent to demolish the existing bungalow and replace with a pair of semi-detached 2 storey dwellings.

Key Issues

Principle of Development
Impact upon the Conservation Area
Other Form and Character
Impact upon Neighbour Amenity
Highway Safety
Other Material Consideration

Recommendation

APPROVE

THE APPLICATION

The application site lies within the development boundary of Docking according to the Site Allocation and Development Management Policies Plan 2016.

Docking is classified as a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The linear form of development in the locality comprises of terraced or detached two storey dwellings and single storey detached dwellings constructed from either brick or a mix of brick/flint/clunch. Parking is available to the front of these properties.

The properties immediately to the west of the application site are two storey terraced dwellings and the property to the east is a single storey dwelling. The application site contains a detached hipped roof bungalow with parking to the front and a large garden to the rear. The site is above road level.

The proposal seeks consent to demolish the hipped roof bungalow and replace it with a pair of two storey semi-detached dwellings.

The dwellings are 2 storey in scale and detail the use of flint, natural boarding and red brick. The pair of semi-detached properties will have porches, dormers and two storey rear projections. The ridge heights are not uniform with the eastern most dwelling of the pair having its ridge line height at 7.6m compared to the westernmost ridge height of 8.4m. A shared parking arrangement is available to the front of the site, with each dwelling having space for 3 parking spaces.

SUPPORTING CASE

The agent has not put forward a supporting case.

PLANNING HISTORY

No formal planning history.

RESPONSE TO CONSULTATION

Parish Council: OBJECTION to the revised scheme. The site would be overdeveloped and would suit only a 1 for 1 policy. The development will have a bungalow beside it which will overshadow it. There are rooms in the roof which make it 2.5/3 storey property out of the character with the area. The turning area on site is not big enough to allow vehicles to turn and access the highway in a forward direction. With volume of cars at this development the council believes it will lead to further on road parking in this narrow area of the village on a heavily used road.

Original scheme: OBJECTION the proposed development is not in line with the other properties on the road, now at a bigger angle to Meadow view next door. The rear development of the properties is very large for the site. The site is over developed with the two properties when demolishing one. The design implies holiday lets which the village does not need it needs to retain bungalows for older residents. 1-1 development would have been much better. The council objects to these as they are three storey.

Conservation Officer: This site is located directly adjacent to the Docking Conservation Area, and directly opposite buildings which the council have identified as important unlisted buildings which make a positive contribution to the area's significance. The demolition of this bungalow will not impact upon the significance of the conservation area. Given the appearance of the other modern houses and bungalows in the area the replacement houses should not harm the significance, although one house may have sat more comfortably.

Of greater impact upon the setting of the conservation area is the concentration of car parking to the front for the two houses, which provides car parking for 6 vehicles and turning area, but very little soft landscaping apart from small landscaping areas to back of pavement. This dense car parking arrangement will detract from the setting of the conservation area and cause some harm to its significance. Reducing the car parking to two spaces for each property would provide more space for soft landscaping and improve the impact upon the conservation area.

NCC Highways: NO OBJECTION subject to conditions

Arboricultural Officer: NO OBJECTION

Environmental Health & Housing – Environmental Quality: NO OBJECTION no conditions recommended

REPRESENTATIONS

No representations received in respect to the revised scheme.

1 representation received in regards to the original scheme

- The proposed front building line appears to come in line with our kitchen window thus making the property extend further back obscuring day light from our westerly facing windows, which is our kitchen and main living area and our patio area in the garden. 7 windows on the easterly elevation overlook us causing an infringement of our privacy

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES 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

NATIONAL GUIDANCE

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

OTHER GUIDANCE

Conservation Area Character Statement.

PLANNING CONSIDERATIONS

- Principle of Development
- Impact upon the Conservation Area
- Other Form and Character
- Impact upon Neighbour Amenity
- Highway Safety
- Other Material Consideration

Principle of Development

The site contains an existing single storey detached dwelling on the southern side of Stanhoe Road which is contained within the development boundary of Docking according to the Site Allocation and Development Management Policies Plan 2016. The proposal seeks consent to demolish the existing dwelling and replace with a pair of semi-detached two storey dwellings. This scale of proposal, subject to other material considerations, could support be supported in Docking given the village's status as a Key Rural Service Centre in accordance with Policy CS02 of the Local Development Framework Core Strategy 2011.

Impact upon the Conservation Area

Only the front boundary of the site is contained within Docking's Conservation Area. Nevertheless by virtue of the front of the site being contained within the Conservation Area, the Town and Country (Listed Building and Conservation Area) Act 1990, s.72 places a general duty, with respect to any buildings or other land in a Conservation Area that the authority needs to pay special attention to the desirability of persevering or enhancing the character or appearance of that area. Additionally, in line with paragraph 132 of the NPPF, the significance of a heritage asset can be harmed through development in its setting.

Docking's Conservation Area Character Statement does mention Stanhoe Road but only in so far as East Farm House which is to the north east of the site and nothing else. Stanhoe Road does demonstrate the use of traditional materials as referenced in the Docking's Conservation Area Character Statement that specifically being yellow, buff and red local bricks, flint and clunch (chalk and flint) although the properties on this side of the road are 20th century houses and do not add to the character of the historic Conservation Area

The existing bungalow is a red brick hipped roof bungalow that is of little architectural merit. The proposed dwellings are to be constructed from red brick, flint, natural timber boarding, aluminium rainwater goods. The Easternmost semi-detached property scales:-7.8m (w) x 7.6m (h to ridge – 4.5m to eaves) x 8.5m (d) and the westernmost semi-detached property scales:- 7.8m (w) x 8.4m (h to ridge – 5.2m to eaves) x 8.5m (d). The pair of semi-detached

properties have equal sized two storey rear projections that scale 5.9m (d) x 5m (w) x 6.4m (h – to ridge, 4.5m to eaves). These projections are inset of the western and eastern elevations of the semi-detached properties by 2.9m. The original design had the ridge heights to both properties at 8.4m high, but one of these has been reduce to provide a better transition to the adjacent bungalow.

The pair of semi-detached properties are set back on the site in order to provide 3 parking spaces for each property; this is an NCC standard requirement for the western semi but an extra space for the eastern semi-detached property, being 4 bedroom and 3 bedroom respectively.

The Conservation Officer does not object to the demolition of the existing bungalow, and whilst preferring to see one dwelling rather two being proposed and a reduction in a parking space, they do not object to the proposal. The officer does state that the given the appearance of the other modern houses and bungalows in the area the replacement houses do not harm the significance of the Conservation Area. It is therefore considered that on balance, the proposal sustains the character of the Conservation area. A condition will be imposed in relation to a sample of the materials used in the construction of the properties.

Other Form and Character issues

The proposed shared parking and turning arrangement at the front to serve the properties is a character of development already evidenced on Stanhoe Road. A recently erected terrace of 3 dwellings to the west has a communal parking and turning area.

The proposal does not appear cramped. The properties are separated from Meadow View (east) by 4.8m and 3 Stanhoe Road, 8.6m (west). The properties will also benefit from a suitable sized amenity space.

Impact upon Neighbour Amenity

Meadow View would be the closest neighbour to the proposed development. The particular property is on slightly lower land, by approximately 300mm, than the application site, and is single storey dwelling. The easternmost proposed semi-detached dwelling is 4.8m extending to 7.8m away from the flank elevation of Meadow view. The ridge height of the proposed property is 7.6m, dropping down to 6.4m high in respect to the two storey rear projection. The eaves height of the rear projection is 4.5m. The pitched roof to the rear extension moves away from the boundary of Meadow View. On balance, whilst in close proximity to Meadow View, it is considered that the overall scale of this semi-detached property is acceptable, thus not warranting a refusal of the application on overbearing grounds. With the proposed properties being sited to the west of Meadow View, they will only cause limited overshadowing in the mid to late afternoon period. There are a number of windows on the eastern elevation of the proposed property, however only 2 are at first floor. These windows serve an ensuite and bathroom and will be conditioned to be obscurely glazed and non-opening below 1.7m above floor level of the respective rooms. There is a first floor bedroom window contained in the south elevation which will only afford views towards the rear of Meadow View's garden area.

No.3 Stanhoe Road is on higher land than the application site and would be separated from the flank elevation of the westernmost semi-detached property by 8.6m, extending to 11.7m. The intervening area between the two properties contains sheds that belong to no.3 Stanhoe Road. This is more than adequate separation between the two properties to overcome any overbearing issues. This neighbour will experience some overshadowing during the early morning period however by mid-morning there would be very little if any over shadowing into their garden area. Outlook from a bedroom at first floor on the south elevation closest to the

western boundary of the site will be towards the bottom half of this neighbour's garden only. Conditions will be placed on the en-suite and bathroom windows on this property contained at first and second floors, so that they are obscure glazing and non-opening at less than 1.7m above floor level.

There are no neighbours directly to the rear of the site. The neighbour to the front of site is set well back from the road and screened from the site by established trees.

There will be some disturbance experienced by the neighbours in terms of the front of the site for parking from noise and light emissions, however the site is within a residential area and such noise would be expected, and a condition will be imposed in respect to front boundary treatment to ensure that either neighbour would not experience light pollution into their habitable rooms.

Highway Safety

In total there are 6 parking spaces, 1 more than NCC Parking standard requirements, which would indicate that 3 parking spaces would only be required for the westernmost semi and 2 for the eastern most. The existing access onto Stanhoe Road will be closed off and a central shared access is proposed. The Highways Officer has no objection to these arrangements subject to conditions.

Other Material Considerations

An informative is recommended by the Environment Health Officer in respect to asbestos survey that might be required, as the existing property is of an age that such material might be contained in the property.

CONCLUSION

Docking can support further development, subject to other material considerations. In respect to this application, the bungalow is of little architectural merit and its loss can be accommodated without causing harm to the character of the Conservation Area. The design of the replacement pair of semi-detached dwellings draws reference from the design of new dwellings in the locality using flint and red brick quoin detailing. There is the introduction of weatherboarding but this is to the rear of the property. Whilst there will be the intensification of parking to the front of the site, it is not considered that it causes harm to the conservation area.

Members will need to consider the implications of the development in terms of neighbour amenity, especially in regards to overbearing and overlooking issues. It is however your officer's opinion that there would not be detrimental overlooking or overbearing issues experienced by either neighbour to a level that would warrant a refusal. The easternmost semi-detached property has its eaves height no taller than the ridge height of the existing bungalow and the extension to the rear is stepped in from the eastern elevation of the proposed property by 2.9m. In regards to overlooking issues the two eastern first floor windows will be conditioned to be obscurely glazed and non-opening above 1.7m above the floor level of the respective rooms.

The bedroom windows on the southern elevation at first floor will look primarily towards the rear half of both neighbours' gardens and not into their immediate private amenity area.

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

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans.

Site Plan drawing no. 02C
Elevation drawing no. 03D
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 Condition Before the first occupation of the building/extension hereby permitted the following windows shall be fitted with obscured glazing and any part of the windows that are less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter:-

Westernmost semi

- En-suite windows at first floor on the western elevation
- En-suite velux window in the south elevation roofslope.

Easternmost semi

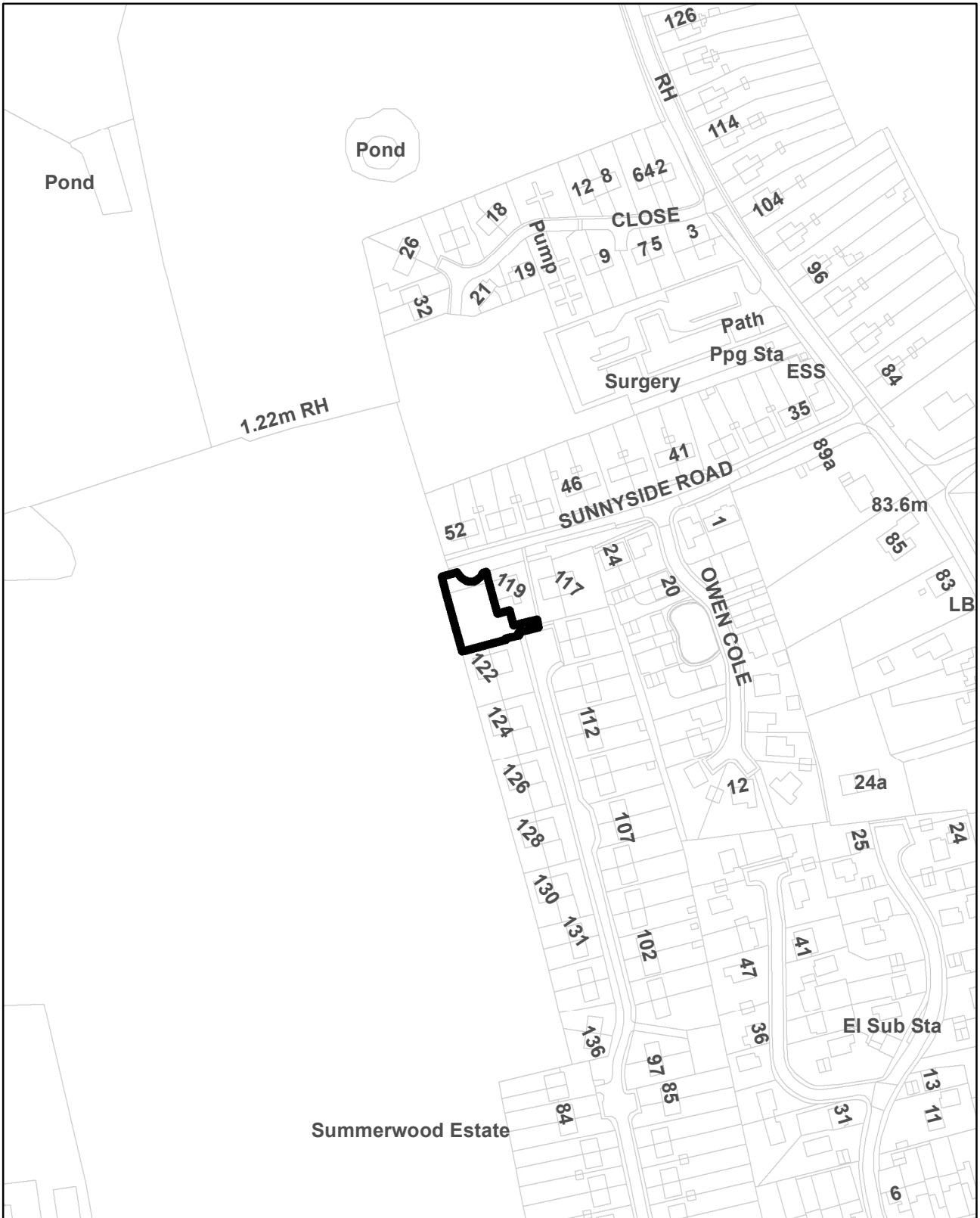
- En-suite windows at first floor in the eastern elevation

- 5 Reason To protect the residential amenities of the occupiers of nearby property.

- 6 Condition Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan 02C in accordance with the highway specification drawing No:TRAD1. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 6 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 7 Condition Vehicular and pedestrian (and cyclist) access to and egress from the adjoining highway shall be limited to the access(es) shown on drawing No 02c only. Any other access(es) or egresses shall be permanently closed, and the footway / highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority concurrently with the bringing into use of the new access.
- 7 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 8 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.
- 8 Reason In the interests of highway safety.
- 9 Condition Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan 02C. 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.
- 9 Reason In the interests of highway safety.
- 10 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking and turning area shall be laid out, in accordance with the approved plan 02 C and retained thereafter available for that specific use.
- 10 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

17/02131/F

Land West of 119 Summerwood Estate Great Massingham



1:2,500



AGENDA ITEM NO: 8/2(d)

| | | |
|----------------------|---|--|
| Parish: | Great Massingham | |
| Proposal: | Proposed construction of 2 new three bedroom two storey semi-detached houses with associated parking, gardens, bike and bin storage. Also the construction of 5 new parking spaces with separate vehicular access to satisfy condition 5.ii) of the approved outline consent number 14/00184/O | |
| Location: | Land West of 119 Summerwood Estate Great Massingham Norfolk | |
| Applicant: | Rosemount Development Consultants Limited | |
| Case No: | 17/02131/F (Full Application) | |
| Case Officer: | Mr C Fry | Date for Determination: 14 February 2018 Extension of Time Expiry Date: 12 March 2018 |

Reason for Referral to Planning Committee – Objections to a planning application on a Borough Council site.

Neighbourhood Plan: No

Case Summary

The site is contained within the development boundary of Great Massingham.

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

The site has been used as an overspill parking area which is accessed via the Summerwood Estate.

Some members may recall that an application on this site was granted planning permission by members for a pair of semi-detached dwellings, 14/00184/O with all matters reserved.

This is a full application for a pair of two storey semi-detached dwellings with off-road parking and the provision of 5 parking spaces as originally imposed under condition 5 of 14/00184/O

Key Issues

Principle of Development
Form and Character
Neighbour Amenities
Highway Safety
Other Material Considerations.

Recommendation

APPROVE

THE APPLICATION

The site is contained within the development boundary for Great Massingham. Great Massingham being a Key Rural Service Centre, according to Policy CS02 of the Local Development Framework Core Strategy.

The site was originally designed to be used for overspill parking and comprises a concrete hard standing on the southern side of Sunnyside Road, Great Massingham with vehicular access is gained from the Summerwood Estate (south).

The site slopes away from north to south by 1.2m.

The built form in the locality is mixed in form and character. Adjacent (east) and to the south to the site are 2 bedroom single storey dwellings. Opposite (north) are two storey semi-detached dwellings. Agricultural fields lie to the west.

The site did have the benefit of an outline planning permission, 14/00184/O, for the erection of a pair of semi-detached dwellings with all matters reserved, granted by the planning committee. That application proposed a pair of semi-detached dwellings that indicatively scaled 8.4m (h) x 9.1m (d) x 5.6m (w). The pair of semi-detached dwellings were indicatively sited facing the properties on the Summerwood Estate.

The proposal seeks full planning permission, as the submission date for reserved matters for 14/00184/O has now lapsed, for a pair of semi-detached two storey dwellings that are constructed from brick and part rendered finish with pantile roof. The properties scale 7.3m (h) x 5.65m (w) x 8.3m (d) and face Sunnyside Road. Each property will have 2 parking spaces accessed from Sunnyside Road. The proposal also affords 5 parking spaces to the rear of the site accessed from the Summerwood Estate.

SUPPORTING CASE

The agent has not put forward a supporting case.

PLANNING HISTORY

14/00184/O: Application Permitted: 28/04/14 - Proposed development of existing informal parking area into semi detached unit incorporating 2no residential dwellings

RESPONSE TO CONSULTATION

Parish Council: No comment received at time of report

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

NCC Public Rights of Way: NO OBJECTION although Great Massingham footpath 18 is on the vicinity, it does not appear to be affected by the proposals. The Public Footpath joins Sunnyside road adjacent to the development site. The full legal extent of the footpath must remain open and accessible for the duration of the development and subsequent occupation.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

REPRESENTATIONS

None in regards to the amended scheme

6 objections to the original scheme on the following grounds

- I have always been lead to be believe that no. 5 parking space was allocated to 119 Summerwood estate.
- Not enough space to maintain the fence at 119.
- The turning area at the end of Sunnyside Road is used for parking where will these cars go.
- Not enough space for 2 semi-detached houses
- Overlooking
- Views blocked
- Sunnyside can't take more traffic
- Summerwood estate is very narrow and already has parked cars in the street.
- A construction company applied for permission to building on this site above 4 years ago and was not granted planning permission
- Nowhere for 122 to park vehicles.
- Sewer system issues
- Nowhere for emergency vehicles to turn around.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

- Principle of Development
- Form and Character
- Impact upon Neighbour Amenity
- Highway Safety
- Other Material Considerations

Principle of Development

The site lies within the defined settlement boundary of Great Massingham according to the Site Allocation and Development Management Policies Plan.

