

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



Planning Committee

Agenda

**Monday, 9th April, 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, 9th April, 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 Monday 5 March 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.

9. DECISIONS ON APPLICATIONS (Pages 8 - 97)

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

10. DELEGATED DECISIONS (Pages 98 - 137)

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 **Thursday 12 April 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 6th April 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

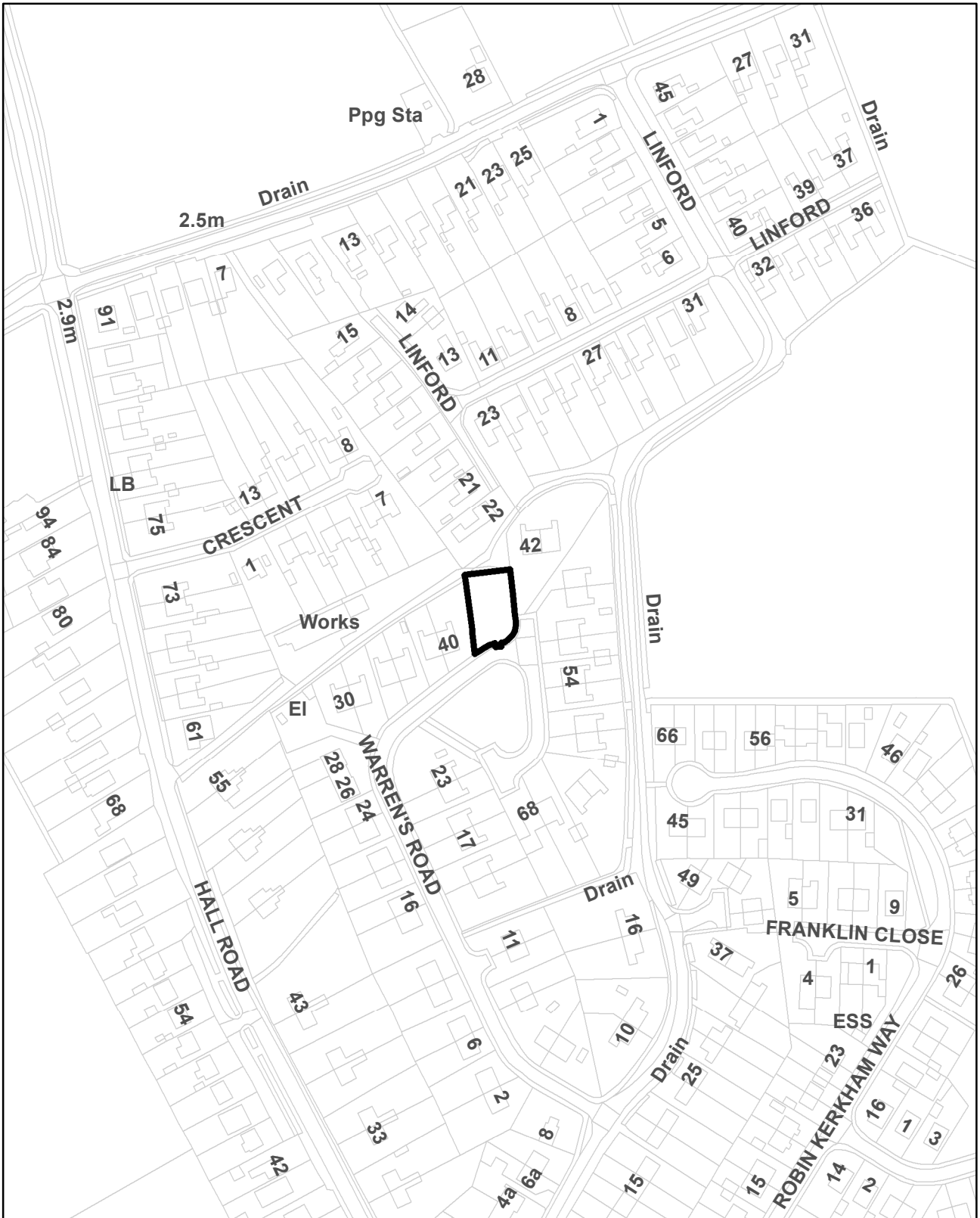
**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 9 APRIL 2018**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	OTHER APPLICATIONS / APPLICATIONS REQUIRING REFERENCE TO THE BOARD			
8/1(a)	17/01961/RM Land East of No 40 Warrens Road Reserved Matters Application for proposed development of one residential dwelling	CLENCHWARTON	APPROVE	8
8/1(b)	17/01709/F Land West of Fakenham Road Stanhoe Proposed Glamping Site	DOCKING	REFUSE	15
8/1(c)	18/00125/F Manor Farm Back Street Conversion and extension of workshop outbuilding to dwelling house, addition of workshop/plant room and associated works	GAYTON	APPROVE	28
8/1(d)	18/00021/F 15 Field Lane Gaywood Construction of a detached dwelling	KING'S LYNN	REFUSE	37
8/1(e)	18/00138/F Parish Council Land School Lane Development of parish council land to change use from allotment land to community car park	NORTHWOLD	APPROVE	48
8/1(f)	18/00024/F Surgery House Mill Road Erection of 3 x 4 bedroom dwellings	TERRINGTON JOHN	ST APPROVE	57
8/1(g)	18/00083/F Thornham Deli High Street Siting of marquee from 1st October to 30th April (retrospective)	THORNHAM	REPORT TO FOLLOW	

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1(h)	18/00188/F 14 St Johns Road Change of use of agricultural land to proposed commercial car park / new access (CDR Services) & garden and associated fencing	TILNEY ST LAWRENCE	APPROVE	68
8/1(i)	18/00066/F Land NW of Junction With Choseley Road And E of Track N of Orchard Cottage Main Road Proposed development to a small commercial holiday business to include six accommodation lodges, a reception lodge and proposed parking area near entrance	TITCHWELL	REFUSE	76
8/1(j)	17/01669/F Caravan At Hill Farm West Drove North Walpole St Peter Retention of mobile home	WALPOLE	REPORT TO FOLLOW	

17/01961/RM

Land East of No 40 Warrens Road Clenchwarton



1:2,500

AGENDA ITEM NO: 8/1(a)

Parish:	Clenchwarton	
Proposal:	Reserved Matters Application for proposed development of one residential dwelling	
Location:	Land East of No 40 Warrens Road Clenchwarton Norfolk	
Applicant:	Borough Council of King's Lynn & West Norfolk	
Case No:	17/01961/RM (Reserved Matters Application)	
Case Officer:	Mr Bryan Meredith	Date for Determination: 29 March 2018 Extension of Time Expiry Date: 13 April 2018

Reason for Referral to Planning Committee – The application is made on behalf of the Borough Council.

Neighbourhood Plan: No

Case Summary

The reserved matters application seeks permission for the construction of a residential dwelling at Land East of No 40 Warrens Road, Clenchwarton.

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

The site comprises of a rectangular plot that has outline permission granted, planning reference number 14/01752/O. Vehicular access to the site is provided by the existing Warrens Road.

Key Issues

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

Recommendation

APPROVE

THE APPLICATION

The reserved matters application seeks permission for the construction of a residential dwelling at Land East of No 40 Warrens Road, Clenchwarton.

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

The site comprises of a rectangular plot that has outline permission granted, planning reference number 14/01752/O. Vehicular access to the site is provided by the existing Warrens Road.

SUPPORTING CASE

This statement has been prepared by Trundley Design Services in support of the application to erect a detached chalet bungalow dwelling at land east of no 40 Warren Road, Clenchwarton.

The only item which has been significantly changed from the approval of the outline planning application is the scale of the dwelling; we have reduced the dwelling in size to provide an increased frontal amenity area.

The distance between the proposed dwelling and the neighbouring properties are great enough to not impact overshadowing or overlooking.

The dwelling is located towards the rear of the site so that it avoids building within on an existing easement area for an existing AWA drain.

PLANNING HISTORY

14/01752/O: Application Permitted: 03/02/15 - Outline application: proposed development of one residential dwelling - Land East of No 40 Warrens Road, Clenchwarton, Norfolk

05/02646/O: Application Permitted: 08/02/06 - Outline Application: construction of bungalow and garage - Land East of 40 Warrens Road Clenchwarton, King's Lynn, Norfolk

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Clenchwarton Parish Council supports the application.

Local Highway Authority: SUPPORT

In relation to the revised plan 17-L46-PL030B the Highways Officer recommended conditions be attached to the decision notice should the proposal be approved.

REPRESENTATIONS

One representation was received objecting to the proposal listing the following concerns:

- Building on this plot removes amenity land for the community to use
- Proposed plot would overlook neighbouring plots
- Building works would disrupt access to neighbouring sites
- Visibility splays inadequate

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

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

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

PLANNING CONSIDERATIONS

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

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

Principle of development:

The application site lies on the northern side of the settlement of Clenchwarton and is located within the development boundary, as shown on Inset G25 Clenchwarton of the Site Allocations and Development Management Policies Plan (SADMP) 2016. This proposal is for reserved matters for the construction of a dwelling, following the grant of outline permission. The principle of the proposed development is considered acceptable and is in accordance with Policy CS08 of the Core Strategy (2011) and Policies DM2 and DM15 of the SADMP. The principle of development was established by outline permission

14/01752/O and consents regarding retention of the land as amenity space cannot be supported.

Form and Character:

The application site is a rectangular plot of land facing onto Warrens road. The proposed dwelling is set centrally on the site. In addition the site is well screened by trees and vegetation and timber cladded fencing to the east and north of the site. It is the opinion of the Borough Council that the proposal would have little direct impact on the street scene and would not result in a harmful form of development.

Neighbour Amenity:

The dwelling would have minimal material impact upon the neighbours either to the east, north or west. There is adequate screening and distance between the proposed dwelling and the neighbouring properties to the east, north and west of the application site, so as to remove any harmful impact the dwelling may have on the neighbours.

The dwelling is sited further back on the site to accommodate adequate car parking for the dwelling. However the location of the dwelling will not overbear or overshadow neighbouring properties either. As a result of the above considerations and notwithstanding the representation submitted expressing concerns with the application, it is deemed that the impact of the proposal on neighbours is deemed acceptable.

The rear roof lights will directly overlook the rear garden and amenity space of the application site's rear garden. Due to the existing and proposed site boundary landscaping features there will be minimal overlooking of neighbouring properties from the rear roof lights which in any case are seeking to supply daylight to a bathroom, landing and en-suite. Furthermore the three dormer windows on the elevation roof will provide a view onto the amenity land in front of the properties located on Warren's Road, which is considered to be acceptable.

Access:

The central access point is proposed to access the site and the Highway Officer has commented that they have no objection to the principle of the development subject to conditions being attached to a recommendation of approval. The provision of visibility splays, areas of parking was conditioned at outline stage.

Flood Risk:

The site is located on land designated as Flood Zone 2 and 3 of the Environment Agency Flood Risk Maps. The finished floor level is set at +3.40 aOD which complies with the requirements set out in Condition number 7 of the outline permission reference number 14/01752/O. this approximately 0.5-0.7m above existing ground levels, but even with this raising; there would be limited impact on the neighbouring properties. With regard to land and surface water drainage, suggested condition 5 would ensure that the site drains properly without adversely affecting adjoining property.

Other material considerations:

One third party representation was received which raised concerns regarding visibility splays being inadequate, building works would disrupt access to neighbouring sites, overlooking of neighbouring sites and the proposal removes amenity and open space land for the community.

These matters are covered in the main body of the report. Any disruption during the build would be short term and dealt with under separate legislation.

CONCLUSION:

This is an application for reserved matters following the grant of outline permission in 2015 and for the reasons outlined in this report it is considered that the proposed development is acceptable, accords with the overarching aims of national and local policy and would not have a detrimental impact on the amenities of the locality. The proposal is therefore acceptable and accords with Policies CS08 of the Core Strategy 2011 and Policies DM2 and DM15 of the Site Allocations and Development Management Policies Plan 2016. It is therefore recommended that this application be approved subject to conditions.

RECOMMENDATION:

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

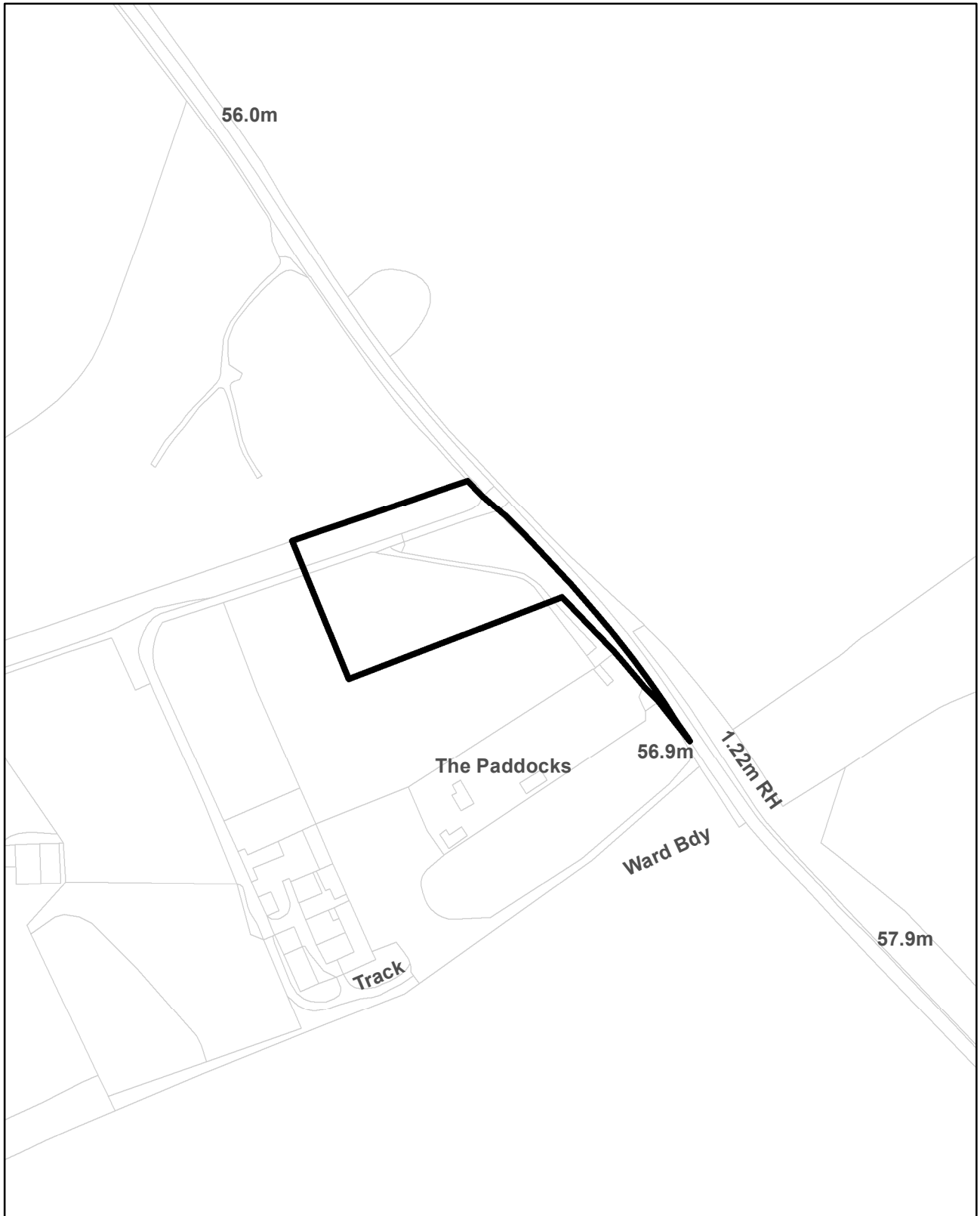
- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans titled:
 - Proposed Plans, Elevations, Site Plan and Location Plan, drawing number 17/L46-PL030B
- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition 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 (drawing number 17-L46-PL030B.) in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 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 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 3 Reason In the interests of highway safety.
- 4 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / 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.
- 4 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 5 Condition No development shall commence until full details of the foul and surface water and land 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.

- 5 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

17/01709/F

Land west of Fakenham Road Stanhoe



AGENDA ITEM NO: 8/1(b)

Parish:	Docking	
Proposal:	Proposed Glamping Site	
Location:	Land West of Fakenham Road Stanhoe Norfolk	
Applicant:	Mr. M. McGinn & Ms. S. Brooks	
Case No:	17/01709/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 17 November 2017 Extension of Time Expiry Date: 9 February 2018

Reason for Referral to Planning Committee – Called in by Councillor Morrison.

Neighbourhood Plan: No

Case Summary

The application site is located on the western side of the B1445, at Bircham Newton. The site is part of a larger field which is generally grassed and open in nature.

The main B1454 Fakenham Road forms the eastern boundary of the site. To the north is Dreamy Hollow Woodland Campsite and to the south is the remainder of the field within the applicant's ownership. Beyond the field boundary to the south is a private residential property. To the west is another part of the grassed field (outside the applicant's ownership) with a wooded area beyond. Residential properties in Monks Close are further west.

In policy terms the site is within open countryside.

Full planning permission is sought for the change of use from agricultural land to a 12 pitch glamping site with shepherd's huts, 3 additional shepherd huts for use as a reception building, shower block and toilet block, a detached warden's lodge with separate access and parking, a new vehicular access point onto Fakenham Road, 12 parking spaces, vehicular turning area, bin storage area, land banking/ landscaping and fencing.

Key Issues

Principle of Development;
Impact upon Visual Amenity;
Highway Safety;
Impact upon Neighbour Amenity; and
Other Material Considerations

Recommendation

REFUSE

THE APPLICATION

Full planning permission is sought for the change of use from agricultural land to a 12 pitch glamping site with shepherd's huts, 3 additional shepherd huts for use as a reception building, shower block and toilet block, a detached warden's lodge with separate access and parking, a new vehicular access point onto Fakenham Road, 12 parking spaces, vehicular turning area, bin storage area, land banking/ landscaping and fencing.

The proposal shows the new access onto the B1445, Fakenham Road at the south eastern corner of the site with visibility splays stretching 178m in both directions.

SUPPORTING CASE

The application has been supported by a Design and Access Statement, a Business Plan including profit and loss figures and a Supporting Statement. A full tree survey, arboricultural implications assessment and arboricultural method statement have been submitted during the course of the application.

The applicant also submits the following:-

'The proposal of 12 new shepherds huts and temporary wardens lodge situated at the above address has been warmly welcomed by local business and we feel having the temporary wardens accommodation is a vital part of the caretakers offering a first class service to our potential customers and general up keep of the site.

The local parish accepted the application for the site and they had no issues with the temporary warden's accommodation. Their only concern was that we work as per highways proposal for the entrance to the main road. All of which we have complied.

As a new business we have applied for a leader euro grant and again we have past the first stage application this grant is based on new local business like ours" setting up and helping provide rural areas with employment, with research that we have comprised into glamping and how it continues to grow in the UK this application / proposal we have submitted with our sensible and realistic business plan could really benefit the local community with employment and leisure activities.

The site itself will have a natural feel to it with native shrubs and soft planting; this will have minimal impact on the surroundings and again is welcomed by horticulturalist.

The accommodation is unique and will be bespoke to the area drawing customers nationwide to North West Norfolk, Helping others benefit from Range Farms initiative to take the lead in modern style glamping.

Families can come and enjoy our relaxed atmosphere and with friendly knowledgably local staff on hand Range Farm could become a reputable hot spot for years to come.'

PLANNING HISTORY

2/99/0571/CU: Application Permitted: 13/07/99 - Change of use from pig farm to stables/livery yard - Range Farm, Fakenham Road, Bircham Newton, Docking

RESPONSE TO CONSULTATION

Parish Council: Mixed decision – they support the application in principal and are happy with the proposed glamping site. The council would like to ensure that this application is dealt with under the same guidelines as a neighbouring site offering holiday accommodation. However, Docking Parish Council have huge safety concerns about adding a further entrance onto this stretch of the B1454 where cars are able to move at 60mph.

Bearing in mind that there is already an entrance for a camping site on this road and the 60mph speeds coupled with the limited visibility due to the winding nature of the roadway, the council consider that this will be a dangerous entrance to negotiate when entering and leaving the proposed site. The council needs to be assured by Highways that the entrance meets their requirements for visibility and safe entrance and exit of the site and highway.

The council would like to be reassured that the warden's property as indicated on the plan is in fact a mobile building the same as all the others on the site.

The council are happy to leave the final decision about this application to the Borough and highways for the reasons stated above.

Highways Authority: NO OBJECTION – however, require a legal agreement (S106) to be signed to establish the third party agreement to ensure third party land remains open to provide an unobstructed line of sight for 178m in both directions as measured from a setback distance of 2.4m of the proposed new access.

Environmental Health & Housing - Environmental Quality: NO OBJECTION – conditionally; recommend that planning conditions imposed regarding contamination

Environmental Health & Housing - CSNN: NO OBJECTION – conditionally; recommend that planning conditions imposed regarding foul and surface water drainage arrangements; restrictions on large group bookings; noise protection; outdoor lighting scheme; ancillary warden accommodation; concern is raised regarding the historic use of land for a firing range and excavations resulting in exposure of buried munitions; the proposed method for handling foul water will not be suitable on a seasonal camping site. As there is no mains drainage in this area, the remaining option is a cess pit, which can be emptied as and when required.

Arboricultural Officer: requires a full tree survey, arboricultural implications assessment and arboricultural method statement to BS 5837:2012

Environment Agency: No comment

NCC Trails Officer: NO OBJECTION on Public Rights of Way grounds as although Docking Footpath 2 is in the vicinity, it does not appear to be affected by the proposals.

REPRESENTATIONS

The application has been called to the Planning Committee by Cllr Morrison.

Representations from **2** third parties referring to the following:-

- Request the planning authority provides details of visibility splays and length of site lines together with correspondence from NCC Highways on the matter;
- The site is an old firing range and contains buried munitions.

- Our sites permission placed requirement upon us was to satisfy certain environmental concerns with regard to noise and light pollution. Please could you provide me with the environmental health officer's assessment of the impact regarding light pollution and noise? * The plans refer to a warden's lodge but does not refer to the use of this lodge.
- The application refers to shepherds huts but there is no detail on the size make and elevation.
- The unauthorised development this summer damaged our business with complaints from campers about the noise from our campers.
- I would appreciate it if you could read up on our application and compare it to this one with a view to advising us on likely change of uses for our site should this application be successful.
- Our planning conditions led us to develop a low noise and light pollution business which is now popular with campers. A busy trackway and Glamping site next to our site would prevent us continuing to operate as a quiet camping site.
- *A 9m wide band of 50yr old Woodland and scrub has already been removed without consultation or permission. This loss of amenity has impinged upon the privacy and quietness of two of our pitches affecting our income.
- When our planning application was submitted for a very similar development we were refused use of our easement as an entrance off the B1454. The new entrance required of us by highways established a safe minimum sight line to the blind summit and bend of 190m. The proposed new entrance onto the B1454 gives about half that distance.
- The relocation of the trackway to the proposed point is not within the gift of the applicant. The easement belongs to our company and we are taking legal action to have it restored to its original position and entrance onto the B1454.
- The new trackway cuts across our boundary for approx. 1m at the new unauthorised entrance onto the B1454. There is no agreement with the applicant to keep the line of sight required over our property, clear of obstacles.
- in order to improve visibility splays the applicant has dug up our easement without permission, moved the easement 9m up against our boundary, and claims it on the plans submitted as "existing" (OS and Google Earth shows the original position).
- If the plans were modified accordingly and our legal right of access accepted and the track restored to its original condition we would withdraw this part of our objection.
- As far as the Wardens accommodation is concerned we presented similar arguments to the planning committee and these were rejected. Not able to have a resident warden on site has significantly affected our turnover, ability to employ (most people can't afford to travel to such a rural location). Although we have permission for timber pods, yurts, and tepees, these units can cost up to £15,000 each and on a site with no resident warden, are prohibitive to insure.
- As a business established in 2012 and trading as a woodland and campsite since 2014 we would very much like to see a more flexible approach. If we were granted permission for a resident warden as an established business we could offer Security and greeting services for to the applicant on a purely business basis. Of course this would first require an amicable settlement to the blocked right of way issue.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM6 - Housing Needs of Rural Workers

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

- The key issues relevant to this application are:
- Principle of Development;
- Impact upon Visual Amenity;
- Highway Safety;
- Impact upon Neighbour Amenity; and
- Other Material Considerations

Principle of Development

In policy terms the site lies within land designated as countryside. The nearest settlement to the application site is Bircham Newton which is a 'Smaller Village and Hamlet' and as such it does not have a development boundary.

Nationally, the NPPF seeks to protect and enhance the natural, built and historic environment whilst contributing to the achievement of sustainable development. Paragraph 28 states inter alia:

“Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;

- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres...”

In the Core Strategy Policy CS06 states that in the countryside and rural areas the strategy will be to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife and its natural resources to be enjoyed by all. Development is therefore restricted to that appropriate in a rural area.

Tourism plays a significant role in the Borough’s local economy and the Council takes a positive approach to the development of tourism. The main tourist appeal is based on the unique natural environmental assets and the historic built environment. Locations for proposed holiday accommodation need careful consideration. Proposals for holiday accommodation should also provide for a range of accommodation which will continue to positively contribute to the local economy.

Policy CS10 states that opportunities to improve and enhance visitor economy will be promoted. Smaller tourism opportunities will be supported in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to the valuable natural environment.

The policy also states that the Council will permit the development of new tourism accommodation in rural areas provided it is located in or adjacent to villages and towns, it is of a high standard of design, will not be detrimental to the landscape and mechanisms will be in place to permanently retain the tourism related use.

CS12 refers that proposals to protect and enhance the historic environment and landscape character, biodiversity and geodiversity will be encouraged and supported.

Policy DM11 of the SADMP refers specifically to development of Touring and Permanent Holiday Sites. The preamble to the policy states that permanent holiday sites can have a significant impact on the landscape. It refers to the Core Strategy which seeks to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife and the importance of ensuring a correct balance between encouraging tourism and other policy aims of controlling development in the countryside.

This policy states that ‘proposals for new holiday accommodation sites or units or extension or intensification to existing holiday accommodation will not normally be permitted unless;

- The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;
- The proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and the historical and natural environment qualities of the surrounding landscape and surroundings; and
- The site can be safely accessed;
- It is in accordance with national policies on flood risk;
- The site is not within the Coastal Hazard Zone indicated on the policies map, or within areas as identified as tidal defence breach Hazard Zone in the Borough Council’s Strategic Flood Risk Assessment and the Environment Agency’s mapping.’

