

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



Planning Committee

Agenda

**Monday, 2nd October, 2017
at 9.30 am**

in the

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



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

PLANNING COMMITTEE AGENDA

Please note that 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, 2nd October, 2017

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

TIME: 9.30 am

1. APOLOGIES

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

2. MINUTES

To confirm as a correct record the Minutes of the Meeting held on Monday, 4 September 2017.

3. DECLARATIONS OF INTEREST

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

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

4. URGENT BUSINESS UNDER STANDING ORDER 7

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

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

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

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Pages 6 - 8)

The Committee is asked to note the Index of Applications.

(a) Decisions on Applications (Pages 9 - 128)

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

9. DELEGATED DECISIONS (Pages 129 - 145)

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

To: Members of the Planning Committee

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

Site Visit Arrangements

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

If there are any site inspections arising from this meeting, these will be held on **Thursday, 5 October 2017** (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

Please note:

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

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday, 29 September 2017**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

For Major Applications

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

For Minor Applications

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

For Further information, please contact:

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

**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 2 OCTOBER 2017**

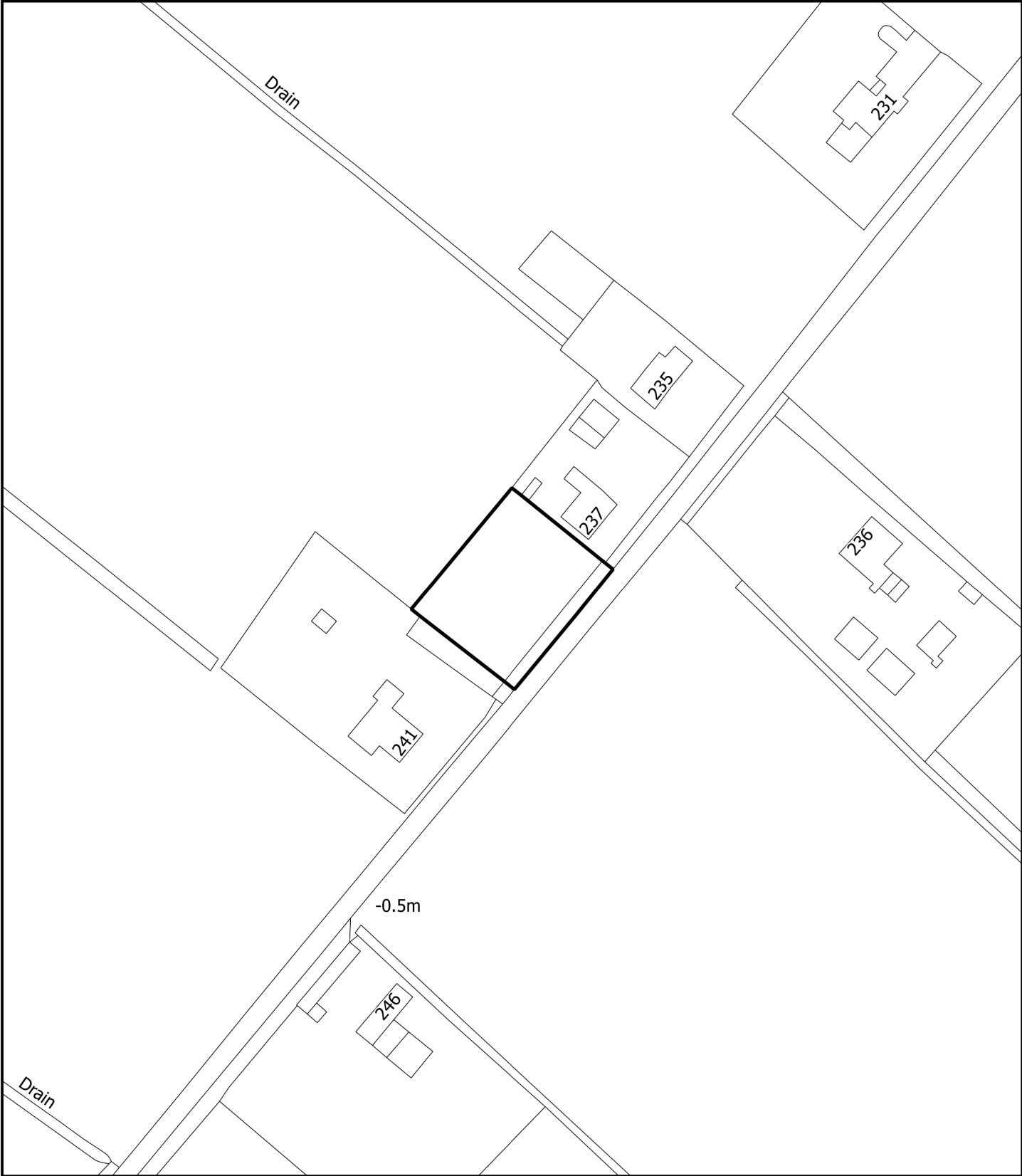
Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	DEFERRED ITEMS			
8/1(a)	17/01128/O Horseshoe Farm 241 The Drove Barroway Drove Erection of two chalet bungalows	STOW BARDOLPH	MEMBERS INSTRUCTIONS	9
8/2	MAJOR DEVELOPMENTS			
8/2(a)	17/00581/FM Land South of Prince Henry Place Proposed 19No 2 and 3 bedroom dwellings (15No market sale dwellings and 4No affordable high quality dwellings) with associated garages/parking, access road, landscaping and open space	DOWNHAM MARKET	APPROVE	19
8/3	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE BOARD			
8/3(a)	17/01192/F Japanica Cottage Station Road Alterations, extension and change of use of Gospel Hall to facilitate a dwelling following demolition of Japanica Cottage	BURNHAM MARKET	REFUSE	31
8/3(b)	17/00260/F Jubilee Community Centre 106 Howdale Road Internal refurbishment of the existing building with extensions to the north & south to allow for and office, wc's and changing areas. Landscaping to accommodate extensions and to allow for additional car parking on the site. Amended access arrangements to create exit on to Rouses Lane.	DOWNHAM MARKET	APPROVE	39

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/3(c)	16/02135/F Rear of 22 Gaultree Square Residential development consisting of 4 one bedroom retirement bungalows	EMNETH	REFUSE	48
8/3(d)	17/01547/CM Land South of Back Street North of the Drain And East of Winch Road Change of use of agricultural land to school/nursery use. Erection of new 210 place pupil (1FE) primary school, hard play area, sports pitch provision and erection of 52 place nursery with associated car parking area and associated works	GAYTON	OBJECTION	57
8/3(e)	17/01424/F Matai Cottage 70 Hunstanton Road Residential annexe to be used as a residential dwelling	HEACHAM	REPORT TO FOLLOW	
8/3(f)	17/00853/F Soay Farm Cowles Drove Retention of use of stables for addition of single w.c., shower and handbasin, in stable no.7, with waste discharging into septic tank. Use of Stable 6 as a reception area. Use of hay store as a staff / seated 'rest' area and food preparation area	HOCKWOLD CUM WILTON	APPROVE	66
8/3(g)	17/01465/F Land East of Cromer Road Variation of condition 14, 18 and 23 of planning permission 16/00082/OM to revise drawings for additional vehicular accesses (private drives) onto Cromer Road	HUNSTANTON	APPROVE	72
8/3(h)	17/00957/CU 12 Queen Mary Road Gaywood Change of use for land fronting 12 - 26 Queen Mary Road, King's Lynn from Public Open Space to private garden land	KING'S LYNN	APPROVE	84
8/3(i)	17/01049/F Great Poplars The Drove Barroway Drove Proposed two storey dwelling and garage	STOW BARDOLPH	APPROVE	90

Item No.	Application No. Location and Development	Description of Site	PARISH	Recommendation	Page No.
8/3(j)	17/01174/O	Land East of Midway The Drove Barroway Drove Outline All Matters Reserved: Single dwelling	STOW BARDOLPH	REFUSE	102
8/3(k)	17/00661/F	The Castle High Street Construction of three houses	THORNHAM	APPROVE	112
8/3(l)	17/01298/F	Holly Manor Lynn Road Tilney All Saints Proposed workshop	TILNEY LAWRENCE	ST APPROVE	122

17/01128/O

Horseshoe Farm 241 The Drove Barroway Drove



AGENDA ITEM NO: 8/1(a)

Parish:	Stow Bardolph	
Proposal:	OUTLINE APPLICATION ALL MATTERS RESERVED: Erection of two chalet bungalows	
Location:	Horseshoe Farm 241 the Drove Barroway Drove Norfolk	
Applicant:	Mr Thomas Heffernan	
Case No:	17/01128/O (Outline Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 30 August 2017 Extension of Time Expiry Date: 6 October 2017

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

Update for Members

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

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

Members will recall that this application was referred to the previous Planning Committee Meeting on 4th September 2017 - a copy of the committee report is attached for ease of reference. There was general support for the development, however it was deferred to enable further consideration to be given to raising the floor levels of the proposed dwellings and any impact this could have on the neighbouring dwelling.

In response to the Members' concerns regarding this issue, the agent has submitted modified plans, including an indicative section across the site, showing how the matter could be dealt with at the reserved matters stage. This shows the site broadened slightly by 3.2m to provide plot sizes of 19.1m (formerly 18.0m) & driveways and garages set at existing land level with the chalets and patios elevated and land graduated to the rear down to existing field level.

Therefore officers are satisfied that these matters could technically be addressed via condition and resolved at the reserved matters stage, without detriment to adjoining dwellings.

Key Issues

Principle of development

Flood risk

Impact upon appearance of locality and effect on neighbouring properties

Other material considerations

Recommendation

INSTRUCTIONS OF MEMBERS SOUGHT

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

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

Case Summary

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

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

Key Issues

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

Recommendation

REFUSE

THE APPLICATION

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

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

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

SUPPORTING CASE

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

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

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

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

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

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

PLANNING HISTORY (Relevant)

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

RESPONSE TO CONSULTATION

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

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

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

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

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

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

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

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

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

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

REPRESENTATIONS

None received

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM3 - Infill development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

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

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

Principle of development

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

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

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

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

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

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

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

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

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

Flood Risk

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

For the exception test to be passed:

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

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

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

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

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

Impact upon appearance of locality and effect on neighbouring properties

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

Other Material considerations

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

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

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

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

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

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

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

CONCLUSION

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

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

The application is therefore recommended for refusal.

RECOMMENDATION:

REFUSE for the following reason(s):

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

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

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

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

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

For the exception test to be passed:

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

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

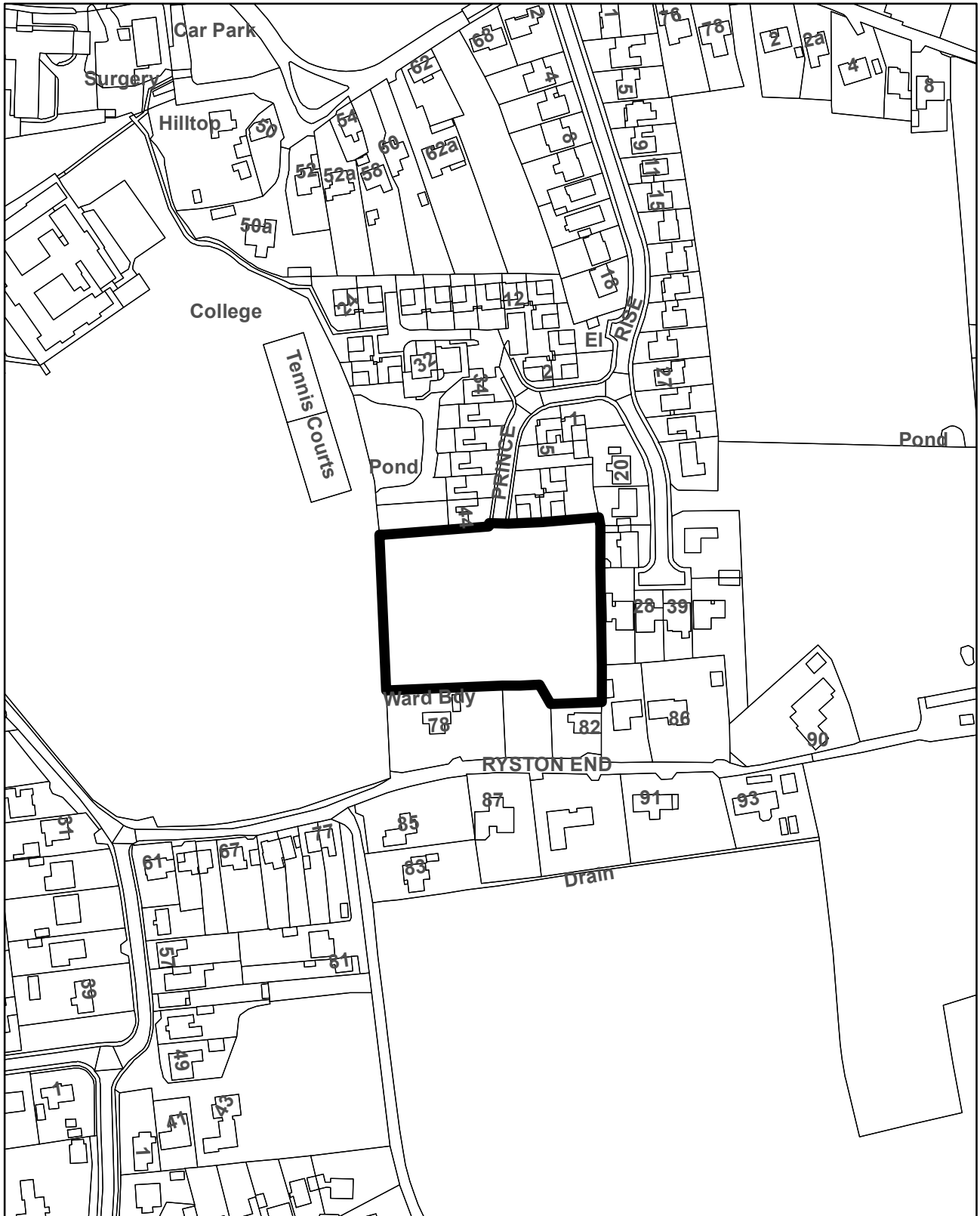
The Council has an up-to-date plan with residential development sites identified throughout the borough. In light of its failure to comply with Policy DM3, this is considered to be inappropriate development as the proposal does not represent development where the sustainability benefits outweigh the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

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

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

17/00581/FM

Land South of Prince Henry Place
Downham Market



1:2,500

AGENDA ITEM NO: 8/2(a)

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

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

Case Summary

The site (0.7 Ha of former paddock land) lies within the development area of Downham Market at the head of Prince Henry Place. It is bounded by residential development to the north, east and south, with school playing fields to the west.

This application seeks full permission for the construction of 19 dwellings (including 4 affordable units), with associated garages/parking, access road, landscaping and open space.

Key Issues

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

Recommendation

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

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

THE APPLICATION

The site (0.7 Ha of former paddock land) lies within the development area of Downham Market at the head of Prince Henry Place. It is bounded by residential development to the north (bungalows), east (bungalows) and south (chalet and houses), with school playing fields to the west.

This application seeks full permission for the construction of 19 dwellings (including 4 affordable units), with associated garages/parking, access road, landscaping and open space.

The scheme shows a single vehicular access point serving the development off Prince Henry Place (PHP). A central turning head is proposed with private drives leading off; most units have en-curtilage parking and there is a footpath link to an existing route on Howdale Rise to the east. There is a mix of dwelling types comprising a pair of semi-detached bungalows, 4 No. semi-detached chalets, 5 No. pairs of semi-detached houses plus a terrace of three houses. There are 6 No. 2 bedroomed dwellings and 13 No. three bedroom units. A parcel of open space (not public) is positioned to the immediate south of the turning head which gives a central focal point.

SUPPORTING CASE

The agent has submitted the following statement in support of the application:

“This application is a Full Planning Application for a residential development of 19 No properties consisting of 2 & 3 bedroom dwellings over 1, 1.5 and 2 storeys, four of which are affordable dwellings, on land approximately of 0.75 Ha. in area, which is within the development envelope of Downham Market, outside the conservation area and is within easy reach of the town centre and its facilities.

Prince Henry Place is an adopted Highway with an approximate carriage width of 5500mm with footways and street lights both sides and is subject to a 30mph speed limit. On the eastern site boundary there is an existing adopted footpath from the turning head to Howdale Rise and between No.26 and the site boundary. It is proposed to provide a footpath link to this footpath from the proposed development.

The development site is currently vacant, overgrown and was previously used as agricultural grazing land.

Both sides of the leg of Prince Henry Place which gives access to the site are individual sheltered housing dwellings which have very high mono-pitched roofs. Car parking spaces are provided in front of the dwellings or in communal parking areas and it has a very well landscaped community garden set around a large pond.

Adjacent to the other site boundaries are dwellings with access from Howdale Rise or Royston End and a college playing field.

The proposed access road to the development links with Prince Henry Place and after some adjustments meets with County Highway's approval, together with vehicular and pedestrian movement and car parking within the development.

There have been several amendments to the proposed layout of the development, elevations, dwelling mix and heights of buildings etc. in response to the consultation comments received.

At present, the site has limited landscape and ecological value being an unkempt grass area. The proposals have been developed to retain and protect the valued perimeter hedging and trees as set out in the Arboricultural Impact Assessment. The Ecological Appraisal and Protected Species Survey concludes that the loss of habitat as a result of the development is not considered to be significant and recommends that bird and bat boxes are installed throughout the development.

The Phase 1 Site Investigation Report concludes that no significant potential source of soil contamination has been identified and the risk to human health is considered to be low.

The Surface Water and Drainage Strategy has been amended to respond to comments received from the Lead Local Flood Authority, who are now satisfied with the proposals and suggest that conditions are added if planning consent is granted.

In conclusion

Having regard to the above and the drawings, reports and information submitted;

- It is considered that the proposed development is fully compliant with National and Local Planning Policy.
- Makes most efficient use of the site, whilst also meeting the objectives of establishing a high quality residential environment with the creation of an appropriate scale and density of development that respects the landscape and local character.
- The site is in a sustainable location with good access to the principal road network, public transport, cycle lanes etc.
- Provides a high quality residential environment and creates a sense of place.
- Minimises the impact on adjacent properties, with no overlooking, overshadowing or loss of privacy.
- Proposes a development that has been specially designed for the site using materials used in the local area.
- An energy efficient and sustainable scheme in line with national and local policy objectives.
- The applicants are willing to enter into a Section 106 Agreement to include: Affordable Housing, Maintenance of the SUDS drainage system and access roads.”

PLANNING HISTORY

None recent

RESPONSE TO CONSULTATION

Town Council: REFUSE:-

1. The access to the site through a ‘Sheltered Housing’ complex is unacceptable because of the disruption to the current residents some of which are physically infirm and in some cases dementia sufferers.
2. The noise from the build and the siting of contractors vehicles, both personal and commercial, will block and damage the roads and cause extreme difficulties for emergency vehicles to attend Prince Henry Place and Howdale Rise.
3. It would be difficult for residents of Prince Henry Place to cross the road in safety to access their communal facilities.
1. As stated in the Town Council’s original refusal:

2. 'The use of the proposed access would cause a considerable dis-amenity to the neighbouring properties (which are known to be 27 local authority
3. retirement/sheltered housing units) by way of noise, highway safety and disturbance; as such the proposal would be contrary to PPS1.'
4. Serious concerns over how large construction vehicles will access the site from Church Road/London Road. The initial part of the road is extremely narrow and also there are two 'pinch' points where it would almost be impossible for two vehicles to pass, which would result in major congestion if not bring the area to a complete standstill.
5. It should also be noted that on Howdale Road is High Haven, a residential home for the infirm and elderly which again needs easy emergency access for its residents.
6. The access/exit onto Church Road/London Road is completely unsatisfactory for the additional residential vehicles from the site.
7. Local information indicates that this site is a natural environment in which local wildlife live and flourish.
8. It is noted that work on site is scheduled for six days a week and also there is no information on how contractors' vehicles would be managed on site.

Highways Authority: NO OBJECTION subject to conditions relating to construction traffic management plan and off-site works

Norfolk County Council – Minerals & Waste: NO OBJECTION - While the site is underlain by silica sand and partially underlain by carstone, both of which are part of adopted Mineral Safeguarding Areas, it is considered that as a result of the site area it would be exempt from the requirements of Policy CS16 - safeguarding of the adopted Norfolk Minerals and Waste Core Strategy.

Norfolk County Council – Lead Local Flood Authority: NO OBJECTION subject to conditions

Downham Market Group of Internal Drainage Boards: NO OBJECTION - as long as the conditions suggested by the LLFA are imposed and that confirmation is provided that the infiltration testing is reflective of the actual conditions, i.e. the results have been measured values not interpolated results, and that the design of the soakaways will be in strict compliance with the recommendations of BRE 365.

Anglian Water: NO OBJECTION – adequate capacity for foul water disposal

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: NO OBJECTION subject to conditions relating to Construction Management Plan,

Environmental Health & Housing – Environmental Quality: NO OBJECTION

Arboricultural Officer: NO OBJECTION subject to condition

Housing Enabling Officer: NO OBJECTION - At present a 20% provision is required on sites capable of accommodating 10 or more dwellings and/or 0.33ha in Downham Market. The affordable housing provision is then further split into 70% of the affordable homes being made available for rent and the other 30% for shared ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council. In this instance 4 affordable dwellings would be required, 3 for rent and 1 for shared ownership. The applicant has proposed an affordable housing mix of 2 x 2 bed houses and 2 x 3 bed houses and I can confirm that, in terms of type and size, the proposed affordable housing is acceptable.

The affordable units must be transferred to a Registered Provider of Affordable Housing agreed by the Council at a price that requires no form of public subsidy. A S.106 Agreement will be required to secure the affordable housing contribution.

Historic Environment Service: NO COMMENTS

Norfolk Constabulary: NO OBJECTION – comments made on pursuit of Secure by Design accreditation

Cllr Kathy Mellish: OBJECT – “I wish to log my objection to this development on the grounds of road safety through a sheltered accommodation site and due to the increased amount of traffic joining an already limited access road. The exit from the site is narrow and limited; it flows through a highly dense residential area on both Prince Henry Court and Howdale Rise. It then links onto the Howdale and can only turn left towards where we have a pinch point at the Doctors surgery where cars already park and cause an obstruction. It then joins a main highway with a left, right and dog leg straight pass into another very narrow road. This development is too large for the area and a great deal of developer contribution is needed to ensure road safety for the increased traffic if this is to be approved.

Howdale Road would need to be left turn only at the bottom onto London Road which would ensure smooth traffic flow especially at peak times of the day. This then requires the roundabout to be extended, although where I am not at present sure, if the increased traffic is to be supported.

If the development was reduced in size to a few high-quality family homes then I am sure it could be acceptable and would enhance the area matching the houses along Ryston End.

This field is also susceptible to flooding as I can remember years ago it was a field for horses, which were moved off in the winter period as the field was too wet and of no use for grazing.”

Rt. Hon. Elizabeth Truss MP: Correspondence received from MP asking for views of an objector to be taken into consideration in the decision-making process.

REPRESENTATIONS

Original submission/scheme: A total of **14 OBJECTIONS** plus a **30** signature **PETITION** raising the following grounds:

- Increased traffic through sheltered housing estate
- Increased traffic on an already poor junction of London Road/Church Road and Howdale Road
- Overlooking
- Houses not in keeping with existing bungalows
- Land prone to flooding
- Impact on wildlife
- Residential amenity, damage to roads and properties especially during construction phase
- Anti-social behaviour from children and abuse of communal area and pond
- Impact upon setting of Conservation Area/Howdale area
- Water supply

Amended scheme: SEVEN further **OBJECTIONS** received re-iterating earlier concerns stated above, plus the concern that sketch plans for the off-site highway improvements are not adequate.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS09 - Housing Distribution

CS04 - Downham Market

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

PLANNING CONSIDERATIONS

The key issues in assessing this application are as follows:

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

Principle of development

The site lies within the development area of the town. The principle of developing the site is therefore acceptable in planning policy terms. Historically the site was identified for residential development in the previous Local Plan and had a development brief.