Development can therefore be supported in principle, subject to other material considerations.

Form and character

The form and character of development on Sunnyside Road comprises both two storey and single storey dwellings. These properties are mainly ex-authority dwellings with the exception of a relatively new estate that is constructed from Sunnyside Road. The properties on Sunnyside are set back from the street with some benefiting from off-road parking. All properties provide an active frontage to Sunnyside Road. The properties are either finished in brick or render.

In regards to the outline permission, all matters were reserved; however an indicative layout was submitted with the application that showed the gardens of the proposed properties backing onto Sunnyside Road and the proposed properties being located in a central position on the plot. It was considered in the Officer's report that the properties needed to face Sunnyside Road rather than the Summerwood Estate as shown on the indicative plan. The indicative properties scaled 8.2m high x 5.6m (w) x (d), to which no specific comment was made.

The scheme that has been submitted in this application details the properties facing Sunnyside Road. The properties are of scale and appearance that would conform to the buildings characteristics of the locality and scale 7.3m (h) x 5.65m (w) x 8.3m (d). The properties are set back from the road in a similar set back position compared with no. 119, both still retaining an adequate sized amenity space (enclosed by 1.8m high closed boarded fencing) with a bin and bike store to the rear.

In all, the scale, siting and appearance of the scheme does not cause a detrimental impact upon the established form and character.

Impact upon Neighbour Amenity

Third Party representations are concerned about overbearing, overshadowing and overlooking issues

The properties are over 20m to the front boundary of the properties on 51 and 52 Sunnyside Road and 20m away from the flank elevation of the 121 and 122 Summerwood Estate. At this distance it is considered that these neighbours will not be detrimentally affected in terms of any overbearing, overshadowing or overlooking issues. However, a condition is imposed to ensure that the en-suite windows in the northern elevation of the properties are obscurely glazed and can only open at a height of 1.7m above floor level.

Fields lie to the west of the site.

In regards to the neighbour to the east of the site, 119 Summerwood Estate, the flank elevation of the proposed eastern most semi-detached property is 5.3m away from the western elevation of 119, with the intervening space used for parking. It is noted that there is a window serving a bathroom to 119 on this elevation. However, the proposed property does not extend beyond the plane of the rear elevation of 119 and with the adequate spacing between the flanking elevations, it is considered that there would be no detrimental overbearing issues experienced by this neighbour. This neighbour will experience some limited overshadowing into this room during the late afternoon period into their garden area, but they do benefit from direct sunlight from the south. There will be a first floor window in the eastern gable end of the proposed easternmost semi- detached property which serves an en-suite. It will be conditioned that this window will be obscurely glazed and non-opening unless it opens above 1.7m of floor level.

Highway Safety

Third Party representations are concerned about the loss of an overspill parking area and a facility where emergency vehicles can turn around in. Other highways issues refer to the suitability of Sunnyside Road and the Summerwood estate to accommodate more vehicular traffic.

It was the intention of this area to provide parking to the properties on the Summerwood Estate only and not a facility to allow emergency vehicles to turn round. If cars were parked in this area it would have restricted the ability for such vehicles to return. Likewise, in respect to Sunnyside Road, the intention of the cul-de-sac at the end of this road is not for overspill parking.

Nevertheless, there is a wider issue in terms of the impact on residents, and on parking in the area in general, caused by the loss of the overspill parking area. Its value, as an overspill parking area, is limited due to its location at the end of the Summerwood Estate and it out of sight of the majority of those properties that are accessed from Walcup Lane. The likely users of this space would be those opposite the site (north), 121-122, and 115-116, who do have a driveway. A lot of properties have informally and formally created their own driveways and off road parking areas. There are also areas on the Summerwood Estate where cars can park in purpose built laybys and there are no double yellow lines that restrict them from parking on the street.

It is considered that there is enough space on the site for cars associated with the new dwellings to park off the highway from Sunnyside and still afford some parking spaces to the properties to the south, which have been detailed on the submitted plans. A condition is imposed that these are provided as shown on the submitted plan prior to the commencement of the development of the dwellings.

It is also of note that the same arguments were considered at the Planning Committee in 2014, when the original application for 2 dwellings and 5 extra parking spaces was approved.

Other Material Considerations

There are no implications on the Public Right of Way footpath no.18.

Third party representations raise issues in regards to foul water drainage. The Environmental Health and Housing –CSNN team on the 14/00184/O application required foul and surface water drainage details. This application details that the foul water drainage will go to mains and surface water drainage to SUDS, although no specific details have been provided in respect to surface water drainage. A condition requesting further details in respect to surface water drainage is therefore imposed.

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

Third Party representations are concerned about noise and disturbance that will arise from the construction of the dwellings. Given the scale of the proposal it is not considered necessary to restrict timing of works, and in any case this is a short term impact.

CONCLUSION

Members previously considered that the site can principally accommodate a pair of semi-detached dwellings, in granting permission 14/00184/O. The indicative scale of the properties was not referenced as being a specific concern by the officers and no condition was imposed in regards to the scale of these properties. The indicative layout however was criticised on the grounds that the properties did not face Sunnyside Road.

The scale and appearance of these proposed properties, that form this application, are akin to development in the locality and face Sunnyside Road. The properties are sited at a distance from the neighbours to the north and south as not to cause a detrimental impact upon their amenity. The adjacent dwelling 119 Summerwood Estate, would also not be detrimentally affected by the proposed dwelling. Conditions will be imposed to ensure that the en-suite remains obscurely glazed with a restriction on the height of its opening.

Some replacement parking has been provided, and this would overcome many of the objections raised on that issue and will be secured by a condition, that this be provided in accordance with the plans prior to the commencement of the development of the dwellings.

The proposal is therefore recommended for approval subject to the following conditions.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:-

- Proposed Site Plan - SRGM/019/101- rev C
- Proposed Floor Plans and Elevations - SRGM/019/102/ rev C
- Section A-A Through the site - SRGM/019/103/rev-C
- Proposed Bin and Bike Store - SRGM/019/104/ rev-C

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

3 Condition Prior to the first occupation of the development hereby permitted the proposed on-site car parking and turning area to serve the new dwellings shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

3 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

4 Condition Prior to the commencement of development on the dwellings hereby approved shown on site plan drawing no. SRG/M/019/101/rev-c the 5 parking spaces on the proposed site plan shall be provided and thereafter retained in accordance with SRG/M/019/101/rev-c unless otherwise agreed in writing by the Local Planning Authority.

4 Reason In the interests of highway safety and in order to ensure satisfactory development of the site.

5 Condition No development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

5 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.

6 Condition Before the first occupation of the dwelling hereby permitted the following windows shall be fitted with obscured glazing and any part of the windows that are less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Westernmost Semi-

- First floor window on the north elevation serving the en-suite on drawing 102/rev C

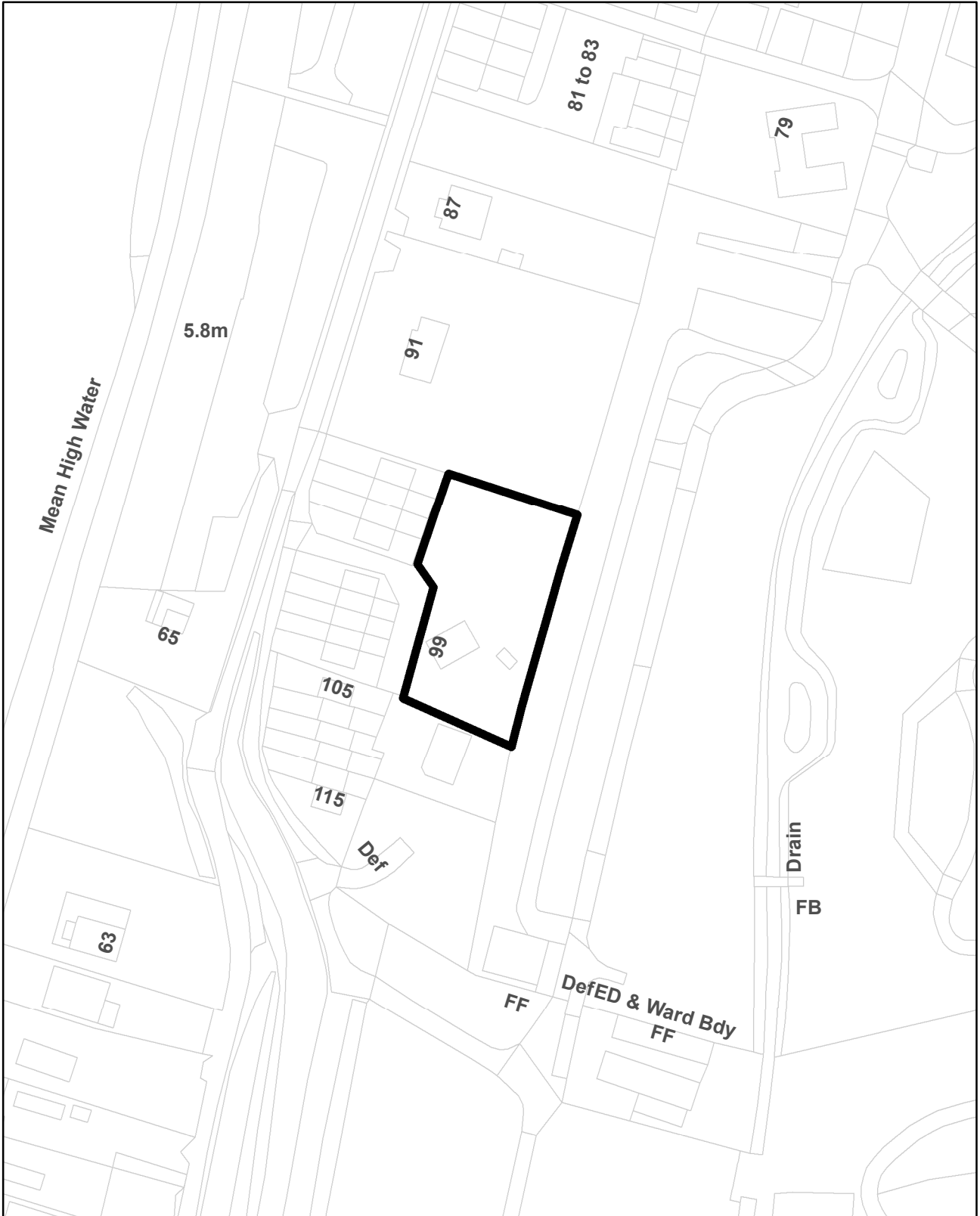
Easternmost Semi -

- First floor window on the north elevation serving the en-suite on drawing no. 102/rev c
- First floor window on the eastern elevation serving the bathroom on drawing no. 102/rev C

- 6 Reason To protect the residential amenities of the occupiers of nearby property.
- 7 Condition The fences shown on the approved plans shall be erected prior to the occupation of the dwelling to which they relate.
- 7 Reason In the interests of the residential amenities of the future occupants of the development in accordance with the NPPF.

17/02367/F

97 & 99 South Beach Road Hunstanton



AGENDA ITEM NO: 8/2(e)

| | | |
|----------------------|--|--|
| Parish: | Hunstanton | |
| Proposal: | Extension of Lees caravan site at no.91 South Beach Road for the siting of touring caravans/tents at 97-99 South Beach Road | |
| Location: | 97 & 99 South Beach Road Hunstanton Norfolk PE36 5BA | |
| Applicant: | Mr & Mrs Lee | |
| Case No: | 17/02367/F (Full Application) | |
| Case Officer: | Mr C Fry | Date for Determination: 15 February 2018 Extension of Time Expiry Date: 12 March 2018 |

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

Neighbourhood Plan: No

Case Summary

The site lies within the Coastal Flood Risk Hazard Zone for Hunstanton on the eastern side of South Beach Road, Hunstanton set behind existing built form.

The site contains a newly refurbished detached dwelling that was the subject of an approval for a replacement dwelling with occupancy condition imposed (16/01550/F). The adjacent site, no. 97 once contained a property but had been burnt down in 2010 and left abandoned. No.97 was subsequently refused a replacement dwelling under delegated powers.

The proposal is to extend the adjacent caravan park into where no.97 once stood and across into no.99 to provide 11 pitches for touring for either tent or caravan use. The property at no.99 will be retained.

Key Issues

Planning History
Principle of Development
Flood Risk
Other Material Considerations

Recommendation

REFUSE

THE APPLICATION

The site lies on the eastern side of South Beach Road and contained within the Coastal Flood Risk Hazard Zone, Hunstanton. It is accessed between Flat A, 95 and 101 South Beach Road.

The application site comprises of a newly refurbished bungalow that is subject of an occupancy condition and the remnants of no.97 which was burnt down to slab level and left abandoned in 2010. A replacement dwelling was refused planning permission at no.97, 16/01555/F and dismissed on appeal APP/V2635/W/17/3172987 but a replacement dwelling was permitted at no.99

The adjacent land uses are either buildings used as holiday homes, or caravan parks and holiday campsites.

The proposal seeks consent to extend Lee's caravan park, which is to the north of the site into this application site for the stationing of 11 pitches and the occupancy of no.99 in accordance with its restrictive occupancy as granted under 2/91/1826/F with its associated s106 agreement.

SUPPORTING CASE

The agent has put forward the following supportive case:

Policy DM11 contains the qualifying term 'not normally allowed'. Exceptions can legitimately be made. The reasons for an exception here include:

- This is an extension to an existing static site, a site that is already managed to anticipate such events,
- flooding events are now the subject of considerable warning, and touring vehicles can readily be driven off the site to a safe refuge, and
- the Town Council's explicit support for more tourism development, and their reasoning that this use is only for the safe summer months anyway.
- There is a fall back position for the site owner that may partly off-set some of the perceived risk. Part of the site has permission for a replacement house (permission 16/01550) that –given its size and prospective attractiveness to tourists - could be expected to present an intensity of use above and beyond the present bungalow on the site. This increased activity will be over a longer time period than a summer touring site, and carries its own risk that may partially offset the potential flood risk of proposed touring pitches.

PLANNING HISTORY

17/00466/F: Application Refused: 05/07/17 - Removal of condition 16 of planning permission 16/01550/F to allow 12 months unrestricted occupancy

16/01555/F: Application Refused: 23/01/17 - Erection of new residential dwelling with integral double garage and associated external works
Appeal Dismissed 29/06/17;

16/01550/F: Application Permitted: 25/01/17 - Erection of new residential dwelling with integral double garage and associated works

04/02356/F: Application Permitted: 15/02/05 - Permanent retention of holiday bungalow

2/97/1441/F: Application Permitted: 23/04/98 - Variation of condition 2 of planning permission 2/82/3346 to allow occupation except from 15 January to 15 February each year

RESPONSE TO CONSULTATION

Hunstanton Town Council: SUPPORT this application in spite of the BCKLWN policy to not allow any increase in the tidal flood zone 3. The occupancy would only be for the summer months and the hard defences that protect this area are deemed to be adequate. It is the soft defences at Snettisham that are more at risk and anyway the Searle's Leisure Park is the other side of the fence and they have a higher number of camper vans etc. in the summer months.

Highways Authority: NO OBJECTION

Emergency Planner: OBJECTION as it is contrary to the Site Allocation and Development Management Policies Plan DM18 – Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham) as it states no new park homes/caravans are all in tidal flood zone 3.

Environment Agency: OBJECTION the site is within flood zone 3 and the hazard zone of the BCKLWN Strategic Flood Risk Assessment. Our tidal hazard mapping indicates that the site could flood up to depth of 2m in an event of overtopping or breaching of the coastal flood defences.

None of the following new development will be permitted within tidal Zone 3 designated on the SFRA climate change maps. These are:-

- New dwellings, new or additional park caravans.

The reason for no new dwellings or additional park homes/caravans is due to some types of new development increasing the amount of people and property at risk, and certain users will also present a greater risk to life than others.

The proposals will increase the amount of people and property at risk and the proposed use will present a great risk to life than other types of development, therefore we object on these grounds. No FRA will be able to adequately address these concerns for us to be able to remove our objection in principle.

We do not comment on the suitability of an evacuation plan, this advice should be sought from your emergency planner.

We have considered the findings of the FRA in relation to the likely duration, depths, velocities and flood hazard rating against the design flood event for the development proposals. We agree that this indicates that there will be a danger for all people (e.g. there will be danger of loss of life for the general public and the emergency services)

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to an unexpected contamination condition.

Public Right of Way: NO OBJECTIONS on PROW as although Heacham Byway Open to All Traffic 3 is the vicinity but it does not appear to be affected by the proposals.

Natural England: NO OBJECTION £50 habitat mitigation fee is suitable

Environmental Health and Housing – Community Safety Neighbourhood and Nuisance: comments to be forward on in late correspondence

REPRESENTATIONS

None received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS05 - Hunstanton

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

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

DM21 - Sites in Areas of Flood Risk

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

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

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

Planning History

The site has had recent planning permissions for replacement dwellings both approved and refused, with the refused application dismissed on appeal.

No.97 South Beach Road, was a property that was burnt down in 2010 and was determined both during the delegated decision and the appeal of that application to be abandoned in planning terms, accordingly a new dwelling on the site would not be allowed under Policy DM18 – Coastal Flood Risk Hazard Zone of the Site Allocation and Development Management Policies Plan 2016.

No.99 South Beach Road was at the time of determination found to be structurally sound and was not abandoned in planning terms and therefore a replacement dwelling subject to the 7 points of the coastal protocol outlined in DM18 was approved. This planning permission has yet to be implemented; however no.99 during the site visit for this planning application has been significantly renovated.

The continued use of no.99 for a residential purpose, as referenced in the Design and Access Statement for occupation by the site owners or for holiday accommodation is acceptable, provided such occupation is in accordance with the conditions of the 2/91/1826/F application and s106 obligation imposed on that property. The relevant condition restricts the bungalow so that it cannot be occupied between the 15th January and 15th February in any given year and the s106 agreement that accompanied that permission restricts its use to either holiday letting accommodation or a 2nd holiday and not somebody's permanent residence (2/91/1826/F).

It is also noted that a replacement dwelling at Lee's caravan site has been permitted, 15/01989/F with no occupancy condition, pre-dating the adoption of Policy DM18 that offers guidance on replacement dwellings in the Coastal Hazard Zone.

Principle of Development

Policy DM11 linked to DM18 of the Site Allocation and Development Management Policies Plan 2016 (SADMP) offers guidance on the approach to take when assessing extensions to existing holiday accommodation. Policy DM11 states

“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 a 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 the 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 Councils Strategic Flood Risk Assessment and the Environment Agency's mapping.

In this regard the proposal has not been supported by a business plan detailing how the site will be managed or how it will support tourism or tourist related uses. Only a small paragraph in the Planning Statement in respect to Lee's caravan site states “it has a reception building

and security arrangements". The proposal would offer some benefit to the tourist accommodation through the occupants of the site using services in Hunstanton and along the coast. However this has not been quantified or developed by the applicant and accordingly little weight can be given to this material consideration.

The form and character of development is mixed on South Beach Road. The development comprises of single, two and three storey dwellings and caravan parks. Indeed the site is flanked to the north and east by existing caravan parks. It is considered that there would be minimal adverse impact in terms of visual amenity if the site was to be used as an extension to the existing caravan park.