The proposed holiday development incorporates a detached warden's lodge with separate access and parking. This is shown to be a single storey park home and the floor plan shows it has all the facilities of a residential property. The applicant confirms this is proposed to be a temporary dwelling although requires the lodge to be used for all year round residential accommodation. For planning purposes therefore this warden's accommodation is treated as a new dwelling in the countryside.

As referred to above, the site is located within the countryside where restrictive development plan policies apply. In terms of new residential development the National Planning Policy Framework indicates that isolated new homes in the countryside should be avoided unless there are special circumstances including whether there is an essential need for a rural worker to live permanently at or near their place of work in the countryside.

Policy CS06 of the Core Strategy, which concerns development in rural areas, seeks to prevent unnecessary dwellings in the countryside. Policy DM6 refers specifically to housing needs of rural workers. To ensure that new development in the countryside is carefully controlled, the proposed approach is to ensure that new rural occupational dwellings are only permitted where it relates to a proven need for a worker to live near their place of occupation. The policy refers:

'Development proposals for occupational dwellings must demonstrate the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained. Proposals should show that the needs of the intended enterprise require one or more of the people engaged in it to live nearby'

With regard to temporary occupational dwellings the policy refers:

4. If a new dwelling is essential to support a new rural based activity, it should normally, for the first three years, be provided by a caravan, or other temporary accommodation.
5. New temporary dwellings should only be allowed to support rural based activities providing:

- a. The proposal satisfies criteria 3a and 3b above
- b. The application is supported by clear evidence of a firm intention and ability to develop the enterprise concerned (for example significant investment in new farm buildings is often a good indication of intentions);
- c. The application is supported by clear evidence that the proposed enterprise has been planned on a sound financial basis.'

Criteria 3a and 3b refer:

- a. 'a. there is a clearly established existing functional need, requiring occupants to be adjacent to their enterprises in the day and at night,
- b. The need could not be met by existing dwellings within the locality.'

The need for a dwelling-

The accommodation proposed is larger in scale than a typical caravan although is a temporary park home structure. However the functional need of residential accommodation has to be assessed. The applicant's case for warden's accommodation is based upon the scale of the glamping site (12 shepherd's huts), the fact that there are no buildings on site to convert into a residential unit and there is no affordable accommodation within the area for sale within a mile radius of the postcode.

The applicant confirms that they currently live 8 miles from the site but at this distance would only provide an ad-hoc service for customers. The applicant claims that being on site would bring benefits to be able to deal with the arrival of customers, departures, speculative customers, health and safety issues, provision of sundries for customers (newspapers, bread, milk etc.), provide appropriate security in this isolated location (rather than use of security lighting and security cameras) and cleaning and maintenance of the site.

However, the site would only provide a total of 12 shepherd huts. The submitted Business Plan states that:

'The business will be ready for operation in spring 2018. Upon attaining permission to proceed, work will commence at Range Farm in the Autumn of 2017. The site will be prepared for all twelve pitches, the site office & reception, the Wardens accommodation shower & toilet pitch, the communal area and the car park, yet the building work will be phased, with just five pitches, the shower & toilet pitch, Wardens accommodation and the car park being ready for opening. The remaining pitches, the site office & reception and the communal area will be completed during 2018. The full site would be completed and operational for the summer of 2019.'

Therefore for the first year just 5 shepherd huts will be available on site, with the site not operating to full capacity for approximately 18 months. It is accepted that the business could generate sufficient work to employ a warden, particularly during the summer months. However a full breakdown of the wardens' duties and the hours worked has not been submitted and no evidence as to why a satisfactory service could not be provided from the applicant's existing property just 8 miles away.

It is understood that as the applicant considers that there is a functional need based on providing a good customer service and security for the warden's accommodation to be on the site itself, however, no evidence has been presented on whether there are other existing dwellings in the locality that could meet the need. The applicant refers to there being no affordable housing to purchase within a mile of the postcode of the site but no details have been given for rental properties. Further it is considered that living just 8 miles from the site; the applicants could readily provide a reliable service to customers through regular visits to the site. They could also be on site within minutes should an emergency situation arise.

It is considered that most of the applicant's justifications for living on site, as listed above, can be dealt with by visits to the site at certain times of the day rather than demonstrating an essential need to be on site 24 hours a day, 7 days a week. The applicant claims they have a young family and visiting the site throughout the day to meet customers who arrive at different times would not be feasible. This, however, is a personal preference and does not amount to a genuine functional need of the business.

Similarly, site security is not justification on its own to relax well established countryside protection policies.

In terms of whether the enterprise has been planned on a sound financial basis, the activity is not currently in operation and therefore it cannot be demonstrated that it has been established at least three years or has made a profit. The application is supported by figures relating to financial viability of the business. The applicant expects a significant financial operating loss on the first financial year, to operate a small profit by the end of year 2 and estimates a gross profit of £52,002.00 at the end of year 3 before costs, leaving a net profit of £20,322.00. However, the figures do not give breakdowns as to the level of rental of the units so figures have not been broken down into for full or partial site capacity or summer and winter seasons. As these figures are projections they cannot be quantified.

Accordingly it is not considered an adequate case has been made to justify a dwelling, temporary or otherwise, within this countryside site, based on the limited scale of the enterprise, the lack of essential need to be on site 24 hours a day 7 days a week and the circumstances of the applicant who lives within minutes travelling time from the site.

During the course of the application the applicant has been asked if they would consider removing the warden's lodge from the application but they wished for the application to be considered in its entirety.

During the course of the application third party comment was made that a warden's lodge was not permitted for a similar scale camping enterprise at Dreamy Hollows which adjoins the application site to the north. Each case is considered on its individual merits; however, there are similarities with the scale of both commercial enterprises. In the case of Dreamy Hollows it was also found that a warden's lodge at Dreamy Hollows could not be supported in policy terms as there was no functional requirement (lpa ref: 12/01232/FM).

In summary it is not considered that the application complies with countryside policy referred to above and therefore in principle cannot be supported.

Impact upon Visual Amenity

The 15 shepherds' huts for accommodation and services (12 for rent and one each for office, shower facilities and toilets) and the park home are all single storey structures set across the site. The three service huts are set in a cluster towards the front of the site but the remaining units are spread across the site. The warden's lodge is set at the back of the site.

Views into the site from the B1454 are currently apparent due to the sparse nature of the roadside hedgerow. However, the plans show a degree of land banking and tree planting along the front of the site with the vehicle parking and turning set behind. A second row of planting is shown to screen the vehicles from the shepherd's huts.

The layout and landscape plans show that the proposed use could be achieved without significant harm to the qualities of the wider landscape. Subject to appropriate planning conditions the amount of tree and hedgerow planting could be considered to visually enhance this landscape.

In summary, subject to appropriate conditions, it is considered that the proposed scheme is not likely to result in such significant harm to the environment and landscape character to warrant refusal of the planning application.

Impact upon Neighbour Amenity

By virtue of the modest scale of the proposal and the distances between the sites and neighbouring properties, it is not considered that any harm would be caused to residential amenity.

Highway Safety

The application proposes a new vehicular access from the B1454 to the south eastern corner of the site.

Now that additional information has been submitted regarding visibility splays the Highways Authority raise no objection to the proposal. However, this is conditional upon the lengthy 178m visibility splays in both directions along the B1454 being retained free from obstruction.

Given that some of the land required to achieve the visibility splays is within the ownership of third parties it will be necessary for a legal agreement (S106) to be signed to establish the third party agreement to ensure that the third party land remains open to provide the required unobstructed line of sight for 178m in both directions, as measured from a setback distance of 2.4m of the proposed new access.

At the time of writing the applicant has agreed to provide this legal agreement but a draft has not yet been received.

Third party objection has been received referring to the length of visibility splay required by the Highways Authority and how it compares with an adjoining site. However, this is considered on a case by case basis and the appropriate visibility for that particular stretch of road.

Other Material Considerations

The Council's Environmental Quality team raise points in relation to contamination, although they are satisfied that this can be safeguarded by condition.

Comments from Environmental Health and third parties have referred to munitions which may be present on the site due to the historic use of the site as a part of a former RAF firing range. This proposed use would result in some underground works for utilities but otherwise the proposed shepherd's huts are placed above ground. The contamination conditions suggested by the Environmental Quality team would provide the necessary information on previous land uses.

The Council's CSNN team request a number of conditions; however it is not considered appropriate to attach a condition regarding noise protection. The site is sufficiently far enough away from neighbouring residential properties in addition it is noted that there would be road traffic noise generated by the traffic on the main road. It is therefore not considered that this is a reasonable request.

Third party objection also raised concerns regarding the impact of a busy glamping site on their neighbouring quiet camp site. However, the two uses are the same, in that both sites would offer holiday accommodation in the countryside. They are, therefore, deemed compatible neighbouring uses and there is no requirement for restrictive noise conditions in this case.

With regard to foul sewage the application has been changed to provide a cesspit in line with CSNN advice.

The applicant has referred to the use of low level lighting but details of this could be controlled through planning condition.

The site is currently part of a grassed field with some trees on site and in the vicinity. The application has been considered alongside Natural England's standing advice for protected species. The site does not fall within any buffer zones of any nature conservation protected sites. In this case, given the circumstances of the site and the nature of the proposal there was no requirement for an ecology report.

In response to original comments for the Arboricultural Officer a full tree survey, arboricultural implications assessment and arboricultural method statement to BS 5837:2012 have been provided. These show the retention of three trees on the site and a revised layout plan to accommodate them.

The NCC Trails Officer confirms that the proposal will not impede any Public Rights of Way.

Third party objection has been made to the erosion of neighbouring rights of access and easements across the land. However, these are civil matters which are outside the remit of planning legislation.

Third party objection has been made to the removal of trees which impacts upon the wooded nature of the neighbouring camping business. However, if the trees are on private land and are not protected by any form of planning legislation then their removal does not require consent and there has been no planning breach.

Third party objection has been made to the noise from works on the application site during tree removal and other works. However, these are temporary situations and, as referred to above, the proposal use would be compatible with the neighbouring site, raising no noise amenity issues.

The application would generate a fee of £50 per unit plus £50 administration fee for the Habitat's Regulation Monitoring and Mitigation Tariff if permitted. The applicant has submitted heads of terms for a unilateral undertaking to this effect should planning permission be forthcoming.

CONCLUSION

Planning policies, at national and local level, provide scope for tourist and leisure related developments to achieve social and economic benefits, subject to appropriate controls. In this case, the proposed development is related to tourism and is proposed for seasonal occupancy.

The proposed scale of development, in combination with the retention of the trees and level of proposed planting on the site, ensures that the proposal should not result in harm to the visual amenity of the area.

NCC Highways have confirmed that subject to a Section 106 being secured and conditions being attached to achieve the required visibility splays they no longer object to the proposal.

No objection in principle is raised in relation to the use of the land for camping, which is shown to be appropriate for this site. However, the application includes on-site residential accommodation and the applicant has not demonstrated that there is a genuine functional need in policy terms to justify a relaxation in the well-established countryside protection policies.

Taking into account the above it is recommended that this application is refused.

RECOMMENDATION:

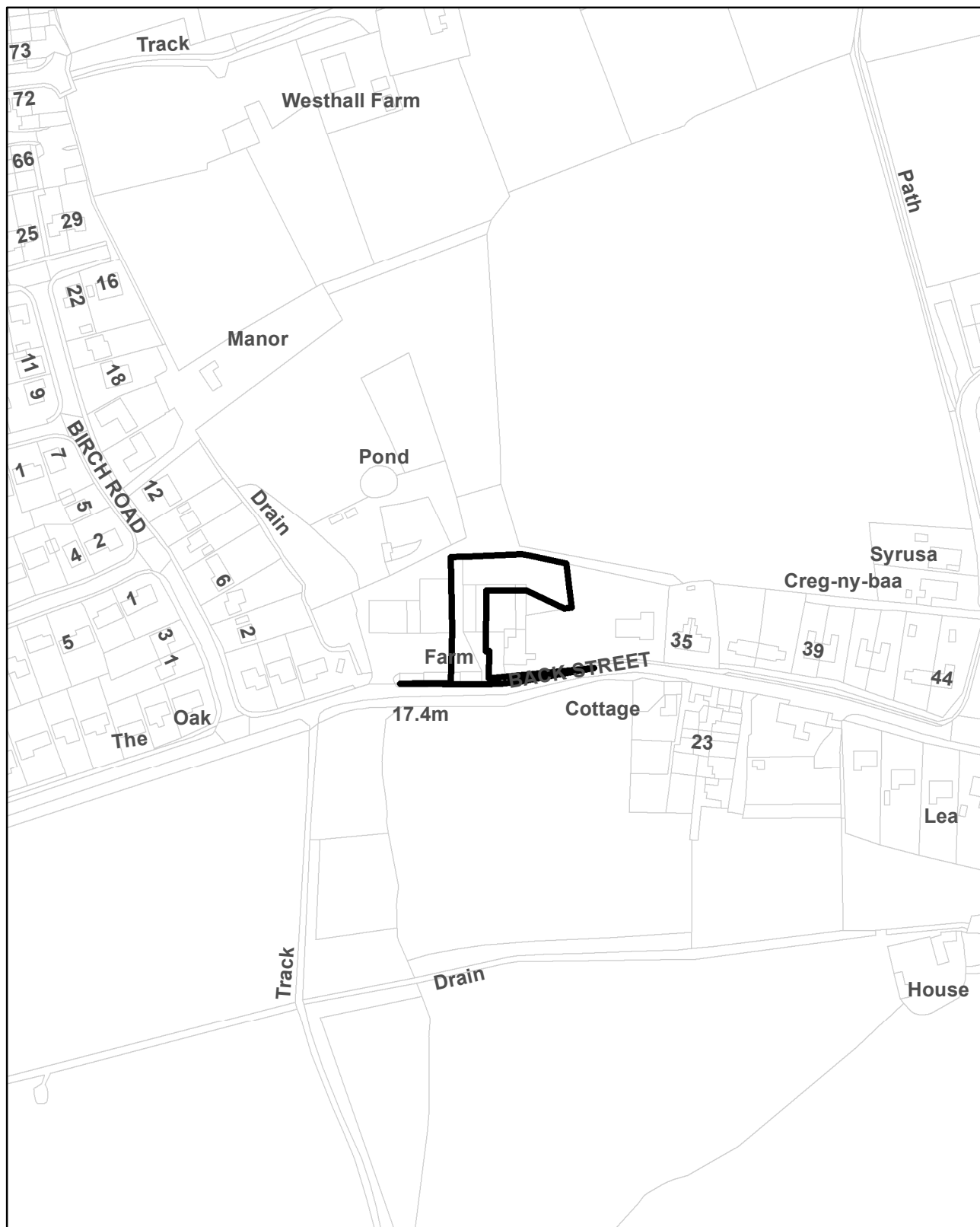
REFUSE for the following reason(s):

- 1 Based on the information submitted as part of this application it has not been demonstrated that there is a functional requirement for the construction of warden's accommodation in association with the proposed campsite, and therefore the accommodation proposed is aimed at meeting the applicant's personal needs and preferences rather than the operational requirement of the enterprise. The proposal therefore fails to accord with the provisions of the National Planning Policy Framework,

and represents unjustified residential development in the countryside contrary to Core Strategy Policies CS01, CS02, CS06, CS09 and Development Management Policies DM2 and DM6.

18/00125/F

Manor Farm Back Street Gayton



AGENDA ITEM NO: 8/1(c)

Parish:	Gayton	
Proposal:	Conversion and extension of workshop outbuilding to dwelling house, addition of workshop/plant room and associated works	
Location:	Manor Farm Back Street Gayton King's Lynn	
Applicant:	Mr & Mrs A Beales	
Case No:	18/00125/F (Full Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 19 March 2018 Extension of Time Expiry Date: 16 April 2018

Reason for Referral to Planning Committee – The applicant is Councillor Beales.

Neighbourhood Plan: No

Case Summary

The application site comprises a detached barn associated with Manor Farm House, situated on the northern side of Back Street, Gayton.

Full planning permission is sought for the conversion and extension of the outbuilding to a dwelling house and associated works.

Gayton is classified as a Key Rural Service Centre.

Key Issues

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

Recommendation

APPROVE

THE APPLICATION

The application site comprises a detached barn which is currently used as a workshop associated with Manor Farm House. It is situated on the northern side of Back Street, Gayton. The barn is constructed of red brick, chalk and flint walls with a red pantiled roof.

Redundant agricultural buildings lie directly to the west of the site which relate to Manor Farm; arable land to the north. This land has outline planning consent (15/01888/OM) for 40 dwellings and is an allocated site under Policy G41.1 of the SADMP.

There is a disused traditional cart shed bounding the road frontage to the west and part of it sits within the application site. This is proposed to be demolished under application 15/0188/OM.

This application proposes to extend and convert the outbuilding workshop to a residential dwelling house. The building will be extended to the front and eastern side comprising a flat roof design with timber cladding. The eastern flank elevation of the new dwelling will form the dividing boundary between that and the donor dwelling; Manor Farm House. The eastern elevation will be constructed of red brick with chalk and flint.

A 1.8m horizontal timber slatted fence is proposed along the western boundary. The existing low level brick wall to the front of the site and to the front of Manor Farm House is proposed to be demolished and re-built slightly further back to provide adequate visibility.

The existing access to the front of the site will be utilised to serve both the new dwelling and the donor property. The demolition of the existing cart shed will provide better visibility at the access and room for parking provision.

The application site forms an 'L-shape' as it wraps around the back of the donor dwelling. The area to the north behind Manor Farm House will comprise private amenity space for the proposed. A garden shed / plant room is proposed to the north-west of the site.

SUPPORTING CASE

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

"The proposed conversion of the barn at Manor Farmhouse has been carefully thought out to provide a new home from an existing building whilst not compromising the farmhouse.

The farmhouse will donate a modest area of outside space and the barn itself to the barn curtilage, but will still sit in a plot of just over one third of an acre which includes a densely planted and well maintained cottage garden, courtyard garden and parking for at least four cars with an ample turning area.

Agreement has been reached with the current neighbouring landowner to add a small area of the former farm yard to the barn curtilage mainly to the west of the barn and to square off the front garden, car parking area. Once developed, the barn will also sit on a plot of just over one third of an acre and will benefit from car parking for at least four cars, a turning area, good sized garden and amenity areas. A revised highway access will be constructed as part of the proposal which will serve both properties and will be a great improvement over the existing access. Visibility from the existing access will be improved by demolishing the garden wall to the east and a roadside cart shed building to the west.

The garden wall was damaged in recent years when a car crashed into it, and there is a significant lean towards the road which would mean rebuilding at some stage in the future. The intention under this proposal is to demolish the wall, retain and reuse all the original bricks and carefully re-site the wall closer to the house enabling a full vision splay to the east. Once finished, the garden wall will be rebuilt, steps to the front of the house will be added and the front gravel garden largely retained which will all serve to frame the view of the very pretty cottage front to the farmhouse.

The cart shed to the west is in very poor condition, is redundant in agricultural terms and has planning permission to be demolished under planning ref. 15/01888/OM granted 4th August

2016 for 40 dwellings on the Local Plan 2016 allocated site at adjacent Manor Farm. Separate agreement has been reached with the owner of the cart shed to demolish it to benefit this application (whilst respecting the conditions of 15/01888/OM), set aside the pantiles for the owners use and reuse all other materials within the development of the barn. This will allow a full vision splay to the west.

An important further benefit of moving the garden wall away from the road and demolishing the redundant cart shed is to allow space for future provision of a footpath. The proposed new school, if approved, requires the construction of a new footpath in the area of Back Street across the frontage of Manor Farm and stretching to Woods House that is currently without a footpath. If the garden wall remains in its current position, there is a very tight pinch point where the footpath is adjacent to it. The proposed visibility splay would enable a greatly enhanced footpath width whenever one is provided in future.

Boundaries with neighbouring properties have been carefully considered. The western boundary (adjacent to what is now a redundant farm yard and housing in future), will be a contemporary wooden slatted fence giving privacy up to circa 1.8 metres (6 foot) with circa 0.6M (2 foot) or so atop that which will provide light screening and habitat for climbing plants. The eastern boundary with the farmhouse will be a brick wall the same height as the existing north wall of the farmhouse courtyard garden and only the barn roof will be visible (as now) from the farmhouse. The new wall will be constructed of brick, flint and chalk lump (reclaimed from the demolished cart shed) to mirror the walls of the existing courtyard garden and the existing character and feel of the farmhouse will remain.

The barn conversion itself is a fusion of contemporary architecture and the traditional construction of the existing barn. The barn will benefit from an open plan living area, will be well insulated and as energy efficient as possible to provide a sustainable and very pleasant environment in which to live. The low roof lines of the proposed extensions mean there is very little visual impact upon the farmhouse or other future neighbours. Garden and amenity areas have been carefully thought out to allow planted areas to complement the built environment and create pleasant and attractive surroundings to both the barn and farmhouse.

The addition of modern elements to older buildings is a method recognised and often encouraged by Historic England to ensure older buildings remain in use and they remain in good repair, whilst providing a clear distinction between the original building and later additions.

In discussions with the owner of the neighbouring farm yard, it is likely that demolition of the redundant cart shed as part of this application (if approved) will lead to simultaneous demolition of the asbestos farm buildings (subject to conditions of planning ref. 15/01888/OM) adjacent to the traditional barn which is the subject of this application.

In summary, this is a carefully considered application which offers the following benefits:-

- Reuse of a traditional building.
- Creation of new housing.
- Provision of improved highways access for the existing farmhouse as well as proposed barn conversion.
- Demolition of redundant buildings in poor condition.
- Betterment of the public realm in facilitating extra space for future footpath provision”.

PLANNING HISTORY

15/01888/OM: Application Permitted: 04/08/16 - Outline application: Residential development for 40 dwellings, associated estate road access onto Back Street and demolition of existing farm buildings - Land At Manor Farm, Back Street, Gayton

12/01450/LDE: Would be Lawful: 19/11/12 - Certificate of Lawful Development: Evidence of use of land for garden land - Woods Farm House, Back Street, Gayton

04/01081/F: Application Permitted: 07/07/04 - Single and two storey extensions to dwelling - Manor Farmhouse, Back Street, Gayton

10/01893/F: Application Permitted: 19/01/11 - Single Storey extension and alterations to existing house and garage - Manor Farmhouse, Back Street, Gayton

2/03/1295/F: Application Permitted: 31/07/03 - Extension to dwelling - Manor Farm, Back Street, Gayton

2/00/0870/CU: Application Permitted: 18/07/00 - Change of use from agricultural building and land to residential including alterations - Manor Farm House, Back Street,

RESPONSE TO CONSULTATION

Parish Council: No comments received.

Highways Authority: **NO OBJECTION** conditionally.

Arboricultural Officer: **NO OBJECTION.**

Environmental Health & Housing – Environmental Quality: No Comments To Make.

Environmental Health & Housing –CSNN: No Comment To Make.

Environment Agency: No Comment To Make.

REPRESENTATIONS

No third party representations received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS06 - Development in Rural Areas

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

G41.1 Gayton - Land north of Back Street

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

PLANNING CONSIDERATIONS

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

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

Principle of Development

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

The northern part of the application site (behind the donor dwelling) forms a small part of Gayton’s site allocation G41.1 within the SADMP Plan 2016. However, this part of the site allocation was not included within the Outline approval for 40 dwellings in 2016 (15/00444/OM).

Subsequently this section of land in question is technically available and is allocated for residential development, therefore the principle of the proposed development is considered acceptable subject to other policy and material considerations.

Form and Character

The proposed new dwelling involves part conversion and part extension, meaning that its impact on the form and character of the area will be minimal. The existing building, which was once a traditional farm building, has an established domestic use which is ancillary to

the donor dwelling. It is structurally sound to be converted into a dwellinghouse and its use as residential will be compatible with the character of the area.

The proposed extension to the front of the outbuilding has regard for the building line along Back Street. Whilst the physical alterations and extensions are modern in design and appearance, they are quite modest and complement the traditional fabric of the existing building. The eastern flank wall of the new dwelling, which forms part of the site boundary, will be constructed of traditional materials to match those on the western flank elevation.

Landscaping is proposed around the site to soften the appearance of the proposed development. The extension of the garden curtilage to the north will have no adverse impact upon the character and appearance of the countryside given that outline planning permission has been granted for 40 dwellings to the rear of the application site.

Highway Safety

Following the submission of amended plans altering the parking layout, the Local Highway Authority raises no objection to the proposed development on highway safety grounds, subject to standard conditions.

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.

Drainage:

It is proposed to dispose of surface water by way of a Soakaway and the proposed dwelling will be connected to the Mains Sewer for foul sewage.

Amenity:

Other than the donor dwelling, there are no neighbouring properties currently that would be affected by the proposal in terms of overlooking or overshadowing. Notwithstanding the fact that it is the donor dwelling which neighbours the site, the proposed dwelling would cause no disamenity issues to the occupants of Manor Farm House.

CONCLUSION

It is your officer's opinion that the proposed conversion and extension to the outbuilding to form a new dwelling house is acceptable in terms of its location and relationship with neighbouring properties, design and appearance and its impact upon the street scene. There is no highway or residential amenity issues.

In light of national and local planning policy and other material considerations, it is recommended that this application be approved subject to conditions.