Impact of form and character of locality

As stated above, the scheme shows a single vehicular access point serving the development off Prince Henry Place (PHP). A central turning head is proposed with private drives leading

off; most units have en-curtilage parking and there is a footpath link to an existing route on Howdale Rise to the east. There is a mix of dwelling types comprising a pair of semi-detached bungalows, 4 No. semi-detached chalets, 5 No. pairs of semi-detached houses plus a terrace of three houses. There are 6 No. two bedroomed dwellings and 13 No. three bedroom units. A parcel of open space (not public) is positioned to the immediate south of the turning head which gives a central focal point. A detailed landscaping scheme may be controlled via condition.

In terms of form and character, the proposal is considered to be acceptable given the style of dwellings and configuration on the site. Density equates to 27 dwellings per Hectare which is considered to be appropriate in this case. There is a transition from the mono-pitched bungalows on PHP into two storey houses using chalets (similar in style to those recently built on the former Jim Russell garage site fronting Park Lane) and the topography of the site to achieve appropriate inter-relationships with both existing and proposed dwellings.

The palette of facing materials would also be sympathetic to this locality and secured via condition.

Highway issues

This is perhaps the most contentious issue related to this proposal, as the access to the site is via PHP which contains sheltered housing.

The Local Highway Authority is content with the proposal to serve this number of dwellings via this route, subject to off-site improvement works being undertaken to the junction of Church/London/Howdale Road, plus footpath widening works along Howdale Road. These measures are agreed in principle, as was the case when dealing with a previous application (ref: 15/01779/OM) on land south of Rouses Lane, west of the cemetery and east of Howdale Rise. Full details may be secured via condition and also its implementation. Incidentally application 15/01779/OM was refused as the site lies outside the development area.

Obviously there would be some disturbance during the construction phase with construction and contractor vehicles attending the site. However disruption and amenity issues could be minimised by the adoption of a construction management plan including traffic management, on-site parking details and delivery/working times as recommended by both the Local Highway Authority and our CSNN officer. Once again this could be secured via conditions.

NCC request a condition to secure that the roads will remain in private ownership and managed and maintained as such (i.e. not be put up for adoption at a later date). However this issue would be covered by a Section 106 agreement and the condition would therefore fail the tests applied to use of conditions.

Affordable housing provision

In accordance with the provisions of Core Strategy Policy CS09 of the LDF, four affordable dwellings are proposed as part of this application – 2 x 2 bedroom semi-detached houses and 2 x 3 bedroomed semi-detached houses. They are located in the north-east and north-west corners of the site and are therefore suitably positioned within the site layout.

Our Housing Enabling Officer is content with this provision and it may be secured via a Section 106 agreement.

Drainage

The application is accompanied by a surface water drainage strategy adopting a Sustainable Urban Drainage System (SUDS) approach. This requires permeable materials to be used in the construction of the access road and turning area plus the private drives. There are subterranean geocellular crates within gardens and the run-off rate for surface water for the whole site would be equivalent to the current rate. The Lead Local Flood Authority are content with this scheme and recommend that full details are agreed via condition and implemented accordingly. The IDB raise no objections to this proposal.

The permeable materials used for construction of the road means that the Local Highway Authority will not adopt it, so a future maintenance scheme will be required via Section 106 agreement.

Other material planning considerations

Ecology – The Ecological Appraisal and Protected Species Survey concludes that the loss of habitat as a result of the development is not considered to be significant, and recommends that bird and bat boxes are installed throughout the development. This may be secured via condition.

Trees – the layout has been amended to ensure that peripheral trees and hedges are not adversely affected by the proposed development. This may be secured via condition.

There are no significant crime and disorder issues raised by this proposal and the Norfolk Constabulary ALO raises no objections.

CONCLUSION

Whilst the concerns of the Town Council and local residents are noted, this site lies within the development area of the town and there has been an expectation for its development with housing for some considerable time. The form and character of the proposal is considered to be compatible to this locality, and there are no objections raised by technical consultees.

The proposal is considered to be in compliance with the provisions of the development plan and is duly recommended for approval as set out in the recommendation.

RECOMMENDATION:

A) APPROVE subject to completion of a Section 106 agreement covering affordable housing provision, SUDs management and road maintenance and 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: 3023-P01, 3023-P02F, 3023-P04C, 3023-P05A, 3023-

P06A, 3023-P23, 3023-P24, 3023-P25, 3023-P26, 3023-P27, 3023-P28, 3023-P29, 3023-P30, 3023-P31, 3023-P32 & 3023-P33.

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 3 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 4 Condition All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development 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 work is carried out within a reasonable period in accordance with the NPPF.
- 5 Condition The development shall be carried out in accordance with the Arboricultural Impact Assessment dated 15 December 2016, produced by AT Coombes Associates Ltd and submitted as part of this application.
- 5 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 6 Condition The development shall be carried out in accordance with the recommendations and mitigation measures contained in the Ecological Appraisal & Protected Species Survey dated June 2017, produced by ECUS Ltd and submitted as part of this application. Details of the bird and bat box positions shall be agreed in writing with the Local Planning Authority prior to installation.
- 6 Reason In the interests of ecology and to accord with the provisions of Core Strategy Policy CS12 of the LDF.
- 7 Condition No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 7 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

- 8 Condition Prior to commencement of development, in accordance with the submitted Surface Water Drainage Strategy – Addendum A, 21717 Network 25_07_17 and drawing 21717 – 802 Rev B (002), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:
- I. Detailed infiltration testing in accordance with BRE Digest 365 at the depths and locations of the proposed soakaways has identified an infiltration rate of 0.00405 m/hr (0.001125 mm/s) as stated within Appendix D and Drawing No’s 21717/850 & 851 of the Drainage Strategy.
 - II. Provision of infiltration features, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event.
 - III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
 - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
 - IV. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.
 - V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.
 - VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
 - VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.
- 8 Reason To ensure that there is a satisfactory means of surface water drainage in accordance with the NPPF.

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

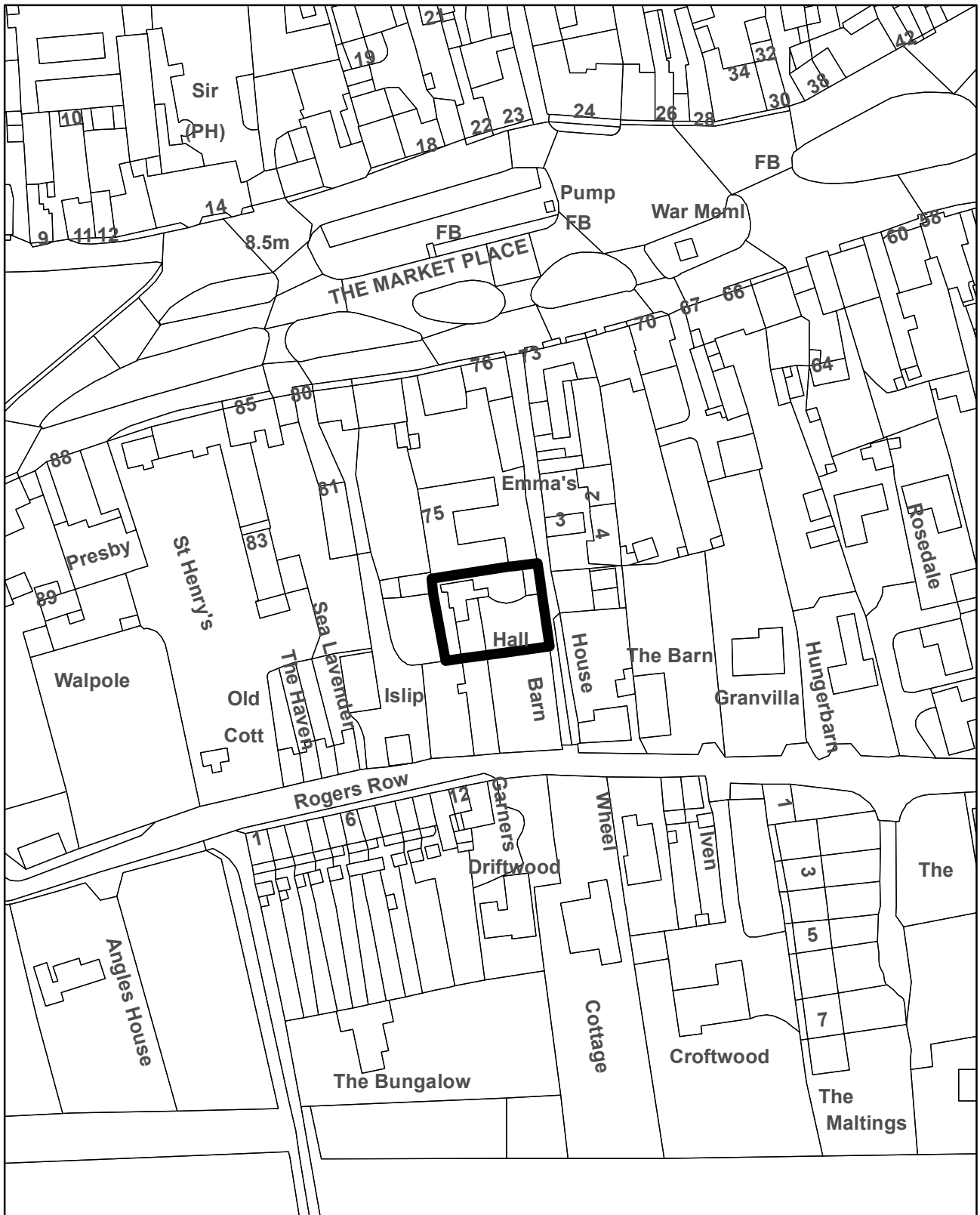
- 9 Condition Prior to commencement of development a detailed Construction Management Plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase. The scheme shall also provide the location of any fixed machinery, the location and layout of the contractor compound, the location of contractor parking, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period and proposed mitigation methods to protect residents from noise, dust and litter. The scheme shall be implemented as approved.
- 9 Reason To ensure that the amenities of neighbouring occupants are safeguarded in accordance with the NPPF.

- 10 Condition Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.
- 10 Reason To ensure that the amenities of neighbouring occupants are safeguarded in accordance with the NPPF.
- 11 Condition No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.
- 11 Reason To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.
- This also needs to be a pre-commencement condition given the fundamental details linked to drainage and other infrastructure which needs to be planned for at the earliest stage in the development.
- 12 Condition Before any dwelling is first occupied the road(s) and footway(s) shall be constructed from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority.
- 12 Reason To ensure satisfactory development of the site.
- 13 Condition Notwithstanding the details indicated on the submitted drawings, no works shall commence on site unless otherwise agreed in writing, until a detailed scheme for the off-site highway improvement works as indicated on drawing numbers 3023-H01 & 3023-H01, and to include widening of the footway on the southern side of Howdale Road east of its junction with Howdale Rise, have been submitted to and approved in writing by the Local Planning Authority.
- 13 Reason To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor and accord with Core Strategy Policy CS11 of the LDF.
- 14 Condition Prior to the first occupation of the development hereby permitted, the off-site highway improvement works referred to in Condition 13 shall be completed to the written satisfaction of the Local Planning Authority.
- 14 Reason To ensure that the highway network is adequate to cater for the development proposed.

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

17/01192/F

Japonica Cottage Station Road Burnham Market



1:1,250

AGENDA ITEM NO: 8/3(a)

Parish:	Burnham Market	
Proposal:	Alterations, extension and change of use of Gospel Hall to facilitate a dwelling following demolition of Japonica Cottage	
Location:	Japonica Cottage Station Road Burnham Market King's Lynn	
Applicant:	Mr C Guest	
Case No:	17/01192/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 22 August 2017 Extension of Time Expiry Date: 9 October 2017

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

Case Summary

The application site lies within the Conservation Area of Burnham Market. Burnham Market is classified as a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The existing building has the benefit of consent for extensions and alterations involving the change of use of the former Gospel Hall to residential accommodation, which has yet to be implemented

This proposal seeks consent for a revised scheme for the change of use of the Gospel Hall to be used for residential purposes, along with alterations and extensions to the Gospel Hall following the demolition of Japonica Cottage.

Key Issues

Principle of Development and Planning History
Impact upon the Conservation Area
Other Form and Character Issues
Neighbour Amenity
Highway Safety

Other Material Considerations

Recommendation

REFUSE

THE APPLICATION

The application site lies within the Conservation Area of Burnham Market with Burnham Market being classified as a Key Rural Service Centre according to Local Plan Proposals Maps for Burnham Market.

The application site benefits from planning permission for the change of use of the Gospel Hall into additional residential accommodation in association with Japonica Cottage (property), which has yet to be implemented.

The application seeks consent for a revised scheme for a change of use of the Gospel Hall into residential accommodation and the provision of extensions and alterations following the demolition of Japonica Cottage. Essentially this is a replacement dwelling.

The proposal will involve the insertion of sunken wedge style dormers in the roof of the former Gospel Hall and a large east-west pitched roof two storey extension from Japonica cottage. There will also be a two storey flint extension that ties the two storey extension to the former Gospel Hall. A link detached garage is also proposed.

SUPPORTING CASE

No supporting statement has been put forward the agent.

PLANNING HISTORY

15/01411/F: Application Permitted: 23/11/15 - Change of use to the Gospel Hall to form residential accommodation as part of Japonica Cottage. Minor alterations to the windows and flat roof area over the external store -

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION

Environment Agency: NO OBJECTION

Coastal Partnership: This is quite a large and modern building against smaller more vernacular buildings. It won't have any impact on the wider AONB although if there were some more local materials incorporated it may soften its integration into the location.

Conservation Area Advisory Panel: NO OBJECTION the panel considered that the proposal was acceptable but suggested an alteration to the cart-shed by the introduction a post in the middle to break it up the open space.

NCC Highways: NO OBJECTION subject to condition

Environmental Quality: NO OBJECTION subject to conditions

Community Safety Neighbourhood and Nuisance: NO OBJECTION subject to conditions

REPRESENTATIONS

1 letter of objection

- The proposed development is only 5ft away from our boundary.
- The proposed alterations incorporate a new structure with a gabled wall rising directly up from that boundary.
- 5 windows overlooking at first floor
- The height of the apex of the proposed extension is well above the existing roofline of the present Hall and adjoining Barn Cottage. The top of the tower is also above the existing roofline.
- We are concerned with the use of unsympathetic materials in a Conservation Area. The surrounding cottages are brick and flint and the use of zinc and red brick is inappropriate

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM2 – Development Boundaries

DM1 – Presumption in Favour of Sustainable Development

OTHER GUIDANCE

Burnham Market Conservation Area Character Statement.

PLANNING CONSIDERATIONS

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

- Principle of Development
- Impact upon the Conservation Area
- Other form and character issues
- Impact upon Neighbour Amenity
- Highway Safety

Principle of Development

The proposal seeks consent for the change of use of the Gospel Hall to additional residential accommodation and extensions and alterations to the hall to facilitate a dwelling, following the demolition of Japonica Cottage.

The principle of the change of use of the Gospel Hall adjacent to japonica cottage to provide additional residential accommodation in association with the existing Japonica Cottage has recently been permitted under 15/01411/F, but has yet to be implemented.

Essentially, the focus of the application is whether the demolition of Japonica Cottage and parts of the Gospel Hall are acceptable and whether the proposed alterations and extensions to the gospel hall to facilitate a replacement dwelling is acceptable.

Impact upon the Conservation Area

S.72 of the Town and Country Planning – Listed Buildings and Conservation Areas Act 1990, requires the LPA in exercising its duty, with respect to any building or other land in a Conservation Area, has to pay special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraphs 126, 131 and 134 of the National Planning Policy Framework, requires the LPA to take account of amongst other things the desirability of new development making a positive contribution to local character and distinctiveness. Further policy in respect to the preservation of heritage assets is found in Policy CS12 of the Local Development Framework Core Strategy 2011 and Policy DM15 of the Site Allocation and Development Management Policies Plan 2016.

Burnham Market's Conservation Area Character Statement does not refer specifically to the lane in which Japonica Cottage is contained, however it does refer to lanes that goes through between Station road and the Green Road as being narrow, but yet still providing the rear orange pantile roofline of buildings along the south side of The Green and their associated outbuildings.

Japonica Cottage is linked to the Gospel Hall building. The Gospel Hall building is attached to Barn Cottage. Japonica Cottage currently has no access into the Gospel Hall. Access into the cottage is via the side of the building (from the northern elevation) and contains 3 bedrooms, one on the ground floor and two above.

The proposal is to demolish Japonica Cottage and through a change of use of the Gospel Hall and extensions and alterations, a 3 bedroom property each with its own en-suite will be created. The largest extension is a two storey extension from the north elevation of the Gospel hall which is on a west-east axis, scaling at maximum dimensions 8.25m (h) (1.6m taller than the ridge of the existing) x 14.8m (l) x 7.6m wide. This two storey extension will be linked to the existing Gospel Hall with a two storey knapped flintwork structure which at its

highest point is 7.546m above ground level and 0.756m above the ridge of the Gospel Hall. Other alterations include a two storey zinc extension to the rear and catslide dormer windows.

A double garage will be attached to the large two storey extension.

The Gospel Hall building has been rendered and Japonica Cottage a later addition. It can therefore be said that the existing terraced run of buildings have been the subject of alterations.

In terms of the impact upon the Conservation Area, the front projections will not be seen from the Green or from Station Road. Only the rear elements at first floor will be seen from Station Road and Rodgers Row.

The Conservation Advisory Panel and Conservation Officer have no objection to the proposal, subject to minor modifications to the garage by the insertion of a post in the middle to break up the visual mass of the garage. This minor modification is not considered to be necessary in terms of the impact upon the setting of the Conservation Area.

No detail has been put forward in regards to the front boundary treatment and gates. This could be conditioned.

On the whole, the proposal is considered to preserve the character of the Conservation Area.

Other form and character issues

The scale of the proposal is a dense form of development, but this is akin to the development in this part of Burnham Market, with the neighbouring property to the north having limited private amenity space, which is mainly given over to parking.

The current alterations to the existing terraced group (Japonica Cottage, the Gospel Hall and Barn Cottage) are at least subservient in nature, whereas this proposal is out of scale. The tallest two storey element of the proposal is 1.6m higher than the ridge height or the existing terraced group. Not only is this element 1.6m higher than the ridge height of the existing group, the extension is at 90 degrees to the terrace and spans 14.8m. The proposal is therefore considered to detrimentally affect the character of the terrace and does not advocate good design in line with the principles of Policy DM15 of the Site Allocation and Development Management Policies Plan and paragraph 56 of the NPPF.

Impact upon Neighbour Amenity

The neighbour to the north of the site would not be detrimentally affected by the proposal. Albeit the tallest element of the scheme is adjacent to their southern boundary, the southern roofslope is hard up against the application site for the majority of the extent of the two storey extension. It is noted that the neighbour has a velux window in the eastern elevation roofslope and they will be partly overshadowed into this room but not to a degree to warrant a refusal on this basis. A bedroom window is proposed in the north elevation of the two storey extension. Outlook from this window into the will be primarily towards the southern roofslope of the neighbouring property and will not afford outlook into this neighbour's yard area.

The land immediately behind Japonica Cottage is used to gain access to Islip Cottage and the rear of a property facing the Green. This area is not private amenity to either Islip Cottage or the property on The Green from the site visit; accordingly it is considered that the

proposal does not result in overbearing or overshadowing issues upon the neighbours to the west. With 17m separating the windows in the proposal from the windows in Islip Cottage, it is considered that no detrimental overlooking issues will occur between these two properties

In regards to the adjoining neighbour to the south, there are overlooking issues experienced by the bedroom window on the south elevation of the rear extension. This particular window serves a bedroom and is only 7m from the shared boundary and has a direct view over the neighbour's private space. It is therefore considered that the proposal creates unacceptable neighbour amenity issues contrary to the provisions of Policy DM15. However if members are minded to approve the application, they may wish to consider imposing a condition in regards to obscuring the outlook from this window in order to overcome this particular issue.

The Environmental Health Community Safety Neighbourhood and Nuisance (CSNN) Officer recommends a condition is imposed in regards to a construction management plan and a condition attached in regards to working hours, given the site's location adjacent to other neighbouring properties. These recommended conditions are generally imposed on larger scale developments.

Other conditions recommended by the CSNN officer in regards to details of air source heat pumps would be considered reasonable in order to protect neighbour amenity. However, the outdoor lighting scheme condition recommended by the Officer would not be considered to be reasonable.

Highway Safety

The proposed dwelling has no more bedrooms than Japonica Cottage and two parking spaces are proposed to be provided which is in line with NCC Parking Standards.

The highways officer has no objection to the proposal.

Other Material Considerations

Whilst the site lies within flood zone 3 the proposal is essentially a replacement dwelling not exposing more occupants to flood risk above that of the property it will replace.

The Environmental Quality Officer requires full contamination conditions imposed if the application were to be approved as the site was a former Malthouse which has been converted, and as such has there is the potential for contamination to be present.

CONCLUSION

Albeit the description includes the change of use of the Gospel Hall to form residential accommodation, members are essentially being asked as to whether the demolition of Japonica Cottage and its replacement is acceptable, as the change of use of the hall has already been permitted.

Whilst the proposal is considered to preserve the character of the Conservation Area, It is your officer's that the scale of the extension, especially the two storey extension with its ridge line on an west to east axis at 1.6m taller than the ridge to the Gospel Hall, extending 14m in length would result in an extension which would dwarf the adjoining buildings to the detriment of their character. Furthermore outlook from the bedroom window at the rear on the south elevation also causes detrimental neighbour amenity issues.

The proposal is therefore recommended to be refused for the following reasons.