The highways officer has no objection to the proposal.

The site is within the Coastal Hazard Zone and accordingly the proposal would be contrary to the policy DM11 and DM18 of the SADMP.

Flood Risk

Paragraphs 106-108 of the National Planning Policy Framework relates to development within Coastal Change Management Areas and the local authority will approach the determination of such applications in these areas, specifically identifying what development would not be appropriate in such areas.

Policy DM11 and DM18 of the SADMP are very clear in their approach to tourist development and the management of development in the CHZ. Whether it be for new holiday accommodation sites, extension or intensification of existing holiday accommodation, these are not normally permitted unless the site is not contained within the Coastal Hazard Zone. This site is contained within the CHZ. Policy DM18 – Coastal Hazard Zone repeats the provisions of Policy DM11.

The proposed change of use of land at no.97 from a null use to a tourist use would increase the flood risk vulnerability class. This would be contrary to Policy DM18 as it states in regards to changes of use "Any proposed change of use will not be permitted if, as result of the change, the flood risk vulnerability (as defined in the National Planning Practice Guidance) would be increased.

Whilst it is noted that the application was accompanied by a Flood Risk Assessment, the EA state within their objection "No FRA will be able to adequately address these concerns for us to be able to remove our objection in principle."

The Emergency Planner objects to the proposal too, given that the proposal is contrary to adopted policy.

Other Material Considerations

The agent places weight in their planning statement that the proposal offers a form of betterment in terms of neighbour amenity, in so far as not implementing the 3 storey replacement dwelling at no.99. However, no weight can be placed on that particular consideration as that development was considered to be acceptable; otherwise it would have been refused on such grounds. Whilst the structures on the site (tents/caravans) will not cause overshadowing, overbearing or overlooking issues (subject to additional boundary treatment that could be secured by way of condition) the surrounding neighbours will experience noise and disturbance from the occupants of the caravans. However, being a mixed use area and subject to a management plan condition that would outline the protocol

in respect to dealing with unruly patrons, the noise and disturbance could be managed to a level that would not warrant a refusal of the application.

There are no on-site features that would require a protected species report and Natural England have no objection in terms of the proposal on the designated sites subject to the £50 per pitch mitigation fee.

CONCLUSION

Fundamentally the proposal is contrary to Policy DM11 and DM18 of the Site Allocation and Development Management Policies Plan. Both policies make it clear that no new additional caravans or extensions to holiday accommodation will be supported in the Coastal Flood Risk Hazard Zone. Additionally where a proposed change of use is proposed, it will not be permitted if, as a result of the change, the flood risk vulnerability (as defined in the National Planning Practice Guidance) would be increased.

Little evidence has been put forward by the applicant as to why the development should not be determined in accordance with the development plan policy. That aside even if the applicant were to provide evidence that would add weight to the material consideration of boosting tourism and the economy, including an extensive business plan, it would be difficult to envisage how such information would outweigh the consideration of flood risk and the potential loss of life through this form of development in the Coastal Flood Risk Hazard Zone.

Accordingly the proposal is recommended for refusal for the following reason.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The site is contained within the Coastal Flood Risk Hazard Zone, where the risk from coastal flooding is particularly high. This proposal to extend the new touring caravan/tent site at no 97-99 South Beach Road, is an inappropriate use which would be contrary to Policy DM11 and DM 18 of the Site Allocation and Development Management Policies Plan 2016, where such developments are not permitted in the Coastal Flood Risk Hazard Zone. The proposal also conflicts to the overarching aims of managing development in flood risk areas referenced in the NPPF. The proposal is therefore contrary paragraphs 106 to 108 of the NPPF and policy CS08 of the Local Development Framework Core Strategy and Policies DM11 and DM18 of the Site Allocation and Development Management Policies Plan 2016. There are no material considerations put forward to outweigh this policy objection.



Appeal Decision

Site visit made on 19 June 2017

by **Jonathan Hockley BA(Hons) DipTP MRTPI**

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

Decision date: 29 June 2017

Appeal Ref: APP/V2635/W/17/3172987

97 South Beach Road, Hunstanton PE36 5BA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Justin Wing against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 16/01555/F, dated 23 December 2016, was refused by notice dated 23 January 2017.
 - The development proposed is the erection of new residential dwelling with integral double garage and associated external works.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is whether the site is suitable for housing, having regard to the provisions of the development plan and flood risk.

Reasons

3. The appeal site lies towards the southern end of South Beach Road, which as its name suggests, heads south close to the beach from the edge of the town centre. The area is characterised by ribbon development of various types of accommodation, with caravans largely located on the west side of the road, between the street and the beach, and dwellings on the east side. Behind these dwellings are further caravans. The site lies behind a block of 4, 2 storey buff brick terraced units, and is accessed by a track which is sited between this block and a further block of 5 terraced red brick 2 storey units. The access track serves the site, that of 99 South Beach Road and a further dwelling just to the south.
4. No 99 currently houses a single storey bungalow, set at an angle. There is no dispute between the parties that the appeal site used to house a similar bungalow, sited to as to face towards the entrance track. There remains a concrete slab with brick sides and a partial previous wooden floor, but the walls and roof of the bungalow have been fully demolished. The remainder of the site consists of roughly cut grass and cleared land, and aside from the entrance corner, is bordered by a close boarded fence separating the site from the rear of the houses to the west and caravans to the north and east. Evidence states that services remain connected to the site in the form of capped pipes.

5. No 99 has been granted permission for a replacement dwelling; the design of which is the same (but handed) for the proposal in this case. The Council have no objections to the proposed design, and based on all that I have read and seen I have no reason to disagree with this view.
6. The site lies within the Coastal Flood Risk Hazard Zone (CHZ), as defined by the Site Allocations Plan¹. Policy DM18 of the Plan explains how the Council and the Environment Agency have agreed a planning protocol for the area to prevent inappropriate development, adopting a precautionary approach. The policy states that new dwellings will not be allowed, with replacement dwellings only permitted where seven criteria are met, including that the dwelling would only be occupied between 01 April and 30 September in any year.
7. The site also lies outside the settlement boundary for Hunstanton; policy CS06 of the Core Strategy² and Policy DM2 of the Site Allocations Plan together state that land outside development boundaries will be treated as countryside where new development will be restricted, and that in the rural areas the countryside will be protected for its intrinsic character and beauty.
8. As described above, no walls or roof of the former bungalow now remain, with only a concrete slab and partial wooden floor present. Evidence states that the former bungalow was fire damaged between November 2010 and March 2011, around 6-7 years ago. There is also no dispute between the parties that the site has not been occupied since late 2010.
9. The appellant states that the site was previously owned by a member of their family and that they had proposed to rebuild the bungalow but were unable to do so due to financial circumstances, and so sold the site to the appellant in July 2015. However, I have little evidence on this period between late 2010 and 2015; there does not appear to have been any approach to the Council to rebuild the site prior to the pre-application inquiry in 2016. Given the length of time that has elapsed since late 2010, and the condition of the 'structure' – in that only the base in effect survives I consider it reasonable to conclude that the residential use of the site has been abandoned and that the proposal would constitute a new dwelling. Accordingly Policy DM5 of the Site Allocations Plan, which concerns replacement dwellings or extensions to existing homes in the countryside, does not apply.
10. The site does however constitute previously developed land, and the design of the scheme would have some benefits in tidying up and enhancing an unkempt site, joining the proposal up with No 99 in a coherent whole, providing some benefits in a pair of modern dwellings, which due to the design of the schemes with non-habitable rooms at ground floor level would be flood resilient to a certain degree. Given such issues, I am not convinced that the proposal would breach the overall purposes of Policies CS06 or DM2; the site is surrounded by other development and could not be considered as isolated, and consider that in isolation the circumstances of the site could outweigh the conflict with the development plan in this sole respect.
11. However, critically the site also lies within the CHZ. This zone was established by a modern up to date plan and constitutes a significant change in the circumstances of the site since the former bungalow burnt down. The point of

¹ Site Allocations and Development Management Policies Plan, September 2016.

² King's Lynn & West Norfolk Borough Council Local Development Framework- Core Strategy July 2011

the CHZ is to prevent inappropriate development and the National Planning Policy Framework (the Framework) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. The supporting text to the policy notes that the part of the coastline that the appeal site falls in is considered to be very high risk with only a 1 in 50 year standard of flood protection. The proposal, in seeking a new dwelling would be contrary to this policy and to the Framework.

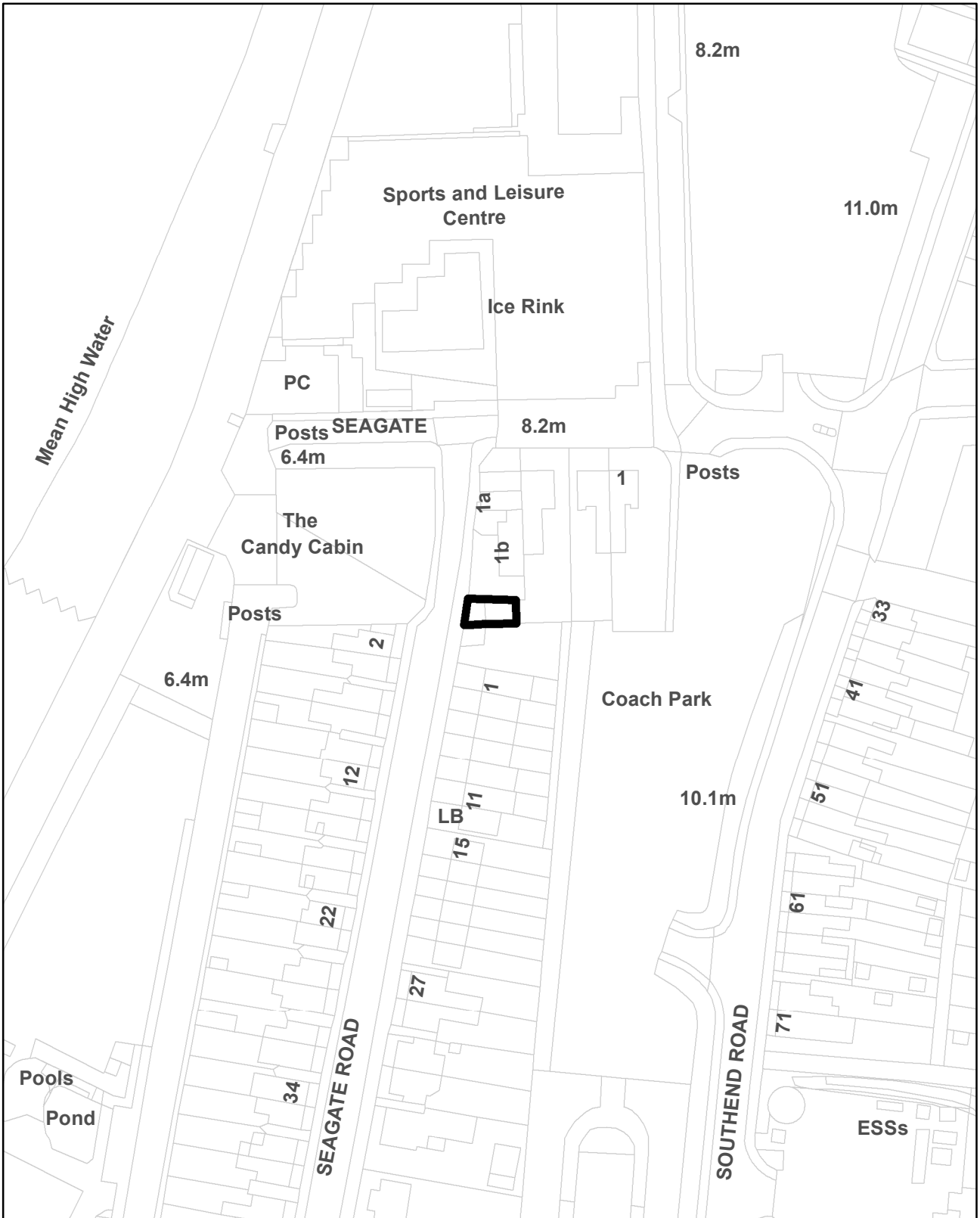
12. I note that the Town Council state that they support the proposal as new flood resilient development helps to prolong the season; however notwithstanding the above, policy DM18 states that replacement dwellings which are permitted can only be occupied for 6 months of the year – from April to September.
13. I am referred to other examples which the appellant considers are relevant. In the East Hertfordshire case I note that the Inspector found that there had always been a clear intention to rebuild the property, and in the Shropshire case it appears that significantly more of the structure of the dwelling remained than is the case in this appeal. Furthermore, each case must be considered on its own merits.
14. To build a new dwelling on the site would be contrary to Policy DM18 and could not therefore be considered sustainable development. I therefore conclude that the site is not suitable for housing, having regard to the provisions of the development plan and flood risk. Whilst I note and have considerable sympathy with the circumstances of the case, I do not consider that in totality they outweigh the conflict of the scheme with the up to date development plan.
15. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Jon Hockley

INSPECTOR

17/02398/F

Workshop Store 1C Seagate Road Hunstanton



AGENDA ITEM NO: 8/2(f)

| | | |
|----------------------|--|--|
| Parish: | Hunstanton | |
| Proposal: | Proposed dwelling following demolition of existing garage / workshop | |
| Location: | Workshop Store 1C Seagate Road Hunstanton Norfolk | |
| Applicant: | Mr D Lloyd | |
| Case No: | 17/02398/F (Full Application) | |
| Case Officer: | Mr C Fry | Date for Determination: 1 March 2018 |

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

Neighbourhood Plan: No

Case Summary

The site lies within the development plan boundary for Hunstanton. Hunstanton is classified as a main town according to the Policy CS02 of the Local Development Framework Core Strategy.

The site contains an existing flat roof, concrete block single garage with concrete apron on the front.

The proposal seeks consent to demolish the garage and erected a split level dwelling with undercroft parking.

Key Issues

Planning History and Principle of Development
Form and Character
Impact upon Neighbour amenity
Other Material Considerations

Recommendation

REFUSE

THE APPLICATION

The site lies on the northern side of Seagate Road, Hunstanton and contains a flat roof concrete block garage with concrete apron to the front.

The garage is not used in association with any of the adjacent buildings.

The site scales 59.31m² and is adjacent to residential dwellings on the northern side of Seagate Road and looks over scrubland to the south.

The form and character of development in the locality comprises of semi-detached two storey Victorian houses, infill 2 ½ storey terraced dwellings and single storey bungalows.

The proposal seeks consent to demolish the existing garage and erect a detached 3 storey dwelling. The building scales 10.3m (d) x 4.6m (w) x 8.5 (h) and has a render and timber clad finish with balconies to the front. The windows will be grey aluminium.

SUPPORTING CASE

The application has been accompanied with a:-

- Design and Access Statement
- Planning Statement

PLANNING HISTORY

17/01506/O- Outline Application – Proposed new dwelling refused 28.09.17

RESPONSE TO CONSULTATION

Town Council: NO OBJECTION the HTC supports this application. It would remove an incongruous and potential eyesore and a small house would make good use of the site. The neighbours have no objection either. It is recognised that there is a need to have a variety of types of dwelling and having no yard or garden suits some people very well.

Highways Authority: NO OBJECTION subject to condition

Environmental Health & Housing – Environmental Quality: an asbestos informative required

Environment Agency: We have no comment to make on this application. The site is located above a principle aquifer however will not be providing special advice or comments in regards to land contamination issues for this site. The developer should address risk to controlled waters from contamination at the site, following the requirements of the NPPF.

Emergency Planner: suggested that the occupiers should sign up to the EA flood warning system and a flood evacuation plan be prepared.

Natural England: have not assessed the application in terms of protected species, however they raise observations about foul water drainage being unknown at this stage.

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS05 - Hunstanton

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

- Planning History and Principle of Development
- Form and Character
- Impact upon Neighbour amenity
- Other Material Considerations

Planning History and Principle of Development

The principle of residential development in Hunstanton is acceptable, given its placement in the settlement hierarchy; this is subject to other material considerations.

The site has planning history for demolishing the existing garage and erecting a dwelling that was refused under delegated powers, 17/01506/O. The refusal of the application was on the following grounds:-

1. Albeit all matters of the application are reserved for determination at a later date, the principle of a dwelling on this site would result in a cramped form of development which would be incongruous in the street scene and would result in the future occupiers of the dwelling experiencing a poor standard of amenity by virtue the site size, the need to provide off-road parking, a lack of private amenity area and storage of bins. The proposal would therefore be contrary to the provisions of Policy DM15 of the Site Allocation and Development Management Policies Plan 2016, Policy CS05 and 08 of the Local

Development Framework Core Strategy 2011 and paragraphs 56, 58 and 64 of the National Planning Policy Framework.

This application has been submitted to try and address this reason for refusal.

Form and Character

The outline application was all matters reserved, although the plan was accompanied by an indicative layout. Notwithstanding that, the LPA considered that a dwelling on this site would be a cramped form of development which would appear incongruous in the street scene and its future occupiers would experience a poor standard of amenity.

The street scene comprises of Victorian semi-detached two storey dwellings on the southern side of Seagate Road and infill development with the exception of a few two storey dwellings and single storey dwellings on the northern side of the road. The properties on the northern side of the road benefit from communal parking court or individual off-road parking provision where as those on the south side, do not have off-road parking from Seagate Road. The majority of the properties have pitched roofs constructed from tile or slate. The properties are rendered, painted or left natural in brick. Each property on Seagate Road has a private amenity space to the rear. The dwellings on both sides of the road are set back from the roadside.

Following the demolition of the existing garage, a new dwelling will be erected that scales 8.53m (h) x 10.3m (d) x 4.6m (w). The building will have a flat roof and use timber cladding on all elevations. Windows will be constructed from aluminium and finished in a grey colour. In terms of accommodation at ground floor, there is undercroft parking with the ability to store bins, utility room and shower room. First floor accommodation comprises of an open plan living and kitchen area with balcony and at second floor there are two bedrooms with shower room.

The National Planning Policy Framework requires development to be of a good standard of design, that functions well and adds to the overall quality of the area, not just for the short term but over the lifetime of the development and that it should respond to the local character and history and reflect the identity of its surroundings, whilst not preventing or discouraging appropriate innovation. Permission should be refused where poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Design is covered generally in policies CS05 - Hunstanton and CS08 - Sustainable Development of the Local Development Framework Core Strategy, but Policy DM15 of the Site Specific Allocation and Development Management Policies Plan 2016 provides more detail:-

- The scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials. Development which is of a poor design will be refused.

In regards to policy DM15 and the proposal, the scale and layout of the proposed dwelling would not respond sympathetically to the form of development on Seagate Road. The property would be hard onto the road, contrary to the set-back position of the development on the northern side of Seagate Road and over 3 floors it would be unduly prominent in the street scene. The property, by virtue of its narrow width would also appear to be a truncated terraced or semi-detached property.

There is little to break the visual massing of the building. This would be particularly noticeable from the south given that the existing built form on the northern side of the road is set back from the roadside, exposing the majority of the properties south elevation.

The use of timber cladding to this degree and the flat roof form would also be incongruous in the street scene.