RECOMMENDATION:

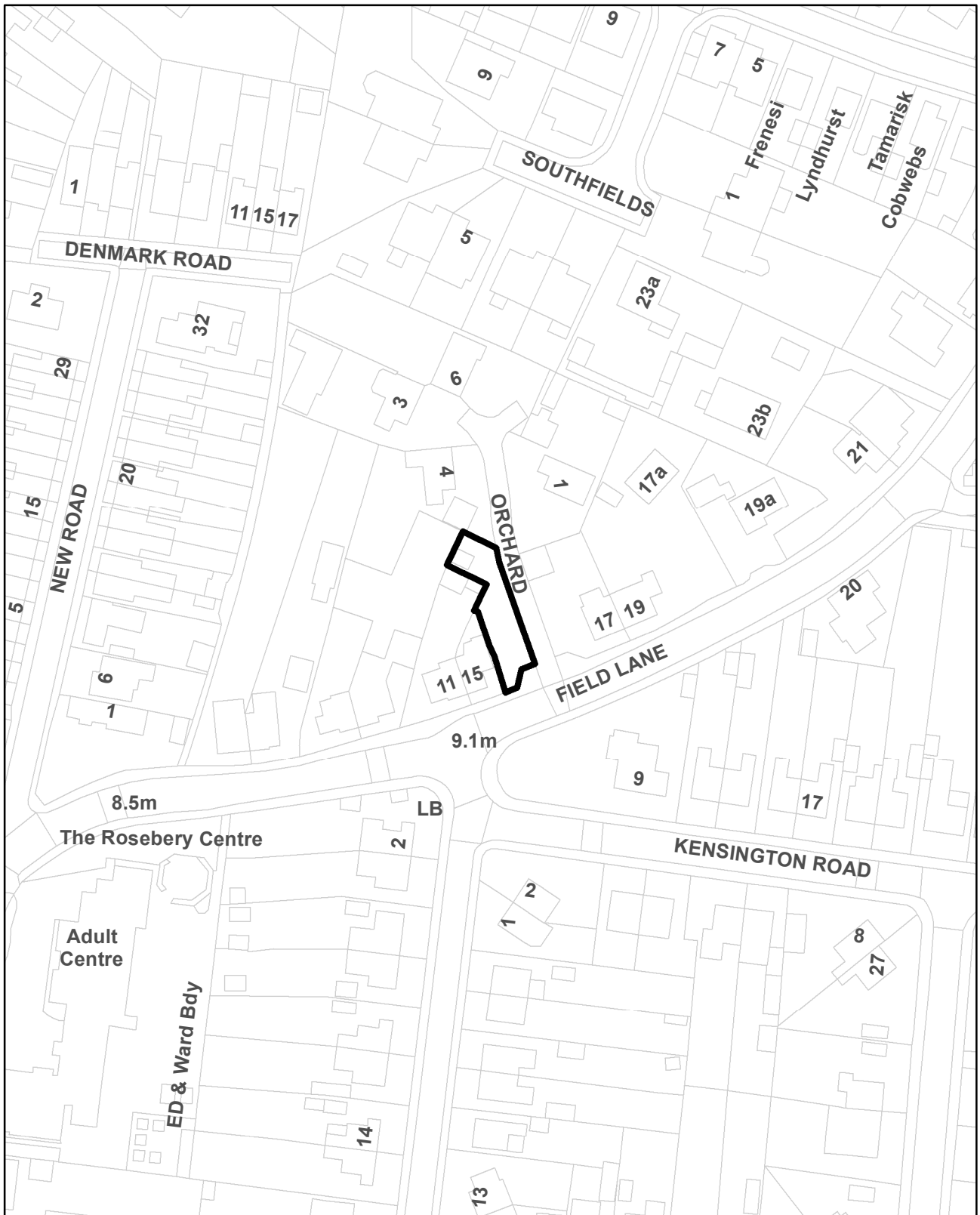
APPROVE subject to the imposition of the following condition(s):

- 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 as amended; BEA01.01.02.A and BEA01.01.03.D.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition All landscaping works shall be carried out in accordance with the approved plans prior to the occupation of the development. Any trees or plants that die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 4 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 Condition Prior to the first occupation of the development hereby permitted, the vehicular access (indicated for improvement on drawing Nos. BEA01.01.02A and BEA01.01.03D) shall be upgraded/ widened to a minimum width of 5 metres in accordance with the Norfolk County Council residential access construction specification for the first 2 metres as measured back from the near channel edge of the adjacent carriageway. 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.
- 5 Reason In the interest of highway safety and traffic movement.
- 6 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 7 Condition Prior to the first occupation of the development hereby permitted, a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

7 Reason In the interests of highway safety.

18/00021/F

15 Field Lane Gaywood King's Lynn



AGENDA ITEM NO: 8/1(d)

Parish:	King's Lynn	
Proposal:	Construction of a detached dwelling	
Location:	15 Field Lane Gaywood King's Lynn Norfolk	
Applicant:	Messrs Dickerson And Barlow	
Case No:	18/00021/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 11 April 2018

Reason for Referral to Planning Committee – Called in by Councillor Middleton.

Neighbourhood Plan: No

Case Summary

The application site lies within Gaywood/Newlyn Area of Kings Lynn.

It contains a two storey semi-detached dwelling with side garden and off road parking.

The proposal seeks consent for the erection of 1 detached dwelling within the garden area of 15 Field Lane Gaywood.

Key Issues

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

Recommendation

REFUSE

THE APPLICATION

The application site lies within the Gaywood/Newlyn area of Kings Lynn and forms the garden area to no.15 Field Lane Gaywood. 15 Field Lane is opposite the junction of Gloucester Road and Field Lane.

The properties in the locality are of mixed form and character. Whilst predominantly two storey, with the odd single storey infill dwelling evident on Field Lane, the properties are

terraced (Denmark Street), semi-detached – Gloucester Road and Field Lane or detached (Field End Close and the cul-de-sac immediately adjacent Orchard Gardens). Gloucester Road properties are ex-authority two storey red brick properties, with the other properties in the locality finished in red brick/render or solely render.

No.15 is a two storey semi-detached property with rendered finish and pantile roof with the property benefiting from off-road parking.

The proposal seeks permission to develop to the side of no.15 Field Lane, within the garden area, 250m², which is of an irregular shape, to provide a two storey hipped roof detached dwelling that scales 6.6m to ridge x 5.5m wide x 9m deep. The property will be mainly rendered and have pantiled roof. Design features include a canopy porch and timber boarding under the first floor window to bedroom 3 at first floor.

A shared vehicular access providing two parking spaces to both the proposed and donor property is detailed.

SUPPORTING CASE

The agent has not provided a supporting case.

PLANNING HISTORY

17/01458/F: Application Withdrawn: 18/09/17 - Construct new low energy dwelling

17/01459/F: Application Permitted: 31/10/17 - Proposed side extension and renovation of cottage

17/01222/F: Application Withdrawn: 22/08/17 - Extension and alterations to existing cottage and construction of new dwelling

17/00778/F: Application Refused: 14/06/17 - Renovate cottage and construct 1no. detached dwelling

16/00944/F: Application Refused: 20/07/16 - Renovate cottage and construct 2no. dwellings
Appeal Dismissed 13/12/16;

RESPONSE TO CONSULTATION

Parish Council: NA

Highways Authority: NO OBJECTION

Cadent Gas: NO OBJECTION, but wishes to draw the attention of the developer to there being a low pressure pipeline that runs across the proposed driveway

Environmental Health & Housing – Environmental Quality: NO OBJECTION

REPRESENTATIONS

No representations received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

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
- Planning History
- Form and Character
- Impact upon Neighbour Amenity
- Highway Safety
- Any other material consideration

Principle of Development

The proposal seeks consent for the erection of a detached dwelling within the Newlyn area of Kings Lynn.

The site is contained within the development boundary of King's Lynn thus the proposal could be supported in principle subject to other material considerations.

Planning History

The site has had recent relevant planning history.

Planning application 16/00944/F for the extension of 15 Field Lane and construction of 2 dwellings was refused and dismissed on appeal, APP/V2635/W/16/3158076. A copy of the appeal decision is attached to this report.

The application sought consent for the extension to the existing property to then attach a pair of semi-detached two storey dwellings. The dwellings would have a small amenity space and including the donor property and the 2 new proposed properties, parking would be at the rear of the site.

The application was refused on two grounds:-

1. The subdivision of field lane would be contrary to the built characteristics of the locality. The subdivision of the plot leaves the donor property and proposed properties with little amenity space contrary to the amenity spaces afforded to the properties in the vicinity. Not only were the amenity spaces small but the donor property amenity is awkward in shape. The proposal therefore advocates an overdevelopment of the site.
2. The proposal does not incorporate adequate on-site vehicular parking and manoeuvring facilities to the standard amenity required by the Local Planning Authority. The proposal, if permitted, would therefore be likely to an undesirable increase in on-street parking to the detriment to highway safety.

The inspector dismissed the appeal. Whilst, the Inspector identified that there is a variation in terms of the layout of the development in the locality, most of the dwellings occupy good sized gardens and the proposed layout would limit the space available for the rear gardens to the dwellings. This resulted in a very high density of development and would give a crowded appearance. Additionally the layout resulted in a small garden area for the existing dwelling that that would be disturbed by car manoeuvres accessing the parking court to the rear.

The appeal was also dismissed on highway grounds as there would be likely to be on street parking, as the proposal did not provide parking spaces to the size required by Norfolk County Council.

A subsequent application, 17/00778/F, for 1 dwelling was submitted which albeit removed the parking from the rear by providing a shared access and parking arrangement to the front and this was refused for 3 reasons. Firstly, it proposed a layout that was considered to be of poor design, as it resulted in a small awkward private amenity space for the donor property. Secondly, the scale and position of the detached dwelling caused overbearing and overshadowing issues upon the donor property and thirdly, the layout did not provide adequate onsite parking and turning facilities. NCC Highways required parking spaces to the appropriate size and an 8m x 8m turning area.

Another application was submitted, 17/01459/F, which proposed a similar dwelling to that considered previous but with a pitched roof. The application was withdrawn under officer's advice that the proposal still resulted in a poor standard of amenity for the donor property and a convoluted parking arrangement (although NCC highways at the point of withdrawal did not officially object).

It is evident that a number of attempts have been made through various applications to get a scheme that is acceptable on the site. This application has sought to resolve the issue of overbearing and overshadowing issues of the previous refusal by proposing a hipped roof

and an adequate parking and turning arrangement. These issues are considered in the remainder of the report.

Form and Character

Whilst it is considered that the appearance of the property and its scale is visually acceptable in the street scene, the Inspector concluded during the appeal of 16/00944/F that for the most part the dwellings in the locality occupied good sized gardens. It is considered that this proposal whilst resulting in an acceptable garden space for the proposed property, still leaves an usually small garden area for the donor property. As a result the development still gives a crowded appearance, which was a reason why the previous appeal albeit for two dwellings was dismissed.

Impact upon Neighbour Amenity

Notwithstanding the hipped roof and the height to ridge of 6.6m, it is considered that the proposed dwelling with 8m of its western elevation over two storey scale at 2.6m from the shared boundary of the donor property, would cause overbearing and overshadowing issues upon the donor property's amenity space, to a degree that would warrant a refusal of the application.

In order to avoid overlooking into the donor property's amenity area, the internal layout of the property has restricted windows at first floor to the rear and front elevations only. The rooflight in the western elevation roofslope is located at 1.7m above floor level, thus avoiding any potential overlooking from that particular window. Outlook from the front windows is over the shared parking and turning area and towards a bungalow on Kensington Road. The separation between the front of the proposed property and this neighbour's rear and side private garden is 18.7m, which is adequate.

The nearest neighbour in Orchard Gardens, no.1, is separated from the rear elevation of the proposed property by 20m. This separation distance avoids any detrimental overlooking, overshadowing or overbearing issues being experienced by these neighbours.

The neighbour to the east of the site, no.17 Field Lane, is separated from the proposed property by the road that serves the properties in Orchard Gardens and their own driveway/parking area. The proposal results in a property to property separation of 12.5m with this neighbour. To refuse the application on the overbearing and overshadowing issues upon 17 Field Lane in these circumstances would be unreasonable. Outlook from the easternmost window at first floor in rear elevation of the proposed property will afford outlook at 45 degrees over the very rear of 17 Field Lane's garden. This would not warrant a refusal on overlooking grounds.

The western most window at first floor on the rear elevation will look over sheds and outbuildings at the rear of no.11 Field Lane and the very rear of no.9 Field Lane (no. 11 adjoining neighbour to the donor property and no.9 further to the west) and not down into these neighbour's private amenity spaces. At its closest point the proposed dwelling is 3.6m from the eastern boundary of 11 Field Lane, extending to 10.3m. Whilst this is a close relationship with No 11, the donor properties intervening rear garden separates no.11 from the property.

Highway Safety

The last application for a dwelling on the site was refused due to lack of parking and turning facilities and inadequate on-site parking.

The plans that form part of this application now show a shared parking and turning facility with the donor property, and adequate parking provision. Whilst the highways officer has a preference for the property to be handed to provide easier turning manoeuvres on the site, the officer would not object to the proposal as submitted.

Other Material Considerations

The Environmental Quality team has no objection to the proposal and do not wish to impose any contamination conditions. It is noted in their response that the Environment Agency should be consulted in respect to the pollution of groundwaters. In response to being consulted about the application, the Environment Agency note that the site lies over a principal aquifer, but they do not consider that the proposal is high risk, in terms of the potential pollution of this aquifer. They do however note that the proposal should not have sustainable urban drainage systems that are greater than 2.0m below ground level, as there could be the potential to pollute the groundwater.

Cadent gas has no objection to the proposal, but wishes to draw the attention of the developer to there being a low pressure gas pipeline that crosses the front of the site. An informative can be attached to the decision notice in this regard.

CONCLUSION

Members will need to consider whether this proposed dwelling has addressed the issues of the dismissed appeal and the previous refused application.

It is your officer's opinion that whilst the highways reason to refuse the application has been addressed, the proposal still results in an overcrowded development of this awkwardly shaped site, to the detriment of the amenities of the donor property and contrary to the character of development in the locality, where properties generally have good sized garden areas.

It is noted that a hipped roof is proposed and the ridge height of the property is only 6.6m to ridge, but it is still considered that with the majority of the western elevation of the proposed dwelling being experienced by the donor property, separated only by the parking spaces, results in a development that is still overbearing and causes overshadowing for their proposed small amenity space.

The proposal is therefore recommended for refusal for the following reasons.

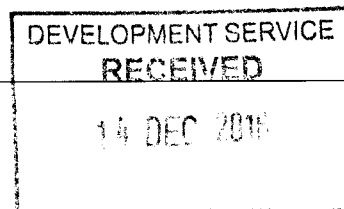
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The subdivision of 15 Field Lane would be contrary to the built characteristics of the locality. The subdivision of the plot leaves the donor property with little amenity space contrary to the amenity spaces afforded to properties in the vicinity. Not only is the amenity space for the existing property inadequate in size but is also awkward in shape. The proposal therefore advocates an overdevelopment of the site. The proposal therefore does not comply with the need to secure high quality design and a good standard of amenity for existing and future occupants of land and buildings neither does it function well nor does it add to the overall quality of the area. The proposal does not comply with Policies CS03 and 08 of the Local Development Framework Core Strategy 2011; Policy DM15 of the Site Allocations and Development

Management Plan 2016; and paragraphs 17, 56, 58 and 64 of the National Planning Policy Framework.

- 2 The proposed position and scale of the new dwelling would have an adverse impact on the residential amenity of the donor property by virtue of overbearing and overshadowing and as such is contrary to Policy DM15 of Site Allocations and Development Management Plan 2016.



Appeal Decision

Site visit made on 6 December 2016

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

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

Decision date: 13 December 2016

Appeal Ref: APP/V2635/W/16/3158076

15 Field Lane, Gaywood, King's Lynn PE30 4AX

- 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 Stuart Dickerson against the decision of King's Lynn and West Norfolk Borough Council.
- The application Ref 16/00944/F, dated 16 May 2016, was refused by notice dated 20 July 2016.
- The development proposed is to renovate the cottage and construct 2 N^o dwellings.

Decision

1. The appeal is dismissed.

Procedural Matter

2. Since the Council made its decision the Site Allocations and Development Management Policies¹ has been adopted and the King's Lynn & West Norfolk Local Plan (1998) no longer forms part of the development plan. I shall consider the proposal accordingly.

Main Issues

3. The main issues in the appeal are:
 - i) the effect of the proposal on the character and appearance of the area;
 - ii) whether the proposal would make adequate provision for the living conditions of its occupants in terms of garden space; and
 - iii) the effect of the proposal on highway safety.

Reasons

Character and Appearance

4. The host property and others on Field Lane that were built at the same time are small semi-detached houses which are spaced apart from each other. There is also later development in the surrounding area comprising semi-detached houses and bungalows which are built at higher densities and there is a modern development of detached houses on land to the rear of the site which is served by a private road which runs alongside the site. Although there is variation in the area in terms of layout, for the most part the dwellings occupy good sized gardens.

¹ King's Lynn & West Norfolk Site Allocations and Development Management Policies Document (2016)

5. The existing side and rear extensions to the host dwelling would be removed and the dwelling would be linked to the proposed new dwellings by a two storey side extension which would be recessed from the frontage. A drive would be provided to the side of the development which would provide access to a three-bay car port and small parking area to the rear. This arrangement would limit the space available for the rear gardens to the dwellings. Although the design of the proposed dwellings would be in keeping with the existing house and others in the area the layout would be at a very high density in comparison with the surrounding area and as such the development would have a crowded appearance. This would be particularly apparent in the very limited size of the proposed rear gardens which would be out of character with the generally more spacious surroundings.
6. For these reasons I find that the proposal would unacceptably harm the character and appearance of the area. Policy CS08 of the Core Strategy² requires development to respond to the context and character of the area including in terms of density. The proposal would not accord with that policy for the reasons given.

Living Conditions

7. No details of the areas of the proposed gardens have been provided but it is clear that they would be very small in comparison with others in the area. Given that the existing dwelling would have two bedrooms and could accommodate a family with children, this would be particularly restrictive in relation to that dwelling. Furthermore the close proximity of the rear gardens to the car parking area would increase the likelihood of disturbance to the occupants.
8. The National Planning Policy Framework (the Framework) requires as a core planning principle high quality design and a good standard of amenity. Policy DM15 of the Site Allocations and Development Management Policies has a similar requirement. For the reasons given I find that the proposed design would not be of a sufficient quality and would not provide a good standard of amenity. The proposal would not provide adequate living conditions for its occupants and would not accord with the Framework or with policy DM15.
9. The appellant has referred to other developments both in the area and in another part of the town. The circumstances of individual sites and proposals vary and each proposal must be considered on its individual merits. I see no reason to alter my conclusion on this or the first main issue on this basis.

Highway Safety

10. The submitted illustrations show that the car port would have three separately enclosed bays and would be similar to a garage building but without doors. The Highway Authority has concerns that the northernmost bay would be inaccessible by a medium sized car because its width would be limited and the boundary fence would restrict the ability to turn into that space. Furthermore, the proposed turning space would be of restricted size and would not enable a car to turn within the site. The Highway Authority has superimposed tracking movements of a medium sized car onto the plan to demonstrate these points. The appellant says that he has manoeuvred a car within the site with the

² King's Lynn & West Norfolk Core Strategy (2011)

proposed fencing marked out but this statement does not provide conclusive evidence.

11. The County Council's standards³ make recommendations for the number and size of parking spaces and garages and the dimensions of vehicle turning areas and drive widths. The proposal whilst meeting the standard for the number of parking spaces would not accord with the guidance in terms of their size, the dimensions of the turning area and the width of the access drive. It is likely that these deficiencies would result in additional cars parking on Field Lane and cars reversing out of the access onto the road.
12. The site is about 15m from the mini-roundabout junction of Field Lane with Gloucester Road. Field Lane is a busy road which provides access to two schools and a church. There are 'no waiting at any time' restrictions in place on the section of Field Lane next to that junction and past the appeal site but a limited amount of unrestricted on-street parking as well as time-limited parking is available further along the road.
13. Given the close proximity of the site to the junction and the busy nature of the road, any reversing manoeuvres within the highway would have the potential to be hazardous. For this reason I find that the proposal would be harmful to highway safety and that the harm would potentially be severe. Increased on-street parking could increase the likelihood of vehicles obstructing visibility along the road which adds to my concern but this matter is not determinative in my decision.
14. The appellant says that additional land outside the site could be made available for parking and that the car port could be omitted but I can only consider the proposal before me. The proposal would accord with policy DM17 of the Site Allocations and Development Management Policies in terms of the number of parking spaces but would not meet the minimum size requirements for garages in that policy. Policies CS11 of the Core Strategy and DM15 of the Site Allocations and Development Management Policies require the provision of safe access and for the reasons given the proposal would not accord with those policies. Neither would the proposal accord with policies CS03 and CS08 of the Core Strategy which require that there is no detrimental impact on the transportation network and that development is safe.

Conclusion

15. For the reasons given I conclude that the appeal should be dismissed.

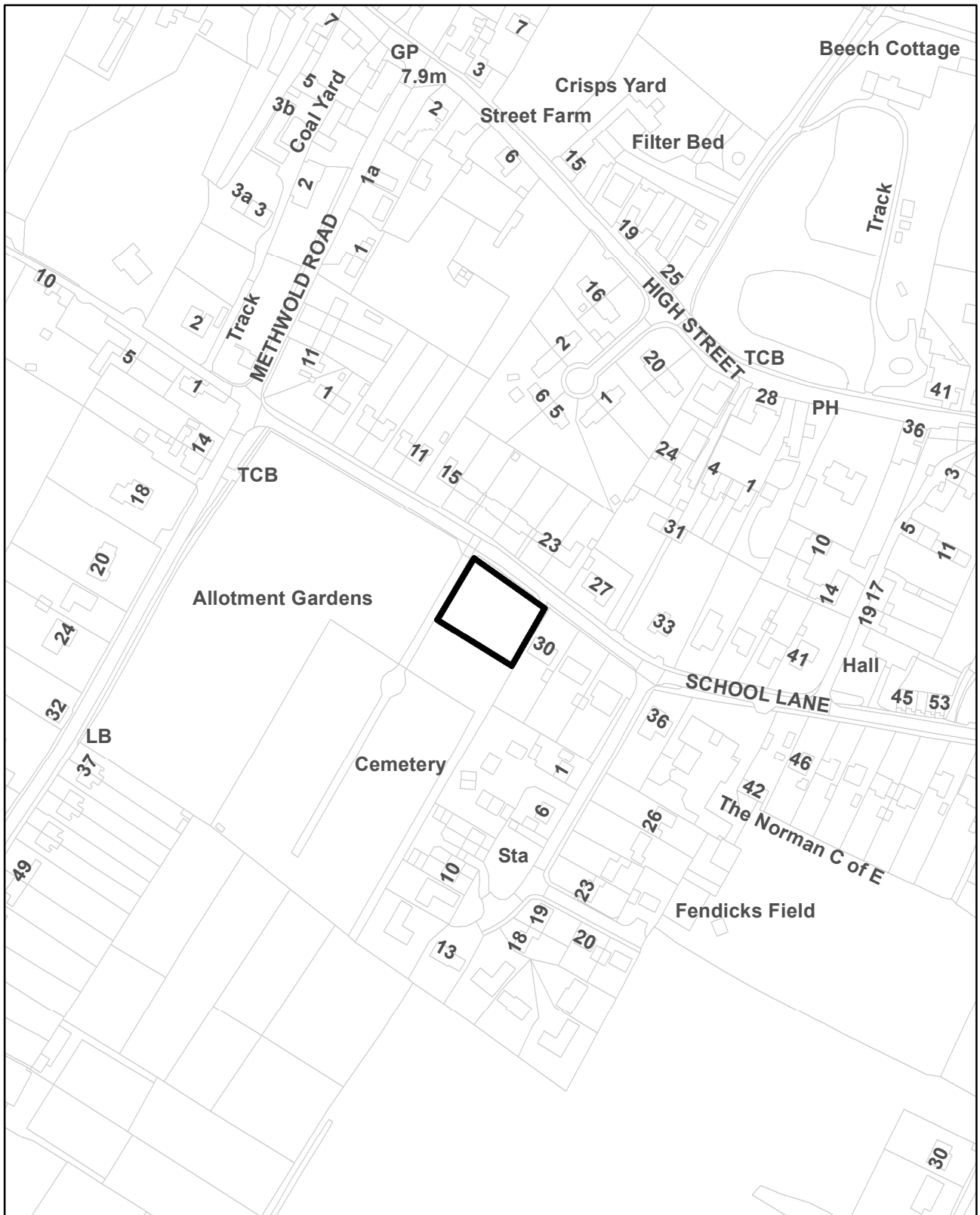
Nick Palmer

INSPECTOR

³ The Parking Standards for Norfolk (2007) and Safe, Sustainable Development (2015)

18/00138/F

Parish Council Land School Lane Northwold



1:2,500

AGENDA ITEM NO: 8/1(e)

Parish:	Northwold	
Proposal:	Development of parish council land to change use from allotment land to community car park	
Location:	Parish Council Land School Lane Northwold Norfolk	
Applicant:	Northwold And Whittington Parish Council	
Case No:	18/00138/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 26 March 2018 Extension of Time Expiry Date: 13 April 2018

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

Neighbourhood Plan: No

Case Summary

Permission is sought for the change of use of 0.11ha of former allotment land to a community car park. The car park would provide 24 x 7x2.5m spaces on grass reinforcement mesh and would utilise two existing accesses onto School Road using an 'In' and 'Out' circuit. The 'In' would utilise the existing western access and the 'Out' would utilise the existing eastern access. The latter would also continue to provide field access for land to the rear of the cemetery (which itself is to the rear of the allotment).

Key Issues

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

Recommendation

APPROVE

THE APPLICATION

Permission is sought for the change of use 0.11ha of largely unused grassed land that was historically allotments. The car park would provide 24 x 7x2.5m spaces on grass reinforcement mesh and would utilise two existing accesses onto School Road using an 'In' and 'Out' circuit. The 'In' would utilise the existing western access and the 'Out' would utilise the existing eastern access. The latter would also continue to provide field access for land to the rear of the cemetery (which itself is to the rear of the wider former allotments).

SUPPORTING CASE

The following supporting statement was submitted by the applicant:

Background: For many years now, there has been a significant parking problem in the vicinity around the Norman Primary School in Northwold, when parents and carers drop off and pick up children at the school in the morning from about 8.30 to 9.15am, and 2.40 to 3.20pm. Vehicles park in School Lane and Normandy Close, causing congestion and access issues and subsequent potential motor accidents and injury to both adults and children. The Parish Council regularly receives complaints from residents of Normandy Close regarding vehicles blocking the pavements and preventing access to private driveways at the above times. One resident, who has cancer, attended a Council meeting last year pointing out that an emergency ambulance would be unable to get to his house as a result of the congestion and access problems.

The village hall, which is opposite the school, and visitors to the cemetery will also benefit from the additional parking.

Usage: The main purpose of the proposed community car park is to alleviate the parking problems at the school in the early morning and mid-afternoon, reducing congestion and the likelihood for potential accidents and injury, as well as solving the problems experienced by the residents of Normandy Close. The car park is about 100 metres from the school, on the same side of the road and connected by a footpath alongside the road. Usage as an overflow car park for the village hall and for visitors to the cemetery will be occasional only. The area, therefore, will not be in constant use and will not result in extra traffic using School Lane. Overnight parking will not be allowed, and this will be clearly signed.