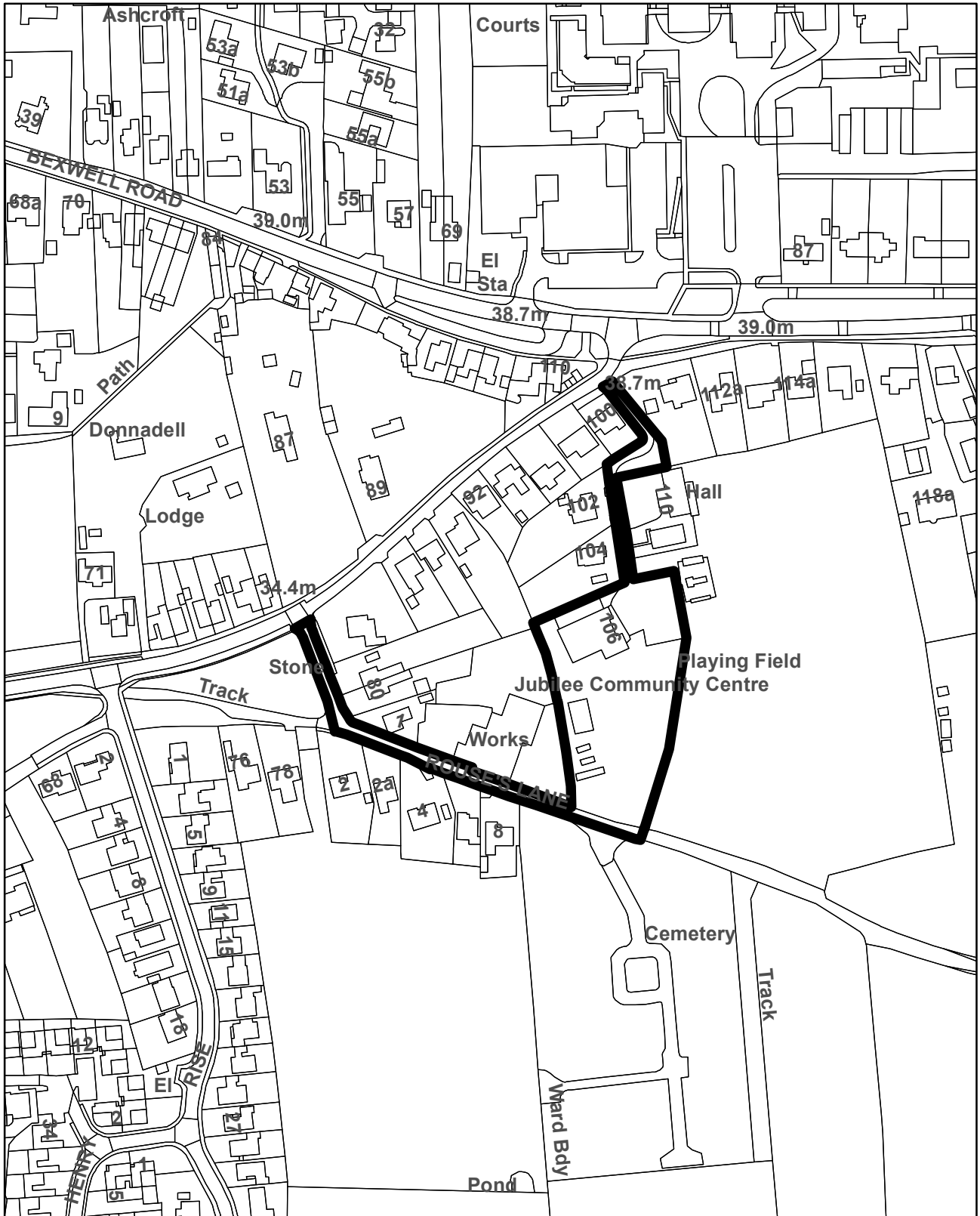
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The proposed two storey extension on an east-west axis from the north elevation of the Gospel Hall by virtue of its scale would cause a detrimental impact upon the character of the modestly proportioned adjoining terraced building. The proposal would therefore fail to advocate good design contrary to the provisions of paragraphs 56, 58 and 64 of the NPPF and the Local Development Framework Core Strategy CS08 and Policy DM15 of the Site Allocation and Development Management Policies Plan.
- 2 The window contained in the southern elevation at first floor in the proposed zinc clad extension to the rear of the replacement dwelling would give rise to unacceptable levels of overlooking into Barn Cottage, the adjoining neighbour's (South) private amenity space to the detriment of their amenity. The proposal would therefore be contrary to paragraphs 56, 58 and 64 of the National Planning Policy Framework, Policy CS08 of the Local Development Framework Core Strategy and Policy DM15 of the Site Allocation and Development Management Policies Plan 2016.

17/00260/F

Jubilee Community Centre 106 Howdale Road
Downham Market



1:2,500

AGENDA ITEM NO: 8/3(b)

Parish:	Downham Market	
Proposal:	Internal refurbishment of the existing building with extensions to the north & south to allow for an office, wc's and changing areas. Landscaping to accommodate extensions and to allow for additional car parking on the site Amended access arrangements to create exit on to Rouses Lane.	
Location:	Jubilee Community Centre 106 Howdale Road Downham Market Norfolk	
Applicant:	Downham Market Town Council	
Case No:	17/00260/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 13 October 2017

Reason for Referral to Planning Committee – Town Council application and referred by the Assistant Director – Environment & Planning.

Case Summary

The application is for full planning permission for the internal refurbishment of the Jubilee Community Centre, with extensions to the building for an office, WCs and a changing area. Amended access arrangements to create an exit onto Rouses Lane, landscaping and additional car parking on site are also proposed. The site area is 2.6 hectares and the building is approximately 400 square metres, with an additional 300 sq m proposed.

Key Issues

Principal of Development
Form and Character
Neighbour Amenity
Highways Implications / Access

Recommendation

APPROVE

THE APPLICATION

The application is for full planning permission for the internal refurbishment of the Jubilee Community Centre, with extensions to the building for an office, WCs and a changing area. Amended access arrangements to create an exit onto Rouses Lane, landscaping and additional car parking on site are also proposed. The site area is 2.6 hectares and the building is approximately 400 square metres, with an additional 300 sq m proposed.

The site lies within the centre of the town with the existing access off Howdale Road. The Community Centre sits alongside a hall, a scout hut and playing fields with 2 football pitches, a skate park, hard surfaced play area and a parking area.

To the northeast and west of the site is predominantly residential development with an employment use to the southwest. To the south is a burial ground.

The existing building and facilities are run down and not fit for purpose. The refurbishment and extension will enable the more effective use of the site and facility in a central location in the town.

SUPPORTING CASE

The following supporting statement was submitted by the applicant / agent:

Strategic Need:

Downham Market has a population of 10,443 based on 2014 mid-year estimates, up from 7,858 in 2001 and 9,994 in 2011 and in March was 11,667, a 16.7% increase from 2011. The town sits at the northern end of the "Cambridge Corridor" and its population has expanded hugely without any consequential increase in community asset facilities. There has been a 21% increase in dwellings and therefore the associated population since the last Census and there have been no resulting infrastructure improvements.

Several alternative options were considered before the proposed scheme was developed:

- Demolition and Rebuild on Existing Site - This would prove too expensive and in many ways unnecessary as most the building serves the local community well, it is just that additional space is required to meet the increased demand.
- Relocation to Another Site - We do not have another site that is owned by the Town Council that would be able to accommodate a building of the size required.
- Do Nothing - This is not an option as we would be unable to help our local community groups who provide an affordable and valuable service within the locality to develop.
- Accommodate elsewhere - We looked at relocating current and potential users at other facilities but this was not a viable option either as the capacity and facilities required do not exist in the local area.

The proposals:

The purpose of the project is to allow the Jubilee Community Centre to become a vibrant, modern, multi-purpose building that caters for the sports clubs, children, young people and other local community groups, as well as those that work with the elderly. The redevelopment will importantly allow more than one activity to take place at the same time, maximising usage and extending the range of groups that can use the facility.

The centre has been a focal point for community clubs and groups to develop in a predominantly rural area where access to main centres and facilities can be difficult. If there isn't suitable provision for these groups, there is a risk that they will simply cease to exist, along with the key role they play within the community in terms of combating social isolation.

Our project is based on the current use of the existing building and the feedback from both those that use the building and those that would like to but are currently unable to do so at present because of a lack of suitable space. User feedback is that the building no longer meets the needs of the wide range of groups in Downham Market.

The present design of the building does not allow any flexibility in terms of being able to accommodate the day nursery and other groups such as those that provide respite care at

the same time due to the logistics of the building and ensuring safeguarding standards are met.

PLANNING HISTORY

2/95/0762/F: Retention of portable building (revised proposal) at Downham Market Youth and Community Centre, Howdale Road, Downham Market.

RESPONSE TO CONSULTATION

Parish Council: At the meeting of Downham Market Town Council's Planning & Environmental Committee held on Tuesday 07th March 2017, having received legal advice, Members agreed that as the Town Council was the applicant it was not appropriate to pass comment at this stage.

Members understood they would retain the right to address the Planning Committee at that stage of the process.

Highways Authority: The proposed new access route does not form part of the adopted road network. The points of access at which it joins Howdale Road are similar in terms of their overall safety considerations, although Rouse's Lane is wider and offers the ability for two cars to pass. As a result I would not have a strong view against the proposal.

Rouses' Lane is however a public right of way and therefore you would need to consider the views of our Public Rights of Way Officer in relation to the suitability of those sections of the access route to cater for the intensification of use.

Internal Drainage Board: NO OBJECTION. The application indicates that surface water disposal is to a positive system and so a discharge application and possible discharge contribution to the Board will be required and full details of the drainage arrangement must be submitted the Board, and their consent obtained, before development commences.

Norfolk County Council – Public Rights of Way Officer:

07/03/2017 - In principle I have **NO OBJECTION** to the development proposal itself but I would question the merits of the proposed access arrangements.

The proposal suggests the implementation of a 'one-way' system for traffic on and off the site. While I appreciate the limitations of the existing access I am not convinced that the proposal is going to alleviate the issue just move it elsewhere. It would be preferable to avoid increasing vehicular traffic on Rouses Lane.

While there is an existing gated exit onto Rouses Lane it would need to be properly demonstrated that this is an existing private right of vehicular access to the land in order to be able to use this as a vehicular access onto the lane. The applicant cannot rely on Rouses lane being technically capable of carrying traffic as there is no public right of vehicular access along it. All existing access to business/cemetery benefits from existing private rights.

If the private vehicular right can be demonstrated then I would be unable to object to its use. I would point out though that this will remain a private right and the responsibility for adding traffic to Rouses lane and the subsequent additional wear and tear/damage to the surface of the route will remain the responsibility of those using it to repair. There have been representations in the past relating to the deteriorating condition of the access for vehicular traffic. Consideration should be given to a condition of any consent being the making up of the route to a better standard to cater for the additional use.

There appears to be no indication of how the one way traffic system will be managed. From the positioning of the proposed main car park I think this will only encourage Rouses lane to be used as the main entrance, so I would like to see more detail on how the proposal would be managed.

Environmental Health & Housing – Environmental Quality:

The proposed development will include the refurbishment of the existing building. Given the age of the building it is considered highly likely that there will be asbestos containing materials within the building. Therefore I would recommend the following conditions.

10014 – Asbestos Survey

10015 – Safe disposal of Identified Asbestos

CSNN: NO OBJECTION to the expansion of the centre, however, having been involved with investigating Anti-Social Behaviour and noise issues at this location in the past, I am mindful that the expansion will increase footfall to the centre and with this will come increased noise. With this large scale expansion, the time is right to review the sources of noise and look at incorporating measures into the design/build to reduce the impact of noise on nearby neighbours. I note that trees are shown to the boundary to the North (as existing, with trees/shrubs) and a new close board fence is proposed to the front boundaries of numbers 102 and 104 adjacent to the access road. Given the nursery entrance will be nearer to the adjacent dwelling than currently, I feel that the close board fence should be extended along the boundary separating 104 from the centre, at a suitable height to provide some additional noise attenuation i.e. 1.8-2.0m.

If more use of the centre is to occur and until later times, then I feel a noise management plan would help in identifying the potential issues and measures to control and reduce noise. I recommend that a condition requiring the production of a noise plan is attached to any approval issued.

I have concerns about the access/egress routes, but there appears little can be done to reduce the impact of noise from vehicles given the routes and dwellings are already existing. Clearly the one way system proposed will impact on people who currently benefit from no traffic passing them from the centre, yet to remain as existing will only exacerbate congestion etc. I cannot see any improvement to the situation.

Specific conditions are recommended for the consent.

REPRESENTATIONS Eleven letters of **OBJECTION** received, which raise the following issues:-

- Support for the redevelopment of the Jubilee Centre
- Proposed accesses into and out of the site are unsuitable, two vehicles cannot pass, difficult for commercial vehicles/ emergency services. It is inadequate and will be dangerous.
- Queries legality of using Rouses Lane. It is a restricted byway and no vehicular access is permitted. The Town Council take an inconsistent approach to development using a restricted byway.
- Access within Conservation Area and increased traffic will have a detrimental impact on this.
- Destroy the rural character of the Lane.
- No pedestrian footpath proposed, or lighting and it is required because otherwise is dangerous and unsafe.
- Historic issues of anti-social behaviour on the site. This will enable the problems to return.

- Questions raised to the Town Council around ownership of the Howdale? And who is responsible for the maintenance? As well as the status of Rouses Lane?
- Proposals will have a detrimental impact on residential amenity for neighbours. The increased use will cause additional traffic and noise disturbance. Suggests ways to alleviate the issues such as realigning the access into the centre, soundproofing the function room and restricting noise from events, high boarding around the other halls to reduce the noise. Previous recommendations made by CSNN team were not followed through and should be reconsidered. Security gate should be left in place and secured after 9pm as it is currently.
- Concern at the maintenance of Rouses Lane.
- Suggested alternatives to access the site, through the consent 15/01454/OM for 20 houses off Bexwell Road, or the roundabout at the top of Howdale.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS04 - Downham Market

CS08 - Sustainable Development

CS13 - Community and Culture

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM9 - Community Facilities

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highway Implications/Access

Principle of Development

Located centrally in Downham Market the proposed development is entirely consistent with national policy and the adopted Local Plan in terms of the principle of development. The use is established on the site and the application is seeking to make better use of the facility, to allow for flexibility and to enhance its offer.

Policy CS04 of the Core Strategy sets out the Council’s policy approach for the town, and specifically refers to the need to support and provide additional services and local facilities to

meet the needs of the future population, as well as to redress present inadequacies. Policy CS13 'Community and Culture' reinforces this approach.

Consequently the application could be supported in principle.

Form and Character

The tired existing building is in need of improvement. The refurbishment and extension is entirely appropriate in this location, and for the type of use. Currently its appearance and layout limits the potential of its use and the proposal is to create a modern, functional and pleasant space. The proposal will create 300sq m of additional floorspace, 111 sq m for changing and shower facilities and 134 sq m community social space, with an independent toilet and office areas for the nursery and a new entrance. The scheme will also improve accessibility to the centre.

In terms of the design, form and character the centre is functional in nature and the proposal is to re-clad the building in part to unify the extensions, and add a canopy to form a combination of composite cladding and vertical timber cladding.

The surrounding area is largely residential with some employment and community uses adjacent to the site. The access at Rouses Lane is within Downham Market Conservation Area, although this scheme will have little if any impact on the Conservation Area and the Conservation Officer has not objected.

Neighbour Amenity

Ten letters of objection have been received to the application. These raise concerns that an increased number of visitors to the site will increase traffic and noise which will have a detrimental impact on neighbouring dwellings. Furthermore that historical issue with anti-social behaviour on the site should be considered.

The Community Safety and Neighbourhood Nuisance Team have not objected to the scheme however have requested that if consent were to be granted that consideration is given to the sources of noise. Specifically that conditions are attached for close-board fencing at a suitable height to provide some noise attenuation, and that a Noise Management Plan is produced to help identify and control and reduce noise.

Highways implications / Access

The community centre is currently accessed via a single carriageway off Howdale Road which passes a small hall currently used for boxing, and the scout hut, and four dwellings directly. To the south of the site is an existing access point which leads to Rouses Lane and is currently closed off by a gate. It is currently used for maintenance purposes only. The application seeks to open the Rouses Lane access, enabling traffic to enter the site as it does currently from Howdale Road and exit via the new access on Rouses Lane. This will help to alleviate the traffic issues which can currently arise.

The Highways Authority has not objected to the application because the new access route does not form part of the adopted road network, and the points of access at which it joins Howdale Road are similar in terms of safety considerations.

Rouses Lane is also a public right of way therefore Norfolk County Council Public Rights of Way (PROW) Officer has been consulted. They did not have an objection to the proposal but did question the merit of the access arrangements and it was requested that the private vehicular right be demonstrated. The applicant has been unable to clarify the ownership of

the Lane and so has completed Certificate of Ownership- Certificate C and advertised in the local press accordingly, to comply with planning legislation. Private rights over the lane are a separate issue for the Town Council and would not prevent the grant of planning permission.

While residents on Rouses Lane have raised objections to the increased traffic passing their dwellings, and residents at Howdale Road have identified concerns, the Town Council has limited opportunity to improve the access to the facility. The Town Council has stated it would be willing to upgrade the road surface from the proposed new exit at Rouses Lane, and agreeing with the other users a regular maintenance plan (details to be addressed through a planning condition). It would look to ensure traffic cannot exit left from the site onto the unsurfaced part of Rouses Lane track and use the surfaced area to the west where it splits in order to exit onto Howdale Road. Drawings identify the suggestions to improve the visibility at the exit in response to the concerns raised by the Public Rights of Way Officer.

CONCLUSION

The principle of development in this location is entirely acceptable, and in line with the Local Plan policy approach to supporting and enhancing local facilities in Downham Market. In terms of form and character the alterations and extensions to the centre are deemed to be acceptable and in keeping with the existing use of the land.

Neighbours have raised concerns about the noise and disturbance from an increased use of the centre, and if the application is approved it is suggested conditions are attached to consider the noise implications and best manage these. Similarly there have been objections raised to the use of Rouses Lane as an access to the centre, the detrimental impact this would have on dwellings along Rouses Lane and the fact that this is a private right of way. The Town Council has stated that they can utilise this access, and given this is the case the Highways Authority and Public Rights of Way officer do not object to the scheme. They do recommend conditions are attached regarding the maintenance of the access however, and the management of traffic. The applicant has argued there are limited opportunities to improve the facilities and the application may enable improvements to the current situation.

RECOMMENDATION:

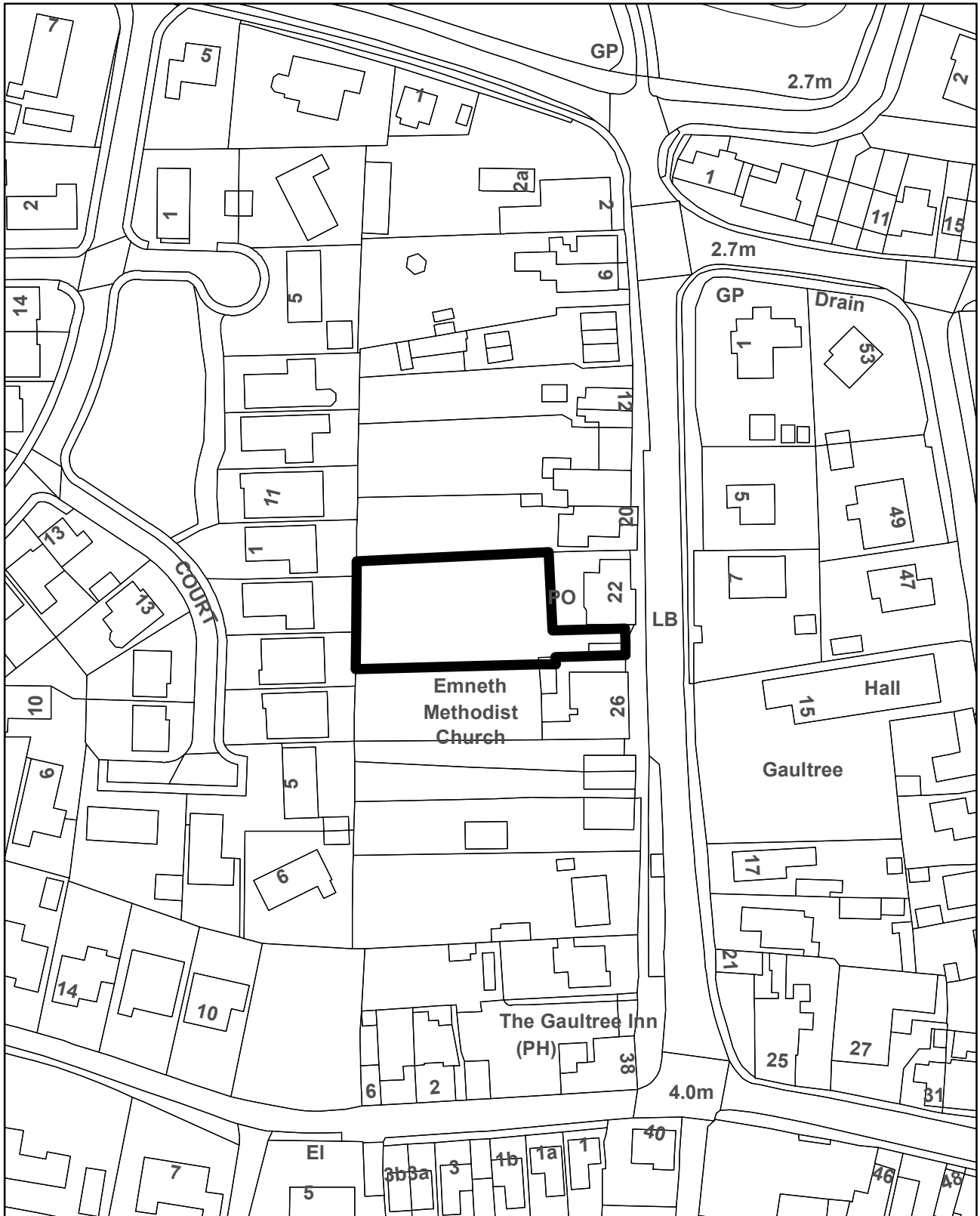
APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos 4822 050A, 051B, 052B, 053B, 054C and 055A).
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the commencement of the use hereby permitted a Noise Management Plan to protect the neighbouring dwellings from noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the development is brought into use.

- 3 Reason To ensure that the amenities of neighbouring occupants are safeguarded in accordance with the NPPF.
- 4 Condition Prior to the commencement of the use hereby permitted details of the proposed arrangements for future management and maintenance of Rouses Lane shall be submitted to and approved in writing by the Local Planning Authority. The Lane shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.
- 4 Reason To ensure satisfactory development of the site and to ensure the access is managed and maintained thereafter to a suitable and safe standard.
- 5 Condition The development hereby permitted shall not be occupied until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented as approved before the development is brought into use.
- 5 Reason To ensure satisfactory development of the site and to ensure the accesses are managed and maintained thereafter to a suitable and safe standard.
- 6 Condition Prior to the commencement of the development hereby approved, a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.
- 6 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.
- 7 Condition Prior to first occupation of the development hereby approved evidence of the treatment or safe removal and disposal of the asbestos containing materials at a suitably licensed waste disposal site shall be submitted to and approved by the local planning authority.
- 7 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.

16/02135/F

Rear of 22 Gaultree Square Emneth



1:1,250

AGENDA ITEM NO: 8/3(c)

Parish:	Emneth	
Proposal:	Residential development consisting of 4 one bedroom retirement bungalows	
Location:	Rear of 22 Gaultree Square Emneth Wisbech	
Applicant:	Client of Hereward Services Ltd	
Case No:	16/02135/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 13 March 2017 Extension of Time Expiry Date: 6 October 2017

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

Case Summary

The application site comprises a parcel of garden land (0.11Ha) to the rear of the Post Office & Stores on the western side of Gaultree Square, Emneth. Access is gained between the shop and adjacent Methodist Church to the south involving the removal of an existing garage.

The site has garden land to the north and south rear of dwellings fronting Gaultree Square, and residential development/bungalows to the west (Coates Court).

Full permission is sought for residential development comprising 4 detached bungalows with a shared access drive with the Post Office & Stores.

Key Issues

Principle of development
Impact upon form and character
Highway issues
Relationship with adjoining properties
Other material considerations

Recommendation

REFUSE

THE APPLICATION

The application site comprises a parcel of garden land (0.11Ha) to the rear of the Post Office & Stores on the western side of Gaultree Square, Emneth. Access is gained between the shop and adjacent Methodist Church to the south involving the removal of an existing garage.

16/02135/F

Planning Committee
2 October 2017

The site has garden land to the north and south rear of dwellings fronting Gaultree Square, and residential development/bungalows to the west (Coates Court).

Full permission is sought for residential development comprising 4 detached bungalows with a shared access drive with the Post Office & Stores.

The dwellings are single storey with accommodation comprising kitchen, lounge, bathroom, bedroom and study (same size as bedroom). There is an access drive (4.5m wide) leading off Gaultree Square along the southern boundary of the site adjoining the Methodist Chapel. Two units immediately to the rear of the PO & Stores are orientated south facing onto the drive with two facing eastwards onto a turning area. The driveway also serves the PO & Stores. One parking space per dwelling is shown with turning space for emergency vehicles

SUPPORTING CASE

The agent has submitted the following comments in support of this application:

“It is evident throughout the application that these dwellings are proposed to meet an identified need.