Impact upon Neighbour Amenity

The proposed property is 10m south of flat 1b Seagate Road and 5 Seagate. These neighbours have in total 4 windows in their southern elevation at this distance from the proposed property. At first and second floors these windows serve en-suites, bathrooms or voided areas. The one window at ground floor in 5 Seagate Road, which is undergoing renovation in-line with 16/001179/F, is to serve a bedroom. However views will not be achieved from the landing window at first floor in the proposed property into the bedroom at 5 Seagate because the flat 1b's garage will act to screen the views into this bedroom. With the proposed property being set to the west of flat 1b's garage and to the south east of this bedroom at 11m away from this neighbour's elevation, the bedroom will not suffer overshadowing or overbearing issues that would warrant a refusal of this application.

The proposed property is 11m to the north of 1 Seagate Road. No.1 has no windows in its northern elevation facing the proposed property and is separated from the site by an access road that serves a carpark. It is therefore considered that given the siting of the property and the lack of windows in the gable end of no.1, that the proposed property will not cause overshadowing or overbearing issues upon this neighbour. Glimpses of the private amenity space of no.1 could be achieved from the window in bedroom 2 at second floor in the southern elevation of the proposed property. However the window is 13m away from the private amenity space of this neighbour's property at an acute angle, which is adequate.

Beyond the rear of the application site is a car parking area belonging to 5 Seagate. 5 Seagate accesses this area by an existing vehicular access sited between 1b Seagate Road and the proposed property. It is considered that albeit at 8.53m tall, and to the south west of this car parking area, the presence of the proposed property would not cause a detrimental impact upon the neighbour who enjoys this area for parking purposes only.

There are no neighbours directly opposite the site. No. 2 Seagate Road would be the closest neighbour to the proposed property on the opposite side of the road. No.2 is a 2 storey terraced dwelling, set on slightly lower land than the application site. This neighbour's front elevation is separated from the proposed property by 15m, which is an adequate separation in this town centre location. In order to reduce overlooking from the balcony area and bedrooms on the west elevation, a condition could be imposed to ensure that the glazing panels are obscurely glazed in order to avoid looking down into 2 Seagate Road. The 15m separation distance helps to limit any overbearing presence experienced by this neighbour. The neighbour will experience little overshadowing from the building as it is sited to the north east of their property.

Other Material Considerations

The site is located within flood zone 1.

There are no redeeming features on the site that would warrant a protected species report. A £50 contribution would be secured in terms of Habitat Mitigation Payments. Natural England required further information in respect to foul water drainage, if foul water drainage was not to go to mains drains. The agent has since confirmed that the proposed property will connect the foul water mains drain that is immediately in front of the site on Seagate Road.

The planning statement places emphasis on paragraph 14 of the NPPF in its planning balance of the scheme, but this paragraph is not relevant as the Borough has a 5 year supply of deliverable sites.

CONCLUSION

Members will need to consider whether the design proposed on this site is acceptable. It is noted that the Town Council support the proposal and there are no objections from neighbours, but your officer's view is by virtue of its scale, layout, massing and materials, the proposed property is not considered to advocate good design principles and would be unduly incongruous in the street scene, contrary to both national and local planning policy in this regard.

Furthermore the 2 bedroom property has no private amenity space associated with it, which is felt to be another problem with this proposal. It is therefore your officer's recommendation that the proposal be refused for the following reason.

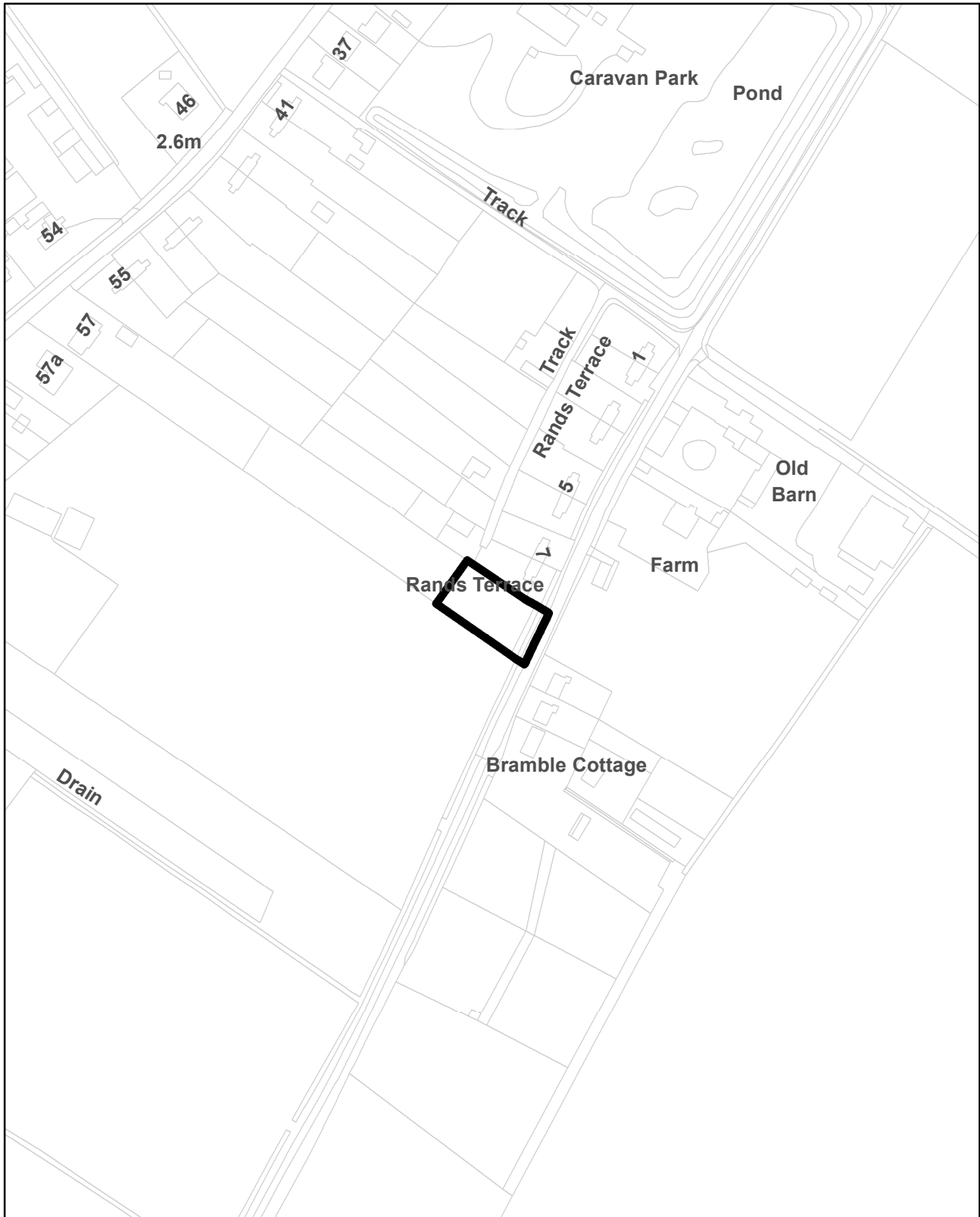
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The proposed dwelling by virtue of its scale and layout results in a cramped form of development contrary to the prevalent form of development on Seagate Road and would result in the future occupiers of the dwelling experiencing a poor standard of amenity by a lack of private amenity space. The proposal would therefore be contrary to the provisions of Policy DM15 of the Site Allocation and Development Management Policies Plan 2016, Policy CS05 and 08 of the Local Development Framework Core Strategy 2011 and paragraphs 56, 58 and 64 of the National Planning Policy Framework.
- 2 The proposed dwelling on this narrow site, by virtue of its massing over 3 storeys, fenestration style and extent of timber materials used in its construction, results in an incongruous development which fails to adhere to the building characteristics of the locality and would be unduly prominent in the street scene. The proposal would therefore be contrary to the provisions of Policy DM15 of the Site Allocation and Development Management Policies Plan 2016, Policy CS05 and 08 of the Local Development Framework Core Strategy 2011 and paragraphs 56, 58 and 64 of the National Planning Policy Framework.

17/02419/F

Land opposite Bramble Cottage Dades Lane Marshland St James



1:2,500

AGENDA ITEM NO: 8/2(g)

| | | |
|----------------------|---|--|
| Parish: | Marshland St James | |
| Proposal: | New detached four bedroom house | |
| Location: | Land Opposite Bramble Cottage Dades Lane Marshland St James Norfolk | |
| Applicant: | Mr & Mrs Davey | |
| Case No: | 17/02419/F (Full Application) | |
| Case Officer: | Clare Harpham | Date for Determination: 5 March 2018 |

Reason for Referral to Planning Committee – Councillor Long has requested that the application be determined at Planning Committee.

Neighbourhood Plan: No

Case Summary

The application is for a new four bedroom detached house. The proposed new dwelling would be located outside the development boundary of Marshland St James and therefore within the countryside. There is no justification put forward with regard to housing needs for a rural worker. It also fails the sequential test as there are areas within the development boundary and Parish of Marshland St James which are within a lower flood risk area. In addition the proposal is served by a narrow road which is considered inadequate to serve the proposed development.

Key Issues

Principle of development
Form and Character
Neighbour Amenity
Flood Risk
Highways Issues
Other material considerations
Crime and Disorder Act

Recommendation

REFUSE

THE APPLICATION

The application site is almost rectangular shaped and is currently classed as agricultural land which is being used for grazing horses. The site has a width of approximately 24 metres and a depth of approximately 44 metres and is to the western side of Dades Lane.

Dades Lane is a narrow single width road with some ex Local Authority semi-detached dwellings located to the north of the site and some detached dwellings opposite. To the south there is a site which currently has extant planning permission (15/02110/F) for one dwelling which was granted planning permission when the Borough Council lacked a five year housing land supply.

The application is for full planning permission for a large detached dwelling with attached garage.

SUPPORTING CASE

Introduction:

The proposal is for a new four bedroom house which would be situated between two dwellings. The site extends to some 1056m² in area comprising a large garden with some hedge to its southern boundary which will remain. The site has access to power and water and is in flood zone 2.

Local Development Framework Core Strategy 2011:

CS01- Spatial Strategy

CS06 – Development in Rural Areas. Rural villages have a limited but locally important role meeting the needs of the immediate village. Sustaining the existing services is a key priority. These settlements may see some growth, which will help support surrounding rural areas including some small-scale infill and/ or affordable housing. Promotion of sustainable communities and sustainable patterns of development to ensure strong, diverse, economic activity.

CS02- The Settlement Hierarchy. To ensure employment, housing (including affordable housing), services and other facilities are provided in close proximity.

CS08- Sustainable Development

CS09- Housing Distribution CS10- The Economy

CS13- Community and Culture

Sustainability:

The site benefits being in close proximity to major transport facilities. By road, the towns of Wisbech and King's Lynn and the city of Peterborough are short distances away offering shops and services associated with larger market towns and cities.

These public amenities as well as many more are within walking distance from the proposed site of development:

- Primary School
- Secondary School (via bus)
- Public House
- Village Chapel
- Village Hall
- Village Playing Field
- Bowls Club
- Camping Site and Fishing Lake
- New Sports/community Centre (2018)

In Conclusion:

The proposed new dwelling would add a much needed additional dwelling to the village. The applicants have lived in the village all their lives, as have their children who attend the local school, this proposal provides an opportunity for them to remain , thus providing extra support to local services. The Local Parish council Support the application as well as neighbouring occupants whom will be directly affected by the proposal. The proposal will have no adverse impact to the surrounding area , providing another needed dwelling.

PLANNING HISTORY

No planning history on CAPs

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Highways Authority: OBJECTION

Having visited the site it is evident that Dades Lane is very narrow for the majority of its length with only very limited passing opportunities found at its ends. There is a ditch to its north side and verges are narrow and therefore it is not possible to provide any mitigating formal passing provision over its length of concern. It is therefore considered that Dades Lane is unsuitable for habitual increases in traffic due to the conflict, over running and reversing that is likely to result.

A residential dwelling will typically generate on average 6 vehicular trips per day. I believe that an approval of the application would result in an intensification of use of a section of highway that is unsuitable to cater for additional traffic in its current form and an approval of this application is also likely to set a precedent for further undesirable development on this narrow section of road.

Emergency Planning: Due to the location in an area at risk of flooding it's advised that the occupants' sign up to the EA FWD service and prepare a flood evacuation plan.

It is noted that page 13 of the FRA includes an outdated map for the warning areas along the coast between Snettisham and Hunstanton. This is not relevant for this area. There are no advanced warning signs or a planned operational multi-agency evacuation warning of the area.

Environmental Health & Housing - Environmental Quality: No comment to make regarding contaminated land or air quality.

Environment Agency: No comment to make. The site is located in Flood Zone 2. It is for the LPA to determine whether there are other sites available at a lower risk of flooding as required by the sequential test. We recommend the proposed mitigation measures are adhered to.

REPRESENTATIONS

THREE letters of **SUPPORT** covering the following:

- Good to see a young couple from the village raise their family here / be part of the community.
- Self-build will enable them to get on the housing ladder.
- The turning point for large vehicles is already benefitting the lane.
- One more house will not be a problem.

Councillor Brian Long supports the application for the following reason:

The proposed dwelling will provide a much needed family home, allowing a family to stay living close to other family members and live sustainably within a village location where they have grown up.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM6 - Housing Needs of Rural Workers

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

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

PLANNING CONSIDERATIONS

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

- Principle of development
- Form and Character
- Neighbour Amenity
- Flood Risk
- Highways Issues
- Other material considerations
- Crime and Disorder Act

Principle of development

The application site is located outside of the settlement boundary of Marshland St James as identified within Inset Map G57 (Marshland St James / St John's Fen End / Tilney Fen End) of the Site Allocations and Development Management Policies Plan 2016 and as such is within the countryside.

Whilst planning policy has a presumption in favour of sustainable development, the proposal needs to accord with the three dimensions which underpin such development, i.e. economic, social and environmental aspects which are mutually dependent. One of the core principles of the NPPF is that the intrinsic character and beauty of the countryside should be recognised. Policy CS01 and CS06 of the King's Lynn Core Strategy 2011 reiterates that beyond the villages and in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty and Policy CS06 goes on to state that development of greenfield sites will be resisted unless essential for agricultural or forestry needs. No justification relating to housing need for a rural worker has been submitted and therefore the proposal is simply an unrestricted dwelling in the countryside. The proposed dwelling would consolidate sporadic development in an area characterised by farmland and horticulture. The proposal would harm the rural character of the area and be contrary to policies to protect and focus new housing in sustainable locations. Policy DM2 of the Site Allocations and Development Management Policies Plan 2016 also states that outside the development boundary new development will be more restricted and identifies instances where residential development may be appropriate such as rural workers housing (under Policy DM6 of the SADMP) and affordable housing (under Core Strategy Policy CS09). The proposal does not meet the criteria for either of these.

Consequently, given the site's location outside of the development boundary and the fact that there is no justification for the proposal with regard to an essential housing need for a rural worker the proposal is contrary to the provisions of the NPPF, Policies CS01 and CS06 of the King's Lynn and West Norfolk Core Strategy 2011 and Policies DM2 and DM6 of the Site Allocations and Development Management Policies Plan 2016.

Form and Character

The proposed dwelling is large in scale and would take up the majority of the width of the plot measuring 20 metres in width (including the attached garage) and with a depth of 14.5m on the eastern side. Whilst the proposal is large in scale and does not have the modest proportions of the neighbouring semi-detached properties it is hard to argue it would be out of character with the locality given the dwelling which has extant approval to the western side. Notwithstanding this fact it does not overcome the in principle policy objection outlined above.

Neighbour Amenity

The proposal would not cause any amenity issues to the degree that would warrant a refusal. There are no first floor windows on the eastern elevation and the balcony / doors on the western elevation would be approximately 14m from the western boundary at its closest point and given the existing screening and the configuration of the adjacent proposal would not give rise to overlooking which would be material to the degree that would warrant a refusal on this basis.

The proposal would be to the south-west of the neighbouring semi and therefore there will be some impact upon light to the garden during the afternoon, however there are no windows in the side elevation of this neighbour and therefore there will be no material loss of light to any habitable rooms in the neighbouring property. The orientation is such that there

would be no material impact upon the proposed dwelling to the south-west of this application site.

The proposed dwelling would have a depth on the eastern side of 14.5 m with a maximum height of 8.57m and an eaves height of 5.35m. Whilst this is a substantial elevation it is angled away from the boundary slightly to the rear. This in combination with the land to the side of the neighbour to the north-east (over 7m) is considered to mitigate against any overbearing impact of this elevation on the neighbouring semi.

Flood Risk

The application site is within Flood Zone 2 of the Environment Agency Maps. The Environment Agency do not object to the proposal and refer to the FRA.

Whilst the EA have no objection, the LPA still need to apply the sequential test. The aim of the sequential test aims to steer new development to areas with the lowest probability of flooding. Within the village, predominantly along Smeeth Road there are sites at a lesser risk of flooding within Flood Zone 1.

The current proposal is for a single dwelling and therefore sites which could accommodate a single dwelling have been considered when applying the Sequential Test. It has been identified that there are other sites which currently have outline planning permission within Marshland St James along the Smeeth e.g. 15/01293/O 'proposed residential development, within an area at lower risk. This alternative site is located within Flood Zone 1 of the EA Flood Maps and is therefore at a lower risk of flooding than the current application site. The sequential test is therefore failed as there is land at a lower risk of flooding.

Highways Issues

There is an objection to the proposal on the grounds of highway safety from the Highways Officer. Dades Lane is very narrow for the majority of its length with only limited passing opportunities at its ends. As there is a ditch to its northern side and the verges are narrow it's not possible to provide any mitigating formal passing provision over its length of concern.

A residential dwelling will typically generate on average 6 vehicular trips per day. An approval would result in an intensification of use of a section of highway that is unsuitable to cater for additional traffic in its current form. The lack of passing provision leads to habitual conflict, over running and reversing.

Other material considerations

There are no other material considerations which are pertinent to this application.

Crime and Disorder Act

There are no issues with this application with regard to crime and disorder.

CONCLUSION

The proposed new dwelling would be located within the countryside and has no justification with regard to housing needs for a rural worker. It also fails the sequential test as there are areas within the development boundary and Parish of Marshland St James which are within a lower flood risk area. In addition the proposal is served by a narrow road which is considered inadequate to serve the proposed development. Consequently the proposal is

contrary to the National Planning Policy Framework, Policies CS01, CS06, CS08 and CS11 of the King's Lynn and West Norfolk Core Strategy 2011 and Policies DM2, DM6, DM15 and DM21 of the Site Allocations and Development Management Policies Plan 2016.

Members are asked to consider the application in light of National Guidance, Development Plan Policies and other material considerations and on this basis it is recommended that the application be refused.