Surface: The proposed area has to remain "green" and therefore the heaviest grade grass reinforcement mesh will be used to protect the surface. The supplier's literature states that the mesh will limit grass wear, worn grass, rutting and muddy areas, and is ideal for vehicles up to 7.5 tonnes. As the area will only have limited usage, it is not envisaged that it will become rutted and muddy, and will not therefore result in mud being carried onto School Lane.

Exit Visibility: On the Eastern side of the proposed exit is a private bungalow, No. 30 School Lane. At present, there is no obstruction in the front garden of the property causing a visibility problem for vehicles exiting the car park. However, the Parish Council will monitor the exit visibility, and if this becomes a problem as a result of actions taken by the owners of No.30 School Lane, the Council will take appropriate measures to resolve the problem.

Monitoring: The Parish Council will monitor the use of the car park in respect of the condition and stability of the surface, repairing and temporarily closing the area where necessary, and any misuse of the area by vehicles and individuals, taking appropriate action where necessary including the installation of lockable gates / barriers. (Please note, there has been open access to this area for many years with no history of problems or complaints)

PLANNING HISTORY

No recent relevant history

RESPONSE TO CONSULTATION

Parish Council: Are the Applicant

Highways Authority: OBJECT on the grounds that as far as can be determined from the submitted plans, the applicant does not appear to control sufficient land to provide and maintain adequate visibility at the site egress. The proposed development would therefore be detrimental to highway safety contrary to the NPPF and Development Plan Policy CS11.

Environment Agency: NO OBJECTION – informatives relating to contamination and SUDS provided

CSNN: I have concerns over this proposal, given the residential location and proximity to several dwellings. The principle of a car park would seem a sensible idea, but the aspect of concern to this team is 'out of hours' usage, such as in the hours of darkness. Community parking areas, unless controlled, often give rise to noise complaints from nearby residents, as they unfortunately attract persons who use the facility to loiter, play loud music from cars, leave litter and even drugs paraphernalia, and generally cause anti-social behaviour (ASB).

The plans provided do not indicate any gates. Within the submitted documents a Parish Councillor indicates that the car park will be monitored in terms of the deterioration of the surfacing and whether mud will be deposited on the highway. Monitoring in the hours of darkness for ASB, in our experience, is more onerous. The Councillor also states "the car park will not be in constant use.... The prime usage will be for less than 2 hours per day for parents/carers dropping off and collecting children at the school. Other envisaged minimal usage is as an overflow car park for the village hall and for visitors to the cemetery." Whilst parking for the cemetery and school appears not to pose any issues, unless there was an evening event at the school, the overflow use for the village hall could result in quite frequent evening use. This would be at a time when background noise levels drop and therefore noise from vehicles and people could be an issue for occupiers of 30, 19, 21, 23 and 25.

I felt the actual usage proposed would not raise an objection from me, if given the assurance that the Parish Council installed appropriate signage to remind legitimate users of the proximity of neighbours etc., a high level barrier and gates; however the 'uncontrolled' usage outside of the times envisaged remains a concern. How can ASB be prevented?

With this in mind I have contacted the Parish Council representative to discuss the following aspects - How does the Parish Council propose to control the usage so it does not become excessive in comparison to what they currently envisage? Whilst clearly proposed as a village benefit, have the negatives of unwanted use been considered? Can the site be gated to prevent unwanted persons with vehicles loitering and causing a nuisance after the core working day i.e. 5.30pm onwards? As a very minimum, they may wish to install barriers to prevent caravans from gypsy and traveller encampments. Are they proposing signage?

After some discussion, the Councillor has confirmed that the existing land is such that ASB could occur already as the land is grassed with open access. Additionally they will be closely monitoring the usage and, if needed, would be prepared to install gates to lock the facility at night and signage to advise the car park cannot be used after dark. Given the land is accessible now, and not allotments, I am less concerned and I feel that gates are not yet required. I have advised we could take action, informally or formally, if complaints were received, and at that point we could request gates were fitted/other measures were taken.

I have agreed that I will not object, but that I will require the EPA Informative to be appended to any approval issued.

Natural England: NO OBJECTION

PROW Officer (NCC): We would highlight that the PROW known as Northwold Footpath 6 is coincident with the proposed car park exit and is aligned inside the western boundary of

the eastern part of the site. The full legal extent of the PROW must remain open and available for the duration of the development and subsequent occupation. This includes the additional of any structures, as well as any parking on the legal alignment.

There is no public right to drive along the footpath, and therefore there is no responsibility upon the Highway Authority to maintain the route to facilitate private vehicular access. It would be expected that any damage caused to the footpath by the exercise of the private rights remains with the right holders to repair.

REPRESENTATIONS Two letters of objection have been received from one third party representative. Their concerns relate to:

- Increased risk of surface water flooding unless adequate drainage is provided,
- Noise 24/7,
- Light pollution at night,
- Increased litter problems,
- Potential oil spillage into the water course,
- Congestion on a narrow residential road around the entrance,
- Concentration of traffic along a narrow residential road,
- More risk of accidents on the A134 as traffic would tend to use the high risk junction.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

CS12 - Environmental Assets

CS13 - Community and Culture

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM16 – Provision of Recreational Open Space for Residential Developments

DM22 - Protection of Local Open Space

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM9 - Community Facilities

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

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

Principle of Development

The site lies outside both the development boundary and conservation area.

The site currently comprises an area of former allotment that is not laid out as such and is therefore an unprotected area of grass with two vehicular accesses.

Development Management Policy DM16 specifically seeks to retain allotments where there is a current of predicated demand. In this instance the land has not been used as for allotments for at least 10 years. There is also plenty of other allotment land in the immediate vicinity. This suggests that there is not currently any unmet need for allotments in the locality.

Development Management Policy DM9 encourages the retention of existing community facilities and the provision of new facilities particularly in areas with poor levels of provision and in areas of major growth. DM9 goes not to state that development leading to the loss of an existing community facility will not be permitted unless it is demonstrated that either:

- a) the area currently served by it would remain suitably provided following the loss or, if not
- b) it is no longer viable or feasible to retia the premises in a community facility use.

In this instance both the current and proposed uses are considered to represent 'community facilities', with a greater need identified for the car park than for allotments. Additionally the use of grass reinforcement mesh would not rule out relatively simple reversion in the future.

It is widely acknowledged that parking within the vicinity of schools generally leads to on-street parking and congestion. It is understood that this is the case in this instance although the time of the site visit did not coincide with school opening or leaving time and as such this was not witnessed first-hand.

The proximity of the proposed car park, to not only the school, but the village hall and cemetery suggests that it will benefit the wider community both in terms of those using the school / cemetery / hall and those living nearby that are affected by the disamenity caused by current on-street parking.

For the above reasons it is considered that the development is in general accordance with policy and guidance and the principle of development is acceptable.

Highway Safety

The Local Highway Authority (LHA) objects to the proposed change of use on the grounds of highway safety due to the lack of ownership of land to the east to ensure long-term visibility is retained. The main issue with the visibility in this direction is a hedge belonging to the adjacent bungalow (No.30 School Lane). Currently the hedge does not restrict views, but the LPA is concerned that it could in the future. Your officers consider that, due to the bend in the road, the hedge would only become a visibility problem if it actually encroached onto the highway in which case the LHA has powers to ensure it is cut back. The hedge is also not very large and the cutting back of it (if necessary) would not be an onerous task and one that could be dealt with by the Parish Council with the agreement of the LHA and the owner of No.30. It should also be noted that if the current or future owners of No.30 wished to change their frontage boundary treatment (for example to a fence) it could not exceed a height of 1m without the requirement for planning permission.

The LHA suggests that a central access / egress should be provided with the visibility splays in both directions being under the control of the applicant which would remove this uncertainty.

The applicant suggests that the cost implications of this are prohibitive and that it would mean a hearse would have to go through the car park on route to the cemetery.

On the flip side of the LHA's argument one has to question if visibility was restricted (which it currently isn't) would the exit be so poor that it would cause greater safety issues than the current on-street parking causes?

This is the main issue with this application and an issue that Member's need to carefully balance.

Neighbour Amenity and Crime and Disorder

It is considered that the Community Safety and Neighbourhood Nuisance Team (CSNN) have fully considered neighbour amenity and crime and disorder issues, and given the current unrestricted vehicular accesses onto the site, it would be difficult to sustain an objection on these grounds. Your officers have nothing further to add and believe CSNN's approach to be both pragmatic and acceptable.

It should also be noted that your officers do not consider that the change of use would increase vehicular activity, but address an existing need that is currently met by on street parking.

The main neighbour amenity issues would be to the properties to the immediate east (No.30) and immediately opposite the car park (Nos.21, 23 and 25). The former due to all the cars that are currently dispersed along School Lane and other streets in the vicinity of the school and village hall being in one location adjacent to their property; the latter primarily due to car headlights. In this regard it is likely that the greatest use of the car park will be during school hours and primarily at school opening and closing times when car lights are not required. It should be noted that none of the occupiers of these properties objected to the proposed change of use.

Other Material Considerations

In relation to third party comments not covered above:

- Increased risk of surface water flooding unless adequate drainage is provided – the risk of a surface water drainage event is 1:1000 years. The EA has no objection to the proposed development and it is unlikely, due to the proposed car park material (grass reinforced mesh) that surface water drainage will largely be the same as existing. The use of grass reinforced mesh can be conditioned if permission is granted,
- Noise 24/7 – Parking will be in association with existing events and is therefore unlikely to be 24/7;
- Light pollution at night – other than car lights, no lighting is proposed;
- Increased litter problems – covered by CSNN,
- Potential oil spillage into the water course – the EA are aware of the proposed development and the groundwater risk ranking and raise no objection. They do suggest informatives which will be appended to any permission granted,
- Congestion on a narrow residential road around the entrance – it is likely that the car park would ease congestion,
- Concentration of traffic along a narrow residential road – as above,
- More risk of accidents on the A134 as traffic would tend to use the high risk junction – the LPA cannot see how provision of this car park will increase the risk of accidents on the A134.

PROW The issues surrounding the PROW are really civil matters. Notwithstanding this, the car park does not encroach on the PROW which runs to the east of the site (and not the west as stated in the consultation response).

CONCLUSION

Development Management Policy DM16 seeks to retain allotments. However, the site has not been used as allotments for a considerable number of years. The proposal is therefore essentially seeking to change one community use to another. It is therefore in principle acceptable in planning terms. It is not considered that neighbour nuisance would be increased to any material degree, and for the majority it would result in betterment. The main issue therefore is Highway Safety. Your officers believe, on balance, that the proposed car park would be as safe as the existing on street parking. However this is contrary to the Highways Officer's opinion on long-term security and maintenance of the visibility splays, and Member's need to give this due regard.

On balance the application is recommended for approval subject to the following conditions:

RECOMMENDATION:

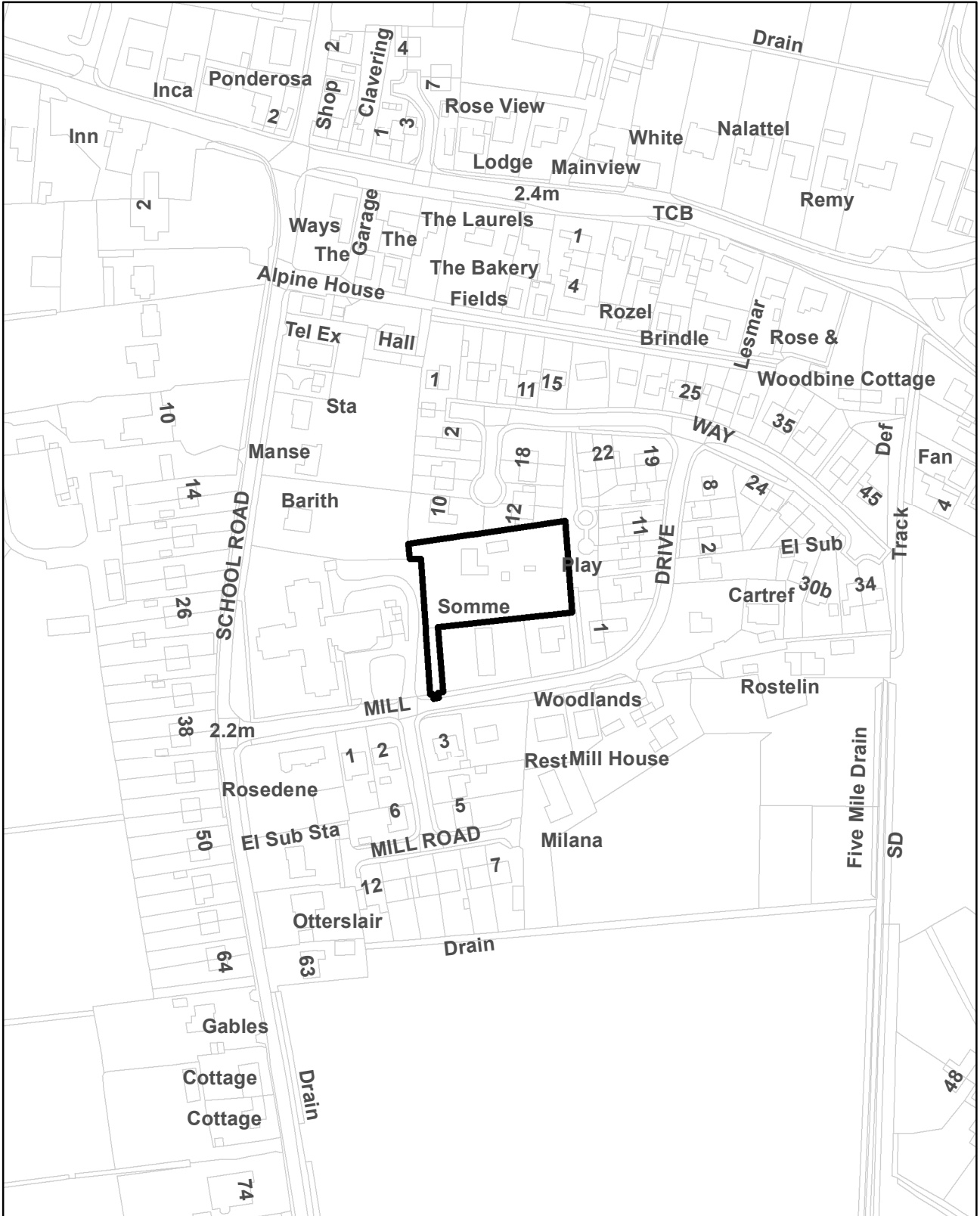
APPROVE subject to the imposition of the following condition(s):

- 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 plan drawing no: 03.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.

- 3 Condition Prior to the commencement of the use hereby permitted the existing vehicular access to the east of the site that will be the used as the exit to the car park hereby permitted shall be upgraded / widened to a minimum width of 3.5 metres. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 3 Reason To ensure satisfactory access / egress into / from the site and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety in accordance with the NPPF and Development Plan.
- 4 Condition Prior to the commencement of the use hereby permitted the existing vehicular access to the cemetery (that will be used as the entrance to the car park hereby permitted) shall be upgraded / widened to a minimum width of 4.8 metres. 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.
- 4 Reason In the interest of highway safety and traffic movement.
- 5 Condition Prior to the first use of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. (The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 1 metre above the level of the adjacent highway carriageway).
- 5 Reason In the interests of highway safety.
- 6 Condition Prior to the first use of the development hereby permitted the car parking area and access and exit routes shall be laid with grass reinforcement mesh and thereafter be retained in that condition unless otherwise agreed in writing by the Local Planning Authority.
- 6 Reason To avoid carriage of extraneous materials onto the highway in the interests of highway safety in accordance with the NPPF and Development Plan.

18/00024/F

Surgery House Mill Road Terrington St John



1:2,500

AGENDA ITEM NO: 8/1(f)

Parish:	Terrington St John	
Proposal:	Erection of 3 x 4 bedroom dwellings	
Location:	Surgery House Mill Road Terrington St John Wisbech	
Applicant:	Hereward Services Ltd	
Case No:	18/00024/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 4 April 2018 Extension of Time Expiry Date: 13 April 2018

Reason for Referral to Planning Committee – Called in by Councillor Barry Ayres and the views of the Parish Council are contrary to the Officer recommendation.

Neighbourhood Plan: No

Case Summary

The site is that of the Surgery House which lies off a private drive on the northern side of Mill Road, within the defined village development area of Terrington St John. It contains a traditional farmhouse style dwelling and associated outbuildings, and lies in approx. 0.2Ha of unkempt garden and grounds. It is surrounded by residential development with a pair of cottages fronting the shared driveway, bungalows fronting Mill Road, houses to the east beyond a small play area, bungalows to the immediate north and a residential care home (Burman House) to the west.

This application seeks full permission for the erection of three 4 bedroomed dwellings and garages.

The application has been brought before the Planning Committee for decision at the request of Cllr Barry Ayres.

Key Issues

Principle of development
Impact upon form and character
Impact upon neighbouring properties
Highway issues
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The site is that of the Surgery House which lies off a private drive on the northern side of Mill Road, within the defined village development area of Terrington St John. It contains a traditional farmhouse style dwelling and associated outbuildings, and lies in approx. 0.2Ha of unkempt garden and grounds. It is surrounded by residential development with a pair of cottages fronting the shared driveway, bungalows fronting Mill Road, houses to the east beyond a small play area, bungalows to the immediate north with houses beyond and a residential care home (Burman House) to the west.

This application seeks full permission for the erection of three 4 bedroomed dwellings and garages.

SUPPORTING CASE

The applicant's agent has submitted the following comments in support of this proposed development:

"The original application for this site was withdrawn after consultation with the Planning Department. This new proposal coming forwards as a result of further officer consultation, with reduced numbers and significant design amendment; viewed as it was to greater reflect the locality.

Concerns have been raised by the Community Safety & Neighbourhood Nuisance Team in respect of the following principal points:

- Mains foul drainage, and its capacity within the network to accommodate the additional demand.
- A suspected historic underlying foul water flooding issue.
- Required foundation type, and the potential effect on neighbouring properties
- Proposals for surface water drainage.

These concerns have now been addressed, and it is hoped that the CSNN Team will now be in a position to remove their objection once the supplied information has been reviewed. There is a structural engineer's report to follow confirming that piled foundations will not be necessary [Planning Officer note: Now received].

The members of Terrington St John Parish Council have objected to this application principally for the following reasons not covered by the CSNN Team:

- Highways and access concerns.
- The existence of a 'well' on site
- The existence of bats in the area, although not on the site.
- Noise and light pollution during construction.

With regards to highways and access matters, the proposal has been examined and reported on by Norfolk County Council Highways, who will have considered matters such as those raised, and there is no objection to this development proposal.

There is a cesspit on site and both by way of footprint layout and the reporting of a Structural Engineer this has been accommodated within the site design.

There is no suggestion or evidence of bats on site, as has been borne out by the officer's position.

There is inevitably a degree of noise during particular phases of construction, and this is standard wherever new homes are built adjacent to the build form. As none of the proposed dwellings will be of a 'self-build' nature works will be undertaken within usual construction working hours. Surrounded by residences as the proposal site is it is not considered that there can possibly be any great increase in light pollution from 3 modest dwellings."

PLANNING HISTORY

17/00946/F: Application Withdrawn: 06/10/17 - Erection of 3 x 4 Bedroom Houses and 1 x 2 Bedroom Chalet Bungalow on land associated with Surgery House

RESPONSE TO CONSULTATION

Parish Council: OBJECT for the following reasons:

- The ingress and egress to the site is going across a pavement.
- The site can only be accessed by a single track road and this will not allow passing of 2 cars. This could potentially result in vehicles having to reverse unsighted back into Mill Road creating a further safety hazard.
- We feel the number of properties planned is still too many and too dense for the size of the piece of land.
- The road to the site is boarded by 3 other junctions/access points and so will be too congested at the point of entrance to the development.
- We understand there is a 'Well' on the site that is not shown on the plan and feel that it is a major issue that should be considered from the point of integrity of the building land i.e. because there must be a water course connected to the 'Well'. Could this be confirmed or is it a cesspit.
- We understand there is a dyke on the eastern edge of the proposed building plot that is not currently being maintained and we believe could therefore cause additional surface water flooding.
- There are currently issues relating to over flowing sewage in the local area, we believe that previous planning applications were refused because of this around 10 years ago. This was an application made by the surgery house. We have concern about the capability of the existing sewage system to cope with the current requirements. The additional proposed properties could well add an unacceptable burden to the system.
- There are concerns about rain and surface water drainage in the whole of this area. As previously advised to Highways who have had to take remedial action in the past.
- Several areas bounding the site do not have foundations. Any construction on this site using building machinery and in particular pile driving may well negatively affect the structural integrity of the adjacent and surrounding properties.
- We understand there is evidence to show there are bats in the area that will be disturbed by the development. Up to 500 movements of bats have been detected per night.
- There will be increased noise and light pollution for surrounding properties during any proposed building and subsequent occupations of the properties.
- We have concerns about the process of collection of refuse bins.
- We have concern about the access to the proposed properties for emergency vehicles if there are vehicles blocking the single track road.
- There are issues with the measurements of traffic along Mill Road, which we understand were not instigated by Highways and should therefore not be taken into consideration.

Highways Authority (NCC): NO OBJECTION subject to conditions relating to access specification, no gates, visibility splays and parking and turning within the site.

King's Lynn Internal Drainage Board: No response at time of compiling report, but commented on previous application that byelaw approval would be required where proposed development is within 9m of IDB maintained drain.

Environment Agency: NO OBJECTION subject to sequential test passed and condition developed in accordance with Flood Risk Assessment accompanying application.

Emergency Planning Officer: NO OBJECTION subject to signing up to EA's flood warning system and use of an evacuation plan.

Anglian Water Services: NO OBJECTION verbally – confirmation sought

Environmental Health & Housing – Environmental Quality: NO COMMENTS

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: OBJECTION – details required regarding foul & surface water disposal, ground suitability with regards to piling foundations.

REPRESENTATIONS 10 OBJECTIONS received raising the following grounds:

- Over-development of site
- Inadequate visibility at junction with Mill Road cutting back hedge to Somme Cottage will not be done
- Not complementary to the village
- Large dwellings not required – shortage of starter/affordable homes
- Traffic congestion during construction
- Impact on village facilities – doctors, school etc.
- Overlooking
- Noise and disturbance plus light pollution
- Tree impact assessment relates to 4 dwellings – not consistent
- Foul and surface water – concerns about flooding and historic problems
- Piling close to buildings without foundations
- Well on site?
- Impact on boundary hedge
- Refuse bin collection problems
- FRA states 4 dwellings but only three proposed and outside EA's limit of 6 months from production.

Cllr Barry Ayres: I am requested by Terrington St. John Parish Council to ask that this application be determined by Committee. As you will see they have a considerable number of concerns several of which I am in agreement with. I have confirmed that they will send a representative to the meeting to speak.

LDF CORE STRATEGY POLICIES

CS12 - Environmental Assets

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

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)

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

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

PLANNING CONSIDERATIONS

The key issues in assessing this proposal are considered to be as follows:

- Principle of development
- Impact upon form and character
- Impact upon neighbouring properties
- Highway issues
- Other material considerations

Principle of development

Terrington St John, combined with St John’s Highway and Tilney St Lawrence, is defined as a Key Rural Service Centre (KRSC) in the settlement hierarchy set out under Core Strategy Policy CS02 of the Local Development Framework (2011). The Site Allocations and Development Management Policies Plan (2016) defines the village development area within which the application site lies. As stated above, the site is surrounded by residential development and the principle of further residential development accords with planning policy, subject to meeting other criteria to be addressed below.

Impact upon form and character

Core Strategy Policy CS08 infers that new development should be of high quality design and respond to the context and character of the locality. In this instance there is a new house/cottage proposed fronting the access driveway and in line with the existing pair of cottages to the south of the site and Surgery House; at the head of the drive in the eastern

half of the site there are two further dwellings proposed with L-shaped footprints creating a turning head and courtyard area separated by walling and gates. The design and appearance of these two units are of rustic/outbuilding proportion which could have been associated with the existing and proposed houses on the site. The north-eastern-most unit has a garage block included to serve the existing house.

The scheme presents an enclave of development which is mostly surrounded by 1960/70s bungalows and houses with little architectural merit. Whilst two storey in scale, public views will be limited by the existing peripheral development. The cottages facing the access drive are more traditional and indeed as is Surgery House, but to the west lies Burman House which is a substantial flat roofed single and two storey building.

It will be noted from the History section above that an earlier application for 4 dwellings was withdrawn, and the design of the current scheme has been the subject of negotiation with the case officer (also during its processing). When seen in context with the wider setting, the proposal is relatively low density and the style is considered to be compatible. The choice of facing materials and detailing is also considered to be acceptable and complement the existing palette in this locality. The requirements of Core Strategy Policy CS08 have been met.

Impact upon neighbouring properties

The siting of the proposed dwellings on Plots 1 & 2 is such that their two storey blank gables are set off the common boundaries to the north and south by some 2.7m and windows are orientated in east and west facing elevations; Plot 3 is sited 1m from the southern boundary and once again has east and west facing windows. Given the separation distances and existing plus proposed boundary treatments, there are no significant overlooking issues and overshadowing/overbearing implications which would merit grounds for refusal.

Highway issues

The application is accompanied by a Highways Statement and the submitted plans show a repositioning and widening of the existing driveway leading off Mill Road to 4.5m for a distance of 10m, in order to allow two vehicles to pass and create appropriate visibility. The private drive then reduces in width to 4.1m and has a turning facility at the head of the drive and in front of Plot 3. The plots and existing house have individual on-curtilage parking areas to meet Local Highway Authority (LHA) standards.

In response to consultation raising no objection, the LHA comments as follows:

“Having previously visited the site, in relation to the access considerations I found that traffic levels are low, there was some highway encroachment, visibility splays would accord with the recorded 85th percentile traffic speeds, and the width of the access will accord with the adopted standards.

The access as indicated would therefore conform to the requirements of the adopted standards and parking provisions would also accord with the Norfolk parking standards.”

Notwithstanding the local concerns raised, the proposed plans with regards to access and highway issues are considered to be acceptable and meet the adopted standards. Certain conditions are sought by the LHA which may be included in any permission granted.

Other material considerations

Flood risk – The site lies within Flood Zones 2 & 3 of the Environment Agency's flood mapping. The Sequential Test is passed as there are no other sites within the village that could accommodate the development within a lower flood zone. A site-specific Flood Risk Assessment indicates that both parts of the Exception Test are passed as the development may be made safe for its lifetime (raising Finished Floor Levels to 2.3m aOD – i.e. between 300-500mm above existing ground levels with remaining land levels maintained) without increasing flood risk elsewhere or adversely affect any other property; and the development provides wider sustainable economic benefits that outweigh flood risk. The Environment Agency raises no objections to the proposed development subject to the mitigation measures being secured by condition, and likewise the Internal Drainage Board.