During the design stage prime consideration was given to affordability, ease of heating, abundance of natural light, walking distance to services, good quality, low-maintenance build, bathrooms designed to be comfortable and accessible to those with the potential for reduced mobility, landscaped gardens requiring minimal maintenance, and the provision of a secure environment.

Indeed it has been noted that a continuing theme raised by Members at Committee is one of home design in relation to providing natural light – these dwellings provide in abundance.

The site itself lies centrally within the well-developed village of Emneth, it being a Key Rural Service Centre. Within Built Environment Type D it also benefits from being classified Flood Zone 1. Not only is there a shortage of FZ1 Land on which to construct single story dwellings in the Fens, but a site which does meet this requirement and provide the access to services required for retirement homes is rare.

Previously the Local Government Association (L.G.A.) has stated that ‘Building a new market of homes attractive and suitable for older people better able to meet health needs and supporting moves which, in turn, would release more family homes into the local market’. Thus a proposal such as this meets 2 very important community needs.

In addition to the numerous reports identified within the application consideration and guidance was sought from the publications of both LILY – Living Independently in Later Years, an online directory of services, activities, advice and guidance for older people in West Norfolk and Retirement Living Explained (A Guide for Planning and Design Professionals), written by and with support from Newcastle University, Churchill Retirement Living, Planning Issues and the Housing LIN - The Housing Learning and Improvement Network (LIN) is a sophisticated network bringing together housing, health and social care professionals in England and Wales to exemplify innovative housing solutions for an ageing population.

Councils should build 'age-friendly neighbourhood principles' into planning policies and should use local plans to 'signal' to the market where and in what circumstances older people's housing will be supported, a report has recommended.

Housing our ageing population, published September 2017 by the L.G.A. , says that the number of specialist homes for older people across England will need to increase by 400,000 units in less than 20 years as a result of our ageing population.

The document says that to help deliver these homes it is "important to create a planning framework and system that is appropriately supportive of developing a range of housing offers suitable for an ageing population".

PLANNING HISTORY

04/02042/O: Refusal: 04.12.2004 - Outline Application: Construction of 4 dwellings and creation of new access

16/01686/F: Application Permitted: 08/11/16 - Extension and alterations to shop and dwelling to form enlarged sales and storage area along with separate access to dwelling - Emneth Village Stores, 22 Gaultree Square

RESPONSE TO CONSULTATION

Parish Council: Initial submission **APPROVAL** – there is a requirement for this type of housing in the parish.

Amended scheme - **No further comments received**

Highways Authority: **OBJECTION** on highway safety grounds due to inadequate visibility and loss of existing parking facilities on Gaultree Square

King's Lynn Internal Drainage Board: Concerns raised regarding surface water drainage

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

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: Concerns raised regarding amenity issues due to proximity to PO & Stores (opening hours and noise from air conditioning units on approved extension), also Church next door and Hall opposite; however could be overcome by noise protection measures to be secured via condition – also surface water drainage details

Arboricultural Officer: **NO OBJECTION** subject to condition relating to development being carried out in accordance with tree report and plans

REPRESENTATIONS

TWO OBJECTIONS received raising the following grounds:

- Access appraisal report relies on 'Parish Council' car park opposite, but this is owned by the Emneth Central Hall Management Committee and is a private car park, as a gesture of good will the car park is used by visitors to the local shops and amenities;
- Lay-by parking reduced;
- Visibility affected by on-street parking; and
- Photos taken do not give a fair reflection of cars parking in the lay-by.

ONE NEUTRAL comment raising concerns regarding potential disturbance to residents from fridge freezers and other equipment in the proposed extended PO & Stores with inevitable

complaints in future; and sufficient parking necessary to serve dwellings and visitors leading to on-street parking and congestion.

THREE SUPPORT letters - sent to applicants from individuals expressing regret at missing out on the bungalow built at No.3 Gaultree Square, but having an interest in buying similar units if built in the village or for family member.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

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

PLANNING CONSIDERATIONS

The key issues in considering this application are as follows:

- Principle of development
- Impact upon form and character
- Highway issues
- Relationship with adjoining properties
- Other material considerations

Principle of development

Emneth is defined as a Key Rural Service Centre in the settlement hierarchy set out under Policy CS02 of the Borough Council of King’s Lynn and West Norfolk Core Strategy (2011) as amended by the Site Allocations and Development Management Policies Plan (SADMPP) adopted September 2016.

Emneth, as a Key Rural Service Centre, is capable of accommodating limited growth of a scale and nature to secure the sustainability of the settlement within the development limits.

Whilst the principle of development may be acceptable, it must be judged against all other policies contained in the Development Plan.

Impact upon form and character

The western side of Gaultree Square is characterised by a mixture of dwellings, a church, public house, PO & Stores and butcher's shop fronting the road, with substantial gardens to the rear. Presently there is no significant development in depth behind these frontage buildings, save for odd garages and small ancillary outbuildings.

This proposal seeks to create a private driveway between the PO & Stores and Methodist Church to serve a cul-de-sac of 4 bungalows. It will be noted from the History section above that a similar proposal was sought back in 2004 on this same site.

That application was refused for 5 reasons: Contrary to form and character of this part of the village; new private driveway between existing properties would cause noise and disturbance to adjoining occupiers; unacceptable precedent for backland development detrimental to local built form and character; inadequate visibility at junction with the County Highway (Gaultree Square); and loss of existing parking facilities on Gaultree Square leading to undesirable increase in on-street parking to the detriment of highway safety.

Whilst planning policies have changed with the passage of time, the form and character of this part of the village has been maintained. Core Strategy Policy CS08 states that all new development should be of high quality design. New development should respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout and access will enhance the quality of the environment. It is opined that this proposal constitutes a cramped form of development in a backland position relative to frontage development which would be contrary to the form and character of this part of Emneth. The objection on that particular issue remains.

The other grounds will be addressed later in this report.

Highway issues

Access is proposed off Gaultree Square by the upgrading of the existing gated access plus removal of a sectional garage serving the PO & Stores. The proposed plans show a 4.5m wide private drive alongside the southern boundary of the site which serves all 4 new dwellings plus rear access to the PO & Stores.

The Local Highway Authority (LHA) state: "The access proposed for the development would enter the public highway via a lay-by.

The lay-by is predominantly for the use by the patrons of the adjacent shop and church, any development would impinge upon the availability of the existing parking provision. It is also of note that the lay-by is of some length, the arrangement being of such that vehicles would utilise the area as a deceleration facility on the way to parking which means that vehicles will run along the back kerb edge.

Furthermore visibility at the proposed point of access would be restricted. Gaultree Square is subject to a speed restriction of 30mph and for such a limit the Department for Transport's Document 'Manual for Streets' requires minimum visibility distances of 43m to be seen, to

the near side kerb both sides of the access, from a 2.4m setback from the nearside edge of carriageway into the drive.

At the point of access which would be utilised by the development visibility would be restricted to the south by vehicles being parked in the lay-by and to the north visibility would again be restricted by parked cars and the side of the post office building. The result of which means that splays in accordance with Manual for Streets could not be provided...

...It is my view that the application would result in an intensification of access in this locality which would result in conditions to the detriment of highway safety I therefore recommend that the application be refused..."

The agent has produced two traffic surveys to illustrate vehicle flows and speeds plus lay-by usage to assuage the concerns of the LHA. Local residents do use the car park opposite, but this is at the good will of the Emneth Central Hall Management Committee and is a private car park. The development should not rely upon parking provision that is outside its ownership and control. The PO & Stores has recently had planning permission to expand and is a busy facility within the village attracting customers - many of which are likely to be car-borne given its rural catchment. Combined with the butcher's shop plus the general stores opposite, this is a busy core to the village.

The concerns of the LHA are shared and it is concluded that highway safety would be significantly detrimentally affected by this proposed development, by virtue of inadequate visibility splays and loss of existing parking facilities on Gaultree Square. The proposal would therefore be contrary to the provisions of Core Strategy Policy CS11 of the LDF.

Relationship with adjoining properties

As stated above, the PO & Stores next door has had a recent planning permission to extend the store which would also involve plant and machinery (air conditioning upper floor and bakery ground floor). Given its existence for some considerable time, the facility does not have restrictions with regards to opening hours and deliveries.

CSNN raise concerns regarding noise and disturbance to the residential amenities of these proposed dwellings but suggest this may be possible to overcome these concerns by modifications to room layouts, acoustic fencing and triple glazing.

Other material considerations

Tenure of the dwellings – the application states that these are 'retirement bungalows' presumably aimed at over 65 year olds. There is no recognised planning definition of a retirement bungalow and there is no mechanism proposed to secure the tenure as such. These dwellings must therefore be considered as open market bungalows (effectively 2 bedroomed) with all the associated amenity space requirements and parking standards being met.

Much has been made of housing our ageing population and indeed the Council has approved a similar sized, but slightly larger, bungalow at No.3 Gaultree Square. However this was without highway safety issues, on an infill plot within the established frontage development on the opposite side of the road, thus maintaining the form and character of this locality.

Emneth has an allocated site for at least 36 dwellings on land south of The Wroe (Policy G34.1 of SADMPP) plus a windfall site on Hungate Road with outline approval for 44

dwellings. Both sites lie within Flood Zone 1 of the SFRA and it is likely that bungalows could be forthcoming towards meeting the local demand.

Mature silver birch trees lie to immediate north of the site, which have been the subject of a tree survey, arboricultural implications assessment and arboricultural method statement. Our Arboricultural Officer is content with the findings and recommendations of this specialist report and requests a condition to undertake the development in accordance with it.

The site lies within Flood Zone 1 of the Council-adopted Strategic Flood Risk Assessment, where bungalows are compatible.

Concerns have been expressed by CSNN and IDB regarding surface water disposal as the use of soakaways may not work due to a high water table and limited private garden areas. These details could however be secured via condition.

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

CONCLUSION

Whilst the views of the Parish Council are noted with regards to a demand for this type of housing in the parish, new development must respond to the context and character of its locality by ensuring that the scale, density, layout and access will enhance the quality of the environment. In light of the above, it is concluded that this proposal constitutes a cramped form of development in a backland position relative to frontage development which would be contrary to the form and character of this part of Emneth. Highway safety would be significantly detrimentally affected by this proposed development, by virtue of inadequate visibility splays and loss of existing parking facilities on Gaultree Square.

The application therefore fails to accord with the provisions of the NPPF, Core Strategy Policies CS08 & CS11 of the LDF and Policy DM15 of the SADMPP. It is therefore duly refused for the reasons stated below.

RECOMMENDATION:

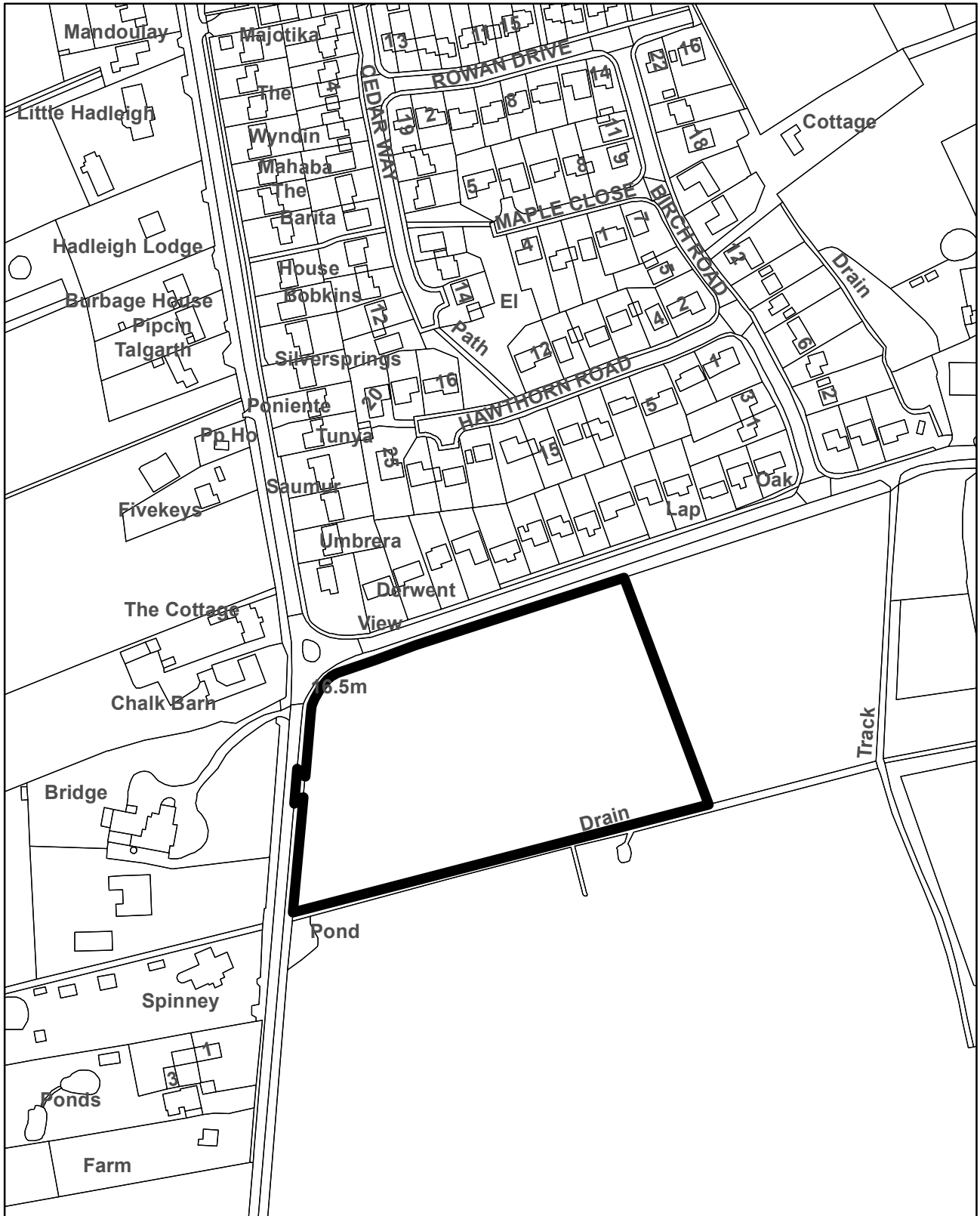
REFUSE for the following reason(s):

- 1 The western side of Gaultree Square is characterised by a mixture of dwellings, a church, public house, PO & Stores and butcher's shop fronting the road, with substantial gardens to the rear. Presently there is no significant development in depth behind these frontage buildings, save for odd garages and small ancillary outbuildings. This proposal constitutes a cramped form of development in a backland position relative to frontage development, which would be contrary to the form and character of this part of Emneth. The development therefore is contrary to the provisions of Paragraph 17, 56 & 57 of the National Planning Policy Framework (2012), Core Strategy Policy CS08 of the Local Development Framework (2011) and Policy DM15 of the Site Allocations & Development Management Policies Plan (2016).
- 2 Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway. The proposal is therefore contrary to Core Strategy Policy CS11 of the Local Development Framework (2011).

- 3 The proposal, if permitted, would result in the loss of existing parking facilities on Gaultree Square, which would lead to an undesirable increase in on-street parking, to the detriment of highway safety. The proposal is therefore contrary to Core Strategy Policy CS11 of the Local Development Framework (2011).

17/01547/CM

Land South of Back Street North of Drain and East of Winch Road
Gayton



AGENDA ITEM NO: 8/3(d)

Parish:	Gayton	
Proposal:	County Matters Application: Change of use of agricultural land to school/nursery use. Erection of new 210 place pupil (1FE) primary school, hard play area, sports pitch provision and erection of 52 place nursery with associated car parking area and associated works	
Location:	Land S of Back Street N of the Drain And E of Winch Road Gayton Norfolk	
Applicant:	Executive Director of Children's Services	
Case No:	17/01547/CM (County Matter Application)	
Case Officer:	Mr C Fry	Date for Determination: 7 September 2017

Reason for Referral to Planning Committee – The application is of wider public interest.

Case Summary

The application proposes a new primary school and nursery school on Back Lane at Gayton and is made by Norfolk County Council as the Local Education Authority. The application is to be determined by Norfolk County Council and the Borough Council is a consultee.

The application relates to a 1.6ha site on the southern side of Back Street, Gayton at the junction with Winch Road. The site is part of a field in agricultural use with more fields to the south and east. Residential development lies to the north on Gayton Road and to the west on the opposite side of Winch Road.

Members might recall a County Matter application for a 210 place primary school building which the Committee Objected to in July 2016 (16/008867/CM). The County Matter application Y/2/2016/2005 was withdrawn prior to its determination.

Key Issues

Main issues:-

- Principle of development;
- Form and character;
- Flood risk & drainage; and
- Traffic and transport.

Recommendation

The Council raises a **HOLDING OBJECTION** until such time as matters relating to flood risk and transport are addressed.

THE APPLICATION

The application is made by Norfolk County Council for construction of a new primary school at Gayton. The County Council is also the determining authority with the Borough Council a consultee.

The application relates to a 1.6ha site on the southern side of Back Street, Gayton at the junction with Winch Road. The site is part of a field in agricultural use with more fields to the south and east. Residential development lies to the north on Gayton Road and to the west on the opposite side of Winch Road.

The application proposes a 210 place primary school in a single building located along the northern edge of the site and 52 place Nursery School in a single building towards the southern boundary of the site. Vehicular access would be off Winch Road with a pedestrian access off Back Street. Parking is provided within the site for 25 cars plus 2 disabled spaces. A 2.0m wide footway is proposed across the northern edge of the site with dropped kerbs to allow people to cross Back Street and get to the existing footway on the opposite side. Other off-site improvements include a new footway link near Manor Farm on Back Street.

Play space is provided towards the eastern boundary of the site adjacent to the primary school building. A sports pitch with running track is to the south of the school building and a hard surface area to the east of the proposed nursery school.

The primary school and nursery school buildings are single storey with pitched roofs. The school buildings will be constructed from buff brick and dark grey slate tile. The primary school building is the tallest building with an eaves height of 5m and a ridge height of 12m.

The nursery school building has an eaves height of around 3.5m and a ridge height of around 9m.

SUPPORTING CASE

The application, which is made to Norfolk County Council, is accompanied by a range of documents as follows:-

- Planning Statement;
- Ecological Survey
- Construction Management Plan
- River Modelling Report
- Noise Assessment
- Surface Water Drainage Strategy
- Arboricultural Impact Assessment
- Archaeological Evaluation
- Bat Survey
- Flood Risk Assessment
- Design and Access Statement
- Ground Investigation Report
- Highway Improvement drawings
- Landscape Visual Impact Assessment
- Original Ecological Survey
- Plant Noise Assessment
- School Travel Plan

- Transport Statement

The Planning Statement advises that the County Council's Children's Services department has identified a need for a new primary school within Gayton to replace the existing school. The existing Godlings Nursery provision is also to be moved to the new site. The new school will have a capacity of 210 spaces and the nursery school 52 spaces.

The Planning Statement goes on to describe the search for new sites stating that the application site was the most suitable site for the size of school required notwithstanding that it is outside the settlement boundary.

The Statement concludes that "The proposed primary school and nursery is of an attractive appearance which has been sensitively designed to avoid any unacceptable impact upon the site, surroundings and residential amenity of neighbouring properties. It is located in a sustainable location without any impact on any acknowledged heritage asset or site specific constraints, and will therefore help maintain and strengthen educational provision within the village of Gayton and the surrounding catchment area, in accordance with the central Government advice, NPPF advice and relevant Development Plan policies".

PLANNING HISTORY

None relevant.

RESPONSE TO CONSULTATION

The application is made to Norfolk County Council with the Borough Council as a consultee. Norfolk County Council has carried out a full consultation on the proposals.

REPRESENTATIONS

As a consultee the Borough Council as Local Planning Authority has not carried out neighbour consultation of its own. However, two comments have been made to the LPA raising the following issues:-

- Width of road – particularly when road narrows at sunshine cottage
- has the development taken into account the manor farm development
- Can other junctions in the vicinity of the site be improved.
- The borough council has to pick up the pieces and put right what has been decided at a higher level.
- The site is in the wrong location, poor excuses given for better sites in the village, it's on one of the main routes into the village 60mph to 30mph and the rat run which is Back Street.
- On the category 2 and 3 flood plain until officially approved and updated on the EA map.
- Highway Safety/ Traffic generation – chaotic situation with parents, children, bikes, toddlers and prams trying to cross to the south side of the road with cars weaving in and out.
- The siting of the school is too close to a drainage dyke, which will restrict its maintenance.
- The children will have to cross the road as a whole group for services at the Church.
- Sewerage issues on Back Street.

- Disturb local residents from 0745hrs to 1815hrs due to the Nursery opening times with extended hours for clubs and events 2200hrs including weekends.
- Parking at the current school has x 2 car parks and four sides streets/locations, two of which you don't need to cross the road to enter the site.
- Not enough parking
- The school would appear visually prominent within the street scene and detrimental to the amenity of the area, especially the height of the building
- The school building will have 2m by 16m steel gates which would be visually out of keeping.
- Crop spraying on adjacent fields could cause the children to become ill
- Light pollution
- Incorrect calculation of pupil concentration
- Public health issues in terms of waste
- Enough money has been wasted trying to make this site viable, £4.5m to £5.5m already will rise further.
- Surely it would make more sense to use the site directly behind the current school site, at present is in appeal for 50 houses. This could have been used 2 years ago.

These comments will be passed on to Norfolk County Council for their consideration.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

CS12 - Environmental Assets

CS13 - Community and Culture

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The main issues raised by this application are:-

- Planning History and Principle of development;
- Form and character;
- Flood risk & drainage; and
- Traffic & transport.
- Other Material Considerations

Planning History and principle of development

Last year a County Matter Application was received for 210 place pupil primary school, 16/00867/CM (County Matter app no. y/2/2016/2005). This application was put before the Planning Committee, with a recommendation to put forward a holding objection based on flood risk, highways and materials used in the construction of the building. The Committee agreed with the Officer recommendation however the application was withdrawn.

This application is a re-submission of that particular application but now includes a 52 place nursery school building.

The spatial strategy for development in the Borough is set out in CS01 of the Core Strategy and is intended to direct development to the most sustainable location. Regarding rural areas (including Gayton and the surrounding area) the strategy includes focussing most new development 'within or adjacent to' Key Rural Service Centres (KRSCs).

KRSCs are identified in policy CS02 and include the combined villages of Grimston, Pott Row and Gayton. CS02 goes on to say that limited growth of a scale and nature appropriate to secure the sustainability of each KRSC will be supported 'within' the development limits of the settlement in accordance with policy CS06.

CS06 describes the strategy for development in the rural areas, including promoting sustainable communities and sustainable patterns of development. The policy states that beyond village boundaries, the strategy will be to protect the countryside for its intrinsic character and beauty and that development of green field sites will be resisted 'unless essential for agricultural or forestry needs'.

Policy CS13 refers to community and culture and supports the creation of sustainable communities through the provision of community infrastructure. The policy recognises the importance of community facilities and services in improving peoples' quality of life, reducing inequality and improving social cohesion.

The Site Specific Allocations and Development Management Policies Development Plan Document (SSADMP DPD) is a material consideration in considering this application. Policy DM2 refers to development boundaries and to what kind of development may be acceptable outside these boundaries. The policy refers to community facilities and development that could support community facilities, as supported by CS13.

Form and character

The site is on the edge of Gayton but with residential developments to the north and to the west. The development to the north is a mix of 1990s estate-style houses and bungalows with a strong building line. To the west, the houses are more mixed in style with some older properties as well as newer in-fill. The plots are generally larger than those to the north of the site with larger, undeveloped gaps in between.

The southern, northern and eastern site boundaries are open with low hedges and some individual trees. The eastern boundary is also open as the site occupies only half of the agricultural field. The western boundary of the field is marked by substantial tree planting.