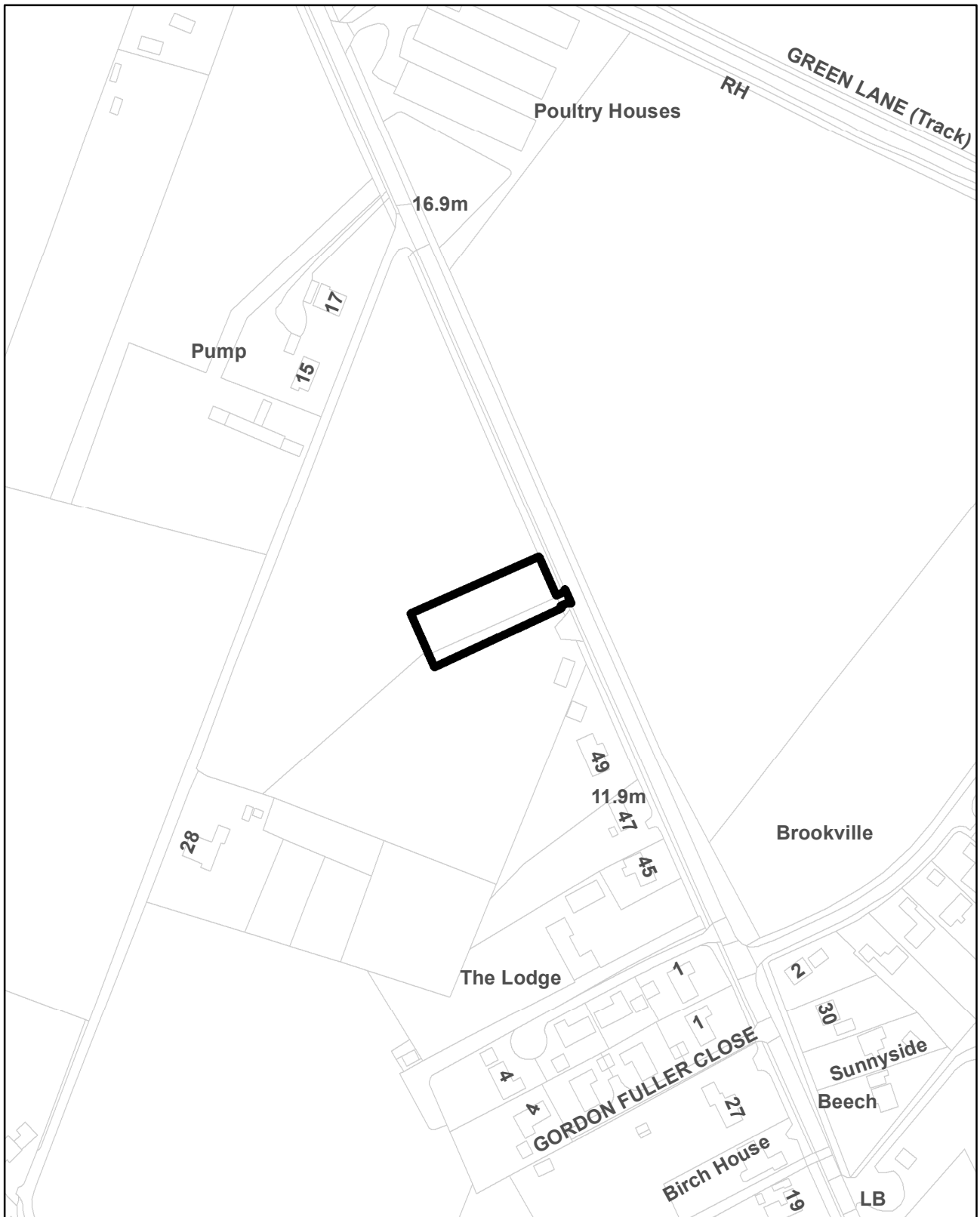
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 Planning policy states that the countryside should be protected beyond the villages for its intrinsic character and beauty and that development will be resisted unless essential for agricultural or forestry needs. The proposed new dwelling is located outside of the settlement boundary with no justification and is therefore contrary to the provisions of the NPPF, Policies CS01 and CS06 of the King's Lynn and West Norfolk Core Strategy 2011 and Policies DM2 and DM6 of the Site Allocations and Development Management Policies Plan 2016.
- 2 The unclassified road serving the site is considered to be inadequate to serve the proposed development, by reason of its restricted width and lack of passing provision. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety. Consequently the proposal would be contrary to the provisions of the NPPF, Policy CS11 of the King's Lynn and West Norfolk Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.
- 3 The application site falls within Flood Zone 2 of the Environment Agency Flood Maps. Sequentially there are sites located within the defined Rural Village (which includes the settlement of Marshland St James, St Johns Fen End and Tilney Fen End) within Flood Zone 1 of the Environment Agency Flood Maps and therefore at a lower probability of flooding. Therefore the proposal does not pass the Sequential Test. The proposed development is contrary to the overarching aims of the NPPF and in particular to section 10 of the NPPF and to Core Strategy Policy CS08.

17/00211/RM

North of 49 Main Road Brookville Meithwold



1:2,500

AGENDA ITEM NO: 8/2(h)

| | | |
|----------------------|--|---|
| Parish: | Methwold | |
| Proposal: | Reserved Matters Application: Construction of three dwellings - reserved matters for plot 2 | |
| Location: | North of 49 Main Road Brookville Thetford | |
| Applicant: | Mr & Mrs A Judge-Grief | |
| Case No: | 17/00211/RM (Reserved Matters Application) | |
| Case Officer: | Mrs C Dorgan | Date for Determination: 5 April 2017 Extension of Time Expiry Date: 9 March 2018 |

Reason for Referral to Planning Committee – The recommendation is contrary to the Local Highway Authority comments.

Neighbourhood Plan: No

Case Summary

This application is a Reserved Matters application for Plot 2, in accordance with the Outline application 'Construction of three dwellings' ref. 16/01039/O at North of 49 Main Road, Brookville. The proposal is for a substantial detached four bedroom bungalow with detached garage and garden store.

The site lies to the west of the main route through the settlement of Brookville.

Key Issues

Principle of development
Form and character
Highways / Access

Recommendation

APPROVE

THE APPLICATION

This application is a Reserved Matters application for Plot 2, in accordance with the Outline application 'Construction of three dwellings' ref. 16/01039/O at North of 49 Main Road, Brookville. The proposal is for a substantial detached four bedroom bungalow with detached garage and garden store.

The site lies to the west of the main route through the settlement of Brookville, and is currently agricultural land.

SUPPORTING CASE

It is clear that excellent visibility is available for the access to the highway – over land which we consider is part of the highway – nothing will ever happen to this grass verge – it will remain as it always has – a grass verge – just like the rest of Brookville.

OS maps show the highway as a wide continuous strip right through the village. On the Tithe Plan and OS First Edition from the 1800s this was, obviously, just a wide track with wide grass verges up to the hedgeline on each side. This is still visible on the 1946 Aerial photo. The later OS maps show the added footpath, but the grass verge and line of the hedgerow are still the same as the early maps. This is a continuous line, right through the village, including along the frontage of the application site. This line is again apparent in the current Land Registry snapshot, which shows all registered land adjacent the highway finishing at the same line – to the north and south of the site.

Additionally, in the 2004 publication “Methwold in words & pictures” there are two photographs circa 1920 & 1930, which show the road through Brookville, one looking north, the other looking south. Both these photos show the wide highway comprising carriageway and wide grass verges up to the hedge lines either side. These photos also confirm the absence of any roadside ditch which the highways team have based their evidence upon.

PLANNING HISTORY

16/01039/O: Application Permitted: 18/07/16 - Outline Application: construction of three dwellings - Land North of 49 Main Road (Delegated decision)

15/01909/O: Application Permitted: 22/03/16 - Outline application for site for construction of three dwellings - North of 49 Main Road (Committee Decision)

2/03/1999/O: Application Refused: 07/11/03 - Site for construction of bungalow and garage - Land North of 49 Main Road - Appeal Dismissed 12/05/04

RESPONSE TO CONSULTATION

Parish Council: SUPPORT. The proposed bungalow is in keeping with the other developments in the area.

Highways Authority: OBJECTION.

Refer to the previous comments made in relation to the outline application on the site under planning reference 16/01039/O, being that safe access could be achieved for the overall site provided that all both red and blue land is included in later submissions.

This site is located within a speed restricted area of 40mph and on a straight section of highway. For such a speed the Department for Transport's Design Manual for Roads and Bridges recommends that visibility splays of 2.4m x 120m are provided to each side of the access. Having researched the highway boundary extent, the boundary of the highway extends to a line just behind the rear edge of the footway. As such it would not be possible to achieve the level of visibility required and therefore recommend the following holding objection:

SHCR 12 Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway contrary to Development Plan Policies CS11.

However, it is likely, given the recent outline approval, the application should have access to links with the adjacent land owners and can negotiate the necessary lands to achieve the required splays. I therefore recommend that the applicant seeks to afford the splays that are required and submit a legal agreement to cover the provision and maintenance.

REPRESENTATIONS None received.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

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 issues are:

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

Principle of Development

The principle of development was established in the outline planning consent (ref. 16/01039/O). This is a reserved matters application for one plot (plot 2) of the three granted consent.

Form and Character

The proposed bungalow and garage, of traditional appearance are entirely appropriate in this location in terms of the form and character. Detailed plans for plots 1 and 3 are yet to be submitted, however this scheme does not raise any potential concerns for neighbouring

dwelling. The siting of the dwelling, set back from the highway, again reflects the locality. The materials proposed, clay pantiles and heritage blend bricks, are also considered acceptable.

Highways /Access

The submitted plans state that to the front of the site there is a 1.0m post and rail fence proposed set back from the footpath and highway. The driveway access will be raised in level from the site to the highway, itself meeting the County Highways TRAD2 specification. Visibility is in excess of 2.4m by 120m in each direction in line with the outline consent.

The significant issue with the application relates to the local highway authority objection to the scheme. The outline application was permitted on the basis that the entire site was included in later submissions. It would appear the land has been sold as individual plots hence this reserved matters application for Plot 2 only. The visibility splays required were specified in condition 7 of the outline consent and this is due to the characteristics of this stretch of highway. The full comments from Norfolk County Council (NCC) are detailed above however they can be summarised by 'Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway.' NCC is of the view that the splay cannot be secured as the land either side of the access is neither in the ownership of the applicant or the highways authority.

There has been considerable discussion and correspondence between NCC Highways, the agent and applicants, and land registry as to how best to move the situation forward. In summary the Local Highway Authority are unable to clarify exactly where the highways owned land ends. The rule of thumb is to take the roadside edge of a ditch as the boundary line. However, the agent argues that the land between the site and highway is not a ditch but where the bank naturally falls away, and in those circumstances they should take the centreline of the established hedges/ tree line. OS maps are not sufficiently detailed at this level. NCC argues that the highways land is not 2.4m wide. However the agent argues that maps provided by NCC suggest otherwise, and that there is a highways sign 2.4m back from the roadside kerb.

The applicant has approached Land Registry to acquire this land however they have said they will not sign the land over to the applicant as it is clearly highways land and it is common sense looking at the rest of the village. On this basis they are not able to enter into a legal agreement to serve the visibility splay.

As a result the applicant is unable to move the application forward. NCC cannot offer an alternative resolution to the objection. The agent has provided evidence (in historical photographs and mapping) of the verge throughout Main Road, and pointed out that this is typical of this settlement; it is a wide verge which stretches along this straight road.

On this basis the Officers consider that appropriate conditions could be attached to the planning consent to secure the visibility splay required by NCC Highways. While it is accepted part of the verge to the front of the site is not within the ownership of the applicant, the applicant has sought to clarify the situation and based on the evidence provided to date Officers are satisfied this is the most suitable approach and is most likely highway.

CONCLUSION

In conclusion Officers, contrary to the Local Highway Authority, recommends approval to this application. In terms of the principle of development, and form and character of the scheme

the application is considered acceptable. Main Road is a long straight road, with a grass verge on either side. The agent has submitted evidence which suggests that the verge to the front of the site is highways owned, however the Local Highway Authority cannot confirm this. The agent has indicated on the submitted plans that the appropriate visibility splay can be achieved, and it is recommended that a planning condition is attached to secure this.

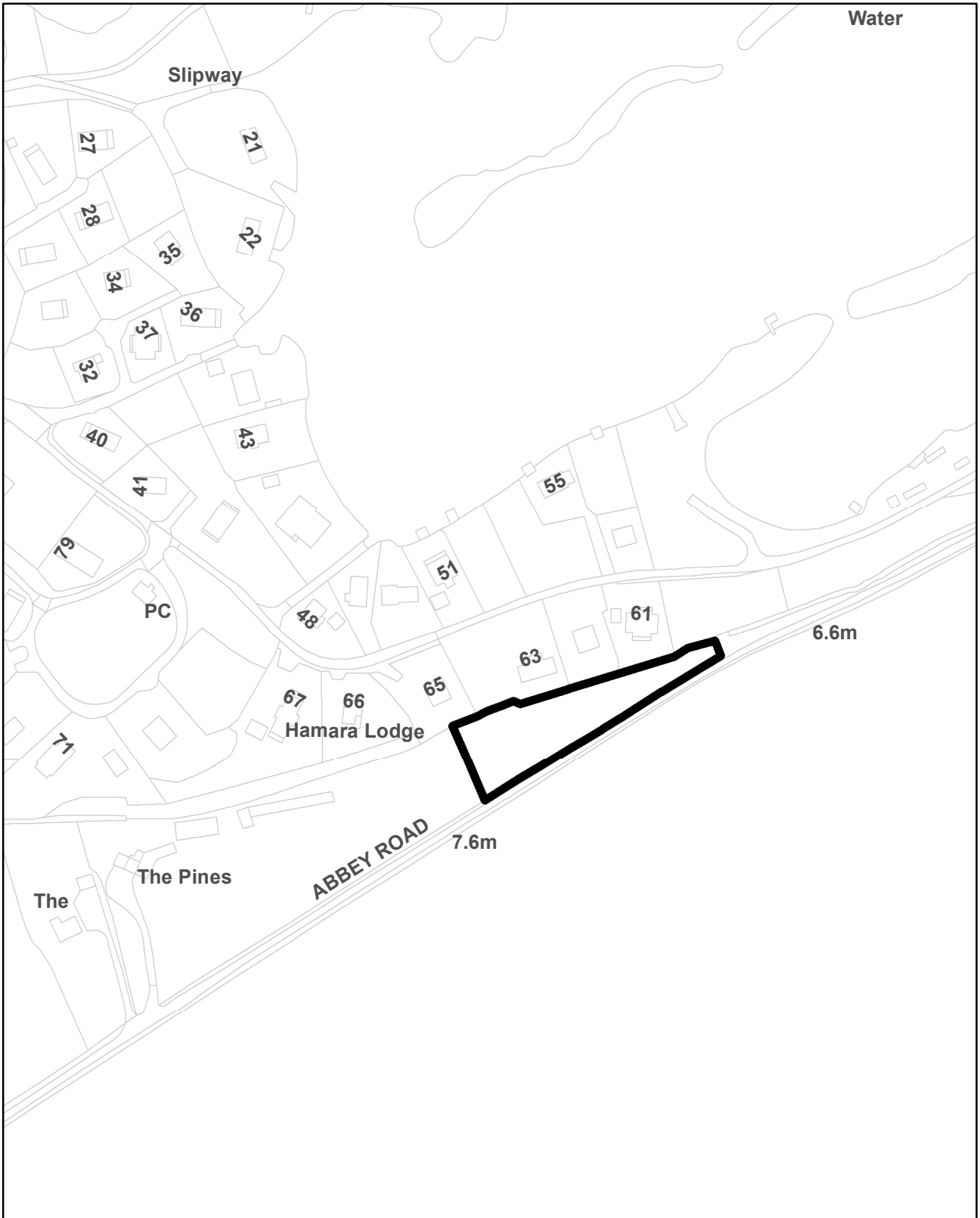
RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos 12571B, 12573 and 12574A).
- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan 12571B in accordance with the highway specification drawing No TRAD 2. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 2 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 3 Condition Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4m X 120 m shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 3 Reason In the interests of highway safety.

16/01449/F

Land North East of The Pines Abbey Road Pentney



AGENDA ITEM NO: 8/2(j)

| | | |
|----------------------|---|---|
| Parish: | Pentney | |
| Proposal: | Retention of fencing, gated access and track | |
| Location: | Land North East of The Pines Abbey Road Pentney Norfolk | |
| Applicant: | Mr Derek Berry | |
| Case No: | 16/01449/F (Full Application) | |
| Case Officer: | Clare Harpham | Date for Determination: 7 November 2016 Extension of Time Expiry Date: 12 March 2018 |

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 seeks retention of the fencing to the front of the application site adjacent to Abbey Road, the gated access onto the highway and an access track which has been put across the application site.

Key Issues

Principle of Development
Highways Issues
Other material considerations
Crime and Disorder Act

Recommendation

APPROVE

THE APPLICATION

The application site lies to the northern side of Abbey Road approximately 320 metres north-east of the junction with Common Road. The application site is currently laid to grass with a couple of trees. There is also a track within the application site which joins a plot within the Pentney Lakes Leisure Park complex and the access.

The application is for full planning permission for the retention of the roadside fencing, gated access and track.

SUPPORTING CASE

The gated access and fencing were erected for the following purposes:

1. To prevent unauthorised access onto the land through the existing access point.
2. To provide a safe haven on the highway verge for pedestrians and cyclists.
3. The access point is set in and is being utilised as a passing place for vehicular traffic on Abbey Road.

Additionally we have provided the following information:

1. We have now provided evidence and consider proven that the access point onto (NK448345 the orchard) was existing.
2. We have proven that the erected fence, gate and splay is on land owned by the applicant
3. We have undertaken work required to ensure (NK448345 the orchard) can be exited in each direction safely.
4. We seek vehicle access from Abbey Road to (NK448345 the orchard only), the only two vehicles to use the access is likely only ever to be the applicant and his wife.
5. We are not seeking permission for vehicle access over (NK448345 the orchard) onto (NK363659 60 Pentney Lakes)
6. We have clearly explained reasoning for the track layout configuration.
7. We have clearly explained as to what the track is being used for.

PLANNING HISTORY

No planning history on the site.

RESPONSE TO CONSULTATION

Parish Council: OBJECTION Planning policy states that the countryside should be protected for its intrinsic character and beauty and that development will be resisted unless essential for agriculture or forestry needs. The landscaping along with the removal of hedging along Abbey Road has eroded the rural character of Abbey Road with no justification and is therefore contrary to the provisions of the NPPF and the King's Lynn and West Norfolk Core Strategy 2011.

The Parish Council consider that at the very least a hedge inside the fencing should be planted in order to partially restore the character of the road.

Highways Authority: NO OBJECTION. Given that the point of access is considered to be existing I would not seek to resist the grant of permission

REPRESENTATIONS

TWO letters of **OBJECTION**:

- Would allow anyone to buy land against their property and make an entrance.
- A long amount of hedge has been removed (possibly ancient hedgerow)
- The bare metal fencing with wooden stakes is a horrible view in the landscape.
- The access has very poor visibility onto a narrow lane, which is dangerous.
- This access allows access to the cabins at Pentney Lakes which should use the main gate on Common Road.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

N/A

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 issues to consider when determining this application are as follows:

- The Principle of Development
- Highways Issues
- Other material considerations
- Crime and Disorder Act

The Principle of Development

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure can be carried out under Class A, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, as amended.

However for permitted development rights to apply the height of any gate, fence or means of enclosure when erected adjacent to a highway used by vehicular traffic, cannot be more than 1 metre above ground level. The fence and gate which are subject of this planning application are 1.3m in height and therefore require planning permission.

During the course of the application it was important to determine whether the access which forms this application had been an existing access which had been gated, or whether it formed a completely new access. The applicant provided information stating that the position of the access was where the existing access to the land was situated. A map dated 1906 was submitted that showed buildings on the site (no longer in existence) and whilst this is not conclusive that the access was in existence, Google Earth images show a gap in the front boundary in this position dating back as far as 1999 with no other obvious access into the piece of land which forms the application site. Google Earth shows a hedgerow which previously formed the field boundary.

The 'formation or laying out of a means of access to highways' can constitute engineering operations which constitutes development, however this requires some physical engineering operation to have occurred and the simple removal of a hedge, or of a removable fence, in order to gain access is outside the scope of planning control. Therefore the original gap in the hedge which formed the access prior to this application did not require planning permission. Indeed Abbey Road is also an unclassified road where a means of access to a highway could also be carried out by utilising permitted development rights under Class B, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, as amended (provided the means of access is required in connection with development permitted by any Class in Schedule 2 other than Class A, Part 2).