The suggested conditions by the Emergency Planning Officer relating to signing up to EA's flood warning system and use of an evacuation plan, fail the tests applied to the use of conditions with regards to enforceability; this may however be covered by an informative note on any decision notice.

Foul water - is proposed to be disposed of via mains sewerage (link already exists to Mill Road) and Anglian Water has indicated verbally that there is adequate capacity to take the increase created by three additional dwellings. Confirmation has been sought and is expected to be reported in late correspondence.

Surface water – This has been the subject of investigation which indicates that soakaways will not be fully effective, so a combination of attenuation and permeable surfaces are to be used with a piped connection to a culverted riparian drain alongside Mill Road at greenfield run-off rate. Additional details are required but the matter is likely to be resolved and can be controlled via condition.

Trees - There are some peripheral trees adjoining the access drive some of which are beyond the site. The application is accompanied by a Tree Constraints & Impact Assessment, which was prepared for the earlier submission for 4 new dwellings, but may be applied in conjunction with the new layout. Indeed there is less impact upon the trees to be retained than the earlier proposal. This matter may be controlled via condition.

Bats - The Parish Council suggest that there are bats which may be affected by the proposed development. Clarification of this claim has been sought and this indicates that there were bat movements in the locality some 2 years ago; however the site does not appear to contain any features suited to bat roosting that would be damaged due to the intended development. Indeed this same issue was raised when the development at Mill House on Mill Road was considered in 2116. It is most likely that the site lies within a foraging area and the restriction on lighting may be secured via condition.

Well - The agent confirms that there is no well on the site – reference may be to a cesspit. However the presence of a well would not prevent the granting of planning permission as it could be capped off appropriately.

Noise and disturbance – This may be experienced during the construction phase, however a Construction Management Plan is not considered to be necessary on a scheme of this limited size. Excessive disturbance/nuisance would be controlled via Environmental Health legislation.

Soil type and damage from piling – This is a civil rather than a planning matter. However a soil investigation has been undertaken in response to concerns raised, which concludes that

the ground comprises clays therefore strip foundations may be used and piling will not be necessary.

Impact of proposed fencing on boundary hedge – This is a civil rather than a planning matter. The submitted plans show a close boarded fence along the common boundary to the south of the site. Currently the leylandii hedge has been cut back and close boarded fencing erected by the objector maintaining the hedge. The fence is permitted development but either way the privacy will be maintained and it does not interfere with the siting of the proposed dwelling on Plot 3.

Refuse bin storage – Bins will normally be retained within the plots; however on collection days may be temporarily positioned close to the access point to Mill Road. There appears to be adequate room (1m verge) to accommodate the bins without encroaching onto the driveway or highway.

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

CONCLUSION

Whilst the concerns of the Parish Council and local residents are noted, for the reasons stated above it is concluded that this proposal constitutes a highly sustainable form of development, which is an efficient and effective use of land within the defined development area of a Key Rural Service Centre. The design and appearance of the proposed dwellings would create an enclave of development that would respect and be in harmony with its built-up setting. All other matters of planning importance may be secured via conditions.

The application is therefore duly recommended for approval subject to certain conditions stated below.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans: 5715/01H, 5715/02F, 5715/03E & 5715/04F.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The development shall be implemented in accordance with the recommendations of the site-specific Flood Risk Assessment submitted with the application produced by Geoff Beel Consultancy and dated March 2017, including the following measures:
 - Finished floor levels to be set no lower than 2.3m aOD; and
 - Flood resilient measures incorporated up to 300mm above Finished Floor Level.

- 3 Reason In order to safeguard the properties and future residents in times of high flood risk, and to accord with the provisions of the NPPF, NPPG & Core Strategy Policy CS08 of the LDF.
- 4 Condition The development shall be implemented in accordance with the recommendations of the Tree Constraints & Impact Assessment submitted with the application, produced by Ravencroft Arboricultural Services and dated 2nd May 2017.
- 4 Reason In order to safeguard trees within and adjoining the application site and to accord with the provisions of the NPPF & Core Strategy Policy CS12 of the LDF.
- 5 Condition Notwithstanding the information submitted as part of this application, 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.

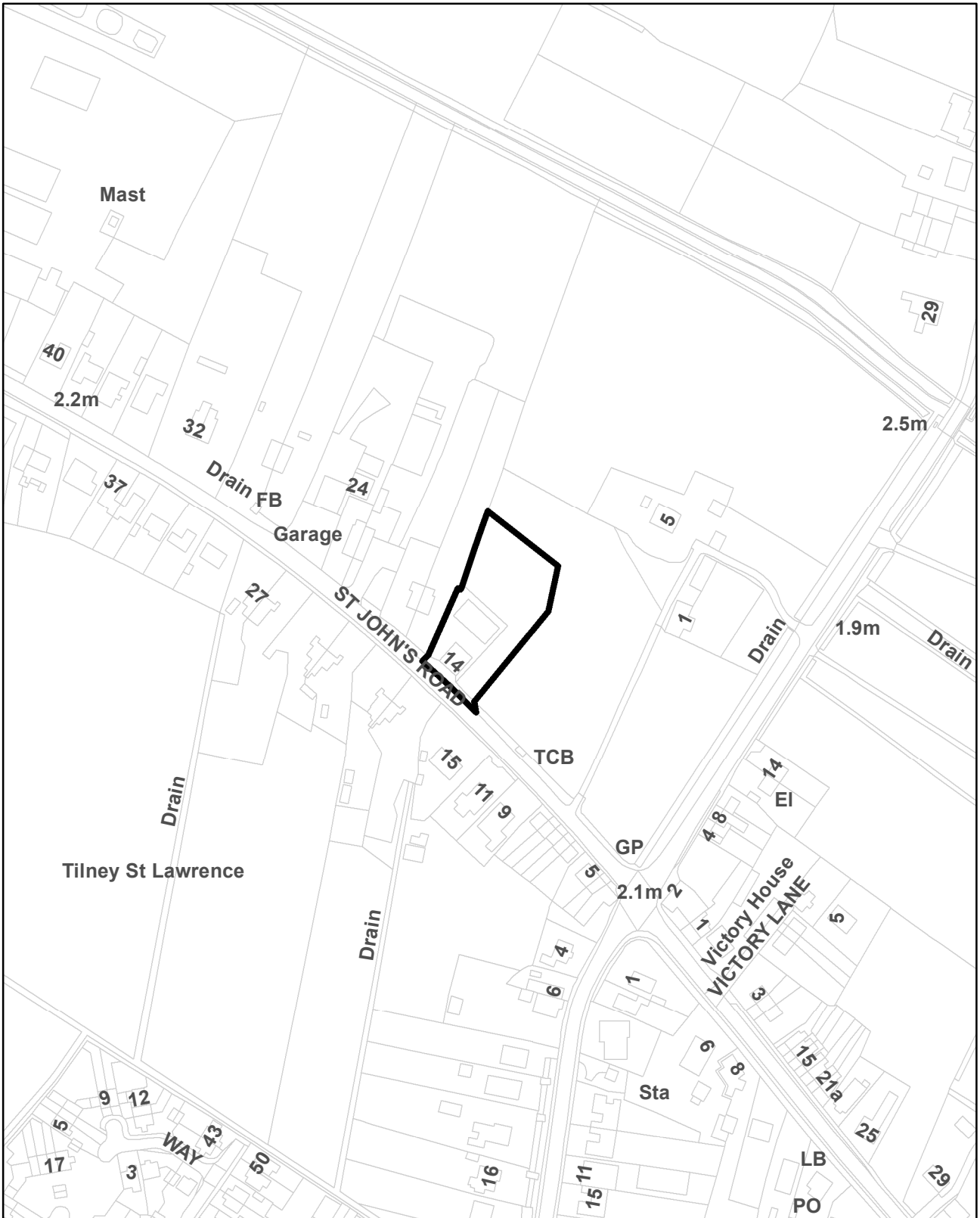
This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.

- 6 Condition Prior to the first occupation of the new dwellings hereby permitted, the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (Drawing No. 5715/01H) in accordance with the highway specification drawing No: TRAD 1. 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 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.
- 7 Reason In the interests of highway safety.
- 8 Condition Prior to the first occupation of the new dwellings hereby permitted, a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 8 Reason In the interests of highway safety.
- 9 Condition Prior to the first occupation of the new dwellings hereby permitted, the proposed access, associated on-site car parking and turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 9 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- 10 Condition Prior to the first occupation of the development hereby approved, details of the method of lighting and extent of illumination to the access roads, footpaths, parking, and circulation areas shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be implemented as approved prior to the occupation of the development or any phase of the development to which it relates and thereafter maintained and retained as agreed.
- 10 Reason In the interests of minimising light pollution, potential impact upon ecology and to safeguard the amenities of the locality in accordance with the NPPF and Core Strategy Policy CS12 of the LDF.

18/00188/F

14 St Johns Road Tilney St Lawrence



1:2,500

AGENDA ITEM NO: 8/1(h)

Parish:	Tilney St Lawrence	
Proposal:	Change of use of agricultural land to proposed commercial car park / new access (CDR Services) & garden and associated fencing	
Location:	14 St Johns Road Tilney St Lawrence Norfolk PE34 4QL	
Applicant:	CDR Services	
Case No:	18/00188/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 29 March 2018 Extension of Time Expiry Date: 16 April 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 is for the change of use of agricultural land which is adjacent to the development boundary to a commercial car park and access for the adjoining business which does car repairs. The application also includes boundary fencing and a relatively small area of land which would become garden land to 14 St John's Road. The principle of the change of use complies with Policy CS10 of the Core Strategy 2011 and it is not considered that the proposal would have a detrimental impact on the countryside.

Key Issues

Principle of Development
Impact on Countryside
Neighbour Amenity
Highways Issues
Flood Risk Issues
Crime and Disorder Act
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site is located on the northern side of St John's Road and has both a residential property located to the front of the site, with an industrial unit to the rear which is used for car repairs. To the eastern side of the site and the rear (north) of the existing buildings is agricultural land (fenced with close board fencing).

18/00188/F

Planning Committee
9 April 2018

To the west and opposite (south) are residential dwellings and to the east of the site is agricultural land which is currently utilised for grazing horses.

The application is for full planning permission for the change of use of the agricultural land to a commercial car park and new access for CDR Services, change of use to garden land and associated fencing around the application site.

SUPPORTING CASE

This statement has been prepared by Trundley Design Services in support of our client's application to construct a gravel carpark with 2m high boundary fences at CDR Services, 14 St John's Road, and Terrington St Lawrence, PE34 4QL.

Currently all customers either park within the existing small yard or along the road side. This has previously caused issues with the neighbouring properties and passing traffic. The application to install a gravel carpark to the rear of the business is to remove the parking issue.

The erection of a 2m high close boarded fence around the perimeter of the land was installed before the planning decision date as this was a requirement from the previous owner when the land was purchased that it would be completed within 8 weeks of the transfer of ownership.

The existing ground levels will be increased to provide a gravel finish and once the carpark is completed the maximum height of the fence around the perimeter will be 2m high above the proposed finished ground level. (as indicated on drawing 18-P03-PL001C)

A new Drainage Field surface water drainage system will be installed along with a Separating System to ensure no contamination from CDR Services runs off into the ground. As the finish to the car park is gravel this should reduce / remove any surface water drainage issues.

PLANNING HISTORY

09/01106/F: Application Permitted: 20/08/09 - Alterations to dwelling to form first floor area and replacement roof - 14 St John's Road Tilney St Lawrence

2/03/1862/CU: Application Permitted: 11/11/03 - Change of use of workshop/retail unit to residential including alterations - 14 St Johns Road Tilney St Lawrence

RESPONSE TO CONSULTATION

Town/Parish Council: OBJECT The proposal would be detrimental to the preservation of the countryside and natural open space. The work appears to already be in hand, with the fencing and scraping of the land having taken place.

Local Highway Authority (NCC): NO OBJECTION to the principle of the development. Conditions are recommended.

Community Safety and Neighbourhood Nuisance: NO OBJECTION I have no concerns over the site drainage or levels, given the surfacing is gravel. However the large expanse of gravel surfacing will create noise from the passing of vehicles, which could affect the

residential amenity of the adjacent dwelling. I understand the business is not opening evenings but may operate during the weekend. Therefore I am concerned about noise from the gravel affecting the use of the adjacent rear garden. The plan doesn't show any boundary treatment to the west. I request that a minimum of a 1.8m high wooden close boarded fence, with gravel board to retain the gravel and compensate for plot level changes, is installed along the western boundary of the site in addition to the fencing already proposed for the north and eastern boundaries. The applicant will also need to be considerate in terms of the use of the car park, using sensible approaches to control customer use.

REPRESENTATIONS

TWO letters of SUPPORT covering the following:

- Lack of parking means customers often have to park on the road.
- The car park will create a safe area for customers to use rather than discussing issues at the roadside.
- Our business has used this local company for 12 years to service and maintain our vehicles. Now we are expanding CDR are struggling to cope with our needs as parking is an issue.

ONE letter of OBJECTION covering the following:

- Concerns that the land is being built up on the other side of the fence (rubble and gravel) and that this means problems with surface water run-off.
- The fence has been erected higher from the neighbours' side than applied for due to differences in land levels.
- Work unsociable hours sometimes up to 10pm at night and start early on Saturdays from 7.30am.
- Currently vehicles park on the roadside which can impede visibility from neighbouring access points.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

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
- Impact on Countryside
- Neighbour Amenity
- Highways Issues
- Flood Risk Issues
- Crime and Disorder
- Other material considerations

Principle of Development

The development boundary of Tilney St Lawrence, as identified within Inset Map G94 of the Site Allocations and Development Management Policies Plan (SADMP), runs through the application site with the existing dwelling and commercial unit being located within the development boundary and the agricultural land for which a change of use is proposed being located outside the development boundary and within the countryside.

Policy CS10 of the Core Strategy states that the Council will support the rural economy and permission may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need. Development must satisfy the following criteria:

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

The land which is proposed for a change of use is immediately next to the development boundary and the existing business and is appropriate in scale. It is also considered that the proposal will not have a detrimental impact on the local environment or local residents (see below).

The proposal includes the change of use of a small part of the site into garden land to serve the existing dwelling. The existing dwelling currently has very limited outside space (a decked area immediately adjacent (east) of the dwelling). The proposed change of use to garden land is very modest in scale, would be in an area of the site not suitable for parking and turning due to the proximity of the new access, and would have no material impact on the character and appearance of the adjacent countryside.

Therefore the principle of the changes of use is considered acceptable.

Impact on Countryside

The proposal also includes the erection of close board fencing, including concrete gravel board at the base. Class A, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, as amended allows for the erection of gates, fences and walls up to 2 metres above ground level without requiring planning permission, provided they are not adjacent to a highway used by vehicular traffic. Due to changes in ground levels the fencing which has already been erected does exceed 2 metres in places and therefore requires planning permission. The plan showing the existing levels on the site shows that the proposed fencing would vary between 2.0 metres and 2.2 metres above existing site levels and so the proposed fencing is up to 20cm above what could be erected by utilising permitted development rights. An issue has been raised that due to changes in land levels, the fencing which has been erected along the western boundary is higher from outside the site. Following a further site visit it can be seen that the fencing from outside the western side of the site is approximately 2.5 metres (amenity issues relating to this are addressed below).

There has been an objection to the proposal from the Parish Council stating that the proposal would be detrimental to the preservation of the countryside and natural open space. It has already been established that the change of use for the expansion of an existing local business is acceptable with regard to CS10 of the Core Strategy 2011 providing that the development will not be detrimental to the local environment. The fact that a close board fence of up to 2.0m could be erected around the site without requiring planning permission, and that the fencing that has been erected is approximately 20cm higher than this on the eastern and northern side of the site would mean that there is little material difference in the appearance of the fencing than what could be erected without requiring planning permission. With regard to the provision of the car park and access, these facilities are set against the existing built form and given the screening, would not adversely affect the character and appearance of the village or the wider countryside.

Therefore the impact on the character and appearance of the countryside, especially when viewed from the east along St John's Road, with the other residential development beyond it, is considered acceptable.

Neighbour Amenity

The impact of the proposal on the residential neighbour to the west has been considered. As stated above the neighbouring site is at a lower level than the proposed car park and that the fencing from the western side of the fence is approximately 2.5m high. The impact of the fencing on this neighbour is considered acceptable due to the distance and orientation of the fencing from the dwelling which would mean that the proposal would not cause overbearing or overshadowing issues.

The proposed gravel car park would be in close proximity to this neighbour's garden and could have the potential to cause noise and disturbance. There have been no objections to this from CSNN who state that a close board fence of at least 1.8m should be erected to help attenuate against noise and disturbance. As the application is for the change of use to a car park rather than consent for the actual garage business then an informative will be placed on the decision relating to the Environmental Health Protection Act 1990 rather than conditioning the hours of use.

Highways Issues

There have been no objections to the proposal from the Highways Officer subject to conditions relating to the access etc.

There have been comments received (both in support and objecting) relating to the number of vehicles that currently have to park on the highway due to the lack of parking on site. The provision of off road parking in the car park proposed would alleviate this issue which is of benefit to highway safety.

Flood Risk Issues

The application proposes to raise levels within the proposed car park in order to level it out and provide a gravel surface. There is an objection to this related to surface water run-off and the potential for this water to run onto the neighbouring land which is at a lower level (west). The proposed car park would have a gravel surface and there are no concerns regarding this from the CSNN team due to the surface being permeable and therefore there should be no material difference in drainage on site.

Crime and Disorder

There are no issues relating to crime and disorder which arose during this application.

Other material considerations

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

CONCLUSION

The proposed change of use to car park, access and fencing would support the expansion of an existing local business in accordance with Policy CS10 of the Core Strategy 2011. The change of use of a small area of land to garden would have a limited impact on the character and appearance of the countryside. In this case, the benefits of a small business expanding and providing work within the village outweighs the limited incursion into the countryside and visual impact of the development.

Overall the development would not have a detrimental impact upon the countryside, neighbour amenity or flood risk in the locality. It is therefore recommended that Members approve the application subject to conditions.

RECOMMENDATION:

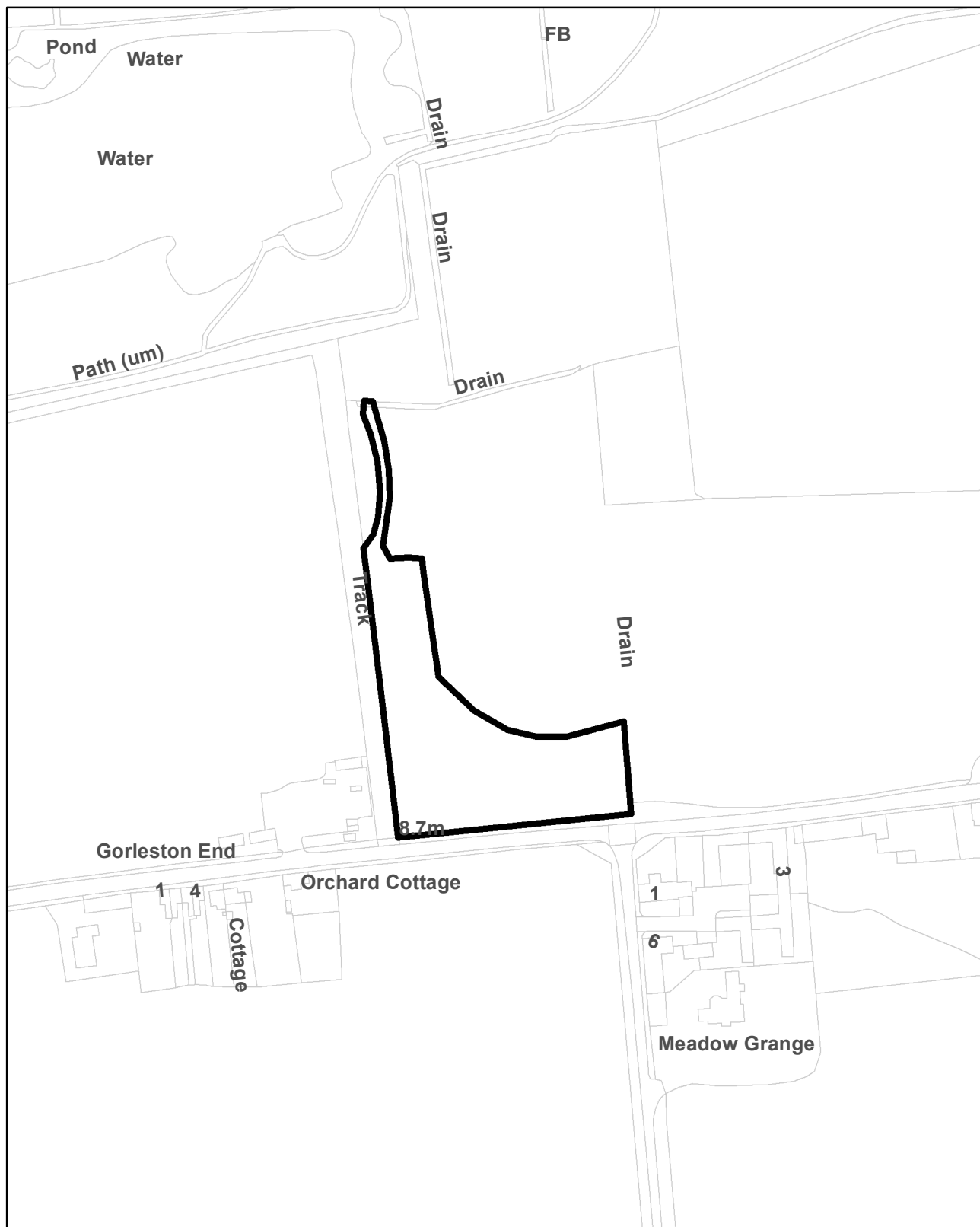
APPROVE subject to the imposition of the following condition(s):

- 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 18-P03-PL001C received by the Local Planning Authority on 15th March 2018.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the first use of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan 18-P03-PL001C in accordance with the highway 'Light Industrial' specification.

- 3 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 4 Condition The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.
- 4 Reason In the interests of the safety of persons using the access and users of the highway.
- 5 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 5 Reason In the interests of highway safety.
- 6 Condition Prior to the commencement of the use hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

18/00066/F

Land NW of junction with Choseley Road and E of Track N of Orchard Cottage Main Road Titchwell



1:2,500

AGENDA ITEM NO: 8/1(i)

Parish:	Titchwell	
Proposal:	Proposed development to a small commercial holiday business to include six accommodation lodges, a reception lodge and proposed parking area near entrance	
Location:	Land NW of Junction With Choseley Road And E of Track N of Orchard Cottage Main Road Titchwell Norfolk	
Applicant:	Mr Patrick Wales	
Case No:	18/00066/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 9 March 2018

Reason for Referral to Planning Committee – Called in by Councillor Mrs Watson.

Neighbourhood Plan: No

Case Summary

The site is located on the northern side of the main A149 coastal road which runs through the village of Titchwell. During the course of the application the site boundary has been reduced in scale from 1.97 to 0.72 hectares (i.e. approximately 36% of the original site).

The site is currently part of a grassed field although has not been used for agricultural purposes since 2010. The applicant claims that the field is currently used as a private camping site.

The whole field is bounded by tree and hedgerow planting. The applicant confirms that 120 plus native coastal trees have been planted along the eastern field boundary and southern hedgerows and borders.

The southern roadside boundary of the application site has tree and hedgerow planting. The boundary to the north of the application site is undefined.

There is an existing vehicle access point onto the A149 to the south east corner of the site.

The site is within open countryside which is designated as the North Norfolk Coast AONB and Heritage Coast. It is within 10m of a Ramsar Site, Special Area of Conservation, Special Protection Area and SSSI Buffer Area.

Full planning permission is sought for the proposed change of use of the land to form a commercial holiday business to include six accommodation lodges, a reception lodge and proposed parking area for 16 vehicles along the southern boundary of the site. The existing vehicular access point to the south east corner of the site would be improved.

Key Issues

Principle of Development
Impact upon the AONB
Impact upon the Conservation Area
Ecological Matters
Highway Safety
Arboricultural Implications
Flood Risk
Other Material Considerations

Recommendation

REFUSE

THE APPLICATION

The site is located on the northern side of the main A149 coastal road which runs through the village of Titchwell. It is currently part of a grassed field although has not been used for agricultural purposes since 2010.

The applicant claims that the field is currently used as a private camping site and evidence of barbecue equipment and a storage container are sited to the north west corner of the field within the blue land, outside the application site.

Also in the blue land to the northern part of the field is a manmade, circular lake which has become naturalised with the landscape. The whole field is bounded by tree and hedgerow planting. The applicant confirms that 120 plus native coastal trees have been planted along the eastern field boundary and southern hedgerows and borders.

There is an existing vehicle access point onto the A149 to the south east corner of the site.

The site is within open countryside which is designated as the North Norfolk Coast AONB and Heritage Coast. It is within 10m of a Ramsar Site, Special Area of Conservation, Special Protection Area and SSSI Buffer Area.

Full planning permission is sought for the proposed change of use of the land to form a commercial holiday business to include six accommodation lodges, a reception lodge and proposed parking area for 16 vehicles along the southern boundary of the site. The existing vehicular access point to the south east corner of the site would be improved.

During the course of the application the amount of land associated with the holiday use has been made smaller and the site boundary has been reduced in scale from 1.97 to 0.72 hectares (i.e. approximately 36% of the entire site). However, the amount of built form and associated infrastructure has remained the same.

The single storey, flat roof lodges have been designed to resemble timber bird hides with sedum roofs.

SUPPORTING CASE

The application has been supported by a Design and Access Statement (DAS), Landscape and Visual Appraisal, Ecology Report, HRA Ecology Report, Flood Risk Assessment, Emergency and Flood Evacuation Plan and Site Development Assessment.

The DAS concludes:-

'This development will support a start-up business by myself whilst meeting the criteria contained within the King's Lynn & West Norfolk Borough Council Core Strategy and SDMP.

Having lived in Norfolk all my life and witnessing the huge changes along the north Norfolk coast and the emergence of a growing tourism market, this small development meets and delivers a need for a more eco sensitive and responsible approach to an increasing tourism market. This 'set in nature' accommodation concept that has been successfully employed on other recent holiday developments, i.e. Shed Rooms at Somerleyton in Norfolk and Natural Retreats in the Yorkshire Dales and John O'Groats.