The Design and Access Statement describes that the proposed design and layout of the building has been carefully considered to respect the rural location of the site, the edge of settlement position, overall character and appearance of the area.

The predominant materials will be buff brick and grey slate tiles. The latter will be used on the roofs of the 'barns' but also hung on parts of the walls of the buildings. The DAS states that the walls 'will be brickwork to match the existing school building and the roofs will be slate to make reference to the legacy of education in the village'. Justification for the design has been based on the materials used in the current school building and used at Gayton Hall and a number of historic buildings.

Members may wish to consider the design approach adopted in the DAS and the supplementary appendix; first of all whilst the scale of the buildings is similar to a large barn, the materials to be used in the proposed school building would be at contrast to the predominant palette of materials in the locality, that being red brick and pantile. The existing school building is not seen in context with this proposed school and nursery building. The height of the main school building at 11.3m in height and the use of dark tile on the roof and at first floor level would make the building prominent.

Flood Risk & Drainage

The application site is accompanied by a Flood Risk Assessment (FRA) that identifies it as being in Flood Zone 3 and consequently at high risk of flooding from surface water. The proposed school is classed as a 'More Vulnerable' use under national policy in the Planning Practice Guidance (PPG); the same document states that for such development to be acceptable in Flood Zone 3 the Exception Test must be passed.

NCC will need to analyse the sequential test information that accompanies the application before applying the exception test, sufficient information to demonstrate that there are no suitable alternative sites at lower risk of flooding, i.e. the Sequential Test should be applied.

Appendix A – provides the sequential test information, identifying 12 sites in Gayton that could accommodate the scale of the proposal. With the exception of this site the 11 other sites are not considered to be sequentially preferable as they either benefit from permission for residential development, have access issues, there is a loss of the open land causing visual amenity issues, they are adjacent to listed buildings or have been submitted for residential allocation. It is Norfolk County Council who would need to determine whether the information is acceptable and the sequential test has been subsequently passed.

In order to pass the exception test, NCC will need to consider whether the proposal meets the two provisions outlined in paragraph 102 of the NPPF:-

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

In this regard, the proposal could be said the benefits to the community outweigh the flood risk, and the SSFRA at present has failed to provide that the development will be safe for its

lifetime. The Emergency Planner has recommended use of the Environment Agency flood warning system, the installation of services at high levels to avoid the impacts of the flooding, and a flooding evacuation plan covering evacuation procedures and routes. This could be conditioned however at present fundamentally the SSFRA has not met the second provision of paragraph 102 of the NPPF.

At the time of writing this report, the Environment Agency has not objected to the proposal, but the LLFA have.

The EA have no objection to the modelling used in the SSFA which effectively puts the site in flood zone 1 but the LLFA have stated that the Site Specific Flood Risk Assessment has not been updated to include the results of the modelling and is out of date, not taking into account model reports and subsequent proposal of any mitigation/management be provided. Whilst it is NCCs to determine whether the proposal passes the sequential test, the LLFA considered that the other sites outlined in the sequential test would be preferable in terms of flood risk.

In regards surface water drainage the LLFA make 3 key points

1. Acceptance of fluvial flood risk; and management of the resulting risk i.e. Use the flood resistant construction materials and methods to ensure that water does not enter
2. Clarification of construction levels (including ground profiling) and the resulting impact on flood risk on and off-site.
3. Confirmation from Kings Lynn IDB that the connection at Back Lane culvert at 5l/s (in all return periods) and with a corresponding increase in volume of 385m³ in the 6 hour 1:100 year critical rainfall event is acceptable in principle and that an application has been submitted to the board for their satisfaction.

As it stands, the proposal is contrary to national planning policy on flood risk as expressed in the National Planning Policy Framework (NPPF).

It is proposed to connect the school to the existing foul drainage system. At the time of writing this report, there has been no comment made from Anglian Water. In regards to the previous application, there was no objection from Anglian Water (AW) to the primary school but they referred to the amount of development that had permission in Gayton and state that capacity cannot be reserved for a specific development within the system. Whilst AW advised that there is capacity for the school as a stand-alone development, additional capacity may be required if other consented developments come through first. Since that particular application was withdrawn if permission is granted, a condition to secure details of the foul drainage system should be attached, which should include any necessary improvements to the off-site sewage system.

Traffic & Transport

The application is accompanied by a Transport Statement and a Travel Plan.

The application proposes a 2.0m wide footpath across the site's northern boundary with dropped kerbs at the eastern and western end to allow people to cross to the existing footpath on Back Street. In addition, it is also proposed to provide a new stretch of footpath on the northern side of Back Street to fill in the gap to the east of the site between Birch Road and Lavender Cottages further east. It is also proposed to narrow the carriageway to a

consistent 4.8m wide to provide a speed reducing feature along with new signage for the length of the new footpath.

At the time of writing this report there is no consultation response from Norfolk County Council highways to indicate whether or not this is acceptable. However, the new Transport Assessment does not refer to traffic generated by the 18 Houses along Back Lane (permitted under reference no. 16/00947/FM). However the Transport Assessment has taken into account, unlike the previous application the 40 dwellings permitted at Manor Farm and the offsite highway improvement works in association with that development, namely a 1.8m wide footpath provided in front of Manor Farm, whereas before the previous application proposed narrowing of Back Street.

Other Material Considerations

The application was accompanied by a phase 1 protected species report that outlines that any tree or hedgerow removal would need to take place outside of bird nesting season which runs from 1st March to 31st August.

In terms of bats, it was concluded that no further surveys are required.

1 group of sycamore category C trees (low quality) will be removed to create vehicular access onto Winch Road and 1 category B (moderate quality) Oak tree to create the pedestrian access to the school from Back Lane.

The Arboricultural Officer's comments will be reported in late correspondence.

CONCLUSION

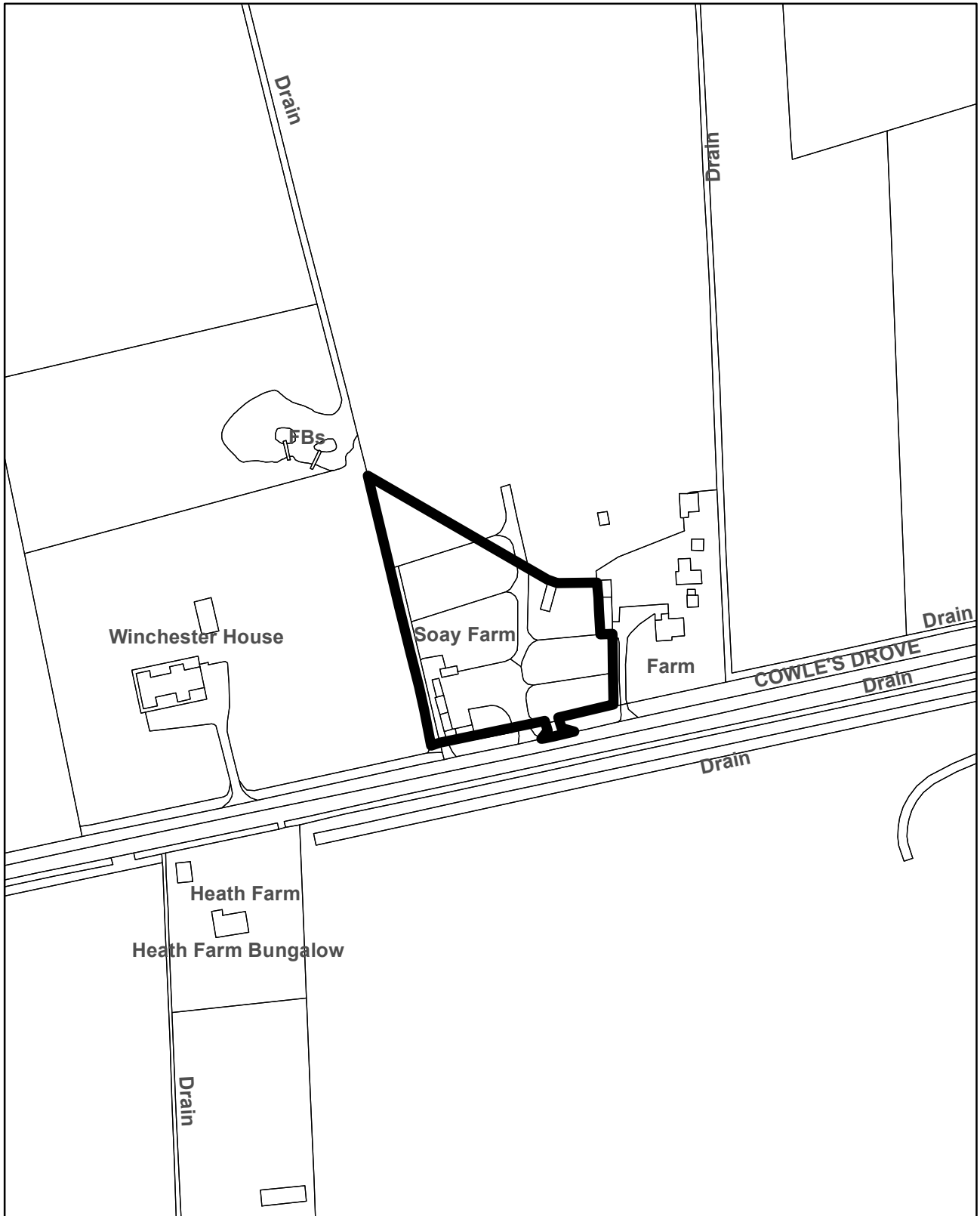
Development Plan policies support the provision of community facilities outside settlement boundaries subject to the particular site, being acceptable in all other respects. The outstanding objections on flood risk and the failure to take into account committed development which has not been mentioned in the transport assessment indicate that the applicant has not satisfactorily addressed these site-specific issues. Members may wish to inform the applicant that they should also be encouraged to investigate the use of an alternative pallet of materials that better reflect the context in which the site is contained.

RECOMMENDATION:

OBJECTION

17/00853/F

Soay Farm Cowles Drove Hockwold



AGENDA ITEM NO: 8/3(f)

Parish:	Hockwold cum Wilton	
Proposal:	Retention of use of stables for addition of single w.c., shower and handbasin, in stable no.7, with waste discharging into septic tank. Use of Stable 6 as a reception area. Use of hay store as a staff / seated 'rest' area and food preparation area	
Location:	Soay Farm Cowles Drove Hockwold cum Wilton Norfolk	
Applicant:	Soay Farm Stables	
Case No:	17/00853/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 27 June 2017 Extension of Time Expiry Date: 6 October 2017

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

Case Summary

The site is located on Cowles Drove, a rural site to the west of the village of Hockwold. The site comprises a series of paddocks with blocks of stables located to the south of the site with access and parking located adjacent to.

The application is for full planning permission for the retention of the use of stables as a wc, shower and hand basin in stable 7; the use of stable 6 as a reception area; and the use of the hay store as a staff/ seated rest area and food preparation area. The stables were granted planning consent in July 2016 under reference 16/00442/CU.

Key Issues

Principle of development
Form and character
Economic case
Other material considerations

Recommendation**APPROVE****THE APPLICATION**

The site is located on Cowles Drove, a rural site to the west of the village of Hockwold. The site comprises a series of paddocks with blocks of stables located to the south of the site with access and parking located adjacent to.

The application is for full planning permission for the retention of the use of stables as a wc, shower and hand basin in stable 7; the use of stable 6 as a reception area; and the use of

the hay store as a staff/ seated rest area and food preparation area. The stables were granted planning consent in July 2016 under reference 16/00442/CU.

The applicant makes the case that given the nature of the stables/ livery business, the owner, employees and visitors would be required to spend a large amount of time on site and therefore these facilities are necessary to run the business.

SUPPORTING CASE

The applicant (who is also the owner and chief operator for the business) has many years' experience in the livery and boarding of horses and simply wishes to make a modest living within her area of passion and expertise. The applicant bought Soay Farm with an existing planning approval for the stables and equine care. Since then she has invested both her time and money heavily in the appearance and service of the site and stables. This, together with the information given on the Statement of Intent / Business Plan, show how serious the applicant is about the business.

The application is for the 'cold food prep. area', 'day room' and 'shower & toilet facility'. The applicant, due to the nature of the business, spends many hours at a time on site (up to 12no. hours on any given day). Also, the job is very often a dirty one. Therefore, the applicant wishes to have a food preparation area so that she can prepare a decent level of meal for both lunch and dinner, a washing and toiletry room for both herself and visitors (of which there is / will be many) to use and a 'day room' (or which constitutes a seating area and television) to sit comfortably for her meal breaks and breaks generally.

To conclude. Surely it is not unreasonable to expect the applicant to wish to provide amenity for a comfortable working environment. The applicant does not live, or spend any overnight time at the location and the above rooms proposed does not constitute evidence of such. We live in a world now where health and safety and working conditions are required to be of a high standard, and quite rightly so. These standards apply, or should be allowed to, to Soay Farm also. Would the committee members seriously expect anyone to work such long hours in an environment that didn't have the proposed?

Finally. The Parish Council have objected due to the "appearance" of the stables business. Stable businesses exist to the entrance of Cowles Drove and just beyond (to the opposite side of the main road). Other animals are catered for along Cowles Drove (dogs and fishery). I am sure that anyone who has viewed Soay Farm would agree with me that is extremely well kept and tastefully decorated. There is a new 1.83m timber fence surrounding a paddock area to the direct East of Soay Farm but this is under separate ownership and certainly nothing to do with Soay Farm. The stables on Soay Farm have been approved. Therefore, I am confused, to say the least, by the Parish comments.

PLANNING HISTORY

16/01852/F: Application Refused: 04/05/17 - Retention of fully equipped staff room, office/ reception, family bathroom and storage room in existing stable - Soay Farm, Cowles Drove

16/00442/CU: Application Permitted: 15/07/16 - Retention of existing stabling and paddocks, and business use for accommodation and livery of horses. - Soay Farm, Cowles Drove

09/00864/F: Application Refused: 25/08/09 - Erection of agricultural building to house sheep and temporary residential dwelling in connection with early fat lamb enterprise - Soay Farm

RESPONSE TO CONSULTATION

Parish Council: The Parish Council voted to **OBJECT** to the plan. The plan is out of character to the area. The Parish Council are concerned about the above mentioned plan at Soay Farms. We are under the impression that it is currently being used as a residence for more than one individual. Can you tell the Parish Council if it is currently being investigated, and if anything is being done to rectify it?

Highways Authority: NO OBJECTION. Cowles Drove is largely un-adopted as public road and therefore I have no objection to the principle of development.

Public Rights of Way (NCC): NO OBJECTION. We do not have any objections to the application in respect to the development of the site itself. However it should be noted that the access to the site is via Cowle's Drove, a PROW (Hockwold Cum Wilton BOAT 8) which runs adjacent to the development site and provides access. Access to the route must remain available at all times during construction and subsequent occupation. Any damage to the surface of the route by the exercise of private rights remains the responsibility of the applicant to repair and maintain.

Internal Drainage Board: NO OBJECTION.

CSNN: NO OBJECTION. I take it from the second bullet point response that the foul water actually drains to a cess pit, rather than a septic tank, if it is a contained unit with no discharge facility? The applicant will need to be sure that a reliable system is in place to ensure the tank never reaches capacity and is routinely pumped/sucked out, to avoid any discharge of waste onto or into surrounding land, as this will cause contamination.

I note the horse manure and bedding is not stored on site for longer than 72 hours. The EPA informative will address any issues, should anything change in this regard in the future.

REPRESENTATIONS None received.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS10 - The Economy

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM2 – Development Boundaries

PLANNING CONSIDERATIONS

- Principle of Development
- Form and Character
- Economic Case
- Other Material Considerations

Principle of Development

The stables and paddocks have already been granted planning consent in 2016 (under reference 16/00442/CU) for business use for accommodation and livery of horses. The applicant changed the use of some of these stables from stables/ hay stores to a reception, bathroom, and staff room and this application seeks to retain these for the purposes of the business.

An application was refused in May 2017 for the retention of these same facilities, and the reason given was that the nature of the 'rooms' and the personal effects within them indicated a level of domestication of the stables which does not accord with the permitted use of the site as a business. The applicant had not, as part of this previous application, provided any information to demonstrate why this scale of development was required.

In contrast as part of this application the applicant has provided a business case and this sets out the current and projected income, outgoing and projected profit. It is accepted that as a business use some facilities would be required for employees on site. The applicant has removed some of the personal effects from the stables and has assured us those remaining will all be removed shortly.

The site is located within the countryside, and in line with policies CS06 and CS10, employment uses are supported in the countryside. However the Parish Council have raised concerns that there are people living at the site, rather than just working there. The enforcement team have visited the site and there is no evidence that the stables are being used as a residence. An application for residential development in this location would not be successful and is contrary to policies CS06 of the Core Strategy and DM2 of the Site Allocations and Development Management Policies Plan. If this application were approved it is recommended that conditions are attached to the consent to control the uses which are the subject of this application.

Form and character

Few external changes have been made to the stables, aside from a glazed patio door to the staff room, and a domestic style door to the reception area, neither of which are visible from the highway. Also, the septic tank and plumbing/drainage is also largely screened from the highway. A further reception window and sign is proposed for the reception/ office which would be more visible but still in keeping with the existing use. Therefore in terms of form and character, this application has little impact on the rural form and character in this locality.

Economic case

The applicant has submitted a Business Plan to justify the need for the facilities provided. To date there are no horses in the stables, although are some in the paddocks. The applicant has stated the stables need improvement works before the business can operate fully, and these repairs will follow this consent. It is accepted that a wc, hand basin and some rest facilities and a food preparation area may be necessary. It does appear that the applicant has provided more than required, however providing these are only used in connection with the business it is recommended that this should not be considered a reason for refusal.

Other material considerations

There are no highway concerns to the proposed scheme, and aside from the Parish Council there have been no objections raised from the statutory consultees.

CONCLUSION

The principle of a stables / livery business on this site has already been accepted, and the consent has already been granted. This application is to regularise the changes of use of some of the stables to a wc, wash basin and shower, a reception area, and a staff room to provide facilities for employees working on the site. The applicant makes the case that given the nature of the business, and the location of the site these facilities are necessary and commensurate.

In principle the need for facilities to support an existing rural business is in line with Local Plan policy. However the Parish Council has raised concerns that the stables are being used as a residence and the Enforcement Team have investigated this. To date there has been insufficient evidence to prove this is the case. However if the application were to be approved it is recommended conditions are attached accordingly to control the use of the stables.

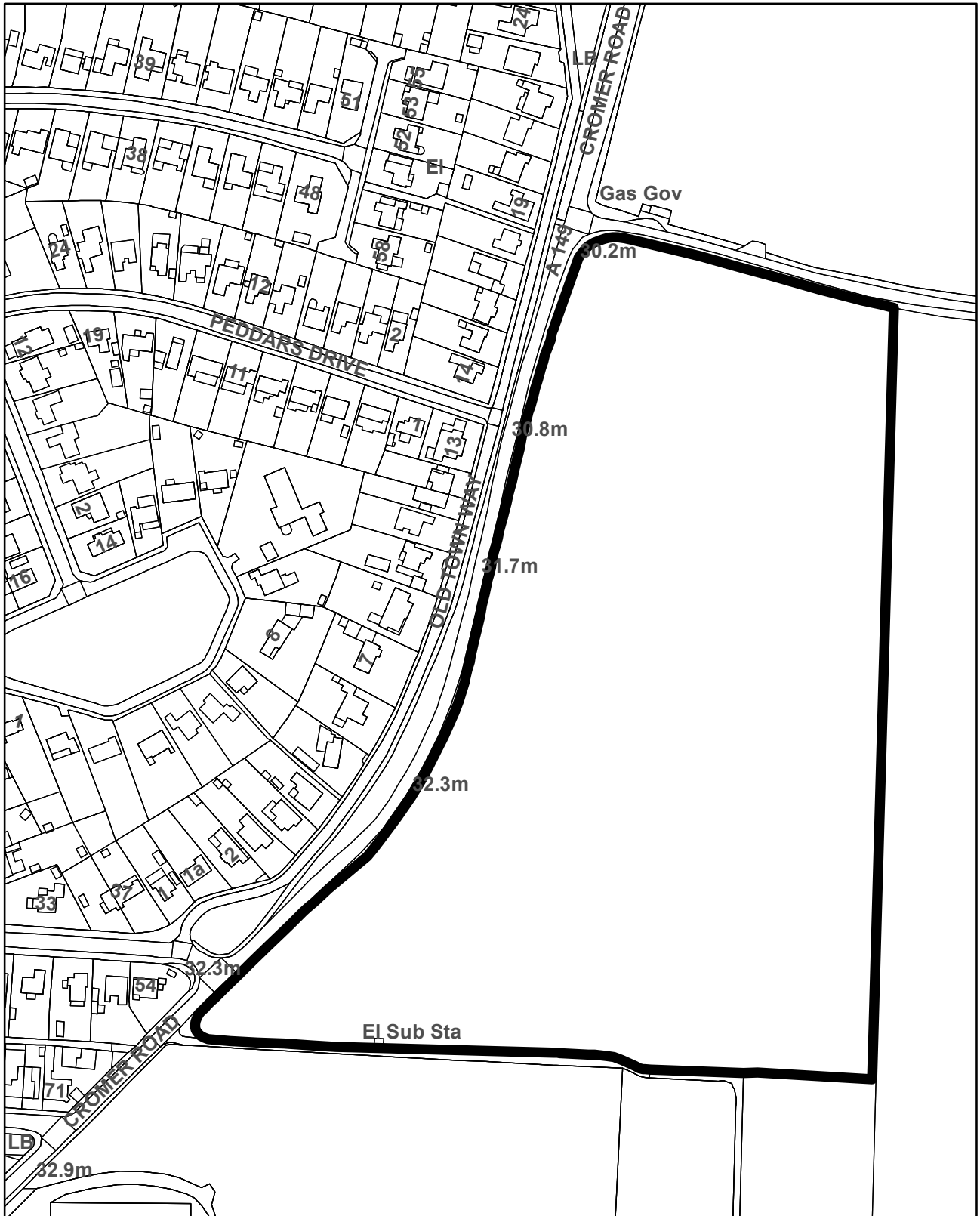
RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos 033 0301, 02, 03 and 04).
- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition The development hereby approved shall be limited to the retention of use Stable 7 as a wc and shower room/store, the use of the Hay Store as a Staff/Seated "rest" area and food preparation area with associated foul drainage and the use of Stable 6 as an Office/Reception and associated stables as defined on Dwg 033/3/03/B (Proposed stables floor plan).
- 2 Reason To define the terms of the consent and for the avoidance of doubt.

17/01465/F

Land East of Cromer Road Hunstanton



1:2,500

AGENDA ITEM NO: 8/3(g)

Parish:	Hunstanton	
Proposal:	Variation of condition 14, 18 and 23 of planning permission 16/00082/OM to revise drawings for additional vehicular accesses (private drives) onto Cromer Road	
Location:	Land E of Cromer Road Hunstanton Norfolk	
Applicant:	Bennett Homes	
Case No:	17/01465/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 22 September 2017

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

Case Summary

The application site lies on the eastern side of the A149 Cromer Road, Hunstanton and is allocated site F2.2 Hunstanton – Land to the East of Cromer Road.

Some Members will recall that this site benefits from an outline planning permission 16/00082/OM for 120 dwellings with associated S106 agreement which was granted by the Planning Committee on the 8th September 2016 with only access being determined at that stage.

This application seeks revisions to the access arrangements for the site by proposing an additional 3 vehicular accesses from Cromer Road to serve the development

Key Issues

Planning History
Highway Safety Impacts
Impact upon Amenity
Other Material Considerations

Recommendation

A) APPROVE subject to the deed of variation to the S106 agreement being agreed within 4 months of the date of decision

B) REFUSE if the deed of variation to the S106 agreement has not been agreed within 4 months of the date of decision.