It is therefore considered that the access within this application was existing and therefore it is the gate and fencing which require planning permission due to their height and not the access itself. The track which is sited within the application site is constructed from hardcore and gravel and is deemed an engineering operation which therefore requires planning permission.

Highways Issues

Initial comments from the highways officer raised two key questions with regard to the determination of the application. Firstly whether the access was an alteration of an existing access or whether the access was new and secondly whether the proposal would generate additional traffic i.e. an intensification of the access.

If the access was considered to be new it would have to be formed in accordance with adopted standards with regard to visibility splays and access surfacing. The access does not comply with current visibility standards and the access is made of loose material. However, as addressed within the report above the access is considered to be an existing access. The fact that the splay is not up to standard and the surfacing is loose is a material consideration, however of overriding weight is the fact that the access is existing and does not require consent and on this basis there are no objections from the Highways Officer, nor are any conditions recommended.

The applicant has stated the use of the land has not changed. There is a track between the access and the applicant's plot within the Pentney Lakes Leisure Site. It is possible to access the application site from the Pentney Lakes plot and the applicant has stated that the tools and machinery used to maintain the application site are kept within a shed on the Pentney Lakes plot as a covenant on the application site prohibits the erection of any buildings, within which he could store tools etc. to maintain the land. Whilst the track would enable vehicular movement between the plot and Abbey Road the applicant has stated that

this is not the intention. The Pentney Lakes Plot does not have a residential unit on it but a boathouse.

Overall given the fact that the access is considered to be an existing access and that there has not been a material change of use of the land and subsequent intensification of said access the proposal is considered acceptable in relation to highway issues.

Other material considerations

There have been objections to the proposal from the Parish Council and third party representations objecting to the removal of the hedge and the type of fence. The Hedgerow Regulations have criteria for determining 'important hedgerows' it is not only the age but a number of other criteria which determines if the hedgerow is classed as important i.e. the number of species etc. The replacement of a hedge with fencing can be carried out without requiring planning permission, the reason that this application requires consent is because the fencing and gate exceed 1.0m (they are 1.3m). It is not considered out of character in the countryside to see a post and wire fence of this type and therefore it is not considered to have a detrimental impact upon the character and appearance of the surrounding countryside.

Further objections have been received regarding visibility at the access point (addressed above) and the fact that this could set a precedent for people buying land in order to create an access adjacent to a separate piece of land. This is not the case, all applications are judged on their own merits and it would have to be determined whether a proposed access was up to standard and whether a material change of use of the land had occurred.

Crime and Disorder Act

There are no crime and disorder issues raised by this planning application.

CONCLUSION

Overall, given the fact that the access was considered to be existing, and that an intensification of the access hasn't occurred the provision of the fencing, access gate and track, all of which are subject of this application are considered acceptable and comply with the provisions of the NPPF, Policy CS06 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016 and members are requested to consider approval of the application.

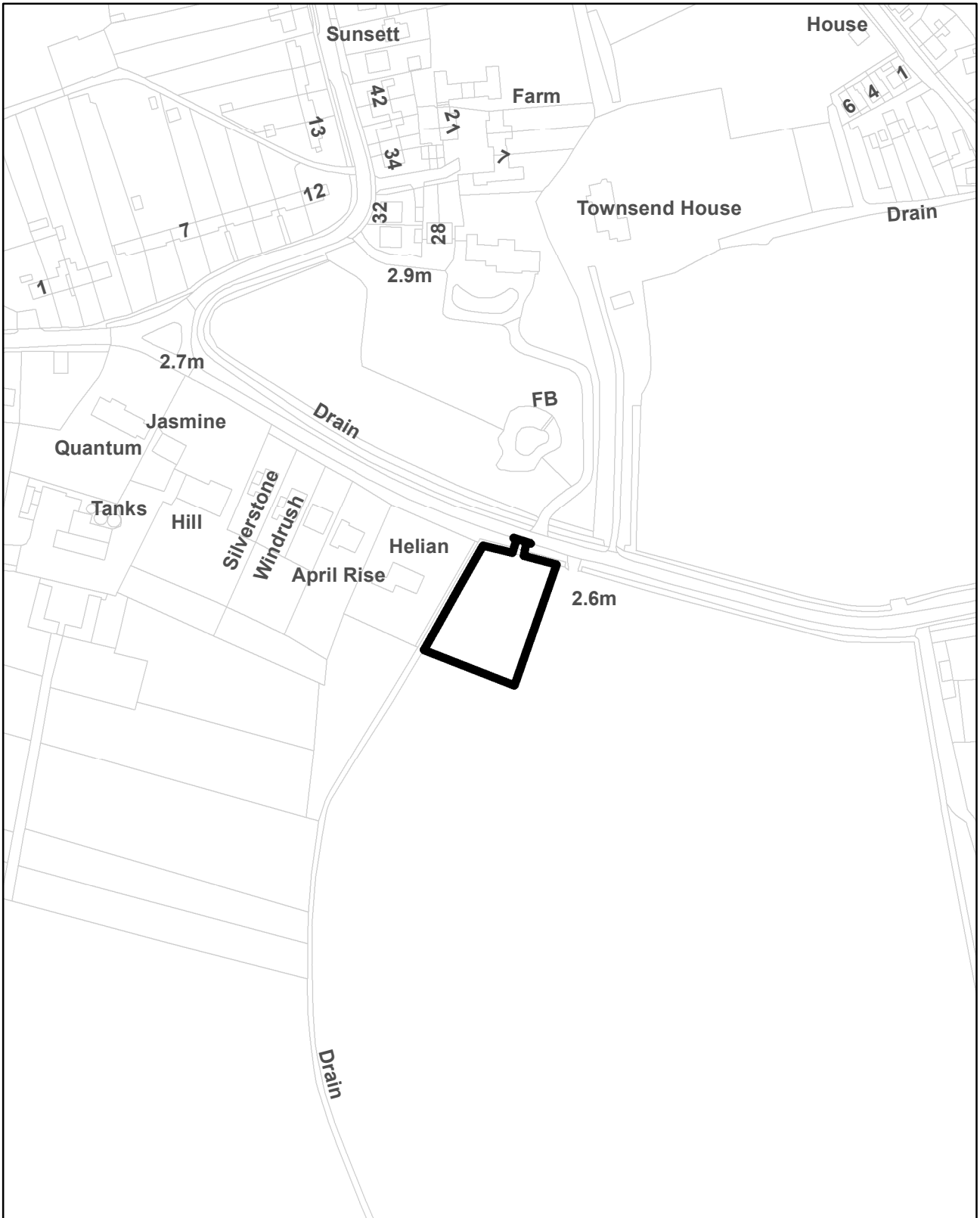
RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans; Location Plan (Title number NK448345), 'Block Plan', 'Sample Elevation of Gate'; and 'Sample Elevation of Fence'.
- 1 Reason For the avoidance of doubt and in the interests of proper planning.

17/02174/O

Land on the South side of Walnut Road Walpole St Peter



1:2,500

AGENDA ITEM NO: 8/2(k)

| | | |
|----------------------|---|---|
| Parish: | Walpole | |
| Proposal: | Outline Application: Development consisting of 2 x 2 and 3 bedroom semi-detached houses to satisfy Affordable Housing requirement for overall site G.109.1 - 1 unit for rent, 1 unit for shared ownership | |
| Location: | Land On The South Side of Walnut Road Walpole St Peter Norfolk | |
| Applicant: | C/O Agent | |
| Case No: | 17/02174/O (Outline Application) | |
| Case Officer: | Clare Harpham | Date for Determination: 24 January 2018 |

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 is within Site Allocation G109.1 Walpole St Peter – Land south of Walnut Road of the SADMP and as such development is acceptable in principle. The proposal accords with site allocation policy G109.1 of the SADMP as well as other relevant planning policies and material considerations.

Key Issues

Principle of Development
Design
Residential Amenity
Highways
Flood risk
Other material considerations
Crime and Disorder

Recommendation

A) APPROVE subject to conditions and completion of a S.106 Agreement being completed within FOUR months of the date of resolution to secure affordable housing provision.

B) REFUSE should the s.106 agreement not be completed within the timescale above, due to lack of affordable housing provision.

THE APPLICATION

The application site is currently agricultural land with a drain to the roadside (north) and western boundary. The application site forms the western end of Site Allocation G109.1 'Land south of Walnut Road' as defined by Inset G109 of the Site Allocations and Development Management Policies Plan 2016. Outline planning permission has already been granted to the eastern part of the allocation under reference numbers 16/01705/O and 16/01867/O.

The application is for outline planning permission for development consisting of 2 x 2 bedroom and 2 x 3 bedroom semi-detached houses (total 4 homes) to satisfy affordable housing requirement for overall site G.109.1 – 1 unit for rent, 1 unit for shared ownership. The access is being considered at this stage with all other matters reserved.

SUPPORTING CASE

The application has the support of officers, and has received no objection from any other principal consultee, however finds itself before Committee on the basis of objection from the Parish Council. It is unfortunate that the issues causing concern are matters which it is felt could have been addressed and re-assurance provided, namely:

It was considered by the Parish Council that there was an earlier application for the site for lesser numbers, and that this application in some way seeks to obtain an increase on that - this is not the case. There has been no previous granting of permission for the application site. Where confusion may have arisen is that adjacent sites have existing approvals, actually totalling 8 dwellings, this application is for a neighbouring site, and will take account of the S.106 requirements of the land identified as Preferred Option G.109.1 of the Local Development Framework.

The application site and the adjacent sites together form the land identified as G.109.1 – a site identified as providing for a minimum of 10 residential units. Clearly 12 units overall is little more than the minimum number expected.

The nature of the housing contained within the proposal is designed in such a manner as to meet the statutory requirements of Affordable Housing, as set down by the Borough Council. The local authority's Housing Delivery Team have identified the nature of housing sought to meet the Affordable Housing requirement. There is no alternative means of providing for compliance with such planning obligations on site G.109.1 which could avoid the mix of property types apparently causing concern to the Parish Council. Given that the adjacent sites are proposed as 4 bedroom market homes and that social housing requirements for the village are for 2/3 bedroom dwellings there is no alternative possible to the mix of housing indicated.

In terms of concerns over density it is evident that the proposed number of dwellings is well within accepted levels given the area of land concerned.

Clearly it is in the best interests of the promotion of the market housing on site to ensure that the Affordable Housing element is as aesthetically attractive and in keeping as possible. May I remind Members that this is an Outline application and the final appearance of the development will be examined under Reserved Matters.

PLANNING HISTORY

No planning history on the application site.

Planning history on sites immediately adjacent and within allocation G109.1 of the SADMP:

16/01705/O: Application Permitted: 01/08/17 - Outline Application: construction of two dwellings - Land On the South Side of Walnut Road

16/01867/O: Application Permitted: 01/08/17 - Outline Application: residential development - Land On the South Side of Walnut Road

RESPONSE TO CONSULTATION

Parish Council: OBJECT

The original outline planning permission was granted for 10 homes and it now appears that there will be 12 homes. It is an inappropriate density of houses. It is out of keeping with the rest of the proposed development.

Highways Authority: NO OBJECTION

This is an allocated site under G109.1. It is evident that the site is without acceptable footway provision presently. However a footway section is proposed to link with the adjacent development on the plans submitted and the applicant is also in control of land to provide the appropriate levels of visibility.

The applicant has therefore demonstrated a vehicle access position that accords with the adopted standards and indicated a footway provision across the frontage of the site. In relation to access which is to be considered at this stage, the principle of the application is acceptable, subject to conditions relating to the footpath provision and a visibility splay.

Environment Agency: NO OBJECTION

It is for the LPA to determine if the Sequential Test has to be applied and whether there are other sites available at a lower flood risk as required by the NPPF. Strongly recommend that the mitigation measures provided within the submitted FRA prepared by Hereward Services and dated Nov 2017 are adhered to.

Please note that the site is within the River Nene Tidal Hazard Mapping area and it is indicated it could flood to a depth of 0.25m in the event of an overtopping or breach of the River Nene's flood defences. Your Authority must be satisfied with regard to the safety of people and the ability of the emergency services to access the area. Further advice included and an informative will be placed on the decision.

Internal Drainage Board: No comments received.

Housing Enabling Officer: NO OBJECTION

It is noted that this application is part of a wider site allocated as G109.1. The full site allocation is for 10 units. At present a 20% provision is required on sites capable of accommodating 10 or more dwellings and/or 0.165ha in Walpole St Peter. This is then further split into 70% being made available for rent and 30% for shared ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council. In this instance 2 units would be required, 1 for rent and 1 for shared ownership. This application is policy compliant, but

please note that if the total number of units across the site was to change this may affect the affordable housing contribution.

In order to meet the identified housing need the 3 bedroomed property should be shared ownership and the 2 bedroomed property offered at an affordable rent.

All affordable units should meet the standards required by the Homes and Communities Agency for the current affordable homes programme 2015-2018, including the space standard.

The affordable units must be transferred to a Registered Provider of Affordable Housing agreed by the Council at a price that requires no form of public subsidy.

A S.106 Agreement will be required to secure the affordable housing contribution.

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

The application states they plan to use mains for foul water disposal however there is no foul sewer in this location so foul water drainage will need to be handled on site. Conditions and informatives are recommended

Emergency Planning: Due to the location in an area at risk of flooding it is advised that the occupants' sign up to the EA FWD service and prepare a flood evacuation plan.

REPRESENTATIONS

No third party representations received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM8 – Delivering Affordable Housing on Phased Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM21 - Sites in Areas of 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 main issues to consider when determining this application are as follows:

- Principle of Development
- Design
- Residential Amenity
- Highways
- Flood risk
- Other material considerations
- Crime and Disorder

Principle of Development

The application site is within Site Allocation G109.1 Walpole St Peter – Land south of Walnut Road of the SADMP and as such development is acceptable in principle provided it complies with Policy G109.1 which states the following:-

Land amounting to 0.85 hectares south of Walnut Road as shown on the Policies Map is allocated for residential development of at least 10 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details showing how sustainable drainage measures will integrate with the design of the new development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
2. Development is subject to provision of improved pedestrian facilities along the northern (front) site boundary;
3. Provision of affordable housing in line with the current standards.

The application site forms part of site allocation G109.1 (western end) and not all of it. The indicative layout demonstrates 4 dwellings being accommodated on site (two pairs of semi-detached dwellings). The adjacent land which is within site allocation G109.1 already has outline planning permission under two separate planning applications (16/01705/O and 16/01867/O) for a total of 8 dwellings and therefore the total including the application site would be 12 dwellings. The indicative layout would therefore accord with Policy G109.1 which states at least 10 dwellings.

1. At the current time the layout and scale of the development is a reserved matter (the only matter subject to approval at this stage being considered is access). Therefore full details of SUDS are not known but will be required at reserved matters stage including the future management and maintenance.

2. Improved pedestrian facilities have been indicated on the indicative site plan and will be conditioned in line with the comments from the Highways Officer.
3. The provision of affordable housing on this application site and the neighbouring sites (16/01705/O and 16/01867/O)) are subject to a S.106 Agreement. The previously approved permissions are currently subject to a combined S.106 Agreement. The determination of this application will require an additional S.106 Agreement which has provision within it to supersede the previous agreement in order to provide the required affordable housing provision for the whole site allocation G109.1. There are no objections to the proposal from the Housing Enabling Officer who has confirmed that the proposal, which in combination with applications 16/01705/O and 16/01867/O will allow for a 20% on site provision which will comply with Policy CS09 of the Core Strategy 2011 and Policy DM8 of the SADMP.

Design

Layout – the development will provide a natural continuation of the existing housing along Walnut Road which is mostly characterised by frontage ribbon development and the linear form of the site allows for a continuation of this form of development at a density consistent with the surrounding area which is demonstrated by the indicative layout.

There is an objection to the proposal from the Parish Council objecting to the fact that the proposal will have an overall total of 12 rather than 10 dwellings. The Parish Council state that this is an inappropriate density of housing which is out of keeping with the area. Policy G109.1 clearly states that the site allocation must provide ‘at least’ ten dwellings and therefore to have slightly more than ten complies with this policy. The proposal is in outline form and so the final layout and design is not known; however indicative plans show two pairs of semi-detached dwellings which would have a similar scale and massing as the adjacent detached plots. Therefore whilst the plot sizes are smaller with regard to garden area they would not provide an over development of the site and would be in character with the adjacent development.

The final detail of the layout and design of the proposed dwellings, both on this site and the adjacent two sites within the site allocation is still to be determined at reserved matters stage.

Residential Amenity

Residential amenity is to be addressed at the reserved matters stage, but given the indicative size of plots and separation distances involved with properties opposite and to the west it is likely to be acceptable.

Highways

There are no objections to the proposal as the applicant has demonstrated that the point of access accords with visibility standards and that a footway has been indicated across the front of the site (which also accords with Policy G109.1) and will be conditioned. The indicative layout shows that parking and turning could be achieved in accordance with current standards.

Flood risk

The application site is within Flood Zone 3 of the EA Flood Risk Maps.

There are no objections to the proposal from the Environment Agency which recommends a condition relating to finished floor levels and flood resilience measures, which the agent has confirmed as raising finished floor levels, provision of a safe refuge at first floor level, prohibition of ground floor sleeping accommodation, provision of a flood evacuation plan prior to occupation and registration with the EA Floodline Direct Service.

The site was allocated as part of the Site Allocations process and therefore has already been assessed for flood risk and as such the sequential test need not be applied as stated within para 104 of the NPPF and Policy DM21 of the SADMP.

No objections have been raised by the IDB or Emergency Planning Officer.

Other material considerations

CSNN has requested a condition regarding foul and surface water drainage as there is no mains sewer in the locality. Given that additional information is required regarding SUDs a condition is recommended.

Crime and Disorder

There are no issues arising from this application relating to crime and disorder.

CONCLUSION

Overall the proposed development accords with the aims of sustainable development in accordance with the NPPF, Policies CS01, CS02, CS06, CS09 and CS11 of the Core Strategy 2011 and Policies DM2, DM8, DM15, DM17, DM21 and G109.1 of the Site Allocations and Development Management Policies Plan 2016 and as such Members are recommended to approve the application.

RECOMMENDATION:

A) APPROVE subject to conditions and completion of a S.106 Agreement being completed within FOUR months of the date of resolution to secure affordable housing provision:

- 1 Condition Approval of the details of the layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

- 3 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition The development hereby permitted shall be carried out in accordance with the following approved plan 17-G109.1-200B with regard to the points of access only.
- 5 Reason For the avoidance of doubt and in the interests of proper planning.
- 6 Condition No development shall commence until full details of the foul water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 6 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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

- 7 Condition Notwithstanding details received, no development shall commence until full details of surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall include the following:-
 - i) provide information about the design of the drainage system, including percolation tests with infiltration rates (including storm period and intensity), the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii) include a period for its implementation; and
 - iii) provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The drainage details shall be constructed as approved prior to the first occupation of dwellings hereby approved.

- 7 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.