In addition, it provides an alternative experience and unique coastal holiday concept, especially for those who have mobility and disability needs which at present is limited to either hotels or holiday cottages.

This development has gained support and engagement from both the RSPB and Norfolk Coast Partnership who have been consulted throughout the development process.

It is supported by a positive Landscape Visual Appraisal both in terms of design and site layout.

Meets approval from the Highways Department in terms of being accessible and without splay concerns.

Will provide a business and employment for local people of the area whilst supporting local businesses.

Is of a high quality design and specification that meets the criteria set out in the Core Strategy.

With the sites unique location and site concept, and the considerations being made on sustainability and environmental consideration, both in design and principals, this proposal meets the criteria of planning and additional site designations considerations.'

Further the applicant has submitted some additional comments to rebut some of the key comments received:

I recognise that the habitats and protection of landscapes and species of the area are of primary concern. To that end, I have engaged and worked from the conception of this site with the Norfolk Coast Partnership, RSPB and Environmental and ecological bodies. In addition, as recommended in CS12 I have commissioned:

1. Both Ecological and Habitats Reports who concluded that the site (which at present is an arable field) would not be adversely affected by the small area of development and have made recommendations to increase biodiversity and management of the site which is to be employed. I feel this does support the NPPF 114 in "positively for the creation, protection, enhancement, and management of networks of biodiversity..."

2. A Visual Landscape Appraisal that supports that the low density, design, and placement of the accommodation would have little impact on the area.

In addition, CS07 and CS12 state that the Council as well as balancing the ecological concerns of the coast should seek to balance nature of the coastline and its associated designations with the economic and social development of the area. In addition, they “will support and develop services which attract visitors throughout the year provide for the local community to increase economic sustainability for businesses and services”.

Overall, these points are key elements of this development. The concept is of supporting the ecological concerns of the area whilst encouraging visitors to the area to do the same. Whilst the area is defined under the AONB as Open Coastal Marshes the site itself is a small field enclosed by large hedges and trees that outlook would not be unduly changed by this small accommodation development which is supported by the LVA.

PLANNING HISTORY

17/00119/PREAPP - PRE-APPLICATION ENQUIRY: Six eco sensitive holiday lodges for year round use - Likely to refuse

RESPONSE TO CONSULTATION

Parish Council: Mixed response – both support and object:-

SUPPORT due to:

- Carried out proper searches and research about impact
- New scheme for Titchwell good because Titchwell needs to move Forwarded comments to the applicant relating to crime prevention.
- Working with neighbouring facilities e.g. RSPB, Coastal Partnership Natural England

OBJECT to:

- Loss of green field
- Will see huts from the road/village; holiday lets
- Security of Site Allocations and Development Management Policies Plan September 2016 (SADMP 2016)
- Already accommodation in the village
- Unsightly

Norfolk Coast Partnership: OBJECTION – primarily due to its sensitive location in the undeveloped Heritage Coast.

The North Norfolk Heritage Coast, a section of the coast from Holme-next-the-Sea to Weybourne, was defined in an agreement between local authorities and the Countryside Commission in 1975, recognising this section of coastline as one of the finest stretches of undeveloped coast in England and Wales. 'Heritage Coast' is a non-statutory definition, although it is recognised within the statutory planning system.

The area is defined as Open Coastal Marshes in the AONB Intergrated Landscape Guidance. Key assets vulnerable to change are:

Open, expansive views northwards across a dynamic seascape - there is a strong sense of openness throughout the landscape type.

The patchwork of dunes, shingle, mudflats, brackish lagoons and reed beds, which provide a cohesive visual unit and contribute to a generally undisturbed and natural character.

The lack of buildings and structures, which ensures there are very few detracting elements and which enhances the overall sense of tranquillity and remoteness.

The proposal is in conflict with CS07, CS12 and NPPF 114, 115.

The nature of the proposal and the level of design is of an exceptional standard and we would be supportive of similar developments elsewhere, however the sensitivity of the location itself in undeveloped Heritage Coast is reason for our objection.

Highways Authority: NO OBJECTION - conditionally

Conservation Officer: OBJECT - This site is outside the conservation area but its south boundary is adjacent to it and any development within it will undoubtedly have some impact on the setting of the CA which is a designated heritage asset. I'm not entirely comfortable with this proposal which is broadly similar to a proposal on an adjacent field last year ref. 16/01290/F and throws up many of the same issues.

The conservation area has an extended linear form with an open character long clear views into/out of the village and between and small clusters of buildings close to the road. Hedges are not thick and there are relatively few trees so the extensive screening proposed, although "green" would be very out of character and disrupt the view into the CA from the west. Heavy screening along the road side would be alien to the area. The design and style of the proposed timber cabins do not reflect any of the characteristics of the area and no mention is made of lighting which can be intrusive, and any paraphernalia which may be required such as sat dishes, bins etc.

On that basis I would not be able to support an application because I consider that the proposal will cause harm to the setting of the designated heritage asset and I'm not convinced that the benefit to tourism outweigh that harm. The proposal is therefore contrary to the NPPF para. 137 (setting) or 134. (public benefit)

Natural England: NO OBJECTION - subject to appropriate mitigation being secured. We advise that the development provides:

- A contribution of £50 per dwelling to the Monitoring and Mitigation Strategy as recommended in the Habitats Regulations Assessment (HRA)
- Implementation of mitigation and enhancement as detailed in the Ecology Report
- To offset potential impacts to:
 - North Norfolk Coast Special Area of Conservation
 - North Norfolk Coast Special Protected Area
 - The Wash and North Norfolk Coast Special Protected Area
 - North Norfolk Ramsar
 - North Norfolk Cost Site of Special Scientific Interest

Natural England also gives general advice on other natural environment issues.

Environment Agency: NO OBJECTION - but strongly recommend that the mitigation measures detailed in the submitted Flood Risk Assessment by Parsons Consulting Engineers Ltd, referenced 17051-FRA-01 – Version 4 and dated 21/11/2017 are adhered to. The FRA states:

1. Finished ground floor levels to be set no lower than 6.86 metres above Ordnance Datum (AOD).

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

Environmental Health & Housing - CSNN: NO OBJECTION – conditionally; concerns relating to out of hours noise issues and neighbour amenity; recommend 24 hour staffing which would also benefit site security; recommend bespoke noise management condition.

District Emergency Planning Officer: NO OBJECTION - Because of its location in an area at risk of flooding I would suggest that if permission is granted then the following conditions are considered:

- Site managers should sign up to the Environment Agency flood warning system (0345 988 1188 or www.gov.uk/flood)
- A flood evacuation plan should be prepared to the satisfaction of the local authority emergency planning department.
- This will include actions to take on receipt of the different warning levels.
- Evacuation procedures e.g. isolating services and taking valuables etc.
- Evacuation routes

I note that page 5 of the FRA refers to the North Norfolk Joint Flood Plan – this does not cover this area and is only relevant to those in the North Norfolk District Council area that only extends westwards as far as Holkham.

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

The application has been called to the Planning Committee by Cllr Mrs Watson.

17 representations received (**9 objections, 2 in support**) referring to the following:-

- This proposed development is in a Conservation Area. Any new buildings in this designation should surely take into account the materials traditionally used in local buildings; predominantly red brick, flint and chalk with red pantile roofs;
- The siting of the units around the boundary on the west side suggests that there might be a further application sometime in the future for more units on the eastern side of the site;
- Highly visible position just to the south of the Titchwell RSPB reserve and in the AONB;
- Titchwell is a small traditional conservation village with holiday accommodation aplenty.
- This type of development would do nothing to augment village life.
- The proposed site is totally inappropriate, being one of an AONB occupying unbroken views of marsh and coastline and making up one of the few remaining areas of North Norfolk coast that hasn't been developed.
- The lack of any buildings, structures or light pollution enhances the overall sense of tranquillity and remoteness of this site along with forming the character and make-up of the village of Titchwell.
- The proposed development seemingly has little public benefit and would therefore only erode away at the beauty of the area.
- It would be detrimental to the aesthetics of the AONB especially regarding unbroken views of marsh and coastline.

- Light and noise pollution - it would be impossible to have a development with a car park for 16-20 cars and up to 24 occupants that would not cause disturbance to local individuals and wildlife.
- Transport grounds - the Design and Access statement mentions a cycle path - none exists. The A149 is extremely busy and it is challenging to safely cross the road. The footpath between Titchwell and Thornham is very narrow, often overgrown and muddy and extremely close to the road. It is impossible to safely and easily take a small pushchair or wheelchair.
- Threats to wildlife/habitat/environment - The area immediately adjacent, to the west of the site, parallel to the A149 has been home to barn owls for many years. Their habitat could be compromised both by the building work to create the development and the use of the site itself.
- The proposed use of the North end by the RSPB could happen irrespective of the planned eco-lodge development and one wonders why it was not discussed earlier.
- There is scant reference to use of renewable resources in the planning application.
- A maximum of the equivalent of 3 full time jobs is proposed with no guarantee of them being given to locals. From an information meeting at Titchwell Church in November 2017 I understand the manager will be the applicant himself. In that meeting we were informed that the proposed path from the site into the RSPB is for occupants of the lodges only and will not be accessible to villagers.
- The activities mentioned (some of which may be extended to the locals) are mostly already available at the RSPB next door (photography, pond dipping etc.) or elsewhere nearby.
- Staff will be onsite during working hours only. Local villages have been subject to excessive disturbance in the evenings and at night e.g. during Hunstanton Tennis week in the past. If the lodges are let out to groups as Destination Research suggests in the Site Need Assessment I would be concerned about disturbance to the community particularly when staff are not present.
- I note various inaccuracies in reports - it is stated that Fieldfare Cottages are all holiday accommodation, that Marshland Barns and cottages nearby have hardly any north facing windows and there is mention of a cycle path outside the site. It is also implied that the site has little wildlife of any significance.
- Titchwell is a tiny village with a relatively large percentage of permanent occupants compared to neighbouring Brancaster and Thornham. A previous attempt to build more holiday accommodation was rejected. Plenty of the holiday properties in the village that were previously family homes are often vacant especially between November and March so I do not consider that demand has outstripped supply. The two hotels already offer high quality disabled accommodation. We have a binocular shop only. There are no facilities for village children and no village hall or other shops but we do have a beautiful environment. This proposed development offers very little to the locality except the promise of visual, noise, traffic and light pollution, and the disturbance and possible destruction of wildlife habitats.
- This planning application for buildings for a letting business in a conservation area is totally unacceptable. There are already plenty of houses for holiday lets; indeed many would say there are already too many, in the local area. There is no demand for any more, and if there was a demand, it could be met in the existing areas designated for housing.
- It was suggested that the existing hedge could be let to grow to cover the sight of the buildings; all this would be to further obscure the view of the
- Given the immediate proximity to bird reserve and salt water marshes, this proposed development would unquestionably have significant detrimental effect on flora and fauna.
- This field is regularly frequented by barn owls, muntjac and roe deer, we assume finding home in the adjacent woodland.

- We have witnessed late night partying on this land with bonfire, strobe lighting and loud music playing into the early hours.
- It must also be of concern that the land in question abuts neighbouring hotel complex grounds, in the event this application were granted, this would surely set precedent for similar development alongside
- Surely the most 'eco sensitive' of options is to leave be.
- The key assets of the AONB would be completely undermined by approving this development
- This would set a dangerous precedent; how many more fields could be turned into holiday parks should their owners apply?
- Titchwell is a 'small village or hamlet' (G.101.1) and 'only very limited development would be expected here' (G.101.2).
- Titchwell Manor and Briarfields already cater for holiday accommodation with 50 rooms and over 30 ground floor rooms for anyone with mobility issues.
- The additional number of units will not make such a difference that it could be taken as any kind of mitigation against the far greater loss to the AONB, this is frankly risible.
- The DAS points at the site expanding in the future as the number of employees is expected to expand to 5 people in future years.
- There is no foundation for the 'eco-sensitive' nature of this development; the cabins will be powered by mains electricity, connected to the mains drain, waste will be in the current rubbish collection, each cabin will have 2 parking spaces and will increase light pollution with some lighting being on throughout the night.
- The level of eco-sensitivity is comparable with a static caravan site.
- The most eco-sensitive element is the location, the fragility of which is protected by planning policies.
- The council should send a clear message that its defence of the AONB, Conservation Area, village plans and other policies will be robust and resolute.
- Will create a huge amount of disturbance particularly in the summer months when these units are the homes of holiday makers bringing with them their boars, barbeques, bicycles etc. and turning a quiet open space into a holiday resort.
- I am not against development in the region but strongly believe there are better locations inland that do not destroy the beauty of the North Norfolk Coast.

Supporting comments:

- I wish to firmly support this application. I do not accept that the development will significantly detract from the openness of the saltmarsh which characterises the AONB, as the scale of the development is modest, screened from the road frontage by an existing hedgeline, and has a backdrop of clusters of existing trees.
- The proposal is sensitively designed, and whilst unfortunately I doubt it will make any measurable difference to the demographic of the wider village, it is preferable to have purpose-designed accommodation for visitors, rather than the currently prevailing situation where a large percentage of the village's housing stock is taken up by holiday homes and rental properties, left vacant for much of the year.
- The proposed development will benefit RSPB Titchwell Marsh, attracting additional income to their cafe and visitor centre, in particular. Given its location, the development will be perfectly situated to attract birdwatchers for extended periods, where otherwise they might drive in for a single day, reducing income to the area and increasing transport pollution and congestion (which is significant along the A149 in summer). The nature of the accommodation differs from any presently available in the village, and will fill a useful niche for birdwatchers and nature lovers of limited means, who perhaps could not afford the village's hotels or cottage rentals.

- I believe that the balance of benefits outweighs the limited impact, and so is in accordance with relevant national and local policy.
- I am surprised that the Ecology Assessment mentions Great Crested Newts, yet omits any mention of the very much rarer Natterjack Toads that are present on the marsh. I do wonder whether the pond on the site could be managed in such a way to benefit this species.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS07 - Development in Coastal Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM3 - Development in the Smaller Villages and Hamlets

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

- Principle of Development
- Impact upon the AONB
- Impact upon the Conservation Area

- Ecological Matters
- Highway Safety
- Arboricultural Implications
- Flood Risk
- Neighbour Amenity
- Other Material Considerations

Principle of Development

In policy terms the site lies in the countryside and within the Area of Outstanding Natural Beauty. The majority of the site lies within the Heritage Coast. It is adjacent to the RSPB Nature Reserve at Titchwell. The site is within the one of the most sensitive parts of the borough in terms of nature conservation and visual amenity.

The proposal is for the change of use of the 0.72ha site for holiday use. The proposed physical development includes six detached holiday lodges, a separate detached reception/management building, parking and turning for 16 vehicles and works to widen the vehicular access into the site.

Nationally, the NPPF seeks to protect and enhance the natural, built and historic environment whilst contributing to the achievement of sustainable development. Paragraph 28 states inter alia:

“Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres...”

In the Core Strategy Policy CS06 states that in the countryside and rural areas the strategy will be to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife and its natural resources to be enjoyed by all. Development is therefore restricted to that appropriate in a rural area.

Tourism plays a significant role in the Borough’s local economy and the Council takes a positive approach to the development of tourism. The main tourist appeal is based on the unique natural environmental assets and the historic built environment. Locations for proposed holiday accommodation need careful consideration. Proposals for holiday accommodation should also provide for a range of accommodation which will continue to positively contribute to the local economy.

Policy CS10 states that opportunities to improve and enhance visitor economy will be promoted. Smaller tourism opportunities will be supported in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to the valuable natural environment.

The policy also states that the Council will permit the development of new tourism accommodation in rural areas provided it is located in or adjacent to villages and towns, it is of a high standard of design, will not be detrimental to the landscape and mechanisms will be in place to permanently retain the tourism related use.

CS12 refers that proposals to protect and enhance the historic environment and landscape character, biodiversity and geodiversity will be encouraged and supported.

Policy DM11 of the SADMP refers specifically to development of Touring and Permanent Holiday Sites. The preamble to the policy states that permanent holiday sites can have a significant impact on the landscape. It refers to the Core Strategy which seeks to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife and the importance of ensuring a correct balance between encouraging tourism and other policy aims of controlling development in the countryside. It refers to a controlled approach to new development being particularly desirable within the northern coastal area of the Borough which is designated as AONB and SSSI's.

The preamble states there is already a variety of tourist accommodation available in the Borough ranging from log cabins, static caravans, yurts, chalets or pitches for touring tents, camper vans and caravans, and it is preferable to protect this source of accommodation rather than construct new holiday sites in the countryside, particularly within the AONB.

This policy states that:

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

- The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;
- The proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and the historical and natural environment qualities of the surrounding landscape and surroundings; and
- The site can be safely accessed;
- It is in accordance with national policies on flood risk;
- The site is not within the Coastal Hazard Zone indicated on the policies map, or within areas as identified as tidal defence breach Hazard Zone in the Borough Council's Strategic Flood Risk Assessment and the Environment Agency's mapping;

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

Tourism plays an important role in the local economy but the core strategy also seeks to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife. It is therefore important to ensure there is a correct balance between encouraging tourism and other policy aims of controlling development in the countryside.

In line with the requirements of policy, the application has been supported by a business plan and financial viability report that demonstrates the business could have a clear prospect of being financially sound.

This site is adjacent to the SSSI and European Designated Sites and is contained within the AONB. The proposal for 6 holiday cabins in the AONB would therefore be contrary to the principle of development unless it can be demonstrated that it does not adversely impact on the landscape setting and scenic beauty of the AONB and the SSSI and European sites.

Impact upon the AONB

The site is on the northern side of the A149, Titchwell and is within the AONB. Part of the site is also within the Heritage Coast.

The site is part of a larger field, is currently grassed and slopes towards the coastline. The existing field is split east-west by a hedge approximately 2/3rds of the way into the site. Beyond the hedge there is an access to a pond area. The application site forms approximately one third of this field. The site has intermittent screening along the southern boundary, trees to the western boundary and hedging along the eastern boundary. Beyond the northern field boundary is the RSPB reserve and a wooded copse area.

Views from the west into the site are limited given the tree belt along the western boundary and views are limited from within the RSPB reserve into the site by virtue of the wooded copse area. Given the less dense hedging along the eastern boundary of the site, the field can be seen in combination with the fields that are adjacent to Briarfields.

Views from the south see the site in a wide panoramic view of the heritage coastline.

Paragraph 115 of the NPPF requires great weight to be given to conserving landscape and scenic beauty in National Parks, the Broads and Area of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

Policy DM15 - Environment, Design and Amenity - development must protect and enhance the amenity of the wider environment including its heritage and cultural value. 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.

North Norfolk Coast AONB is very tranquil and settlements are linear in form along the coast road, with sporadic development on both the southern and the northern sides. The National Character Area profile - North Norfolk Coast AONB refers to the development of tourism infrastructure along the coast road such as the development of car parks at popular visitor sites. The character statement refers to such infrastructure weakening the landscape character and reducing the sense of tranquillity and feeling of remoteness. Increased pressure on rural roads as a result of an increase in tourist activity in coastal villages has had a marked impact on the quiet character of historic settlements particularly during the holiday periods according to the publication.

The site sits in Landscape Character Area (LCA) C2 as defined by the CBA assessment commissioned by the Council. The characteristics of the wider Coastal Slopes Landscape Character Type (LCT) include:-

- Open character providing extensive uninterrupted views across the coastal marshes to the sea beyond;
- Land use dominated by arable farming;
- Generally linear settlement pattern along the A149 at the base of the slope;
- Skyline is strong – predominantly defined by the edge of the plateau [to the south];

- Occasional agricultural buildings, churches etc. are the only other visible built structures; and
- Views towards the coastal marshes are extensive and open, unhindered by vertical elements. Views to the plateau landscape are restricted by the edge of the plateau forming a strong visual boundary blocking views beyond. The slopes form an important backdrop and skyline to the coastal edge.

The proposal shows an improved access into the site from the main A149, opposite a road that leads south towards Choseley. Parking facilities are shown for 16 vehicles, including disabled spaces. The parking area will lie adjacent to the southern boundary of the site. A detached building to provide reception facilities and staff facilities is shown close to the access into the site. A footpath is shown to provide access to the 6 lodges which are 10.6m x 7.3m x 2.7m in height, with green roofs and of timber construction.

A pedestrian link through to adjoining land to the north is shown run along the western part of the field. This link through to RSPB land forms part of the application.

Given that the site is within the AONB, a Landscape and Visual Appraisal (LVA) has been submitted with the application, to assess the scale of the proposal and its impact upon the wide panoramic sky line. The LVA considers that the study site has a medium/high landscape value. In addition to the site being within the Norfolk Coast AONB, and close to important national and international sites of ecological value the LVIA confirms it lies adjacent the Titchwell Conservation Area and could be said to fall within the setting of the Grade I listed church of St Mary.

The LVA concludes that the proposed development site is relatively well enclosed and anticipated to have a relatively small zone of visual influence. Although a greenfield site, the LVA considers that the development will fit within the perceived existing village of Titchwell – certainly when viewed from the higher ground to the south. It will not be visible from local listed structures and the scale and style of the development will not be intrusive to the Conservation Area, local footpaths or adjacent properties.

It considers the development will lie outside of designated sites of ecological importance but provide opportunities for habitat enhancement and environmental education. The proposed design will continue landscape enhancement works already undertaken by the owner at the site. The LVA considers the development proposals are in line with the development management guidelines set out in the BCKLWN landscape assessment, namely:

- Retaining landscape pattern – especially in relation to field size and hedgerow management (and restoration)
- Conserving/enhancing grassland habitats and associated biodiversity
- Conserve/enhance woodland habitats and support associated biodiversity
- Avoid urbanising features (with a low/key design approach).

Despite the claims of the applicant the Norfolk Coast Partnership (NCP) objects to the proposal, primarily due to its sensitive location in the undeveloped Heritage Coast. They confirm that the North Norfolk Heritage Coast, a section of the coast from Holme-next-the-Sea to Weybourne, was defined in an agreement between local authorities and the Countryside Commission in 1975, recognising this section of coastline as one of the finest stretches of undeveloped coast in England and Wales. 'Heritage Coast' is a non-statutory definition, although it is recognised within the statutory planning system.

The NCP refer to the area being defined as Open Coastal Marshes in the AONB Integrated Landscape Guidance. They note that the key assets vulnerable to change are:

- Open, expansive views northwards across a dynamic seascape - there is a strong sense of openness throughout the landscape type.
- The patchwork of dunes, shingle, mudflats, brackish lagoons and reed beds, which provide a cohesive visual unit and contribute to a generally undisturbed and natural character.
- The lack of buildings and structures, which ensures there are very few detracting elements and which enhances the overall sense of tranquillity and remoteness.

Accordingly they find that the proposal is in conflict with Policies CS07, CS12 as well as paragraphs 114 and 115 of the NPPF.

They note that the nature of the proposal and the level of design is of an exceptional standard and they would be supportive of similar developments elsewhere. However given the sensitivity of the location itself, in an undeveloped Heritage Coast, they object to this proposal.

The applicant has rebutted these comments by stating that the concept of the development proposal is of supporting the ecological concerns of the area whilst encouraging visitors to the area to do the same. The applicant states that whilst the area is defined under the AONB as Open Coastal Marshes the site itself is a small field enclosed by large hedges and trees and that outlook would not be unduly changed by this small accommodation development which is supported by the LVA.

However, whilst the proposed lodges have been sympathetically designed to sit low in the landscape and are shown to be constructed of materials which may be typically appropriate in an open landscape, they are spread across a significant part of the site and the proposed use would change the character of the whole 0.72 hectare site. The proposal would introduce an intensive form of domestication through the occupation of the units for holiday purposes. The accompanying domestic paraphernalia associated with holiday lodges would change the character from an open agricultural field to one of holiday use on a commercial scale, to the detriment of the peaceful tranquillity of the AONB.

Furthermore, the lodges are proposed to be occupied all year round so the use would not be limited to the summer months. There would be opportunity for the use and domestic paraphernalia to be visible throughout the year. Although the applicant is aware of the sensitivities in the area with the 'Dark Skies' initiative and promotes sensitive lighting, a degree of lighting would be required for health and safety reasons which would have a harmful impact on the dark sky area.

The open fields around the village of Titchwell are part of the recognised inherent character of the AONB. These peripheral areas can often be the most vulnerable, but this should not reduce the value of the protected landscape nor should it serve as a justification for a relaxation of the usual controls; otherwise significant cumulative erosion of the landscape of the AONB would result.

The fact that there may be limited visibility of the site from longer viewpoints does not change the fact that in, context, there would be a significant change to the character of this part of the village through the proposed use of the site, and inevitably of its intrinsic landscape character. The proposal would harm the inherent rural character and appearance of the site and detract from the natural character and quality of the landscape and appearance of the AONB.

Policy DM11 seeks to balance the sensitive nature of the coastal area of West Norfolk with the national and international designations including the AONB for wildlife, landscape and

heritage with the need for economic and social development of the area. Of particular relevance is the need to ensure that any new development enhances the distinctive local character of coastal areas as well as helps to support and enhance services and facilities for local people and visitors alike. In this respect it is considered that the proposal fails to enhance the distinctive local character of the village given the encroachment out into open countryside and the harmful changes that the holiday use would introduce through the physical stationing of the lodge units as well as the accompanying elements of the proposed change of use including the introduction of formalised landscaping, the degree of increased human activity on the site and the repercussions of such activity, including general noise and disturbance, increased vehicle movements, domestic paraphernalia and the introduction of external lighting.

In summary, as presented the proposal is considered to be an intensive development within the AONB, which is noted for its tranquillity and wide panoramic views. The proposed changes to the landscape, including the harmful changes that the holiday use would introduce, would have a harmful impact upon the characteristics of the wider landscape setting of the AONB. This would be contrary to national and local plan policy.

Impact upon the Conservation Area

The southern boundary of the site adjoins the boundary of the Conservation Area.

S.72 of the Town and Country Listed Buildings and Conservation Area 1990, requires the Local Planning Authority in exercising its duty, to preserve or enhance the character of the Conservation Area. The National Planning Policy Framework, paragraph 131 of the NPPF requires local planning authorities to take account the desirability of sustaining and enhancing the significance of heritage assets and the need for new development to make a positive contribution to local character and distinctiveness. Paragraph 132 of the NPPF, “when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration of destruction of the heritage asset or development within its setting”. Paragraph 134, “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal”.