THE APPLICATION

The application site lies on the eastern side of Cromer Road, Hunstanton contained within an area designated as Countryside according to Local Plan Proposals Maps for Hunstanton.

The site forms the setting of but is not contained within, the Hunstanton and Old Hunstanton Conservation Areas and the Area of Outstanding Natural Beauty. Additionally Hunstanton Hall's grade II listed gardens lie to the east of the site.

The site is also 700m to the east of The Wash SPA and Norfolk North Coast SPA.

The site is contained behind a built up grass verge and can be accessed via a public right of way to the south of the site. The site gently slopes away in a northerly direction towards Old Hunstanton.

There are no particular features on the site and the land is of grade 3 agricultural quality.

Residential development is evident to the west and south of the site, with distant views of the properties and buildings in Old Hunstanton to the North. Agricultural fields lie to the east. The form and character of the development in the locality comprises mainly of single and two storey detached properties.

Members will recall that an outline planning application for 120 dwellings has recently been permitted (16/00082/OM) with a S106 legal agreement securing planning obligations in respect to affordable housing, open space, habitats space, sustainable urban drainage systems and habitat mitigation payment.

The outline consent was granted for one access to serve the 120 dwellings with access only determined at outline stage. This application seeks to amend the access arrangements only, by providing 3 additional accesses to serve up to 8 dwellings each.

SUPPORTING CASE

The agent's transport consultants have submitted a brief supporting statement to the application:-

- *Access to frontage properties via the proposed drives, and proximity of frontage properties to Cromer Road will improve the sense of this being an urban street as opposed to a highway. This will have positive benefits on reductions in vehicle speeds as vehicle drivers have a sense of entering an urban area.
- Street frontages and vehicle accesses to Cromer Road will visually connect the development to properties on the opposite side of Cromer Road enhancing the sense of a street.
- NCC Highways has no objection to the additional access points direct to Cromer Road and are satisfied that these will not compromise highway safety or traffic flows
- By separating access to frontage properties from the internal estate road layout will avoid the need for inefficient lengths of driveway and allow for better use of internal space.

PLANNING HISTORY

16/00082/OM Outline Application: residential development of up to 120 dwellings with associated landscaping, open space, car parking and vehicular access from Cromer Road and Chapel Bank – permitted 08.09.16

RESPONSE TO CONSULTATION

Hunstanton Town Council: Comments that if Bennett Homes want to make variations to the original outline planning permission then HTC (Hunstanton Town Council) would like to see a complete re-think about the access to this new estate. We would have preferred the main access road to have a turn off Chapel Bank with improvements to the lane to make it suitable; it already has a good splay.

So, to have 6 roads turning off the A149 in such a short space is completely unacceptable. (i.e. 4 for the new estate plus Chapel Bank to the North and the Allotments road in the South and Glebe House School entrance. These are all on the East side of the A149. We consider the 3 extra driveways to be unsafe as they would not only be for 8 houses at each point but also delivery vehicles and refuse collectors would add to the hazard.

We are disappointed that Highways have no objection and wonder if they have made a site visit. There are few driveways onto the A149 between the Redgate Roundabout in the South and Lighthouse Lane in the North and traffic usually flows quite well. Collingwood Road, Old Town Way and Cyprus Close all make parallel inner roads and many of the older houses have garage entrances from side roads. We would like to see Bennet Homes also using an inner road to protect the A149 particularly as it is not very wide along this stretch

NCC Highways: NO OBJECTION - The Local Highways Authority has previously outlined that, subject to suitable visibility being provided, it would welcome frontage development at this location to complement the proposed change in speed limit associated with the development.

Having considered the submitted documents namely 3134.104 rev P2, I can confirm that I would have no objection to the revised proposals subject to conditions being varied.

Conservation NO OBJECTION this is a highways issue

Arboricultural Officer: Comments to be forwarded on in late correspondence.

REPRESENTATIONS

5 letters of objection to the proposal on the following grounds:-

- Light shining into bedroom windows into Old Town Way.
- The proposed two entrances would be accidents waiting to happen
- The extra entrances are to reduce cost of the road structure in the site to a cost of people's safety
- Conflict of traffic movements
- People's welfare and safety before profits.
- There will be 7 junctions' points in just over a quarter of mile between Clearance Road and Chapel Lane junction. The distance between estate junctions at 57m, 42m and 59m means there will be 3 crossover points within a distance of 158 m.
- The Design Manual for Roads and Bridges refers to the limiting of the number of direct access to trunk roads this is whether it involves new access or increased use of existing accesses.
- The new accesses and egress points are quite small being far as can be ascertained.
- The landscaping proposals could restrict the safety splay of 90m in each direction.
- The junction of the estate road as shown could/would cause a bottle next.
- The variation drawing is incomplete as it only shows a small section of the estate, missing the overall roads layout.

- If the layout is as shown on 015-003-006 the private driveways could be used as rat runs through the estate.
- Confusion for the emergency services/ deliveries trying to gain access for these houses
- Account must be taken for a good landscaping scheme
- If highways were aware of the landscaping scheme they would demand alterations to what is now suggested.
- Air pollution
- Urbanise the area
- A roundabout would at the junction with Clarence Road provide the only entrance to the new estate, and a service road running parallel to the A149 would be better.
- The proposal will result in all current trees and hedgerows having to be removed.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS05 - Hunstanton

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM8 – Delivering Affordable Housing on Phased Development

DM12 - Strategic Road Network

DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

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

- Planning History of the Site
- Highway Safety Implications
- Residential Amenity
- Other material considerations.

Planning History

Members will recall that the site benefits from an Outline Planning Permission for 120 houses (16/00082/OM) with only access being determined at that time.

This application seeks 3 additional accesses but still serves only 120 houses.

Highway Safety Implications

Third Party comments and the Town Council raise concerns in regards to the extra accesses from Cromer Road in terms of highway safety and whether there are other alternatives to serve the development that may be better suited in terms of both safety and the free flow of traffic.

The current permitted scheme has consent for a single vehicular estate road access from Cromer Road and a single access from Chapel Bank.

The proposal is to retain the type 2 estate road from Cromer road but include the provision for 3 other accesses from Cromer road to serve private drives. No further vehicular accesses are proposed from Chapel Bank. One access will be to the north of the permitted access opposite Peddars Drive. To use this access, vehicles will enter a right hand turn lane provided on the A149. Two private accesses to the south of the estate road, opposite those on Old Town Way are also proposed. The private driveways will be 4.8m wide and hard paved but this forms part of the layout of the site which is a reserved matters consideration. Further traffic calming measures, in the form of a Toucan Crossing near the junction of Clarence Road and Cromer Road, relocation of speed limit signs and a pedestrian refuge island are still proposed.

In support of the proposal, an addendum to the traffic assessment that accompanied 16/00082/OM has been submitted.

The essence of the application is to provide a more efficient road layout and to avoid unnecessary sections of estate road. However it must be noted that layout is a reserved matter application and the layout beyond the proposed access points as shown on drawing no. 3134.104 P2 is for indicative purposes only.

The transport assessment states that by providing frontage development vehicle drivers on Cromer Road will experience an increased sense of travelling through an urban area as opposed to a rural area, which in terms acts as a form of traffic calming measure.

Policy F2.2 states that the proposal will need to be served by a “safe vehicular and pedestrian access to be from the A149 including a new crossing point and access to sustainable transport links” and Policy DM12 – Strategic Road Network restricts only new accesses onto the Strategic Road network outside of the settlements

NCC highways have no objection to the additional access arrangements as shown on drawing no. 3134.104 P2 with conditions 14, 18 and 23 which relate to highway safety provision and access arrangements being revised.

Impact upon Residential Amenity.

It is noted that the additional accesses to the south of the main estate road are directly opposite properties on Old Town Way, however it is considered that the disturbance in terms of vehicular activity from these access would not detrimentally affect their amenity to a degree to warrant a refusal of the application, especially considering that the driveways are approximately 20m from the front boundary treatments of those on Town Way.

Other Material Considerations

Policy F2.2 point 5 refers to the incorporation of a high quality landscaping scheme, including the retention and enhancement of established hedgerow and the planting of new shelter belts and woodland to the north and east boundaries to minimise the impact of the development on the setting of Old Hunstanton Conservation Area, the Grade I listed Hunstanton Hall as well as the Hall's park and gardens which are listed as Grade II and the Norfolk Coast Area of Outstanding Natural Beauty (AONB).

The northern access drive does not affect any hedgerow or trees however the proposal for the two southern most accesses will result in the loss of a group of trees near the current estate road and a group of trees near the position of the southern most private drive. However these trees were required to be removed to facilitate the permitted estate access in any case.

The reserved matters application will have a detailed landscape scheme that provides for replacement trees.

The application has been accompanied with a legal agreement which varies the current legal agreement to take into account this new permission.

The third party comment raising concerns in regards to air quality issues as a result of the application has been addressed in the Outline Planning Application.

The LPA has taken this opportunity to revise the wording of condition 8 in conjunction with the applicant to be more specific in terms of the mitigation proposals outlined in the mitigation section of the Ecology statement.

CONCLUSION

Members are being asked to consider the suitability of providing additional accesses to the allocated site for 120 houses at land east of Cromer Road.

The additional accesses will be only suitable for up to 8 dwellings, meaning a total of 24 dwellings will be served directly from the A149. Policy F2.2 (site allocation policy) and Policy DM12 of the Site Allocations document does not principally restrict accesses onto the A149.

The proposed accesses are deemed to be satisfactory to the highways department and there will be no loss of trees over and above that permitted to be removed under the permitted outline planning permission 16/00082/OM.

whilst there will be the loss of some trees on the roadside frontage a suitable landscape scheme as submitted with the reserved matters application will ensure that these trees will be replaced.

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

RECOMMENDATION:

A) APPROVE subject to the deed of variation to the S106 agreement being agreed within 4 months of the date of decision and subject to the imposition of the following condition(s):

- 1 Condition Approval of the details of the layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of the 8th September 2019.
- 3 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition No development shall commence until full details of the foul water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 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 commencement of development a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase. The scheme shall also specify the sound power levels of the equipment, their location, and

proposed mitigation methods to protect residents from noise and dust. The scheme shall be implemented as approved.

- 6 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF. This also needs to be pre-commencement condition as it deals with safeguards associated with the construction period of the development.
- 7 Condition The development shall not be brought into use until a scheme for the provision of a fire hydrant has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 7 Reason In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 8 Condition The development hereby approved shall be carried out in accordance with section 6.1-6.1.11 "mitigation" of the Ecological Impact Assessment dated December 2015 unless otherwise agreed in writing by the Local Planning Authority.
- 8 Reason In the interests of safeguarding protected species in accordance with the provisions of the Wildlife Countryside Act 1981.
- 9 Condition The development shall be carried out in accordance with the revised version of the Flood Risk Assessment and Surface Water Management Statement dated January 2016 namely finished floor levels shall be set no lower than 150mm above adjacent ground level.
- 9 Reason To reduce the risk of flooding to the proposed development and future occupants in extreme circumstances.
- 10 Condition No dwelling shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).
- 10 Reason To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.
- 11 Condition No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.
- 11 Reason To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

This also needs to be a pre-commencement condition given the fundamental details linked to drainage and other infrastructure which needs to be planned for at the earliest stage in the development.

- 12 Condition No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority.
- 12 Reason To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 13 Condition Before any dwelling is first occupied the road(s), footway(s) and cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
- 13 Reason To ensure satisfactory development of the site.
- 14 Condition Prior to the first occupation of the development hereby permitted visibility splay (measuring 4.5m x 90m to each side of the access & 2.4m x 90m to each side of the private drive access(es) where they meet the highway) shall be provided in full accordance with the details submitted shall be provided in full accordance with the details indicated on the approved plan (Drawing no.3134.104 P3) 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.
- 14 Reason In the interests of highway safety.
- 15 Condition Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
- 15 Reason To ensure adequate off street parking during construction in the interests of highway safety.
- This also needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.
- 16 Condition No works shall commence on site until the details of Wheel Cleaning facilities for construction vehicles have been submitted to and approved in writing by the Local Planning Authority.
- 16 Reason To prevent extraneous material being deposited on the highway.
- These needs to be a pre-commencement condition given the facilities are associated with the construction process.
- 17 Condition For the duration of the construction period all traffic associated with the construction of the development permitted will use the approved wheel cleaning facilities provided referred to in condition 16.
- 17 Reason To prevent extraneous material being deposited on the highway.
- 18 Condition Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as shown indicatively on Drawing No. 3134.104 P3 have been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be in the form of a shared use cycleway

/footway along the eastern side of A149 Cromer Road (from Chapel Break southwards to a new toucan crossing of the A149); new crossings of the A149; a new section of shared use footway / cycleway along the western side of A149 Cromer Road (from the new toucan crossing southwards to the existing section of shared use) and a pair of new bus stops along the site frontage.

- 18 Reason To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

This also needs to be pre-commencement conditions as these fundamental details need to be properly designed at the front end of the process.

- 19 Condition Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 18 shall be completed to the written satisfaction of the Local Planning Authority

- 19 Reason To ensure that the highway network is adequate to cater for the development proposed.

- 20 Condition No works shall commence on the site until the Traffic Regulation Order for extension (northwards) of the existing 30 mph speed limit has been promoted by the Highway Authority.

- 20 Reason In the interests of highway safety. This also needs to be a pre-commencement condition as this issue needs to start to be resolved at an early stage in the process.

- 21 Condition A landscape management plan including long-term design objectives, management responsibilities, management and maintenance schedules for all informally identified landscape areas on plan 004 Rev C, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

- 21 Reason To ensure that the landscaping is properly maintained in accordance with the NPPF.

- 22 Condition The development hereby permitted shall for no more than 120 dwellings

- 22 Reason For the avoidance of doubt

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

- Site Location plan 9th September 2016
- Highway junction plan 2956/2/SK06 P3 received 11th September 2017

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

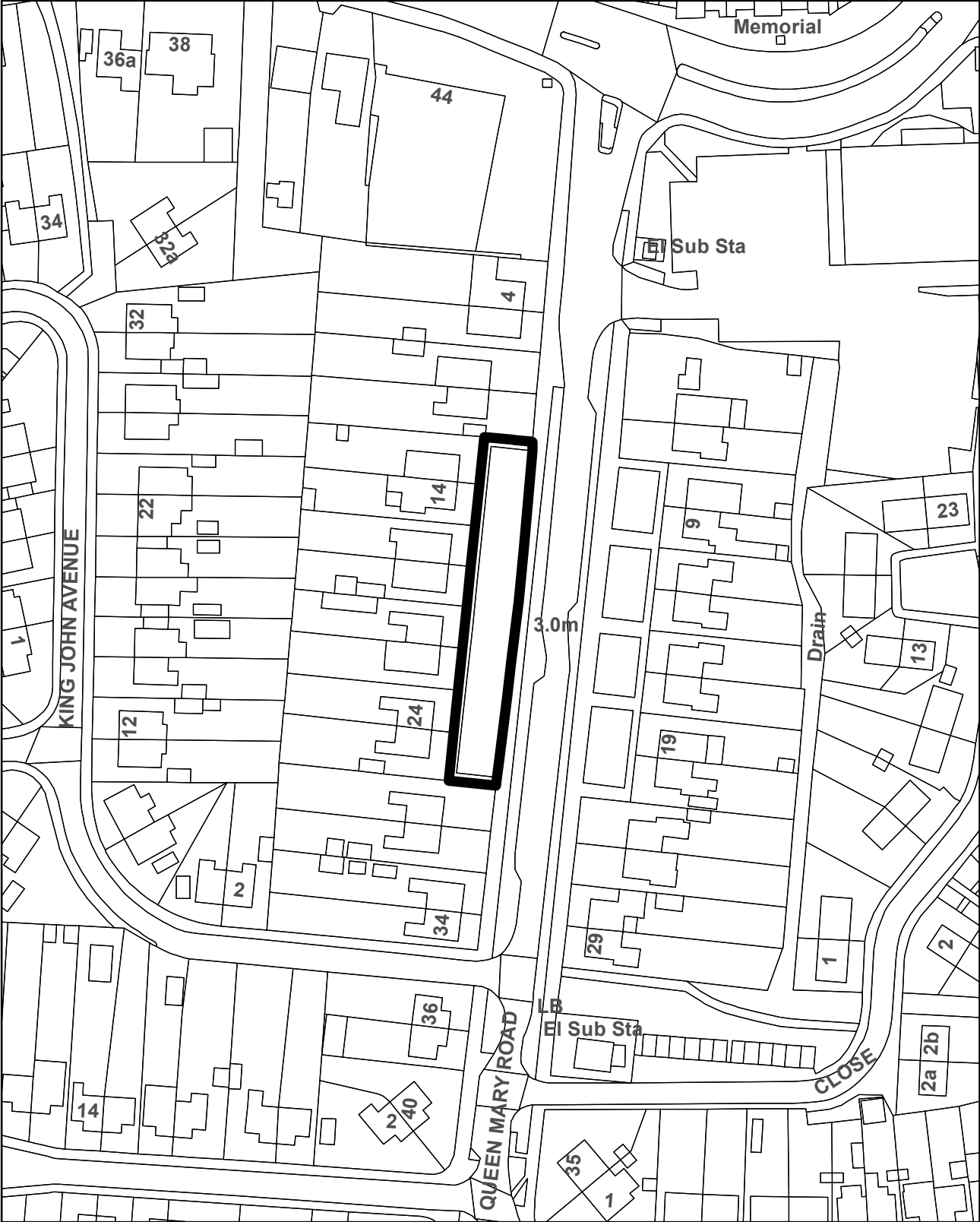
- 24 Condition The development hereby approved shall be carried out in accordance with the Written Scheme of Investigation as agreed under 16/00082/DISC_A

- 24 Reason To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 25 Condition No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under 16/00082/DISC_A
- 25 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 26 Condition The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under 16/00082/OM and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 26 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.

B) REFUSE if the deed of variation to the S106 agreement has not been agreed within 4 months of the date of decision.

17/00957/CU

12 Queen Mary Road Gaywood King's Lynn



AGENDA ITEM NO: 8/3(h)

Parish:	King's Lynn	
Proposal:	Change of use for land fronting 12 - 26 Queen Mary Road, King's Lynn from Public Open Space to private garden land	
Location:	12 Queen Mary Road Gaywood King's Lynn Norfolk	
Applicant:	Borough Council of King's Lynn And West Norfolk	
Case No:	17/00957/CU (Change of Use Application)	
Case Officer:	Mr C Fry	Date for Determination: 12 July 2017 Extension of Time Expiry Date: 11 September 2017

Reason for Referral to Planning Committee – The Borough Council of King's Lynn and West Norfolk is the applicant.

Case Summary

The application is made by the Borough Council of Kings Lynn and West Norfolk for the change of use of a strip of grassed verge between No 10-28 Queen Mary Road Kings Lynn from public open space to private land for the residents of the adjoining properties.

Key Issues

Principle of Development
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site is within the Gaywood area of King's Lynn, and comprises of grassed areas with established trees on the western side of Queen Mary Road, set back behind the public footpath. This site extends from the front of 12 Queen Mary Road to as far as 26 Queen Mary Road. The majority of the properties on Queen Mary Road created have driveways over this grassed area. This arrangement is mirrored on the eastern side of the road.

The application seeks consent to change the use of this amenity land to domestic garden land for these properties.

SUPPORTING CASE

The property services team has supplied a brief statement outlined below:-

Historically, the area of land has been a maintenance liability for the Borough Council as residents have driven across the strip of land to access their properties, causing the grassed area to look untidy and damage to the pavement. Local consultation was carried out with the property owners by Ward Councillors Collop & Collop to assess whether they would be interested in acquiring the land as garden land. From this, it was identified that the owners of properties 12 – 26 were broadly in agreement to the land transfer.

It is expected that, should we be able to dispose of the grassed area, the residents would then be able to maintain the land to a higher standard and, where possible, pave driveways rather than drive over open grass. As splitting up the land in the Council's ownership would only make maintenance more difficult, we would not look to dispose of the plots to be used as garden land unless all property owners were willing, therefore maintaining uniformity across the street scene.

PLANNING HISTORY

None

RESPONSE TO CONSULTATION

Parish Council: N/A

Highways Authority: NO OBJECTION

Internal Drainage Board: NO COMMENT

Arboricultural Officer: NO OBJECTION the trees would be the subject of a Tree Preservation Order prior to the disposal of the site.

REPRESENTATIONS

1 letter in support of the application:-

- Agreed to the proposal of land ownership in front of my garden, however there is a large tree which needs attention and a drain cover which has seen better days. I spoke to the Councillors about this issue who has assured me that these can be resolved before the ownership of the proposed land is transferred.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS12 - Environmental Assets

CS01 - Spatial Strategy

CS03 - King's Lynn Area

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM22 - Protection of Local Open Space

PLANNING CONSIDERATIONS

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

- Principle of Development
- Other Material Considerations

Principle of Development

The application seeks to change the use of the land edged red so that it changes its status (use in planning terms) from public amenity land in front of the plots to land which is to be subdivided and given/ sold to the residents of the individual plots to become private land and part of their residential curtilage.

Policy DM22 of the Site Allocation and Development Management Policies Plan – Protection of Local Open Space states that

“The Council will have careful regard to the value of any area of open space when assessing planning application for development. In assessing the contribution that an area of open space plays, the Council will consider the following factors:-

- Public Access
- Visual Amenity
- Local Distinctiveness
- Landscape Character
- Recreational Value
- Bio-diversity, geodiversity
- Cultural Value and historic character
- Whether the site has been allocated for development in the local plan

Proposal that result in the loss or restriction of access to locally important areas of open space will be refused planning permission unless such loss can be offset by the replacement of equivalent or higher standard of provision or the wider benefits of allowing development to proceed outweigh the value of the site as an area of open space.”

The most relevant of these factors are discussed below:-

Public Access

In this regard, public access is allowed over the area from both a footpath to the front of the site and a footpath that is to the front of the houses and the application site. Vehicular

access, which from aerial photography has been in existence for a period well in excess of 10 years, and thus is immune from enforcement action, is provided for the properties on the western side of Queen Mary Road.

There is a footway surrounding the northern, western and southern sides of the site which serves 12-26 Queen Mary Road. The main footpath along Queen Mary Road is adjacent to the carriageway and outside of the application site; therefore the proposal would not materially affect the use of the public footpath along the road.

Visual Amenity

Visually, the entrance to Queen Mary Road has a spacious verdant feel to it with the grass areas and established trees on both sides of the road. The houses on Queen Mary Road do not impose or act to enclose the streetscene.

Local Distinctiveness

There is no doubt that this open space, and that on the opposite side of Queen Mary Road, was purposely designed when the estate was built. The mature trees are a feature of this entrance to the estate. In regards to the safeguarding of the mature trees on the site, which are of significant presence on Queen Mary Road, a group Tree Preservation Order would be needed to ensure that the trees are safeguarded from being removed and maintained appropriately. This would be imposed after the granting of planning permission but before the disposal of the site.

Members may wish to take a view on whether it is necessary to remove Part 2 Class A of Schedule 2 of the Town and Country Planning General Permitted Development Order 2015 that permitted development rights for the erection of gates, fences and wall or other means of enclosure. It is your Officer's opinion that in order to respect the character of the open space that such rights ought to be removed and a condition be attached to the decision notice.

For the avoidance of doubt, the prospective owners of the application site, the owners of 12-26 Queen Mary Road have been made aware that there will be the possibility of removing such permitted development rights.

Other Material Considerations

The disposal of the land will be in its entirety and the Property Services team have stated that all of the properties, 12-26 Queen Mary Road, are willing to enter an agreement to transfer the land to their possession.

The site is contained within a mixed use area thus the domestication of the area would not give rise to unacceptable neighbour amenity issues.