- 8 Condition The development hereby approved shall be carried out in accordance with the Flood Risk Assessment by Hereward Services dated November 2017 and the email from the agent dated 22nd February 2018 with regard to the following:-

- Finished floor levels within the development hereby approved shall be set no lower than 300mm above the existing surrounding ground levels on the site, as shown on drawing number 17-G109.1-200B.
 - Flood resilience measures shall be incorporated into the buildings design as stated within the email dated 22nd February 2018. These measures shall be
 - the provision of a safe refuge at first floor level,
 - no ground floor sleeping accommodation,
 - the provision of a flood evacuation plan prior to occupation
 - registration with the Environment Agency Floodline Direct Service prior to occupation.
- 8 Reason In order to prevent an increased risk of flooding in accordance with the principles of the NPPF.
- 9 Condition Prior to the first occupation of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- 9 Reason In the interests of highway safety.
- 10 Condition Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the off-site highway improvement works (Site frontage footway with vehicle access) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 10 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.
- 11 Condition Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Condition 10 of this planning permission shall be completed to the written satisfaction of the Local Planning Authority.
- 11 Reason To ensure that the highway network is adequate to cater for the development proposed.

B) REFUSE should the s.106 agreement not be completed within the timescale above, due to lack of affordable housing provision.

Planning Committee

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the February Planning Committee Agenda and the March agenda. 121 decisions issued, 109 decisions issued under delegated powers with 12 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority's powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 30% determined in time. Failure to meet this target could result in the application being dealt with by Pins who will also receive any associated planning fee.

RECOMMENDATION

That the reports be noted.

Number of Decisions issued between 25/01/18 – 21/02/18

| | Total | Approved | Refused | Under 8 weeks | Under 13 weeks | Performance % | National Target | DCB decision | |
|--------------|------------|------------|----------|---------------|----------------|---------------|-----------------|--------------|---------|
| | | | | | | | | Approved | Refused |
| Major | 2 | 1 | 1 | | 2 | 100% | 60% | 0 | 1 |
| Minor | 55 | 51 | 4 | 39 | | 71% | 70% | 8 | 1 |
| Other | 64 | 62 | 2 | 55 | | 86% | 80% | 2 | 0 |
| Total | 121 | 114 | 7 | | | | | | |

Planning Committee made 12 of the 121 decisions, 10%

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 |
|---------------|--|------------|---|----------------|
| 12.01.2018 | 20.02.2018 Application Permitted | 18/00068/F | Mr & Mrs D Shelley 11 Norton Street Burnham Norton Norfolk PE31 8DR Proposed timber garden shed | Burnham Norton |
| 13.12.2017 | 25.01.2018 Application Permitted | 17/02348/F | Jane Livesey Mill View Barn Church Hill Farm Barns Wells Road Burnham Overy Town Conversion of existing garage into new entrance and laundry | Burnham Overy |

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|------------|--|------------|--|----------------|
| 01.11.2017 | 13.02.2018 Application Permitted | 17/02038/F | Mr & Mrs Daw Shepherds Cottage Main Road Burnham Deepdale King's Lynn Demolition of existing garage. Demolition of side and rear extensions to existing cottage. Rebuild two storeys and 1 and 1/2 storey brick extensions to existing cottage. Build new timber boarded garage. Rebuild brick boundary wall | Brancaster |
| 15.12.2017 | 14.02.2018 Application Permitted | 17/02361/F | Mr Felix Gill Appletree House Marsh Side Brancaster Norfolk Variation of condition 3 of planning permission 16/02020/F to omit the word metal | Brancaster |
| 09.01.2018 | 20.02.2018 Application Permitted | 18/00049/F | Mr & Mrs Gurney Lower Field Lodge Choseley Road Brancaster King's Lynn Single storey garden room extension to rear of property, with balcony over | Brancaster |
| 15.11.2017 | 31.01.2018 Application Permitted | 17/02133/F | Mr Brookes - care of Felton & Lown 10 Kestrel Close Burnham Market King's Lynn Norfolk Single Storey Side Extension | Burnham Market |

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| 15.12.2017 | 13.02.2018 Application Permitted | 17/02362/F | Pearsons Caravans Ltd Poplars Caravan Park Back Lane Burnham Market Norfolk Variation of Condition 3 of Planning Permission 08/02293/F - Continued use of caravan site without fully complying with condition 1 of planning permission 2/82/1240/F, allowing holiday use without limited time period. | Burnham Market |
| 20.12.2017 | 13.02.2018 Application Permitted | 17/02408/F | Mr & Mrs S Stanford Lugger Cottage 7 Gents Yard Creak Road Burnham Market Single storey extension on existing kitchen | Burnham Market |
| 16.01.2018 | 02.02.2018 Tree Application - No objection | 18/00006/TREECA | Mrs E O' Nrien Polstede Place North Street Burnham Market Norfolk T1 (Cherry) - Reduce in height by 1.8 metres and prune in the sides by 1.5 metres to balance. Tidy previous pruning wounds. | Burnham Market |
| 18.01.2018 | 02.02.2018 Tree Application - No objection | 18/00015/TREECA | Mr Jessop Smithy House Station Road Burnham Market King's Lynn T1 Large Conifer - Remove T2 Apple and T3 Almond Tree - re- pollard as previous to maintain shape within Conservation Area | Burnham Market |

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| 18.01.2018 | 02.02.2018 Tree Application - No objection | 18/00012/TREECA | Lord Howard Castle Rising Castle Lodge Lane Castle Rising Norfolk Remove branches from two trees which are overhanging a public footpath within Conservation Area | Castle Rising |
| 10.01.2018 | 13.02.2018 Tree Application - No objection | 18/00004/TREECA | Mr Andrew Pugh Valley Side Chimney Street Castle Acre King's Lynn (T1- tree) Unknown - fell because of proximity to approved building work, and roots close to steep bank of old Castle dyke within a Conservation Area | Castle Acre |
| 15.01.2018 | 25.01.2018 Application Permitted | 17/00273/NMA_1 | Mr & Mrs J A Ker-Gibson Motte House Pyes Lane Castle Acre King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/00273/F: Extension to sitting room, alterations to utility room | Castle Acre |

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| 14.11.2017 | 02.02.2018 Application Permitted | 17/02126/F | Mr Matthew Cooper Clockcase Barn Clockcase Road Clenchwarton King's Lynn VARIATION OF CONDITION 2 OF PLANNING PERMISSION 2/99/0647/CU: Change of use from residential to residential and joinery business, including construction of workshop, domestic garage and caravan store | Clenchwarton |
| 18.12.2017 | 30.01.2018 Application Permitted | 17/02378/F | Mr & Mrs Bunting 4 St Margarets Meadow Clenchwarton Norfolk PE34 4EB Extension to dwelling | Clenchwarton |
| 20.12.2017 | 15.02.2018 Application Permitted | 17/02390/F | Mr & Mrs M Goodson 6 Rookery Road Clenchwarton King's Lynn Norfolk Extension, alterations and detached garage | Clenchwarton |
| 21.12.2017 | 08.02.2018 Application Permitted | 17/02412/F | Mr Dean Buckingham 21 Clapper Lane Clenchwarton King's Lynn Norfolk Rear extension to semi detached house with engineering works to extended drainage pipework and back fill dyke area | Clenchwarton |

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|------------|--|------------|---|------------|
| 04.12.2017 | 29.01.2018 Application Permitted | 17/02269/F | N/A Congham Hall Hotel Lynn Road Grimston King's Lynn Variation of Condition 2 attached to Planning Permission 17/00309/FM: Extensions & alterations to hotel/spa and erection of new buildings and structures for use as additional hotel rooms (use class C1), erection of new buildings and structures for short term holiday accommodation, new spa treatment rooms, gym & administration uses, access alterations and associated infrastructure and works | Congham |
| 05.12.2017 | 01.02.2018 Application Permitted | 17/02290/F | Mrs Linda Dimmock 19 Church Hill Congham King's Lynn Norfolk Installation of a detached timber garden room | Congham |
| 08.12.2017 | 25.01.2018 Application Permitted | 17/02319/F | Mrs Jade Rand 35 Chapel Road Dersingham King's Lynn Norfolk Single storey front and rear extension, render existing elevations and new boundary walls | Dersingham |

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| 17.01.2018 | 02.02.2018 Tree Application - No objection | 18/00013/TREECA | Mr Paul Sheerin 17 Shernborne Road Dersingham King's Lynn Norfolk TREES IN A CONSERVATION AREA: T1 Robinia reduce crown by 30%. T2 Walnut reduce crown by 20%. T3 Beech reduce growth on south west by 2.5m | Dersingham |
| 12.12.2017 | 06.02.2018 Application Permitted | 17/02336/F | Mr Kenneth Howard 2 Woodgate Way Docking King's Lynn Norfolk Proposed single storey extension & alterations | Docking |
| 24.01.2018 | 31.01.2018 Tree Application - No objection | 18/00020/TREECA | Mr Jonathan Hook School House Church Place Docking King's Lynn T1 (Pine) - Removal within a conservation area | Docking |
| 31.07.2017 | 09.02.2018 Application Permitted | 17/01483/A | Mr Ismail Budak 14 London Road Downham Market Norfolk PE38 9AW 1 x illuminated fascia sign | Downham Market |
| 06.12.2017 | 09.02.2018 Application Permitted | 17/02297/F | Mr Ismail Budak 14 London Road Downham Market Norfolk PE38 9AW Proposed change of use from Estate Agency (Class A2) to Fish and chip takeaway (Class A5) and associated internal fit out | Downham Market |

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|------------|--|-----------------|--|----------------|
| 11.12.2017 | 08.02.2018 TPO Partial | 17/00115/TPO | Mrs Tracy Stanford 14 The Firs Downham Market Norfolk PE38 9SJ 2/TPO/00034: T1 Horse Chestnut - Fell (dismantle). | Downham Market |
| 19.12.2017 | 08.02.2018 Application Permitted | 17/02381/F | Mr K. Boon 10 Crow Hall Estate Downham Market Norfolk PE38 0DG New dwelling to replace existing following its demolition | Downham Market |
| 30.10.2017 | 07.02.2018 Application Refused | 17/02024/O | Mr Coleman Palmar 32 Hungate Road Emneth Wisbech OUTLINE APPLICATION ALL MATTERS RESERVED: Two single storey dwellings, including the demolition of the existing bungalow | Emneth |
| 13.12.2017 | 07.02.2018 Application Permitted | 17/02347/F | Mr Tingley Collyhurst 15 Fendyke Road Emneth Wisbech Two Storey rear Extension to dwelling | Emneth |
| 07.12.2017 | 02.02.2018 Tree Application - No objection | 17/00254/TREECA | Mrs Margaret Grainger 29 Back Lane East Rudham Norfolk PE31 8TQ T1 Willow - Fell and replace with a more suitable tree within Conservation Area | East Rudham |

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| 27.11.2017 | 26.01.2018 Application Permitted | 17/02208/LB | J And D Restoration Ltd Summer End Farmhouse Narford Lane East Walton Norfolk Single storey extension, following demolition of existing extension, insertion of 3 dormer windows, conservatory extension and repair and restoration | East Walton |
| 04.10.2017 | 30.01.2018 Application Permitted | 17/01860/F | Mr And Miss J & C Wilson And Merrett The Lodge Cottage Main Road West Bilney Norfolk Residential annex and garage and carport block | East Winch |
| 28.11.2017 | 08.02.2018 TPO Approved Work | 17/00110/TPO | Mrs Cathy Gilmour Manor Cottage 8 Bell Street Feltwell Thetford 2/TPO/00522: T1 Walnut - Crown Reduction of 2m - 3m. | Feltwell |
| 13.12.2017 | 06.02.2018 Application Permitted | 17/02345/F | Mr & Mrs Clements 12 Nightingale Lane Feltwell Thetford Norfolk Single story rear extension | Feltwell |
| 20.12.2017 | 06.02.2018 Application Permitted | 17/02384/F | Mr Matt Martin Sok-Osi 58 Wilton Road Feltwell Thetford Single storey side and rear extension and render to existing bungalow, with existing driveway to be re-surfaced | Feltwell |

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| 05.12.2017 | 02.02.2018 Application Permitted | 17/02282/F | Mr & Mrs Paul Henry 8 The Barns Bircham Road Fring King's Lynn Variation of Condition 2 attached to Planning Permission 16/02081/F to amend drawing numbers | Fring |
| 14.09.2017 | 12.02.2018 Application Permitted | 17/01743/FM | Crop Systems Limited Wells Wondy Farm Yard Wells Wondy Lane Gayton Norfolk Construction of additional potato store and associated hardstanding areas | Gayton |
| 11.12.2017 | 01.02.2018 Application Permitted | 17/02330/F | Mr & Mrs Craig Minns Jubilee Farm Jubilee Hall Lane Gayton King's Lynn Proposed garage block | Gayton |
| 18.12.2017 | 08.02.2018 Hedge Application - no objection | 17/00044/HEDGE | F K Coe & Son Ltd Manor Farm 29 Gayton Road Grimston King's Lynn Hedgerow removal notice | Grimston |
| 17.01.2018 | 13.02.2018 GPD HH extn - Not Required | 18/00126/PAGPD | Mr A Taylor Green Shadows 92 Lynn Road Grimston King's Lynn Single storey rear extension which extends beyond the rear wall by 4.149 metres with a maximum height of 3.185 metres and a height of 2.870 metres to the eaves | Grimston |

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|------------|--|-----------------|--|------------------|
| 30.11.2017 | 30.01.2018 Application Permitted | 17/02256/F | The Dabbling Duck The Dabbling Duck 11 Abbey Road Great Massingham King's Lynn Construct a Tiled Pitched Roof supported on stained timber posts cover over existing Patio and B-B-Q- areas | Great Massingham |
| 06.12.2017 | 31.01.2018 Tree Application - No objection | 17/00250/TREECA | Mrs Su'en Miller Parsley Barn Weasenham Road Great Massingham King's Lynn (T1) Sycamore Tree - Remove within a conservation area | Great Massingham |
| 12.12.2017 | 25.01.2018 Application Permitted | 17/02339/F | Mr & Mrs Barling Field Drift College Farm Castleacre Road Great Massingham Extension to existing outbuilding to form annex and construction of storage shed with covered log store. | Great Massingham |
| 24.07.2017 | 13.02.2018 Application Refused | 17/01419/F | Mr Wayne Murfet 18A North Beach Heacham King's Lynn Norfolk Removal of existing approved units within red line application and placement of 2 units as shown on plans. Relocation of approved garage | Heacham |

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| 11.12.2017 | 12.02.2018 Application Permitted | 17/02327/F | Mr & Mrs E Reed The Gables 2B Lynn Road Heacham Norfolk Dormer Roof Extension | Heacham |
| 22.12.2017 | 16.02.2018 Application Refused | 17/02415/F | Mr Hall Shallcross 1 Wilton Road Heacham King's Lynn Partial demolition of existing music room to form Sun Room | Heacham |
| 08.01.2018 | 20.02.2018 Application Permitted | 18/00037/F | Mr & Mrs Turner 28 Woodend Road Heacham King's Lynn Norfolk Proposed single storey rear extension and front porch. Proposed new dormer, extension to an existing dormer window and internal alterations. | Heacham |
| 16.06.2017 | 30.01.2018 Application Permitted | 17/01178/F | Tenure Developments The Old Methodist Chapel Station Road Ten Mile Bank Downham Market Erection of detached house and single garage | Hilgay |
| 18.10.2017 | 26.01.2018 Application Permitted | 17/01954/F | Miss Maria Nicholls Bourne House East End Hilgay Norfolk Proposal for new single storey rear extension with tiled pitched roof to existing dwelling house. | Hilgay |

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| 10.11.2017 | 01.02.2018 Application Permitted | 17/02108/F | Mr And Mrs Ian Hodge Land To The East of The Beeches Fakenham Road Hillington Norfolk Construction of agricultural building and array or solar panels | Hillington |
| 23.10.2017 | 14.02.2018 Was Lawful | 17/01979/LDE | Mr Brian J Rutterford Caravan Blackdyke Farm Black Dyke Road Hockwold cum Wilton Application for a Lawful Development Certificate: siting of a mobile home within the area outlined in red | Hockwold cum Wilton |
| 22.12.2017 | 16.02.2018 TPO Work Approved | 17/00118/TPO | Mr Harry Hall 4 College Farm 64 South Street Hockwold cum Wilton Norfolk 2/TPO/00288 - Beech - Fell due to presence of Honey Fungus to base and high target area | Hockwold cum Wilton |
| 26.01.2018 | 16.02.2018 Application Withdrawn | 18/00155/F | Mr Roger Troughton Meadow View 103 South Street Hockwold cum Wilton Norfolk Erect a 3m high boundary fence, approximately 35m long. | Hockwold cum Wilton |

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| 22.01.2018 | 31.01.2018 Tree Application - No objection | 18/00017/TREECA | C/O Agent 17 - 19 Kirkgate Holme next The Sea Norfolk PE36 6LH Leylandii- approx 15 overgrown trees. Fell due to excessive shading, growing towards highway and through power lines within a Conservation Area | Holme next the Sea |
| 13.10.2017 | 13.02.2018 Application Permitted | 17/01922/F | Mr Duncan Hall 46 Northgate Hunstanton Norfolk PE36 6DR Retention of domestic workshop | Hunstanton |
| 29.11.2017 | 31.01.2018 Application Permitted | 17/02245/F | Ms J De Planta 7 Lincoln Street Hunstanton Norfolk PE36 6AS Extension to dwelling | Hunstanton |
| 06.12.2017 | 25.01.2018 Application Permitted | 17/02296/F | Mr A Watson 36 Clarence Road Hunstanton Norfolk PE36 6HQ Proposed two storey extension and internal alterations | Hunstanton |
| 08.12.2017 | 06.02.2018 Application Permitted | 17/02317/F | Hunstanton Ski Club Ltd Hunstanton Ski Club South Beach Road Hunstanton Norfolk Extension to form jet ski repair workshop | Hunstanton |

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| 21.12.2017 | 07.02.2018 Application Permitted | 17/02399/CU | Mr John Edwards Andys Amusements Le Strange Terrace Hunstanton Norfolk Change of use from amusement arcade to retail unit/shop | Hunstanton |
| 05.01.2018 | 15.02.2018 Application Permitted | 18/00029/CU | Mr Nick Marten 24B High Street Hunstanton Norfolk PE36 5AB Proposed change of Use from an Office (Class B1) to a Barber's Shop (Class A1) - retrospective | Hunstanton |
| 09.01.2018 | 20.02.2018 Application Permitted | 18/00048/F | C/O Agent 34 Seagate Road Hunstanton Norfolk PE36 5BD Demolish of existing first floor rear extension and replacement of first floor rear extension | Hunstanton |
| 15.12.2017 | 08.02.2018 Application Permitted | 17/02368/F | Miss S. Keene The Old Hall The Drift Ingoldisthorpe Norfolk Proposed extensions to existing building | Ingoldisthorpe |
| 15.12.2017 | 08.02.2018 Application Permitted | 17/02369/LB | Miss S. Keene The Old Hall The Drift Ingoldisthorpe Norfolk Listed Building Consent: Proposed extensions to existing building. | Ingoldisthorpe |

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|------------|--|------------|---|-------------|
| 13.09.2017 | 31.01.2018 Application Permitted | 17/01734/F | A & D Construction (King's Lynn) Ltd 9 Telford Close King's Lynn Norfolk PE30 4UT Construction of new 1 bed dwelling | King's Lynn |
| 19.10.2017 | 30.01.2018 Application Permitted | 17/01958/F | Queen Elizabeth Hospital NHS Trust The Queen Elizabeth Hospital King's Lynn NHS Foundation Trust Gayton Road King's Lynn Norfolk The project covers three independent sites, to be developed into car parking provision for both visitors and staff of the Hospital. | King's Lynn |
| 03.11.2017 | 09.02.2018 Application Permitted | 17/02061/F | Mr Dave Brocklehurst 19 Shelford Drive King's Lynn Norfolk PE30 3AS Erect a 1.5m high close board fence around back and side garden. | King's Lynn |
| 16.11.2017 | 25.01.2018 Application Permitted | 17/02143/F | Change Grow Live 33 Railway Road King's Lynn Norfolk PE30 1NF Proposed change of use to D1 non residential to provide a behavior changing service centre, incorporating one to one room, group rooms, training rooms, IT suites, clinical room, breakout areas and admin area | King's Lynn |