Titchwell’s Conservation Area Character Statement notes that “Titchwell is a linear settlement, loosely strung out along the main coastal road; for the most part on one side or other, but not both. As a result the village has a very open character, with views southwards to the higher ground and northwards towards the marshes and the sea.” References to the spacing on the northern side of the main road are inferred from the Conservation Area Character Statement, from the statement that buildings are seen in groupings.

The site lies adjacent to the Conservation Area and therefore impact upon the setting needs to be assessed.

The Conservation Officer comments that the Conservation Area has an extended linear form with an open character with “long clear views into/out of the village and between small clusters of buildings close to the road. Hedges are not thick and there are relatively few trees so the extensive screening proposed, although “green” would be very out of character and disrupt the view into the Conservation Area from the west. Heavy screening along the roadside would be alien to the area. The design and style of the proposed timber cabins do not reflect any of the characteristics of the area and no mention is made of lighting which can be intrusive, and any paraphernalia which may be required such as satellite dishes, bin storage etc. The proposal will cause harm to the setting of the designated heritage asset and

the benefit to tourism does not outweigh the harm. The proposal is therefore contrary to the NPPF para 137(setting) and 134 (public benefit).”

The applicant claims that these comments reflect the pre-application submission but not the current development proposal. However, the Conservation Officer stands by these comments as the key principles are the same; the harm to the setting of the designated heritage asset through the introduction of this use into the open landscape and the changes it would bring, is not outweighed by the benefits to tourism.

Third party comment has referred to the determination of a planning application for holiday cottages adjacent to the Briarfields Hotel to the east of this application site (Ipa ref: 16/01299/F). Here it was considered that the public benefit that the 6 proposed holiday cabins would bring to the area would not outweigh the erosion of an area of open space and the associated harm to the character of the Conservation Area.

Whilst there are some similarities in terms of location within the Borough and scale of the enterprise, this development proposal has different characteristics and impact upon the Conservation Area and has been considered on its own merits.

Ecological matters

The site is within the buffer zones of the North Norfolk Coast SPA, SAC and Ramsar site to the north. Within the blue land to the northern part of the field is a manmade, circular lake which has become naturalised with the landscape. The whole field is bounded by tree and hedgerow planting. Beyond this there is a small copse to the north.

The application incorporates a footpath running northwards which could provide a pedestrian link through to the land owned by the RSPB.

At pre-application stage the application was screened under the EIA regulations and the applicant has taken into account the need for an Environmental Statement. Accordingly the application has been supported by an ecological assessment and Supporting Evidence for HRA.

The Ecology Report refers:

‘The potential ecological impacts of the proposed development have been appraised using a habitat survey and desk study. These have found that most impacts to ecological receptors are predicted to be minor or negligible because of the very small scale of the development proposal. Where there are realistic risks of impacts to valued ecological receptors mitigation measures will be necessary to ensure the risks are avoided or minimised. Assuming the advised mitigation and avoidance measures are adopted there is a high level of confidence that the likelihood and magnitude of negative ecological impacts would be satisfactorily reduced, including all potential impacts which would constitute a legal offence.

The Ecology Report confirms that no further ecological surveys are considered appropriate. It also states that the developed site has scope to incorporate ecological enhancement measures, and advice for this is provided. Assuming the advised measures can be adopted they will contribute to compensating for negative impacts to certain receptors and will likely produce a positive long-term impact for others..’

The Supporting Evidence for Habitats Regulations Assessment refers:

‘It is considered that direct impacts including disturbance from people using the site are extremely unlikely given the small size of the site and its situation adjacent to the A149 and

in close proximity to existing properties. The most proximate European sites (Titchwell RSPB) are likely to experience a very minor increase in additional visitors as a result of the proposed development alone, but no adverse effects on site integrity are predicted.

The creation of a new area for use by the RSPB outside of the European sites could in return provide a minor positive impact, taking people off the SPA, SAC and Ramsar site into a less sensitive area.

Cumulative impacts have been assessed. The planning website of BCKLWN revealed no similar developments within an approximate 8 km buffer of the site.

There is predicted to be no adverse effects from the proposed development, including no in-combination effects.'

Natural England has been consulted on the application and raise no objection subject to the appropriate mitigation being secured. They advise the contribution of £50 per lodge to the Monitoring and Mitigation Strategy as recommended in the Habitats Regulations Assessment (HRA) and the implementation of mitigation and enhancement as detailed in the Ecology Report.

Whilst the RSPB have submitted a letter of support they also refer to the use of the area shown blue on the plans as a wild play area for children and for outdoor teaching activities as well as holding small events. However, this all increases the amount of activity of the land in a currently open, exposed landscape which provides uninterrupted views across the coastal marshes and sea beyond.

In summary, however, the Ecology Report identifies no requirements for further protected species surveys and, subject to mitigation measures, no harmful impact on protected species. In terms of impact on the wider nature conservation areas, again, no harmful impact subject to the payment of the Habitat Mitigation Tariff and appropriate mitigation measures.

Highway matters

The proposal will involve the intensification of an existing access which is directly off the A149 through an established gate.

The highways officer does not object to the proposal provided that a 4.5m wide access is provided to NCC specification, visibility splays of 2.4m x 120m in each direction and parking in accordance with adopted standards.

Arboricultural Implications

The Arboricultural Officer has no objection in principle but requires tree protection measure information and information on how the applicants intend to route the services to the cabins.

Flood Risk

The site lies within an area designated as Flood Zone 3 according to the Local Authorities Strategic Flood Risk Assessment Maps.

The proposal is essentially a change of use from agricultural to residential (albeit for holiday accommodation). In terms of the flood risk vulnerability the site is currently water compatible and the proposal is "more vulnerable".

A Flood Risk Assessment has been provided. The Environment Agency confirms that the maps show the site boundary lies within tidal Flood Zone 3a (high risk). They have no objection to the application but recommend that the mitigation measures detailed in the submitted Flood Risk Assessment are adhered to.

The FRA states that finished ground floor levels to be set no lower than 6.86 metres above Ordnance Datum (AOD).

Neighbour Amenity

The siting of the lodges would be close to the southern and western boundaries of the site . They would be screened by existing tree planting along the roadside boundary.

The nearest neighbours are to the south east and south west, on the opposite side of the main A149. Given the scale and siting of the cabins these neighbours would not be overshadowed nor would they experience an overbearing presence from their siting. The distance and provision of planting would mitigate against any amenity issues from overlooking of the neighbours.

The proposal would generate a degree of general noise and disturbance which does not already exist. That said there is already noise generated from traffic on the A149.

The CSNN Team raises concerns relating to out of hours noise issues and neighbour amenity. They recommend that 24 hour staffing is available, which, they claim, would also benefit site security. However, given the level of the enterprise a 24 hour on-site presence would not be deemed necessary. Arrangements would normally be in place for a 24 hour emergency contact and this is deemed appropriate in this case.

The CSNN recommendation for bespoke noise management condition is not considered necessary in this case either given the low level of units proposed.

It is not considered there will be a significantly detrimental impact upon the amenity of the neighbouring properties in terms of overlooking, being overshadowed or noise as a result of this proposal.

Other Matters

The application has been supported by a Site Need Assessment and Financial Viability Report in accordance with the provisions of Policy DM11. The reports refer to the economic venture of 6 lodges providing employment for up to 4 full time equivalent on-site staff to manage the day to day operations and maintain the natural environment as well as providing contracts for local businesses to support the onsite operations e.g. laundry services, plumbing and general maintenance and events suppliers.

The applicant has submitted additional information to clarify the staffing information and anticipates 80 hours of employment for a full time reception/administration worker, plus part time cleaners and ground care/ general maintenance workers.

Most of the third party comments have been addressed within the report above as many relate to the principle of the development and the impact on the AONB and its open characteristics.

The application incorporates a footpath running northwards which could provide a pedestrian link through to the land owned by the RSPB. However, the application proposes no mechanism to ensure this is available to users of the site or, indeed, for users of the RSPB

to access this application site. There is no intention within the submitted application for this footpath to be available to members of the public.

Third party comments have stated that the proposed use of the north end by the RSPB could happen irrespective of the planned eco-lodge development. The northern part of the field no longer forms part of the application site but it is correct to say that provided the use does not amount to development that requires planning permission, the RSPB could utilise the field.

Third party comments have referred to inaccuracies within the supporting documents with reference to holiday accommodation available within the vicinity. These comments are noted but have little impact upon the overall demand for holiday accommodation in the area.

Comments about links to public rights of way for disabled people are noted but these relate to matters outside of the control of the applicant.

Third party comment has questioned the eco-sensitive qualities of the proposal, which will be powered by mains electricity, on mains drainage and have waste collected in the normal fashion and 2 parking spaces per lodge. This is noted. The lodges are of timber construction with sedum roofs and have been designed to sit low in the landscape. However, this is only one of the planning considerations of the proposal and is part of the planning balance.

CONCLUSION

The site is outside the village settlement boundary and within the countryside where in principle, new development is strictly controlled. The site is one of the most sensitive parts of the borough and is within the AONB. The key characteristics of the AONB are the wide, uninterrupted views of the heritage coastline and the sense of tranquillity.

In this case the design of the lodges shows single storey timber structures with sedum roofs to attempt to blend in with the surrounding landscape. A great deal of effort has been spent on the scheme to ensure it has as little impact as possible. The site and blue land also incorporates areas of landscaping and improved biodiversity. However, the proposed site is an existing open, arable field which is a characteristic of the wider landscape.

Despite the claims of the LVA it is considered the proposed development would be apparent in this open, arable landscape. The materials are partially recessive and the buildings have been designed to sit within the site. Landscaping will assist with the assimilation of the development into the countryside over time but this in itself introduces a new characteristic into the otherwise open landscape. A commercial holiday use on the site would introduce all year round activity in an otherwise open landscape, which would be detrimental to the sense of tranquillity.

It is considered that the proposed development, including the buildings, use of the land and the amount of enhanced landscaping, would interrupt this landscape characteristic and that this intrusion would result in significant material harm, contrary to policy. The proposal would fail to protect and enhance the character of the AONB and its distinctive landscapes, on the edge of the Heritage Coast. Consequently it is considered that the proposal fails to maintain the character of the AONB and fails to protect and enhance its distinctive landscapes, on the edge of the Heritage Coast.

The Conservation Area boundary runs across the site's frontage and one of the key characteristics of development in the Titchwell Conservation Area is the gaps between the built form. The proposal, through the combination of the use and the physical structures,

would visually erode this gap with structures and would harm the setting of the Conservation Area.

There may be benefits in terms of biodiversity, but these could come forward in their own right, and the benefits of the proposal are not outweighed by the significant material harm that would result to the AONB from the intrusion of this use and the buildings into the landscape.

Whilst the development would undoubtedly provide additional tourism and benefits to the local economy, this should not be at the expense of the tranquillity or the natural beauty of the area. The harm arising to the views across the AONB would outweigh the benefits of the development.

For the above reasons the development would harm the character and appearance of the area and the landscape and scenic beauty of the AONB contrary to Policies CS06, CS07 and CS10 of the Core Strategy and Policy DM11 of the King's Lynn and West Norfolk Local Plan - Site Allocations & Development Management Policies (SADMP) Plan (2016) which amongst other matters seek to protect the special character of the area and the AONB. It would also conflict with the similar aims of the Framework in particular Paragraph 115.

Additionally the proposal would not offer a form of public benefit that would outweigh the harm to the setting of Titchwell's Conservation Area, contrary to paragraphs 128, 131, 132, 134 of the National Planning Policy Framework and Policy CS12 of the Local Development Framework Core Strategy 2011.

The protection of the AONB and the setting of the Conservation Area are legitimate aims in the wider public interest. Accordingly it is recommended that this application be refused.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The site lies within an Area of Outstanding Natural Beauty which is characterised by its openness, wide uninterrupted views of the heritage coastline and the sense of tranquility. The proposal by virtue of the significant and harmful change in the character of the area through the physical stationing of the lodges as well as the accompanying elements of the proposed change of use including the introduction of formalised landscaping, the degree of increased human activity on the site and the repercussions of such activity, including general noise and disturbance, increased vehicle movements, domestic paraphernalia and the introduction of external lighting, will result in a development that fails to safeguard the intrinsic character of the AONB. The proposal is therefore contrary to paragraph 115 of the NPPF and Policy CS07 and CS12 of the Local Development Framework Core Strategy 2011 and Policy DM 11 and 15 of the Site Specific Allocation and Development Management Plan Policy Document.
- 2 The proposed development will, through the interruption of the open landscape character with structures and paraphernalia associated with a commercial holiday use, cause harm to the setting of Titchwell's Conservation Area that is not outweighed by

the public benefit that the six holiday cabins would bring to the area. The proposal is therefore considered to be contrary to paragraphs 128, 131, 132 and 134 of the National Planning Policy Framework and Policy CS12 of the Local Development Framework Core Strategy 2011.

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 March Planning Committee Agenda and the April agenda. 131 decisions issued 119 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 22/02/2018 – 23/03/2018

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
Major	5	5	0		5	100%	60%	1	0
Minor	75	66	9	68		91%	70%	8	1
Other	51	50	1	47		92%	80%	1	1
Total	131	121	10						

Planning Committee made 12 of the 131 decisions, 9%

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
15.03.2017	28.02.2018 Application Permitted	17/00491/F	Mr & Mrs Catt 18 Norton Street Burnham Norton Norfolk PE31 8DR Two storey rear extension	Burnham Norton
15.03.2017	28.02.2018 Application Permitted	17/00492/F	Mr & Mrs Falvey Pinkfoot House 16 Norton Street Burnham Norton Norfolk Two storey rear extension	Burnham Norton

08.01.2018	12.03.2018 Application Refused	18/00035/F	Mr E Kenny 4 Anchorage View Brancaster King's Lynn Norfolk Detached boat shed and new access to highway	Brancaster
19.01.2018	20.03.2018 Application Permitted	18/00129/F	Dr A. Buonfino Peddars Main Road Brancaster King's Lynn Demolition of existing rear single storey extension and construction of new single story rear extension, refurbishment of existing dwelling adding loft room, demolition of detached garage and construction of new detached garage and associated works	Brancaster
31.01.2018	22.03.2018 Application Permitted	18/00180/F	C/O Agent Sandpiper Cottage Main Road Brancaster Staithe King's Lynn First floor extension	Brancaster
07.02.2018	20.03.2018 Application Permitted	18/00246/F	Mr And Mrs J Smith Carpenters Cottage Main Road Brancaster Staithe Norfolk Variation of conditions 2 and 3 of planning permission 17/00349/F: Amendment to layout	Brancaster

06.11.2017	01.03.2018 Application Permitted	17/02066/LB	Mrs Monica Vinader Choseley Farmhouse Ringstead Road Choseley Docking Additions to north and south of existing forge extension to the west of Choseley Farmhouse, consisting of a conservatory to the north and utility room/larder to the south. Construction of covered swimming pool to the east end of the walled garden to the east of Choseley Farmhouse.	Choseley
11.01.2018	08.03.2018 Application Permitted	18/00055/RM	Mr. R Rudd and Mr W. Simper Land Between Shangri La And Bluebell Lodge St Andrews Lane Congham Norfolk RESERVED MATTERS APPLICATION: Construction of one new dwelling and new access onto St Andrews Lane.	Congham
18.01.2018	13.03.2018 Application Permitted	18/00119/RM	Mr & Mrs P Oldroyd Land Between Shangri La And Bluebell Lodge St Andrews Lane Congham Norfolk Reserved Matters Application: Construction of a dwelling	Congham

26.01.2018	20.03.2018 Application Permitted	18/00153/CU	Mr R Barret Tudor Cottage Main Road Crimplesham King's Lynn Retrospective change of use of existing timber outbuilding for part domestic and part home workshop for joinery business	Crimplesham
11.12.2017	14.03.2018 Application Permitted	17/02323/F	MRC Modular Land Known As Plot 15 Horse Fair Close St John's Business Estate Downham Market VARIATION OF CONDITION 2 OF PLANNING PERMISSION 07/00443/FM: Erection of industrial/storage building to be used by applicant as motor factors depot	Denver
28.11.2017	22.03.2018 Application Permitted	17/02243/F	Mr & Mrs Cork Wynthorpe 8 Woodside Avenue Dersingham King's Lynn Extension and Alterations to Dwelling. New access, cart shed and wall fronting highway.	Dersingham
05.02.2018	14.03.2018 TPO Work Approved	18/00037/TPO	Mr & Mrs Wells 12 Shernborne Road Dersingham King's Lynn Norfolk 2/TPO/00050: T1 Monterey cypress remove due to die back & excessive shading	Dersingham

07.12.2017	06.03.2018 Application Permitted	17/02312/F	Mr Doug Lawson Saughtree Orchard Close Downham Market Norfolk Roof extension to existing bungalow	Downham Market
15.01.2018	06.03.2018 Application Permitted	18/00089/F	Mr & Mrs S Smith 29 Maple Road Downham Market Norfolk PE38 9PY Proposed New Garage	Downham Market
29.01.2018	14.03.2018 Application Permitted	18/00168/F	Upstream Ltd 47 - 49 Bridge Street Downham Market Norfolk PE38 9DW Retention of 6 rooflights to the rear roof	Downham Market
29.01.2018	23.03.2018 Application Permitted	18/00169/LB	Upstream Ltd 47-49 Bridge Street Downham Market Norfolk PE38 9DW Replacement slate roof to pitched roof including rooflights at rear and internal repair/replacement to timber members	Downham Market

05.02.2018	05.03.2018 Tree Application - No objection	18/00036/TREECA	Aspect Tree And Garden Services 27 London Road Downham Market Norfolk PE38 9AW Trees in a Conservation Area: Contorted Willow (T1) - Fell to prevent damage to adjacent wall and low amenity value. 7 Conifers on boundary of 2 Court Gardens, Downham Market (T2-8) - Fell 5 and reduce 2 by 50%, prevent damage to retaining wall and maintenance. Beech (T 9) - Reduce laterals to give 2 metres clearance from buildings.	Downham Market
25.07.2017	22.03.2018 Application Refused	17/01444/PACU3	Mr M Farrow Land Adjacent Meadow Croft Lady Drove Barroway Drove Prior Notification: Change of use from agricultural building to dwelling house	Downham West
27.09.2017	23.02.2018 Application Permitted	17/01819/O	Shining Tree H L C Land South of Shining Tree H L C Downham Road Salters Lode Outline Application: Erection of two houses, garages and modified access	Downham West
20.11.2017	12.03.2018 Application Permitted	17/02163/F	Grey And Red Building Services 56 Elm High Road Emneth Wisbech Norfolk Erection of four three bedroom semi detached dwellings	Emneth

21.11.2017	13.03.2018 Application Permitted	17/02184/F	Mr Easter Sherwood 24 Hollycroft Road Emneth Wisbech Demolition of existing garage and car port and construction of new triple garage	Emneth
08.12.2017	07.03.2018 Application Permitted	17/02314/O	Elgood & Sons Limited The Queens Head 33 Gaultree Square Emneth Norfolk Outline Application: Single Detached dwelling	Emneth
20.12.2017	05.03.2018 Application Permitted	17/02386/O	Mrs Jane Pascoe 56 Elm High Road Emneth Wisbech Norfolk Outline application: Residential development of 3 dwellings with associated parking	Emneth
04.01.2018	02.03.2018 Application Refused	18/00018/F	Mr Richard Chapman Land To Rear Tudor Lodge 98 Church Road Emneth Construction of one new dwelling	Emneth
15.01.2018	01.03.2018 Application Permitted	18/00076/F	Mr Michael Judge 20 The Lovells Emneth Wisbech Norfolk Extensions to existing house and new detached double garage	Emneth

27.11.2017	07.03.2018 Application Permitted	17/02207/F	J And D Restoration Ltd Summer End Farm 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
23.10.2017	01.03.2018 Application Refused	17/01984/O	Mr Adrian Tofts 40 High Street Feltwell Thetford Norfolk OUTLINE APPLICATION ALL MATTERS RESERVED: For the construction of two dwellings, following demolition of existing dwelling and outbuildings	Feltwell
09.01.2018	09.03.2018 Application Permitted	18/00044/F	Mr M Skedge Whitehouse Farm Barn 42A Long Lane & 44 Long Lane Feltwell Construction of garages and carports	Feltwell
05.02.2018	07.03.2018 Application Permitted	18/00207/F	Mr D Heath 32 Paynes Lane Feltwell Thetford Norfolk Side extension and porch	Feltwell

18.01.2018	23.02.2018 Application Permitted	16/02163/NMA_2	Freebridge Community Housing Rampant Horse Cottage Lynn Road Gayton Norfolk Non-material amendment to planning permission 16/02163/F: REMOVAL OR VARIATION OF CONDITIONS 2, 5, 6, 7 AND 8 OF PERMISSION 15/01264/F: Change of use from former public house to four residential dwellings and associated works	Gayton
18.12.2017	22.02.2018 Application Permitted	17/02376/F	Susan Branford Mole Cottage Lynn Road Grimston King's Lynn Extension and Alterations to dwelling.	Grimston
08.01.2018	20.03.2018 Application Permitted	18/00032/F	Mr Peter Graham The Olive Grove 33 Kenwood Road Heacham Norfolk To extend and remodel the existing house	Heacham
16.01.2018	13.03.2018 Application Permitted	18/00101/F	Mr M McGinn Cedar House 45A The Broadway Heacham Norfolk Variation of condition 2 of planning permission 17/00691/F: To vary previously approved drawings	Heacham

16.01.2018	13.03.2018 Application Permitted	18/00106/F	European Healthcare Group PLC Millbridge Residential Care Home 4 Lynn Road Heacham King's Lynn Variation of Condition 2 attached to planning consent 15/01824/F to allow revised drawings to insert additional windows and amend internal layout	Heacham
16.01.2018	13.03.2018 Application Permitted	18/00107/LB	European Healthcare Group PLC 4 Lynn Road Heacham King's Lynn Norfolk Proposed link extension to provide additional day space and unify care homes	Heacham
17.01.2018	12.03.2018 TPO Approved Work	18/00007/TPO	Mr Gary Driver 2 Caius Close Heacham King's Lynn Norfolk 2/TPO/00041: T1 Oak Remove branch on left hand side of tree over hanging No.1 Caius Close. T2 Oak Remove whole tree due to light issues and restricting growth of T1 & T3. T3 Oak Remove rotten branch on left hand side of tree.	Heacham

23.01.2018	22.02.2018 Application Refused	16/01594/NMA_3	H G Property Development Ltd 13, 15 And 17 Neville Road Heacham Norfolk PE31 7HA Non-material amendment to planning permission 16/01594/F: Conversion of existing bakery to 2No semi-detached dwellings and conversion of existing shop and house to provide 1No dwelling	Heacham
29.01.2018	23.03.2018 Application Permitted	18/00162/F	Mr Jeff Slater Washington 46 The South Beach Heacham King's Lynn First floor extension to dwelling & replacement garage	Heacham
02.02.2018	22.03.2018 Application Permitted	18/00194/RM	Mr M Beeken 9 Station Road Heacham King's Lynn Norfolk Reserved Matters Application: Proposed residential development of 8no. new dwellings following removal of existing garage/workshop	Heacham
08.02.2018	20.03.2018 Prior Approval - Refused	18/00253/PAGPD	Mr Fernando De Piano Cockles The South Beach Heacham King's Lynn Single storey rear extension which extends beyond the rear wall by 4.6 metres with a maximum height of 3.7 metres and a height of 3.7 metres to the eaves	Heacham

18.12.2017	23.02.2018 Application Permitted	17/02377/F	Mr Jon Mitchell 30 Station Road Hillington King's Lynn Norfolk Provide a drop kerb for access from no.30 Station Road on to Station Road.	Hillington
09.11.2017	27.02.2018 Application Permitted	17/02102/LB	HH Norfolk Ltd Hockwold Hall 38 Station Road Hockwold cum Wilton Norfolk Listed building application for change of use of Hockwold Hall and grounds from residential use to a wedding and events venue (D2), including overnight accomodation, associated internal alterations and car parking	Hockwold cum Wilton
09.01.2018	21.03.2018 Application Refused	18/00040/O	Mr Tony Snell Linden House 99 Main Street Hockwold cum Wilton Norfolk Erection of 2 storey 3 bed house at bottom of garden with access down the side of existing house	Hockwold cum Wilton
11.01.2018	01.03.2018 Was_Would be Lawful	18/00074/LDE	Mr & Mrs D Pountney Heath Farm Cowles Drove Hockwold cum Wilton Norfolk Lawful Development Certificate: Occupation of dwelling in compliance with Condition 2 of planning permission 2/94/1366/F	Hockwold cum Wilton

13.03.2018	16.03.2018 Was_ Would be Lawful	18/00458/LDE	Mr & Mrs D Pountney Heath Farm Cowles Drove Hockwold cum Wilton Norfolk Lawful development certification: Occupation of Heath Farm in non compliance with Condition 2 of planning permission 2/94/1366/F	Hockwold cum Wilton
02.08.2017	08.03.2018 Application Permitted	17/01496/F	Mr & Mrs Lynch Bell 16 Barnwell Cottages Aslack Way Holme next the Sea Norfolk Existing Attic alterations and proposed extension to the side to provide for a ground plus two floors of additional accommodation together with a relocated parking area	Holme next the Sea
16.01.2018	15.03.2018 Application Permitted	18/00098/F	Mr Colin Duckworth Holmbush Drove Orchards Thornham Road Holme next The Sea Construction of a detached double garage, workshop with wc and a loft room over.	Holme next the Sea
19.01.2018	01.02.2018 Not Lawful	18/00132/LDP	A Jamieson Drove Orchards Thornham Road Holme next The Sea Norfolk Certificate of Lawfulness: Change of use from a tractor shed to a building for apple juice production	Holme next the Sea

20.11.2017	27.02.2018 Application Permitted	17/02166/F	Patricia Keogh 6 Hastings Drive Hunstanton Norfolk PE36 6HB Demolition of existing garage. Erection of new garage. Rear extension and first floor extension to main house.	Hunstanton
14.12.2017	08.03.2018 Application Permitted	17/02356/F	Waves Consultancy Limited Tesco Southend Road Hunstanton Norfolk Change of use for 12 parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy	Hunstanton
14.12.2017	08.03.2018 Application Permitted	17/02357/A	Waves Consultancy Limited Tesco Southend Road Hunstanton Norfolk Advertisement application for 5 x non-illuminated fascia signs and 6 x non-illuminated other signs	Hunstanton
15.01.2018	15.03.2018 Application Permitted	18/00077/F	Rainbow Amusement Park Ltd Land W of 2 And 4 Seagate Road South Promenade Hunstanton Norfolk Variation of condition 2 of planning permission 16/01694/F	Hunstanton