CONCLUSION

Members will need to consider whether the change of use of amenity land to garden land is acceptable. Policy DM22 refers to the protection of open space and where considered to be important the loss of such space should be refused. Nevertheless paragraph 203 of the NPPF refers to the imposition of conditions if development could be made acceptable, providing they are in line with the tests of paragraph 206.

Should Members consider that it is important to visually retain the open space in the street scene then the removal of permitted development rights for gates, fences, walls or other means of enclosure (Class A, Schedule 2, Part 2 of the Town and Country Planning General Permitted Development Order 2015) would preserve this. Officers have proposed this at present. The imposition of a group Tree Preservation Order should be imposed prior to the disposal of the site, to protect the trees.

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

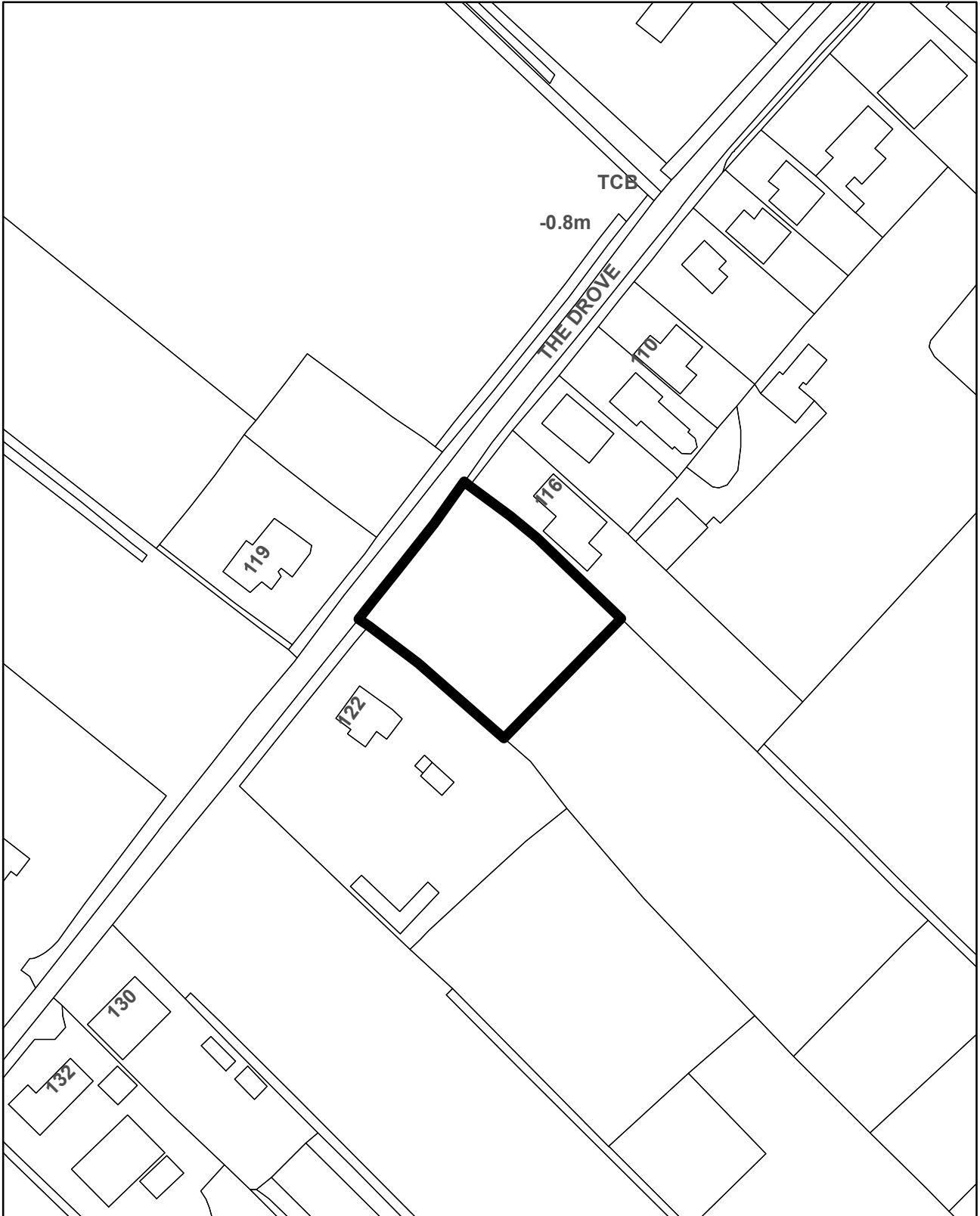
RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plan:-
 - Site location plan drawing no. ID_193 received 17th May 2017
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no fence, gate, wall or other means of enclosure shall be erected within the curtilage of any dwelling house that fronts onto a road or footpath.
- 3 Reason In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.

17/01049/F

Great Poplars The Drove Barroway Drove
Stow Bardolph



AGENDA ITEM NO: 8/3(i)

Parish:	Stow Bardolph	
Proposal:	Proposed two storey dwelling and garage	
Location:	Great Poplars The Drove Barroway Drove Norfolk	
Applicant:	Mr S Singh	
Case No:	17/01049/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 27 July 2017 Extension of Time Expiry Date: 2 October 2017

Reason for Referral to Planning Committee – The site has a planning history of an appeal dismissed for residential development.

Case Summary

Full permission is sought for a two storey dwelling and detached garage on a parcel of agricultural land with frontage onto The Drove, Barroway Drove.

Barroway Drove is designated as a 'smaller village or hamlet' in the Development Plan and the site also lies within Flood Zone 3 & Hazard Zone of the Council-adopted Strategic Flood Risk Assessment.

The site has a history of refusal and appeal dismissed. For ease of reference the appeal is attached to this report.

Key Issues

Appeal history
Principle of development
Impact upon form and character
Flood risk
Impact upon adjoining properties
Impact upon trees
Other material considerations

Recommendation

APPROVE

THE APPLICATION

Full permission is sought for a two storey dwelling on a parcel of agricultural land with frontage onto The Drove, Barroway Drove. The site comprises 0.163Ha of land with a frontage of 38m and depth of 43m on the south-eastern side of The Drove, approx. 250m south-west of its junction with Lady Drove.

17/01049/F

Planning Committee
2 October 2017

There is a recently built chalet to the north—east and a typical Fen cottage and associated stables and outbuildings to the south-west. On the site frontage there is a row of mature lime trees which have most recently been subjected to a Tree Preservation Order as a result of this proposed development (2/TPO/00565). There are also two field accesses to the land off this road frontage.

The application is accompanied by a site-specific Flood Risk Assessment (site lies in Flood Zone 3 & Hazard Zone of the Strategic Flood Risk Assessment) and a Tree & Impact Survey.

SUPPORTING CASE

The agent has submitted the following comments in support of the proposed development:

“This proposal is for a detached two storey property on a large plot located along Barroway Drove between existing residential developments.

No concerns have been raised by the Environment Agency, Parish Council, Environmental Health, neighbouring properties or the Internal Drainage Board.

The applicant wishes to maintain all the trees at the front of the site which is subject to a preservation order.

There are two existing accesses at the site which are also to be maintained, which are already set between the trees.

A detailed drainage design has been carried out for the proposed surface water drainage, not only for the dwelling and garage but also for the driveway and amenity areas. A land drainage system has been developed which would allow surface water to be taken to the rear of the proposed dwelling and dispersed through subsoils.

British Geological Survey Sheet Wisbech 159 indicates soils at this site to comprise of silty soils but with bands of peat, which would allow sufficient surface water drainage through infiltration.

Levels have been maintained adjacent each neighbouring plot, as existing and land drainage set back, in this regard.

The proposed dwelling does not have any openings on side elevations to avoid overlooking with all principle openings on the front and rear elevations.

The proposal has been revised during the course of discussions with the client and Planning Officer.”

PLANNING HISTORY (Relevant)

2/01/1743/O: Application Refused: 20/12/01 - Site for construction of dwelling and garage - Appeal Dismissed 14/03/03

2/03/0878/CU: Application Refused: 13/08/03 - Siting of caravan for storage and occasional occupation – Planning refusal and Enforcement Notice (E0345) Appeal Dismissed 02/07/04

RESPONSE TO CONSULTATION

Parish Council: Original submission- **SUPPORT**

Amended plans- No response at time of compiling this report

Local Highway Authority: *Amended plans*- **NO OBJECTION** subject to conditions regarding access construction, parallel visibility splay plus parking and turning facilities

Downham & Stow Bardolph Internal Drainage Board: NO OBJECTION

Environmental Health & Housing – Environmental Quality: NO COMMENTS

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

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

Arboricultural Officer: NO OBJECTION subject to condition that the development is carried out in accordance with the submitted Tree & Impact Survey

REPRESENTATIONS

None received

NATIONAL GUIDANCE

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM3 - Infill development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

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

- Appeal history
- Principle of development
- Impact upon form and character
- Flood risk
- Impact upon adjoining properties
- Impact upon trees
- Other material considerations

Appeal history

It will be noticed in the History section above that this site has been the subject of a previous application for residential development back in 2001 under application ref: 2/01/1743/O. This application was refused by virtue of being outside the village development area and having an adverse effect upon the character and appearance of the countryside in an Area of Important Landscape Quality (AILQ).

That decision was appealed and a copy is attached to this report for reference. The Inspector concluded at Paragraph 10:

“...the proposal would extend and consolidate development on a prominent site on the fringe of the village, resulting in harm to the character and appearance of the site and its surroundings and the Area of Important Landscape Quality...”

The appeal was determined in March 2003.

A further application refusal and enforcement notice appeal related to the siting of a caravan for storage and occasional occupation, but this is of lesser relevance to the development now proposed.

Principle of development

There have been some significant changes to planning policy since the previous outline application for residential development was refused and appealed some 14 years ago; specifically related to housing and the classification of the countryside as an AILQ no longer applies.

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

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

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

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

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

Whilst the Planning Inspector considered in 2003 that the gap was a significant feature, its value is not considered to be such today in light of the step change in planning policy and recent commitments to develop in Barroway Drove.

Impact on form and character

The proposal is for a substantial 5 bedroomed house set fairly central on the site, with a detached double garage sited towards the road. The existing field access points are to be used in order to avoid damage to the TPO limes along the site frontage. The siting of the house has been influenced by the position of this line of mature trees. It is a substantial building, but the site is generous and capable of accommodating the house without adverse effect upon the form and character of this locality.

The siting of the single storey garage acts as a visual step up to the two storey house when seen in context with the adjoining chalet. The fairly shallow roof pitch helps to lower the mass of the house as the flood risk implications require the finished floor level to be elevated by some 1.4m above existing ground level.

Flood Risk

The proposal passes both sequential and exception testing with regards to flood risk because although the site lies within Flood Zone 3 & Hazard Zone, all of Barroway Drove is in the same category. This is in accordance with the protocol agreed with the Environment Agency in dealing with Parishes in a high risk zone. As stated above, the site specific FRA indicates that mitigation measures may be made to render the dwelling safe – a view endorsed by the Environment Agency. The setting of the finished floor level at 1.4m above existing ground level is proposed which engenders raising and contouring levels within the site. Sections have been submitted to illustrate how this may be achieved. The use of land drains indicated on the plans should ensure no adverse effect upon adjoining properties (full details and implementation may be secured via condition). This approach has been employed on other infill sites along this road frontage.

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

Impact upon adjoining properties

The inter-relationships between both the existing and proposed dwellings are considered to be acceptable, with the addition of flank screening to the south-western side of the rear patio area (details and implementation to be secured via condition). This would negate the differences in land levels and the prospect of overlooking should the common boundary hedge die or be removed.

Impact upon trees

As previously stated there is a line of 6 mature lime trees along the frontage of this site. They have significant amenity value and were the subject of a TPO soon after the application was first submitted.

The application is accompanied by a Tree & Impact Survey which has been reviewed by our Arboricultural Officer. The implementation of the development to accord with the protection measures may be secured via condition.

Other material considerations

Access to the site is to be via the existing field gateways in order to avoid damage to the TPO trees. A parallel visibility splay can be achieved across the front of the site by repositioning of the boundary fence. Ample parking and turning facilities may be accommodated within the site to meet current standards.

Drainage – surface water is proposed to be dealt with via soakaway and foul water will be dealt with via mains.

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

CONCLUSION

Whilst there is a history of planning refusals and appeals dismissed for this site, it is considered that the proposal now accords with the criteria of Policy DM3 of the SADMPP. It is considered that the proposal accords with the provisions of the Development Plan and is duly recommended for approval subject to certain conditions identified 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: H5243/01 Revision B, H5243/02 Revision B, H5243/03 Revision A, H5243/04 Revision D & H5243/06 Revision E.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The development hereby approved shall be implemented in accordance with the Tree & Impact Survey dated June 2107, produced by Trees in Planning Ltd and submitted as part of this application.
- 3 Reason In order to secure the protection of the TPO lime trees during the development and to accord with Core Strategy Policy CS12 of the LDF.

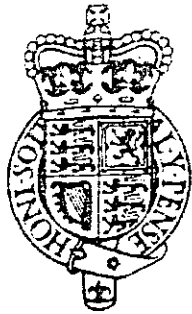
- 4 Condition The development shall be implemented in accordance with the recommendations of the site-specific Flood Risk Assessment dated May 2017, produced by Geoff Beel Consultancy and submitted as part of this application including:
- Finished floor level of dwelling at minus 0.20m aOD;
 - Flood resistant construction incorporated up to 600mm above finished floor level; and
 - No sleeping accommodation at ground floor level.
- 4 Reason To protect the dwelling and future residents at times of high risk of flooding and to accord with the provisions of the NPPF and Core Strategy Policy CS08 of the LDF.
- 5 Condition Prior to the first occupation of the development hereby permitted the vehicular accesses shall be provided and thereafter retained at the positions shown on the approved plan (drawing number H5243/04 Revision D) in accordance with the highway specification Dwg. No. TRAD 5. 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 To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 6 Condition Prior to the first occupation of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction (with the exception of street furniture and service poles) exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 6 Reason In the interests of highway safety.
- 7 Condition Prior to the first occupation of the development hereby permitted the proposed accesses, 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.
- 7 Reason To ensure the permanent availability of the parking and manoeuvring areas, in the interests of highway safety.
- 8 Condition Prior to occupation of the dwelling hereby approved, details of the screens to the sides of the lower patio area shall have been submitted to, approved in writing by, the Local Planning Authority and implemented as agreed. The screens shall be retained in such condition thereafter.
- 8 Reason To safeguard the amenities of the adjoining residents and to accord with Policy DM15 of the SADMPP.
- 9 Condition Notwithstanding the information submitted as part of this application, no development shall commence on site until full details of the surface water and land drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The surface water and land drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

- 9 Reason To ensure that there is a satisfactory means of land and surface water drainage in accordance with the NPPF and Policy DM15 of the SADMPP.

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.

- 10 Condition No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 10 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.



Appeal Decision

Hearing held on 19 February 2003

Site visit made on 19 February 2003

by **Michael R Moffoot** DipTP MRTPI DipMgt MCMI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date
14 MAR 2003

Appeal Ref: APP/V2635/A/02/1091704

Great Poplars, Barroway Drove, Downham Market

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Dr Joy Clark against the decision of the Borough Council of King's Lynn and West Norfolk.
- The application (Ref. 2/01/1743/O), dated 1 November 2001, was refused by notice dated 20 December 2001.
- The development proposed is a house & garage.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The appeal relates to an outline application with all matters except siting reserved for subsequent approval.

Planning Policy

2. The development plan includes the Norfolk Structure Plan 1999 (SP) and the King's Lynn & West Norfolk Local Plan 1998 (LP), and I consider the following policies relevant to the determination of the appeal. Policy ENV.1 of the SP gives a high priority to protecting the environmental assets of the County, with special emphasis given to the protection, conservation and enhancement of, amongst other things, areas of local landscape character, rural environments and the setting of villages. In areas of important landscape quality (to be identified in local plans), Policy ENV.3 only allows development where it would conserve and be sensitive to the appearance and character of the area. Policy ENV.4 seeks to protect the distinctive character of the Norfolk countryside and coast for its own sake, and Policy H.8 says that housing development in the countryside will not take place unless, amongst other things, there are no significant environmental concerns.
3. Policy 4/6 of the LP does not permit development which would damage the distinctive character or appearance of the landscape in Areas of Important Landscape Quality (AILQ). Policy 8/8 does not permit new dwellings in the countryside except where justified in connection with a rural enterprise.
4. I have also been referred to national advice in Planning Policy Guidance Notes 1 - *General Policy and Principles*; 3 - *Housing (PPG3)*; and 7 - *The Countryside: Environmental Quality and Economic and Social Development (PPG7)*.

Main Issue

5. The main issue in this case is the effect of the proposed development on the character and appearance of the site and its surroundings, including the impact on the AILQ.

Reasons

6. Barroway Drove lies in flat, open countryside, and has a distinctive linear form extending along roads that radiate from the centre of the village. The appeal site lies between established dwellings, and is situated on the edge of but outside the settlement limits as defined in the Local Plan, and within an AILQ.
7. „The prevailing character of the area is rural, reinforced by long distance views across open countryside. In my view the proposal would consolidate and extend development beyond the built up limits of the village into an area of countryside punctuated by sporadic housing, farms and commercial operations, and in doing so would conflict with advice at paragraph 3.20 of PPG7, which states that *“the expansion of villages and towns should avoid creating ribbon development...”*”.
8. Furthermore, I do not consider that the proposal can be regarded as infill development, as it would not represent the filling in of a small gap in an otherwise built up frontage. I saw at my site visit that the sporadic pattern of housing to the south-west of the appeal site contains a number of gaps, large and small, that contribute to the character of the area, providing views through to open land beyond. Filling in of these gaps could be repeated all too often in this locality if this appeal were allowed, with resultant detriment to the character and appearance of the area and conflict with the objectives of the AILQ designation.
9. I now turn to whether there are other considerations that may outweigh the policy presumption against the proposal. My attention has been drawn to a number of buildings erected in the area in recent years, but I am not aware of the individual circumstances of these cases and therefore attach limited weight to them in the determination of this appeal. Furthermore, I do not consider the fact that other developments have been allowed outweighs the harm that I have identified in this case. My view is reinforced by advice in paragraph 3.21 of PPG7, which states that *“new house building and other new development in the open countryside, away fromareas allocated for development in development plans, should be strictly controlled”*. I have also had regard to an appeal decision in 2002 for a dwelling opposite the site, which is similarly outside the settlement limits, and adds weight to my view that the proposal before me is unacceptable.
10. For these reasons I have concluded that the proposal would extend and consolidate development on a prominent site on the fringe of the village, resulting in harm to the character and appearance of the site and its surroundings, and the Area of Important Landscape Quality. The proposed development would therefore conflict with Policies ENV.1, ENV.3, ENV.4 and H.8 of the Structure Plan and Policies 4/6 and 8/8 of the Local Plan.

Other Matters

11. Reference was made to tipping that has rendered the land unsightly and unsuitable for agriculture without costly restoration, the visual benefits that would result from the development in terms of managing and landscaping the site, and increased support for local services. I am also aware of local support for the proposal. However none of these factors are sufficient to outweigh the objections to the proposal on planning policy grounds and the harm it would cause to the character and appearance of the area. In addition, the appellant agreed that the proposal would not utilise previously developed land as defined in PPG3.

12. Finally, I have had regard to the appeal decision that was submitted at the Hearing, but am not familiar with the site and the particular issues that the appeal raised. Accordingly I attach very limited weight to it.

Conclusions

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

Formal Decision

14. In exercise of the powers transferred to me, I dismiss the appeal.

Information

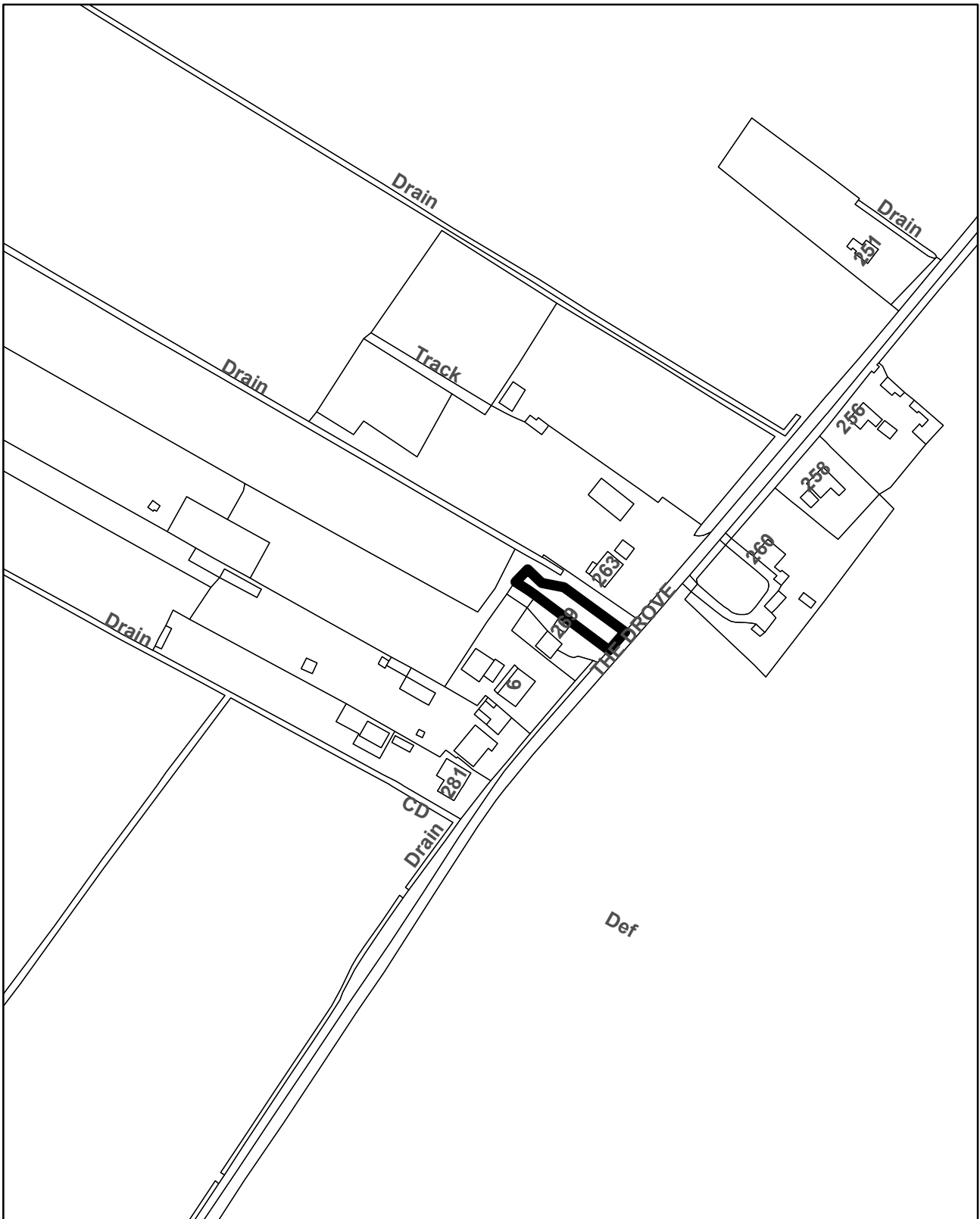
15. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.



INSPECTOR

17/01174/O

Land East of Midway The Drove Barroway Drove
Stow Bardolph



1:2,500



AGENDA ITEM NO: 8/3(j)

Parish:	Stow Bardolph	
Proposal:	OUTLINE ALL MATTERS RESERVED: Single dwelling	
Location:	Land East of Midway The Drove Barroway Drove Norfolk	
Applicant:	Mrs Jakings	
Case No:	17/01174/O (Outline Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 16 August 2017 Extension of Time Expiry Date: 6 October 2017

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

Case Summary

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

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

Key Issues

Principle of development

Flood risk

Impact upon appearance of locality and effect on neighbouring properties Other material considerations

Recommendation

REFUSE

THE APPLICATION

Outline permission is sought for one dwelling on a parcel of agricultural land with frontage onto The Drove, Barroway Drove. The site comprises 498m² of land with a frontage of 11m and depth of 50m on the north-western side of The Drove. There are dwellings on either side of the site and agricultural fields stretching beyond to the rear and on the opposite side of the road.