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|------------|--|-----------------|---|-------------|
| 29.11.2017 | 07.02.2018 Application Permitted | 17/02244/F | Mr & Mrs M Bunting 91 King George V Avenue King's Lynn Norfolk PE30 2QE Extension and alterations to dwelling | King's Lynn |
| 30.11.2017 | 06.02.2018 Application Permitted | 17/02257/A | All Signs 17 Tuesday Market Place King's Lynn Norfolk ADVERT CONSENT: Acrylic panel by door, stand off acrylic letters and projecting sign | King's Lynn |
| 11.12.2017 | 01.02.2018 Application Permitted | 17/02329/F | Mr & Mrs D Hughes 101 Gaywood Road King's Lynn Norfolk PE30 2PU Extension to dwelling | King's Lynn |
| 11.12.2017 | 07.02.2018 Application Permitted | 17/02331/F | Mr Chris Ward 8 St Peters Road West Lynn King's Lynn Norfolk Side and rear extension to dwelling | King's Lynn |
| 14.12.2017 | 08.02.2018 Tree Application - No objection | 17/00257/TREECA | Circle Housing Group Flat 1 Kings Yard Flats Littleport Street King's Lynn Norfolk Prune trees outside buildings numbered 1-8 and 9-17 allowing 0.5m clearance within Conservation Area | King's Lynn |

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|------------|--|------------|---|-------------|
| 18.12.2017 | 12.02.2018 Application Refused | 17/02371/A | Mr Saravanapaven 53 London Road King's Lynn Norfolk PE30 5QH ADVERT: 1 x externally illuminated signage board over frontage and 1 x advertisement in window | King's Lynn |
| 20.12.2017 | 13.02.2018 Application Permitted | 17/02385/F | Lynn Star Distribution Lynn Star Distribution LTD Manning House Oldmedow Road Hardwick Industrial Estate Proposed infill canopy and extended weather protection cladding | King's Lynn |
| 20.12.2017 | 07.02.2018 Application Permitted | 17/02393/F | Mr & Mrs I Macduff 78 Gayton Road King's Lynn Norfolk PE30 4EH Extension (Revised Design) | King's Lynn |
| 22.12.2017 | 12.02.2018 Application Permitted | 17/02418/F | Mr & Mrs C. Hobson 348 Wootton Road King's Lynn Norfolk PE30 3EB Rebuilt garage, single storey rear extension plus loft conversion with new dormer windows to the side and rear of roof | King's Lynn |
| 22.12.2017 | 20.02.2018 Application Permitted | 17/02420/F | Mr & Mrs D Mitchelson 5 Foxs Lane West Lynn King's Lynn Norfolk Proposed single storey rear extension and alterations | King's Lynn |

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|------------|--|-----------------|---|-------------|
| 04.01.2018 | 13.02.2018 Application Permitted | 18/00012/F | Mr & Mrs Rasberry 20 Temple Road King's Lynn Norfolk PE30 3SS Proposed two storey and single storey extension | King's Lynn |
| 16.01.2018 | 13.02.2018 Tree Application - No objection | 18/00007/TREECA | Michael E Nobbs Ltd Lynwood Terrace South Everard Street King's Lynn Norfolk Selectively prune the Malus to reduce the overall crown height of the tree to around 5 metres remove any dead, unhealthy, crossing or crowded branches. Aim to create a balanced and 'natural' crown shape and proportion Reduce the shrubs to between 1.5-2.0 metres in height and cut them back to the line of the front boundary wall on London Road. This includes the largest pyracantha and holly shrubs as shown on plan. If required, these two shrubs can be cut down to a height of 300-500mm above ground level, to encourage them to grow up again from the base within Conservation Area. | King's Lynn |

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|------------|--|----------------|--|-------------|
| 22.01.2018 | 14.02.2018 Application Withdrawn | 17/01388/NMA_1 | Norfolk And Suffolk NHS Foundation Chatterton House Goodwins Road King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/01388/F: Refurbish and extend existing building to accommodate 16 ensuite bedrooms and day space for an Adult Acute Pathway Ward | King's Lynn |
| 30.11.2017 | 12.02.2018 Application Permitted | 17/02251/F | Mr & Mrs R. Leadley Meadow Lodge 20 Gayton Road Ashwicken King's Lynn Proposed Extension and Alterations to Meadow Lodge, 20 Gayton Road, Ashwicken | Leziate |
| 05.12.2017 | 01.02.2018 Application Permitted | 17/02288/F | Mr A Parker The Birches 2 Gayton Road Ashwicken King's Lynn Proposed extensions and alterations including re-positioned site access | Leziate |
| 07.12.2017 | 01.02.2018 Application Permitted | 17/02311/F | Mr Barry Perkins Southwood 21 East Winch Road Ashwicken King's Lynn Installation of a garden fence (retrospective) | Leziate |

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| 08.12.2017 | 02.02.2018 Application Permitted | 17/02316/RM | Mr & Mrs G Busby Land South of 26 North of 27 Smeeth Road Marshland St James Wisbech Norfolk RESERVED MATTERS: Erection of dwelling and garage (Plot 3) | Marshland St James |
| 12.02.2018 | 15.02.2018 Application not required | 18/00019/TPO | ben brown Lime Lodge 224A Smeeth Road Marshland St James Norfolk T1, T2 - Lime. Application is for 30% crown reductions on both mature limes at the front of the property. Both trees are becoming oppressively large and would benefit from having their size and shape managed and maintained. | Marshland St James |
| 27.11.2017 | 29.01.2018 Application Permitted | 17/02227/F | Mr & Mrs Chantry The Bothy Brandon Road Methwold Norfolk Proposed two storey extension | Methwold |
| 05.12.2017 | 02.02.2018 Application Permitted | 17/02283/F | Mr A Lamont Chalk Cottage 10 Millgate Street Methwold Norfolk Single and two storey extensions | Methwold |

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| 17.11.2017 | 13.02.2018 Application Permitted | 17/02150/F | Mr A England 3 Manor Close Hill Road Middleton King's Lynn Proposed rear extension | Middleton |
| 30.11.2017 | 13.02.2018 Application Permitted | 17/02254/F | Mr Bishop Fernhill Lodge Wormegay Road Blackborough End Norfolk Construction of dwelling within gardens of existing house following removal of existing swimming pool and games room | Middleton |
| 06.12.2017 | 06.02.2018 Application Permitted | 17/02308/F | JM TM Perry Westhall Lodge Lynn Road Middleton King's Lynn Construction of a cattle shed | Middleton |
| 19.12.2017 | 07.02.2018 Application Permitted | 17/02382/F | Miss D Watts Jenarah Walter Howes Crescent Middleton King's Lynn Demolition of existing rear Conservatory and single Garage and Replcement with new rear single storey Extension. | Middleton |
| 12.01.2018 | 13.02.2018 TPO Work Approved | 18/00005/TPO | Middleton Hall Golf Club Middleton Hall Golf Club Hall Orchards Middleton King's Lynn 2/TPO/00075: T1 Ash Tree - Fell to ground due to ash dieback | Middleton |

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| 13.11.2017 | 31.01.2018 Tree Application - No objection | 17/00224/TREECA | Freebridge Community Housing 12 Dunns Lane North Creake Fakenham Norfolk T1 - Silver Birch: crown lifting to a height of 4.8m at the above address | North Creake |
| 05.12.2017 | 14.02.2018 Application Permitted | 17/02285/F | Mr J Fuller Southfork Manor Common Lane North Runcton Norfolk Proposed stables | North Runcton |
| 20.11.2017 | 13.02.2018 Application Permitted | 17/02167/F | Mr Bill Smith Northwold Tile Centre Methwold Road Northwold Norfolk Proposed conversion of existing Northwold Tile Centre to a 2 bedroom dwelling | Northwold |
| 07.12.2017 | 02.02.2018 Application Permitted | 17/02309/F | Mr Gary Webb The Barns Methwold Road Whittington Norfolk Siting of mobile home to provide residential accomodation for agricultural worker | Northwold |
| 09.01.2018 | 08.02.2018 GPD HH extn - Not Required | 18/00050/PAGPD | Mr Benjamin Cannell 5 Norman Drive Whittington King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 4 metres with a maximum height of 3.2 metres and a height of 2.1 metres to the eaves | Northwold |

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| 11.12.2017 | 06.02.2018 Application Permitted | 17/02326/O | Mr & Mrs B Cook Woodside Ling Common Road North Wootton King's Lynn Outline Application: Construction of new dwelling | North Wootton |
| 01.11.2017 | 05.02.2018 Application Withdrawn | 17/02040/F | Fourways Builders LTD Scotsfield Hall Road Outwell Wisbech Two storey rear extension and alterations to existing building, new garage with office over | Outwell |
| 15.11.2017 | 16.02.2018 Application Permitted | 17/02134/F | Mrs Andrea Alexander Avondale 29 Well Creek Road Outwell Wisbech Re-location of access and drive for existing dwelling | Outwell |
| 06.12.2017 | 06.02.2018 Application Permitted | 17/02294/F | 4 Wire 4wire Downham Road Outwell Norfolk Retention of use of land for the storage and display of fencing and associated products | Outwell |
| 13.12.2017 | 02.02.2018 Application Permitted | 17/02343/F | Dene Homes Ltd Land West of 385 Wisbech Road Outwell Norfolk Variation of Conditions 1 & 2 of Planning Permission 17/00498/F - Construction of two houses and detached garages | Outwell |

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| 29.11.2017 | 13.02.2018 Application Permitted | 17/02248/F | Mr W Fake The Old Bakehouse Narborough Road Pentney King's Lynn Variation of condition 13 of planning permission 07/01884/F | Pentney |
| 21.12.2017 | 09.02.2018 Application Permitted | 17/02404/RM | Mr & Mrs A Wells Land At Narborough Road Pentney Norfolk Reserved Matters Application for residential development (plot 8) | Pentney |
| 27.11.2017 | 16.02.2018 Application Permitted | 17/02223/F | Ms A Eugster Methodist Church 6 Chapel Lane Ringstead Norfolk Extension and conversion of chapel to form dwelling (revised design) | Ringstead |
| 28.11.2017 | 14.02.2018 Application Permitted | 17/02238/F | Mr Adam Prime 18 Rectory Close Roydon King's Lynn Norfolk Construction of 4 bedrooms and 1 bathroom in loft (including dormer windows), extension of annex bedroom, cladding and rendering of property, porch roof replacement, internal alterations and remove and rebuild garage wall as a gable end wall | Roydon |

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| 12.01.2018 | 09.02.2018 Tree Application - No objection | 18/00005/TREECA | Mrs S Pearce Colts Hall 21 The Green Shouldham Norfolk T1 Willow - Remove within Coservation Area | Shouldham |
| 18.01.2018 | 07.02.2018 Application Permitted | 13/01846/NMA_1 | Mr & Mrs S Jones Kelsam Cottage 7 Lynn Road Shouldham King's Lynn NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 13/01846/F: Two storey and extension to dwelling | Shouldham |
| 27.12.2017 | 13.02.2018 Application Refused | 14/00052/NMA_1 | Mr & Mrs J Eaton The Coach House Snettisham House St Thomas Lane Snettisham NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 14/00052/F: Two storey extension to dwelling | Snettisham |
| 27.12.2017 | 08.02.2018 Application Permitted | 17/02426/F | Mr T Gower 3 Golden Pheasant Drive Snettisham Norfolk PE31 7TL Single storey extension with materials to match existing | Snettisham |

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| 02.01.2018 | 20.02.2018 Application Permitted | 17/02422/LB | Mr J. Eaton The Coach House Snettisham House St Thomas Lane Snettisham Two storey extension to dwelling - revised design of reference 14/00053/LB | Snettisham |
| 11.01.2018 | 20.02.2018 Application Permitted | 18/00058/F | Mr & Mrs P Walsh 5 Jubilee Gardens Snettisham King's Lynn Norfolk Extension to form sun room | Snettisham |
| 02.11.2017 | 30.01.2018 Application Permitted | 17/02052/LB | Mr Sebastian Brunt Sutton House 33 Back Street South Creake Norfolk Listed building application for minor alterations to re-order property | South Creake |
| 01.12.2017 | 25.01.2018 Application Permitted | 17/02265/F | Mr Bryan Williams Whin Creake Barn Crockers Lane South Creake Norfolk Boot Room Extension | South Creake |
| 04.01.2018 | 08.02.2018 Application Permitted | 18/00023/F | Mr Ellington The Cottage Ferry Bank Brandon Creek Southery Construction of a detached garage | Southery |

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| 27.11.2017 | 13.02.2018 Application Permitted | 17/02217/RM | Mr Karl Tucker Hilltops 85 Nursery Lane South Wootton Norfolk Reserved Matters Application: construction of one dwelling (revised design) | South Wootton |
| 27.11.2017 | 25.01.2018 Application Permitted | 17/02222/F | Mr & Mrs A Goodchild 45B Castle Rising Road South Wootton King's Lynn Norfolk Extension and Detached Garage | South Wootton |
| 03.01.2018 | 07.02.2018 Application Permitted | 18/00006/F | Mr & Mrs Barnard 20 Ennerdale Drive South Wootton King's Lynn Norfolk Proposed porch extension | South Wootton |
| 04.01.2018 | 20.02.2018 Application Permitted | 18/00015/F | Mr Ryan Baker 12 Felbrigg Close South Wootton King's Lynn Norfolk Single storey side extension | South Wootton |

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| 05.01.2018 | 09.02.2018 TPO Approved | 18/00003/TPO | ben brown 32 The Birches South Wootton King's Lynn Norfolk 2/TPO/00432: T1 - T17: Silver Birches -These are all removals as per a site visit with Richard Fisher. Reasons for removal include, poor condition, poor form, proximity to buildings, and largely to allow the creation of an open space in which more suitable specimens can be planted. T18 - Scots Pine - Crown lift, allowing minimum 3m building clearance. T19 - T22 - Silver Birch - Lateral branch tip reduction on all four, lower branches becoming a nuisance for neighbouring property. | South Wootton |
| 16.01.2018 | 20.02.2018 Application Permitted | 18/00095/F | Mr D McMahon 15 Ennerdale Drive South Wootton King's Lynn Norfolk Demolition of flat roof garage and construction of single storey extension to east elevation and internal alterations | South Wootton |
| 04.12.2017 | 05.02.2018 Application Refused | 17/02277/F | W Connell Scariff Farm Stow Road Outwell Wisbech Conversion of barns to 3 dwellings | Stow Bardolph |

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| 02.01.2018 | 14.02.2018 Application Permitted | 18/00004/O | Mrs A Garner Land Between 231& 235 The Drove Barroway Drove Norfolk Outline Application: Two dwellings | Stow Bardolph |
| 04.09.2017 | 06.02.2018 Application Permitted | 17/01673/F | J J Sandberg Construction Ltd Stud Farm Church Road Terrington St John Norfolk Demolish farm buildings and construct new dwelling on Plot 1 (amended design) | Terrington St John |
| 12.10.2017 | 31.01.2018 Application Permitted | 17/01927/F | J J Sandberg Construction Ltd Stud Farm Church Road Terrington St John Norfolk Demolish farm buildings and construct new dwelling on plot 2 (amended design) | Terrington St John |
| 03.11.2017 | 05.02.2018 Application Permitted | 17/02062/F | Mrs MacCallum Fairfield School Road Terrington St John Norfolk Proposed Stable block and associated buildings to replace existing movable stables, the erection of a Manege including lighting to be used in association with the stables and the siting of a temporary Storage container until the Store rooms have been erected. | Terrington St John |

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| 28.11.2017 | 26.01.2018 Application Permitted | 17/02232/F | Mrs C/O Gail Robinson Scout Hut Old Church Road Terrington St John Wisbech Change of use to multi-functional building addition of nursery use (secondary) to existing scout use (primary) with new access and extension to existing car park | Terrington St John |
| 11.12.2017 | 02.02.2018 Application Permitted | 17/02328/F | Mr T Cooper Middlegate Main Road Terrington St John Wisbech Variation of condition 2 of planning permission 17/00678/F to change plans to incorporate the proposed single storey garden room to plot 2 | Terrington St John |
| 12.01.2018 | 20.02.2018 Application Permitted | 18/00070/F | Mr & Mrs C Mitchell Holly Lodge 110 School Road Terrington St John Norfolk Extension on rear of existing bungalow | Terrington St John |
| 04.01.2018 | 08.02.2018 Application Permitted | 18/00016/F | Mr Ryan Gunns 71C School Road Tilney St Lawrence King's Lynn Norfolk Dismantle/remove porch and conservatory, widen porch and extend to rear extension, erect single storey rear extension | Tilney St Lawrence |

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| 22.01.2018 | 09.02.2018 Application Refused | 15/00971/NMA_1 | Mr & Mrs Turner 67 Church Road Tilney St Lawrence Norfolk PE34 4QQ NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 15/00971/F: Provision of gable end to garage. | Tilney St Lawrence |
| 07.12.2017 | 01.02.2018 Application Permitted | 17/02304/F | Mrs Justine Watts Janis 176 New Road Upwell Wisbech Proposed extension to existing dog kennels and & 2no detached garages | Upwell |
| 13.12.2017 | 02.02.2018 Application Permitted | 17/02349/F | Stanford & Roberts 40 - 42 St Peters Road Upwell Norfolk PE14 9EJ Widen access to Nos 40 & 42 | Upwell |
| 15.08.2017 | 08.02.2018 Application Permitted | 17/01559/RM | M B Cousins Applegate House Walnut Road Walpole St Peter Norfolk Reserved matters application for the construction of dwelling | Walpole |
| 19.10.2017 | 09.02.2018 Application Permitted | 17/01959/F | Mr Luke Coleman Rose Cottage Mill Road Walpole St Peter Norfolk Replacement bungalow with detached double garage | Walpole |

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| 20.11.2017 | 06.02.2018 Application Permitted | 17/02181/F | Mrs Reeve Barn Rear To The Lodge Station Road Walsoken Wisbech Conversion of sections of existing barn footprint to create a dwelling and garage and change of use of land from agricultural to garden land | Walsoken |
| 10.11.2017 | 31.01.2018 Application Permitted | 17/02104/F | Mr T Hogan Rose Cottage Back Lane Wereham King's Lynn Extension to rear of existing dwelling | Wereham |
| 06.12.2017 | 31.01.2018 Application Permitted | 17/02299/F | Mr Daniel hill Little Acorns 161 St Pauls Road South Walton Highway Norfolk Construction of an agricultural building | West Walton |
| 17.01.2018 | 09.02.2018 Tree Application - No objection | 18/00010/TREECA | Mr Ian Cable 37 Church Road Wimbotsham King's Lynn Norfolk TREES IN A CONSERVATION AREA: T1- Robinia - Fell to ground levels. T2 - Magnolia - Reduce by up to 2m | Wimbotsham |

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| 22.12.2017 | 02.02.2018 Application Permitted | 17/02421/RM | Robertson Homes (East Anglia) Ltd Land At Church Farm Low Road Wretton Reserved Matters Application: Construction of three dwellings and garages | Wretton |
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