19.01.2018	12.03.2018 Tree Application - No objection	18/00016/TREECA	Mrs Higson 1 Lincoln Street Hunstanton Norfolk PE36 6AS Trees in a Conservation Area: To reduce Mulberry Tree (T1) height by 1/3 / 1/2 to reduce the wind blown effect on tree and reshape rest to achieve a natural rounded shape.	Hunstanton
25.01.2018	14.03.2018 TPO Work Approved	18/00009/TPO	Joyce Old Rectory Flats Shernborne Road Ingoldisthorpe King's Lynn 2/TPO/00076: T1-T5: Beech. Fell to ground level. Diseased. Severely infected with Ganoderma AND honey fungus. Many brackets evident around entire base of all trees. R1: Mixed species (horse chestnut, beech, pine) over hanging road. Crown lift to approx. 5 meters. T6: Sycamore. Severely unbalanced. Fell to ground level. T7: Pine. Dead. Fell.	Ingoldisthorpe
06.11.2017	13.03.2018 Application Permitted	17/02064/F	The Norfolk Building Co (UK) Ltd Land At 18 - 19 Purfleet Street King's Lynn Norfolk Erection of a three storey building accommodating a cafe on the ground floor with two 3 bedroom flats above	King's Lynn

30.11.2017	01.03.2018 Application Permitted	17/02258/LB	All Signs 17 Tuesday Market Place King's Lynn Norfolk LISTED BUILDING APPLICATION: Stand off letters, 1 x projecting sign and 1 x wall mounted panel	King's Lynn
08.12.2017	22.02.2018 Application Permitted	17/02321/F	Mars Food UK Ltd Mars Foods Ltd Hansa Road Hardwick Industrial Estate King's Lynn Erection of waste water treatment plant as a turn-key system including the execution of civil works	King's Lynn
20.12.2017	07.03.2018 Application Permitted	17/02394/LB	Mr Michael Pellizzaro 9 Old School Court King Street King's Lynn Norfolk Listed Building Application: Remove existing internal stud walls and replace with new stud walls to a different layout. Remove suspended ceilings and replace with a new suspended ceiling. Move central heating boiler with flue to external rear wall. Replace kitchen and bathroom.	King's Lynn
20.12.2017	15.03.2018 Application Permitted	17/02409/F	Mr Mike Kirk 7 Barnwell Road Gaywood King's Lynn Norfolk Annex extension to house	King's Lynn

21.12.2017	01.03.2018 Application Permitted	17/02396/F	A1 Timber Engineering Ltd A1 Timber Engineering Ltd 1 - 8 Nelson Business Park Bergen Way North Lynn Industrial Estate Provision of Biomass Plant, Plant housing, filtration plant and associated ductwork	King's Lynn
21.12.2017	01.03.2018 Application Permitted	17/02410/F	St James Conservation Ltd 7 St James Street King's Lynn Norfolk PE30 5DA Restoration, extension and conversion to six apartments, four to main building, one to side lean-to and conversion of existing rear stewards accommodation to a three bed apartment	King's Lynn
21.12.2017	27.02.2018 Application Permitted	17/02411/LB	St James Conservation Ltd 7 St James Street King's Lynn Norfolk PE30 5DA Listed building application for restoration, extension and conversion to six apartments, four to main building, one to side lean-to and conversion of existing rear stewards accommodation to a three bed apartment	King's Lynn

22.12.2017	27.02.2018 Application Permitted	17/02432/F	BCKLWN BCKLWN Car Park Boal Quay Boal Street King's Lynn Norfolk Renewal of planning permission for pay and display car park	King's Lynn
04.01.2018	06.03.2018 Application Permitted	17/01195/NMA_1	Barsby Produce Ltd Barsby Produce Ltd Merchants Close Oldmedow Road Hardwick Industrial Estate NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/01195/F: Construction of covered loading bays	King's Lynn
05.01.2018	05.03.2018 Application Permitted	18/00026/F	E .A. Lane (North Lynn) Ltd Land At Estuary Road King's Lynn Norfolk New commercial / industrial unit comprising 3 units for use classes of B1, B2 and B8	King's Lynn
05.01.2018	07.03.2018 Application Permitted	18/00028/F	Mr & Mrs England 15 King Street King's Lynn Norfolk PE30 1ET VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/01403/F: Revised design of House and courtyard garden permitted under 16/01412/F	King's Lynn

17.01.2018	15.03.2018 Application Permitted	18/00112/F	Norwich Diocesan Board of Finance Plot On Lawrence Road King's Lynn Norfolk Proposed new parsonage dwelling and detached garage	King's Lynn
18.01.2018	15.03.2018 Prior Approval - Refused	18/00127/PACU1	Nelson Developments Limited Nelson House 25 Nelson Business Park Bergen Way North Lynn Industrial Estate Prior Approval for a proposed change of use from office (B1(a)) into apartments (C3)	King's Lynn
29.01.2018	20.03.2018 Application Permitted	18/00160/F	C/o Agent 59 Wootton Road Gaywood King's Lynn Norfolk Proposed single and two storey side and rear extensions and porch	King's Lynn
29.01.2018	22.03.2018 Application Permitted	18/00164/F	Mr & Mrs M Lloyd Ashton 17 Extons Place King's Lynn Norfolk PE30 5NP Extension and alterations	King's Lynn
01.02.2018	20.03.2018 Application Permitted	18/00193/F	Mr & Mrs Holder 170 Elvington King's Lynn Norfolk PE30 4UX 2 storey side extension, single storey rear extension with new porch	King's Lynn

02.02.2018	14.03.2018 GPD HH extn - Refused	18/00201/PAGPD	Mr & Mrs Podnieks Alvida Driftway Wootton Road King's Lynn Single storey rear extension which extends beyond the rear wall by 6 metres with a maximum height of 4 metres and a height of 2.7 metres to the eaves	King's Lynn
05.09.2017	27.02.2018 Application Permitted	17/01675/O	Mr & Mrs Coleman Land Between 135 And 145 Smeeth Road Marshland St James Norfolk Outline application for the construction of 6 dwellings on vacant land between Nos 135 and 145	Marshland St James
30.11.2017	14.03.2018 Application Permitted	17/02253/F	Moranti Ltd Land On The South East Side of Smeeth Road Marshland St James Norfolk Retention of storage shed for existing machinery, tools and other items for the sole purpose of maintaining the apple orchard	Marshland St James
20.12.2017	01.03.2018 Application Permitted	17/02388/F	Mr & Mrs Smith Button Hole Lake School Road Marshland St James Norfolk Extension to dayroom to create a dwelling (Business) and removal of lawful static caravan	Marshland St James

22.12.2017	05.03.2018 Application Permitted	17/02417/F	Moranti Ltd Land Opposite Bramble Cottage Dades Lane Marshland St James Norfolk Proposed 4 Bedroom house (Revised Design)	Marshland St James
04.01.2018	08.03.2018 Application Permitted	18/00014/RM	Mr Chris Dawson Fenberry Farm Ltd 84B Smeeth Road Marshland St James Norfolk RESERVED MATTERS: Construction of 8 new starter homes comprising 4 semi- detached units	Marshland St James
05.01.2018	06.03.2018 Application Permitted	18/00030/RM	Mrs Button Plot 5 Land Adjacent To 46 Smeeth Road Marshland St James Wisbech RESERVED MATTERS: New dwelling	Marshland St James
09.01.2018	06.03.2018 Application Permitted	18/00051/F	Mr T Sims & Miss C Dack The Hazels 367 Smeeth Road Marshland St James Norfolk Alterations and extension to existing bungalow	Marshland St James
11.01.2018	06.03.2018 Prior Approval - Approved	18/00062/PACU3	Mr And Mrs M Overton 90 Smeeth Road Marshland St James Norfolk PE14 8JF Prior Notification: Change of use of agricultural building to a dwelling house	Marshland St James

18.01.2018	15.03.2018 Application Permitted	18/00120/F	P Payne & Son Farmers Ltd Home Farm 2 Whiteplot Road Methwold Hythe Thetford Extension to open fronted agricultural store building	Methwold
21.12.2017	01.03.2018 Application Permitted	17/02405/F	J & HM Robinson Site Off Green Lane North Creake Norfolk Proposed new vehicular access	North Creake
31.01.2018	22.03.2018 Application Permitted	18/00183/F	Jonathan Edmondson 38 Dunns Lane North Creake Fakenham Norfolk Two storey side extension and single storey rear extension.	North Creake
07.02.2018	16.03.2018 Application Permitted	18/00229/F	Mr Fullerlove 113 Burnham Road North Creake Fakenham Norfolk Re-application from previously approved plans - 2 storey side extension including new carport	North Creake
27.02.2018	15.03.2018 Application Permitted	16/01306/NMA_1	Mr Geoff Allen Creswell House 9 Burnham Road North Creake Norfolk Non-material amendment to planning permission 16/01306/F: New dwelling house	North Creake

16.01.2018	09.03.2018 Application Permitted	18/00093/F	Ms Laura Gunn Denmar 23 Common Lane North Runcton King's Lynn Proposed extension	North Runcton
18.01.2018	12.03.2018 Application Permitted	18/00123/F	Mr Richard Morrish The Chestnuts 56 Common Lane North Runcton King's Lynn Erection of double open fronted garage and store shed	North Runcton
22.01.2018	07.03.2018 Application Permitted	18/00137/F	Mr T Richardson 45 Common Lane North Runcton King's Lynn Norfolk Extension and refurbishment of a three bedroom family home, including the addition of a single garage outbuilding to the property	North Runcton
30.01.2018	12.03.2018 Application Permitted	18/00186/F	Mr & Mrs M Broad Brenack 5 Common Lane North Runcton King's Lynn Single Storey flat roof extension and internal alterations and link to extended and converted garage space.	North Runcton

22.01.2018	13.03.2018 Tree Application - No objection	18/00018/TREECA	Mr Adam Sheldrick Willow Cottage 1 Pinfold Lane Northwold Thetford Tree in a conservation area: To fell large Ash tree completely, inside property boundary which abutts Methwold Road. Tree is in danger of damaging nearby property	Northwold
15.11.2017	01.03.2018 Application Permitted	17/02146/F	Mr Richard Pell 2 Home Cottage 2 Waterworks Road Old Hunstanton Hunstanton Creation of a layby outside house and creation of a new access to property	Old Hunstanton
29.01.2018	16.03.2018 Application Permitted	18/00163/F	Mr & Mrs D Ford Kersfield 2A Hamilton Road Old Hunstanton Hunstanton Extension and alterations	Old Hunstanton
23.01.2018	07.03.2018 Application Permitted	18/00139/RM	Mr & Mrs P Bradley Land To The SE of Trevordale Pius Drove Upwell Reserved Matters Application for construction of 2 dwellings and garages	Outwell

26.01.2018	20.03.2018 Prior Approval - Approved	18/00154/PACU3	Mrs Melonie Hilton Barn / Apple Store NW of Orchards End The Cottons Outwell Norfolk Prior Notification: Change of Use of Agricultural Building to Dwellinghouse.	Outwell
29.01.2018	14.03.2018 Application Permitted	18/00167/F	Mr & Mrs P Woollard 75A Church Drove Outwell Norfolk PE14 8RP Residential development - Bungalow with detached garage	Outwell
23.10.2017	06.03.2018 Application Permitted	17/01985/F	Mr Barry Barton 2 Abbey Lakes Close Pentney Norfolk PE32 1FN Cabin style Summer House to be placed in front of property.	Pentney
03.11.2017	23.02.2018 Would be Lawful	17/02057/LDP	Mr Danny Wyatt Fir Lodge 67 Pentney Lakes Common Road Pentney Lawful Development Certificate: Stationing of a mobile home within the curtilage of the main dwelling to be used as incidental accommodation	Pentney

23.11.2017	12.03.2018 Application Permitted	17/02228/FM	Darwin (Pentney Park) Limited Pentney Park Gayton Road Pentney Norfolk Major Application: Demolition of existing site buildings and construction of 119 holiday lodges and new central facilities buildings	Pentney
22.12.2017	27.02.2018 Application Refused	17/02416/O	Dutch Engineering Services Ltd Dutch House Pentney Lane Pentney Norfolk Outline Application: Proposed residential development	Pentney
02.01.2018	20.03.2018 Application Permitted	18/00001/F	Mr Stewart Wood Sandpiper 16 High Street Ringstead Hunstanton Replacement of existing studio and garage, rear kitchen extension and new window to front elevation	Ringstead
02.01.2018	20.03.2018 Application Permitted	18/00003/F	Mr Stewart Wood Cobwebs 12 High Street Ringstead Hunstanton Extension to the front and rear kitchen extension	Ringstead

18.01.2018	14.03.2018 TPO Work Approved	18/00008/TPO	C/o Agent School Cottage 48 High Street Ringstead Hunstanton 2/TPO/00158: YEW T1, T2, T3, T4 & T6 - Reduce side and top upto 2 metres and crown lift upto 2.5 metres. YEW T7 - Dismantle due to electricity board having reduced top and left sides. YEW T5 - Remove as has been starved of light and over-cramped	Ringstead
25.01.2018	14.03.2018 TPO Partial	18/00010/TPO	Joyce The Gin Trap 6 High Street Ringstead Hunstanton 2/TPO/00004 - T1 - HORSE CHESTNUT - reduce crown by approx. 3 meters. Reshape	Ringstead
29.01.2018	08.03.2018 Application Permitted	18/00166/F	Mr Mike Jones Oak Cottage 23 Peddars Way South Ringstead Norfolk Construction of detached garage block with 2No. parking spaces.	Ringstead
09.01.2018	06.03.2018 Application Permitted	18/00046/F	Mr E. McDonell The Whins 25 Low Road Roydon King's Lynn Variation to condition 2 of planning permission 15/01254/F: To amend previously approved drawings	Roydon

11.01.2018	22.03.2018 Application Permitted	18/00056/FM	Dorplan Architectural Ironmongery Dorplan Bexwell House 4 - 5 Karoo Close Bexwell Business Park Proposed extension to existing warehouse and new warehouse/office building	Ryston
21.12.2017	15.03.2018 Application Permitted	17/02406/F	Mr Keith Dennis Black Horse Bungalow Docking Road Sedgeford Hunstanton Erection of two storey dwelling	Sedgeford
15.01.2018	09.03.2018 Application Permitted	18/00078/RM	Mr Craig Drewery Black Horse Bungalow Docking Road Sedgeford Hunstanton Reserved Matters Application: Amendments to the house design of Plot No 1 only.	Sedgeford
15.12.2017	08.03.2018 Application Permitted	17/02366/F	Mr Ronan Leslie Anchor Park Station Road Snettisham Norfolk Installation of park home to former club room site (retrospective)	Snettisham

31.01.2018	08.03.2018 Application Permitted	18/00182/F	Mrs Ann Hill 7 Lynn Road Snettisham King's Lynn Norfolk Demolition of infill roofs and parapets between the west and east sections of dwelling house and formation of new roof and enclosing wall	Snettisham
01.02.2018	27.02.2018 Application Permitted	17/02265/NMA_1	Mr Bryan Williams Whin Creake Barn Crockers Lane South Creake Norfolk Non-material amendment to planning permission 17/02265/F: Boot Room Extension	South Creake
11.12.2017	02.03.2018 Application Permitted	17/02333/F	Mr Jason Poole The Old Rectory 3 Churchgate Street Southery Downham Market Construction of a detached 4 bedroom house, garage, new access drive and landscaping	Southery
11.01.2018	12.03.2018 Application Permitted	18/00057/F	Mr S Williamson Smiths Cottages 43 Grimston Road South Wootton King's Lynn Extension and Alterations.	South Wootton
16.01.2018	01.03.2018 Application Permitted	18/00111/F	Mr And Mrs Blood Caldale Nursery Lane North Wootton King's Lynn Extensions and internal alterations	South Wootton

29.01.2018	16.03.2018 Application Permitted	18/00165/F	Mr J Kenyon 18 St Benets Grove South Wootton Norfolk PE30 3TQ Proposed Single Storey Extension to existing Dwelling.	South Wootton
19.01.2018	27.02.2018 Application Permitted	18/00130/F	Amy Lunt Michaelmas Cross Lane Stanhoe King's Lynn Side single storey extension and conversion of the garage to be used within the main dwelling. Existing conservatory will be upgraded and become part of main dwelling. Internal reconfiguration of dwelling. Windows to front elevation slightly enlarged.	Stanhoe
23.11.2017	23.02.2018 Application Permitted	17/02193/RM	AC Bennet Construction Ltd Land Between Village Hall And The Sycamores The Sycamores 132 The Drove Reserved Matters Application: Plots 2-5 - Construction of dwellings	Stow Bardolph
03.01.2018	08.03.2018 Application Refused	18/00007/O	Wootton Bros Farms Land South West of Hybrid Farm 246 The Drove Barroway Drove Norfolk OUTLINE APPLICATION ALL MATTERS RESERVED: Construction of three dwellings on infill site	Stow Bardolph

04.01.2018	01.03.2018 Application Permitted	18/00020/F	Mrs Robinson 167 The Drove Barroway Drove Norfolk PE38 0AL Proposed stables and barn store	Stow Bardolph
04.01.2018	01.03.2018 Application Permitted	18/00022/F	Mr Park Land N of Barolo Low Road Stow Bridge Norfolk New detached dwelling	Stow Bardolph
04.12.2017	23.02.2018 Application Permitted	17/02272/F	Mr & Mrs D Lintern The Old Bull Bridge Road Stoke Ferry Norfolk Conversion of outbuilding to form one bedroom holiday annexe accommodation	Stoke Ferry
19.01.2018	12.03.2018 Application Permitted	18/00128/F	Dr R Irwin Building Plot South-East Hawthorn Lodge Bridge Road Stoke Ferry King's Lynn Proposed detached garage for use with recently approved detached dwelling (ref: 17/01967/F), plus relocation of approved access	Stoke Ferry

23.01.2018	05.03.2018 Tree Application - No objection	18/00019/TREECA	Mr & Mrs Forster Hawthorn Lodge Bridge Road Stoke Ferry King's Lynn TREE IN CONSERVATION AREA: T1 (Monterey Cypress) Prune back upper crown by up to 2 metres to re-shape. Remove dead and broken branches	Stoke Ferry
11.01.2018	14.03.2018 Application Permitted	18/00091/F	Mr D A Allingham White Hall Farm White Hall Lane Syderstone King's Lynn Construction of a 1200T grain store together with concrete apron and appropriate fan house and access track	Syderstone
26.07.2017	02.03.2018 Application Permitted	17/01450/FM	Dene Homes Ltd Land S of King William Close W of the King William 39 Churchgate Way Terrington St Clement Norfolk Proposed residential development consisting of 17 dwellings	Terrington St Clement
21.11.2017	09.03.2018 Application Permitted	17/02175/F	Mr Donnelly 28 Popes Lane Terrington St Clement King's Lynn Norfolk Demolition of existing pre-fab bungalow and construction of new 4 bed 2 storey detached house	Terrington St Clement

04.12.2017	15.03.2018 Application Permitted	17/02270/FM	Norfolk Free Range Ltd Admirals Farm Silt Road Terrington St Clement King's Lynn Erection of agricultural livestock buildings, together with feed bins, hardstanding areas and drainage attenuation pond	Terrington St Clement
25.01.2018	14.03.2018 Application Refused	18/00148/O	Mrs Johnson Land S of 49 Station Road Terrington St Clement Norfolk Outline Application: Residential development	Terrington St Clement
12.02.2018	19.03.2018 Application Permitted	18/00256/F	Mr Hurn Fairview 3 Eastgate Lane Terrington St Clement King's Lynn Variation of condition 2 of planning permission 16/00362/F: Replacement of approved plan with an amended scheme to retain garage as living accommodation	Terrington St Clement
27.11.2017	23.03.2018 Application Permitted	17/02211/F	Mr & Mrs Arkle Church Farm Cottage Victoria Road Terrington St John Norfolk Extension to and alteration of existing Dwelling House	Terrington St John
20.12.2017	27.02.2018 Application Permitted	17/02387/F	Mr & Mrs M Bouri Belgrave House 10 School Road Terrington St John Norfolk Extension, alterations and change of use to form a dwelling	Terrington St John

25.01.2018	14.03.2018 TPO Work Approved	18/00022/TPO	Mr Joyce Salt Marsh Ship Lane Thornham Norfolk 2/TPO/00028: T1 Horse Chestnut - Fell to ground level and replant 2 tress of similar species nearby	Thornham
21.02.2018	14.03.2018 Tree Application - No objection	18/00050/TREECA	Mr Joyce The Summer House Church Street Thornham Norfolk T1 Sycamore - Fell as unbalanced crown, excessive shading to garden and potential danger to nearby caravans. Nearby young sycamore to take its place within a conservation area	Thornham
06.03.2018	14.03.2018 TPO Work Approved	18/00026/TPO	Mr Christopher Bourn Calender Cottage High Street Thornham Hunstanton 2/TPO/00292: Willow Tree in back garden - take off the large bow that goes over the building and reduce the height of the main part (owners preference would be to remove the tree). Walnut Tree in back garden - to be pollarded to approx 10 ft off the main trunk	Thornham

29.01.2018	05.03.2018 Consent Required	Not	18/00172/AG	Mr T Burt Land NE Distance 50M From Number 19 Spice Chase Tilney St Lawrence Norfolk Agricultural Prior Notification: Proposed new agricultural romney	Tilney St Lawrence
13.10.2017	23.03.2018 Application Permitted		17/01926/F	Mr Alan White Land East Side of Back Drove Upwell Norfolk Retention of caravan on site and provision of a new agricultural store in existing field	Upwell
15.01.2018	13.03.2018 Application Permitted		18/00080/F	Mr & Mrs C Clarke Plot 3 At Craven Cottage 107 Croft Road Upwell VARIATION OF CONDITION 1 OF PLANNING PERMISSION 17/00377/F: Variation of condition 1 of planning permission 16/02223/F to amend plans	Upwell
29.01.2018	01.03.2018 Application Permitted		18/00171/RM	Mr & Mrs S Lunn Plot 4 Blunt's Orchard Drive Upwell Norfolk Reserved Matters Application for Plot 4	Upwell

31.01.2018	14.03.2018 Tree Application - No objection	18/00029/TREECA	Mr Mirchandani The Hall 115 Town Street Upwell Norfolk G1 Six Leyland Cypresses - Fell to ground level, T1 Multi-Stemmed Plum Tree - Coppice within a conservation area	Upwell
13.02.2018	01.03.2018 Application Refused	17/00890/NMA_1	Mr And Mrs Pacey Sterling House 69 Croft Road Upwell Wisbech NON MATERIAL AMENDMENT TO PLANNING PERMISSION 17/00890/F: Demolition of existing conservatory and proposed two storey right hand side extension, front two storey extension, rear extension and extension to existing garage with conversion to annex	Upwell
19.02.2018	15.03.2018 Consent Not Required	18/00306/AG	Norfolk Essential Oils Limited Pates Farm Wisbech Road Tipps End Welney Agricultural Prior Notification: Extension to existing agricultural building	Upwell
04.12.2017	07.03.2018 Application Permitted	17/02273/RMM	St Marys Estates Land West of Cedars Lodge Church Road Walpole St Peter Norfolk Reserved Matters Application for proposed 10 dwellings including 2 affordable	Walpole

17.01.2018	09.03.2018 Prior Approval - Approved	18/00114/PACU3	Ms A Taylor Manor House Farm Green Lane Walsoken Wisbech Prior Notification: Change of use of agricultural building to a dwelling house	Walsoken
24.01.2018	07.03.2018 Application Permitted	18/00142/F	Mrs Jess Cox 3 All Saints Avenue Walsoken Wisbech Norfolk Single Storey Extension To Rear of Bungalow	Walsoken
06.02.2018	19.03.2018 Application Permitted	18/00222/F	Mr & Mrs I Towler Barn Rear of 7 Orchard House Burrett Road Walsoken Wisbech Replacement of the permitted agricultural building conversion with a new dwelling (revised proposals to approved application 17/01549/F)	Walsoken
12.02.2018	19.03.2018 Application Permitted	18/00258/F	Mr M Wright 17 Paige Close Watlington King's Lynn Norfolk Variation of condition 2 of planning permission 17/01708/F to change approved plans	Watlington

04.12.2017	01.03.2018 Application Permitted	17/02276/F	Ms N Hill 45 Sutton Road Walpole Cross Keys Norfolk PE34 4HD Proposed stable for personal use along with fencing and change of use of agricultural land to paddock	Walpole Cross Keys
08.12.2017	28.02.2018 Application Permitted	17/02320/F	Mr Ben Human Samuels Family Farm Shop And Butchers Market Lane Walpole St Andrew Norfolk Retrospective application for a single storey extension to existing farm shop	Walpole Cross Keys
12.12.2017	23.02.2018 Application Permitted	17/02337/F	Mr M Remmington Barachel Flegg Green Wereham King's Lynn Construction of three dwellings & garages to replace existing dwelling and outbuildings	Wereham
04.01.2018	05.03.2018 TPO Work Approved	18/00001/TPO	Mr Gerald Gott Land At The Row Wereham King's Lynn Norfolk 2/TPO/00538: Remove trees on attached schedule	Wereham
19.12.2017	23.02.2018 Application Permitted	17/02380/F	Mr Mel Hubbard The Orchards 18 St Pauls Road North Walton Highway Norfolk Proposed replacement dwelling and detached garage	West Walton

10.10.2017	20.03.2018 Application Permitted	17/01903/O	client of Holt Architectural Ltd . 43 Common Road Wiggshall St Mary The Virgin Norfolk PE34 3EN Outline Application: demolition of existing bungalow and construction of two pairs of semi-detached cottages and garages	Wiggshall St Germans
18.12.2017	13.03.2018 Prior Approval - Approved	17/02379/PACU5	Mr Kai Kolle Building At Eau Brink Farm Eau Brink Road King's Lynn Norfolk Prior Notification: Change of use from agricultural building to a light industrial (B1) use	Wiggshall St Germans
09.01.2018	01.03.2018 Application Refused	18/00047/O	Michael Hayes Land At The Rear of Nursery House High Road Saddlebow Outline application for the construction of four new dwellings	Wiggshall St Germans
21.09.2017	12.03.2018 Application Permitted	17/01796/F	Client of Holt Architectural Ltd Brights Barn Stow Road Wiggshall St Mary Magdalen Norfolk Change of use of part of outbuilding to form annex with formation of first floor bedrooms in roof space	Wiggshall St Mary Magdalen