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

SUPPORTING CASE

The application has been supported by statement which summarises the benefits of the proposal accordingly:

Consideration of the proposal relates to the compliance with the requirements of DM3 SADMP. Following the revisions since 2016, it is the applicant's contention that the current proposal is compliant in relation to the following key matters;

- In physical and functional terms the site is part of Barroway Drove (as confirmed by the Parish Council) and to arbitrarily decide to end the settlement north of the site is not justified in planning terms.
- The development is infill in its 'planning' meaning as it does fill a gap in an otherwise built up frontage.
- The scale of the dwelling has been reduced as sought by the Parish Council in respect to the previous submission and the retention of the access to the farm holding to the rear is maintained and dimensions to demonstrate that it will still be functional in relation to the largest agricultural vehicles.
- Whilst it is accepted that the layout is illustrative, the applicant is happy to accept a condition requiring general compliance with the submission.
- The proposal has been reduced in scale and is clearly appropriate in scale and character to the surrounding built form.
- The gap (application site) is not important in the street scene and will not cause material harm to local or wider amenity.

This proposal is materially different from that which was refused in 2016, the previous submission focussed on the 5 year land supply issue and did not properly explain the proposal in terms of Policy DM3.

Matters of flood risk are addressed within the FRA, it is clear that sequentially there are no preferable sites within the village as it is all subject to the same flood risk.

It is considered that the site is acceptable in planning terms having regard to material planning policy at both local and national levels.

Most specifically the proposal accords with the provisions of Policy DM3 which is a positive policy worded to allow limited infill development within the smaller settlements to maintain the vitality and viability of these settlements.

It is therefore requested that planning permission be granted.

PLANNING HISTORY

16/00320/O: Application Refused: 19/05/16 - OUTLIN APPLICATION SOME MATTERS RESERVED: Proposed dwelling - Land East of Midway The Drove, Barroway Drove, Norfolk;

06/02135/O: Application Refused: 28/11/06 - Outline Application :-Construction of dwelling - Land East Of 10 Taylors Row, Barroway Drove, Barroway , Drove, Downham Market, Norfolk, PE38 0AW Appeal Dismissed 04/10/07;

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION

Stow Bardolph Parish Council has considered the above planning matter and their view is that although the location of application could be considered outside of the main settlement of the village, Barroway Drove is a linear village with 'The Drove' being the central road approximately 2 ½ miles in length with clusters of properties covering most of this distance. Application 17/01174/O is within one of these clusters and as such could be considered infill; therefore the Parish Council make no objection to this application.

Highways Authority: NO OBJECTION

In relation to highway issues only, notice is hereby given that Norfolk County Council requests conditions are attached should a recommendation of approval be put forward.

Internal Drainage Board: NO OBJECTION

Downham & Stow Bardolph IDB have no objections to this application subject to the Board's byelaws being complied with.

Environmental Quality: NO OBJECTION

As noted in previous planning applications and from the aerial photograph the site appears to have been used as an extension to the adjacent scrap metal yard. Therefore there is considered to be a risk to human health. As such I would recommend the conditions be attached to any recommendation to overcome existing concerns.

Environment Agency: NO OBJECTION

We have no objection to this application, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) are adhered to.

REPRESENTATIONS None

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM3 - Infill development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

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

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

Principle of development:

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

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

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

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

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

It will be noted from the History section above that outline permission for a single dwelling was refused in 2006 under application ref: 06/02135/O and a subsequent appeal, reference APP/V/2635/A/07/2045131, was dismissed by the Planning Inspectorate.

In this particular instance there are dwellings to the north-east of the site and a row of dwellings to the south-west. Whilst the proposed site does have development either side, it is not considered to be within a continuous frontage given the isolation of the group of dwellings.

The character of the settlement is that of sporadic linear development along The Drove and intrinsic to that is the existence of gaps between the dwellings. The application site is set in an area which is an isolated strip of development set in the countryside which is detached from the settlement of Barroway Drove.

Flood risk:

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

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

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

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

With regards to the second criterion the FRA which accompanies the application requires Finished Floor Levels to be set at 500mm above existing ground levels.

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

Impact upon appearance of locality and effect on neighbouring properties:

Whilst the application is outline only with all matters reserved, the requirements of the Environment Agency, and recommendations of the site-specific Flood Risk Assessment, seek to raise the Finished Floor Levels of the dwellings by 500mm above surrounding ground level. This has been a requirement for other developments in this settlement and the awkward inter-relationships with adjoining properties negated by graduating or stepping land levels, patios etc. This could however be addressed at the reserved matters stage or through the imposition of suitable conditions.

Other material considerations:

The comments of the Parish Council are noted, but the officer's conclusions on the suitability of the location for further development are contrary to that opinion and set out clearly in the body of this report.

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

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

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

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

CONCLUSION:

Whilst the views of the Parish Council are noted, it is concluded that the proposed development fails to meet the criteria of Policy DM3 of the SADMPP, as it is an isolated strip of development set in the countryside which is detached from the settlement of Barroway Drove, and the proposal would cause harm to the character of this locality by virtue of the loss of this undeveloped gap.

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

The application is therefore recommended for refusal.

RECOMMENDATION:

REFUSE for the following reason(s):

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

Whilst the character of Barroway Drove is that of sporadic linear development along The Drove, intrinsic to that is the existence of gaps between dwellings and groups of dwellings, and this proposal will lead to consolidation of development in this isolated group of dwellings, and in addition will lead to the loss of an established which would be harmful to the character of this area and to the countryside in general.

As such the proposal is contrary to the provisions of the NPPF, Policies CS01 and CS06 of the King's Lynn and West Norfolk Core Strategy 2011 and does not accord with Policies DM3 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

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

For the exception test to be passed:

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

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

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

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



Appeal Decision

Site visit made on 25 September 2007

by **David Richards** BSocSci, Dip TP, MRTPI

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

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

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email:enquiries@pins.gsi.gov.uk

Decision date:
4 October 2007

Appeal Ref: APP/V2635/A/07/2045131

10 Taylor's Row, Barroway Drove, Downham Market, PE38 0AW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mrs M J Jakings against the decision of King's Lynn and West Norfolk Borough Council.
- The application Ref 06/02135/O, dated 2 September 2006, was refused by notice dated 28 November 2006.
- The development proposed is the construction of a dwelling.

Decision

1. I dismiss the appeal

Reasons

2. The application was made in outline, with all matters of detail reserved for subsequent approval.
3. The appeal site lies between two existing dwellings, and is separated from "Midway" by a track leading to agricultural land. Taylor's Row was originally a row of houses along Barroway Drove, each with its own small-holding at the rear. While the form and appearance of the dwellings has changed over the years, the surroundings still have a strongly agricultural character. The flat, open landscape is highly characteristic of the area, and is identified as an area of "Open Important Landscape Quality" in Policy 4/6 of the adopted King's Lynn and West Norfolk Local Plan (LP).
4. I accept that the site lies in a row of existing dwellings. However Taylor's Row is an isolated strip of development in the countryside, detached from the settlement of Barroway Drove. It lies well outside of the area covered by the Barroway Drove inset of the LP, and therefore forms part of the countryside. Adopted planning policies for the area resist housing development in the countryside unless it is essential for agriculture, forestry, organised recreation or the operation of an existing business. No justification on these grounds has been made for a dwelling in this location. I conclude that the proposal would conflict with development plan policies which aim to restrict new housing in the countryside.
5. An old map showing Taylor's Row indicates there was once a dwelling on part of the site. However it has blended into the landscape and no trace remains now above ground level. While I acknowledge that the effect of the proposal

on the wider area of Open Important Landscape Quality would be mitigated by the dwellings on either side, it would nevertheless consolidate existing development and lead to the loss of an established gap. To my mind this would be harmful to the countryside character of the area.

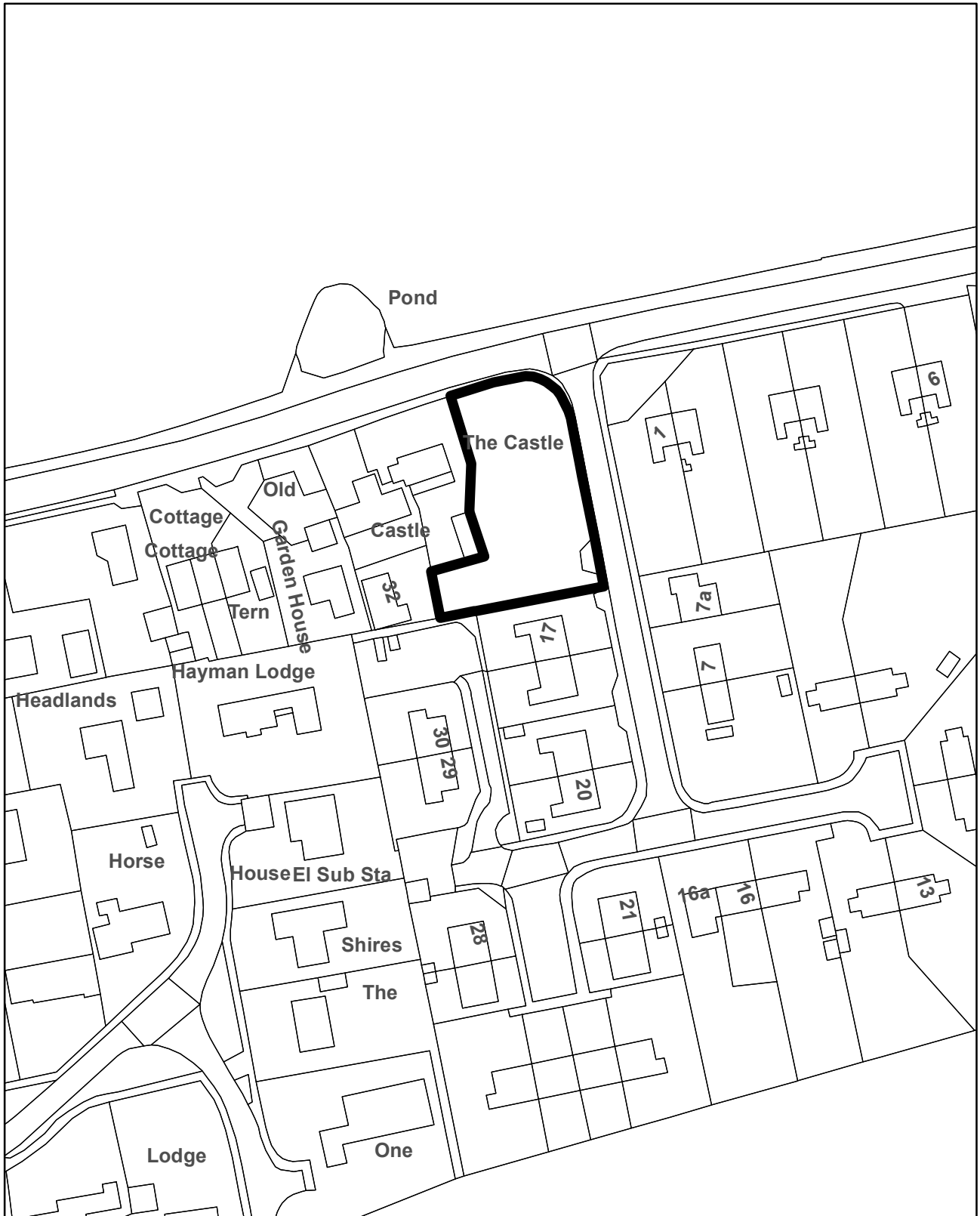
6. I accept that the quality of the site as agricultural land has been impaired by the earlier removal of peat, and the deposit of hard core and other materials on the site, which may include rubble from a previous building. Accordingly I do not consider that the loss of good quality agricultural land would itself justify refusal.
7. Nevertheless, these matters do not outweigh the strong policy objections to allowing further development in the countryside.
8. I have noted the example of more recent development at No 1 Taylor's Row which the appellant has drawn to my attention, and the suggestion that the Council may have applied policy in an inconsistent manner. However I have no information about the circumstances of this case, or what factors were considered when decisions were made. I find that the relevant policies of the development plan give clear guidance in this instance that the appeal proposal would be unacceptable.
9. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

David Richards

INSPECTOR

17/00661/F

The Castle High Street Thornham



AGENDA ITEM NO: 8/3(k)

Parish:	Thornham	
Proposal:	Construction of three houses	
Location:	The Castle High Street Thornham Hunstanton	
Applicant:	Mrs Julie Wood	
Case No:	17/00661/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 30 May 2017

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

Case Summary

The application is made for full planning permission for the erection of one x 5 bed and two x 4 bed properties on land at the Castle, High Street, Thornham.

The site is located to the southern side of High Street, Thornham at its junction with Castle Cottages which is a cul-de-sac development of 25 homes (see location plan).

The frontage development to High Street to the east of the site consists of 3 pairs of semi-detached 2 storey dwellings which along with the homes on the eastern side of Castle Cottages form the eastern edge of the defined village.

Within this part of the village the High Street forms the village edge, with open countryside and the salt marshes to the northern side of High Street.

The site itself is currently side garden associated with The Castle which is a nicely proportioned 2 storey stone house with red brick detailing with an existing stone and brick outbuilding to its south.

The Castle (including the application site) forms the eastern boundary of the Thornham Conservation Area. Both the Castle and the adjacent building Castle Bungalow as noted on the conservation area map as 'important unlisted buildings'.

The site has residential development on 3 sides and is within the built framework of the village.

Key Issues

Principle of development
Form and character and Impact on Heritage Assets
Impact on landscape amenity
Boundary treatment
Highways
Residential Amenity

Recommendation

APPROVE

THE APPLICATION

The application is made for full planning permission for the erection of two No. 4 bedroom dwellings and one 5 bed dwelling (shown on the plans as 4 bedrooms plus a hobby room) with associated garaging parking and landscaping.

Each property is of bespoke design with Unit 1 fronting the High Street and Units 2 and 3 fronting Castle Cottages. Unit 1 is proposed to be constructed from chalk with brick detailing to the principal elevations, with some oak cladding and render detailing and a clay pantile roof.

Plot 2 is proposed to be of flint cobbles with brick detailing to the principal elevation, with brick to the side and rear elevations and a clay pantile roof.

Plot 3 is shown as render with some cedar cladding detailing and a clay pantile roof.

Each plot incorporates solar panels on the southern elevation of the roof.

The application also includes the removal of the hedgerow to the existing garden boundary and its replacement with a brick and chalk wall set back in the north eastern corner of the site. The existing low retaining wall will remain in place with the new wall set back behind the visibility splay. This will allow for improved highways visibility for all users of Castle Cottages.

SUPPORTING CASE

The application is supported by an extensive design and access statement which sets out the physical and policy constraints of the site and how these have been addressed within the design.

PLANNING HISTORY None

RESPONSE TO CONSULTATION

Parish Council: OBJECT - Thornham Parish Council would like to recommend refusal on the above application on the grounds that it is not in keeping with the area, due to density and ridge height and over development of the site.

Highways Authority: NO OBJECTION – conditionally.

Conservation Area Advisory Panel: NO OBJECTION – conditionally. The Panel considered the proposal and suggested that the front elevation to Plot 2 needed addressing in terms of fenestration which should be greatly simplified and materials which should also be random clunch to be more in-keeping with Thornham.

It was also suggested that the dormers be changed to catslide windows and the timber cladding and UPVC windows be removed from the scheme.

In conclusion the Panel considered that the principle of development was acceptable. The design was also acceptable subject to amendments to the dormers, fenestration and materials.

Conservation Officer: NO OBJECTION – conditionally. Concur with views of CAAP; re: realignment of the wall - walls of varying height are a key feature of Thornham Conservation Area especially along the main road (A149) so no objection but request sample panel condition.

CSNN: NO OBJECTION - conditionally.

Environmental Quality: NO COMMENTS re: contaminated land or air quality.

Natural England: NO OBJECTION - suggest further consultation with the AONB and Norfolk Coastal Partnership.

Norfolk Coastal Partnership: NO OBJECTION

REPRESENTATIONS

2 representations received referring to the following:-

- No objection but concerned at access to my property during building works
- Will sewage and water mains be upgraded to meet the extra demand of these houses as pressure is not good now?
- I think the architect has made very good use of the land available and now that the Highways Department has made their amendments there should be less of a problem for traffic joining the A149. The fact that there has not been an accident in the last 40 years is, in my opinion, partly due to luck and partly to the great care that local resident drivers take.
- I am surprised that plot 2 will have rooms in the roof which, in effect, makes it the only three storey dwelling on the estate and I would have thought that a bungalow on plot 3 would have been more appropriate to tie in with the existing bungalows on that side of the road.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

- Principle of development
- Form and character and Impact on Heritage Assets
- Impact on landscape amenity
- Boundary treatment
- Highways
- Residential Amenity

Principle of development;

The site lies within the village boundary of Thornham, which is identified in the Core strategy settlement hierarchy (CS02) as a 'rural village'. Policy CS02 goes on to confirm that within rural villages limited minor development will be permitted which meets the needs of settlements and helps to sustain existing services in accordance with Policy CS06 Development in rural areas.

The principle of development on this site is considered acceptable subject to compliance with other material policies in relation to impact and design.

Form and character and Impact on Heritage Assets

The proposal is for the construction of three dwellings on garden land associated with the property known as The Castle, an existing detached, two storey property set on the southern side of High Street, Thornham.

All new vehicle accesses into the site are from Castle Cottages to the south east of the property.

The site lies at the eastern most end of the Thornham conservation area and is significant when viewed entering the village from the east, marking the transition from more modern housing to more traditional. Although the site is devoid of buildings, it is bounded by an established hedge and it does not form an open space which is typical of the vicinity or has any significant merit.

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

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places statutory duties upon Local Planning Authorities. Section 72 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when determining applications affecting buildings or land within the Conservation Area or its setting.

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

Policies CS08 and DM 15 of the development plan require new development to be well designed and to have due regard to the surrounding built form and local environment. This is derived from the NPPF which emphasises the importance of good design as an important aspect of sustainable development. CS08 also promotes the optimising of site potential, whilst protecting and enhancing the historic environment.

The design of the proposed dwellings takes reference from the more traditional properties and incorporates the use of traditional design elements and building materials.

Plot one fronts the High Street and forms an appropriate northern aspect to the site, following the line of The Castle and Castle Bungalow to create an attractive frontage.

The proposal makes best use of the site in terms of coverage. The design of the plots and detailing of the design, coupled with the appropriate building materials, are considered appropriate to the locality. The use of traditional chalk and flint will be apparent on this prominent site when viewed entering the village from the east.

Access and parking for the development are acceptable and in accordance with policy.

The concerns of the Parish Council relating to density, ridge height and over development are noted but not shared. The plot widths are similar to others in the vicinity. Unit 2 does utilise the loft space for additional accommodation but, as the DAS explains, the ridge and eaves heights (5.5 metre eaves height and 8.5 metre ridge height) are comparable with other existing development to the west of the plot and there remains an appropriate amount of spacing around the buildings so that the proposed development does not appear to be overdeveloped.

Plot 3 is of two storey height. The property to the south adjoining this plot, No. 17, is a bungalow. To mark the transition from single to two storey Plot 3 has been designed so that the single storey garage and utility room is closest to No. 17. The roof then pitches away from this property leading up to the main two storey part of the house.

The CAAP and Conservation Officer raised no objection to the proposal, although suggested some amendments to the dormers, fenestration and materials. These amendments have largely been incorporated into the proposed scheme which now better reflects the character of the area. Some of the oak and cedar cladding has been retained in moderation to add interest to the designs.

On balance it is considered that the proposed development adequately relates to the surrounding development and that the character of the conservation area is preserved.

Impact on Landscape Amenity

The whole site is within the AONB. The NPPF states, nationally designated areas such as Areas of Outstanding Natural Beauty (AONB), have been confirmed by the Government as

having the highest status of protection in relation to landscape and scenic beauty. The conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas. Any development on this site would need to comply with these provisions.

The site is surrounded by existing development on three sides and is seen in the context of its surrounding built development. Accordingly it is not considered to have a significant impact on the amenity of the area or to the wider landscape of the AONB, and as such is considered to accord with the provision of Core Strategy CS12 and NPPF policy.

The Norfolk Coast Partnership raises no objection to this application.

Boundary treatment

The site has an existing and prominent boundary to High Street which wraps around to Castle Cottages.

Along the High Street frontage there is a small flint and brick wall with an established conifer hedge behind it. The wall finishes at the junction with Castle Cottages but the hedge follows the site boundary and is a mix of conifer and beech.

In order to achieve the new access points and necessary visibility the hedge along Castle Cottages needs to be removed and set back into the site.

The existing low retaining wall around the northern part of the site is shown to be retained in situ, but the new boundary treatment around the proposed garden area to Plot 1 is shown to be a chalk faced wall of approx. 1.2-1.5m high. This will be set back in the plot to allow improved visibility for all users of Castle Cottages. Chalk walling is in keeping with other properties along the High Street who also have stone faced front boundary walls.

Highways

The Highways Authority has been consulted and their comments are included earlier in this report. They have no fundamental objection but had a list of requirements in order to make the proposal acceptable.

Amended plans have been submitted which address these issues and the Highways Authority now have no outstanding concerns, conditionally.

The Highways Authority has commented on the use of the existing access into the property known as The Castle on the main road. The proposal would result in some improvement to the use of this existing access with the removal of the hedge and its replacement with a wall set back along the northern boundary.

The proposed scheme will result in improved visibility for all users of Castle Cottages when turning onto the A149. The scheme also proposes improvements to the footpaths along the road frontage of the application site. These benefits are a material consideration.

Residential Amenity

The relationship between the proposed dwellings and neighbouring properties has been examined and the impact upon the amenity of the occupants of these properties has been assessed. Consideration has been given to overlooking, overshadowing and whether the proposed dwellings would be overbearing.

Given the orientation of the dwellings, the spacing between them and the location of windows, it is not considered there will be a significantly detrimental impact upon the amenity of the existing occupants of neighbouring dwellings in terms of overlooking, being overshadowed or the proposed works being over bearing, as a result of this proposal. Similarly this opinion extends to the future occupants of the three dwellings on examining the relationship between the properties.

Other matters

The Environmental Health Team (CSNN) request conditions be imposed relating to foul and surface water details.

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

Third party comments relating to design have been addressed above. Sewage and water details can be controlled through planning condition. Third party concerns relating to the blocking of roads during the construction period are noted but this is a temporary situation and outside of the control of the LPA.

The third party supporting comments are noted.

CONCLUSION

The site is within the settlement boundary of Thornham and, as such, is in principle suitable for residential development. It is considered that the development is of appropriate design, scale and layout for the site and locality, particularly with regards the duties in relation to development within a Conservation Area.

The proposal will increase the amount of built form upon the site but is an efficient use of the land which is located within the built up area of the village and does not affect an open space worthy of protecting in the Conservation Area. It will be seen against other existing development and it is not considered to result in conflict with landscape policies to protect the special qualities of the AONB.

It is considered that having regard to neighbouring uses the proposal is acceptable in visual terms and does not cause visual harm or harm to neighbour amenity.

Conditionally the proposal is acceptable in highway safety terms and brings about improvements at the junction of Castle Cottages and the main A149, which is a benefit that can be given weight in the overall consideration of the application. The scheme raises no landscaping or ecology issues.

Accordingly on balance your officers recommend that the application is approved subject to appropriate conditions.

RECOMMENDATION:

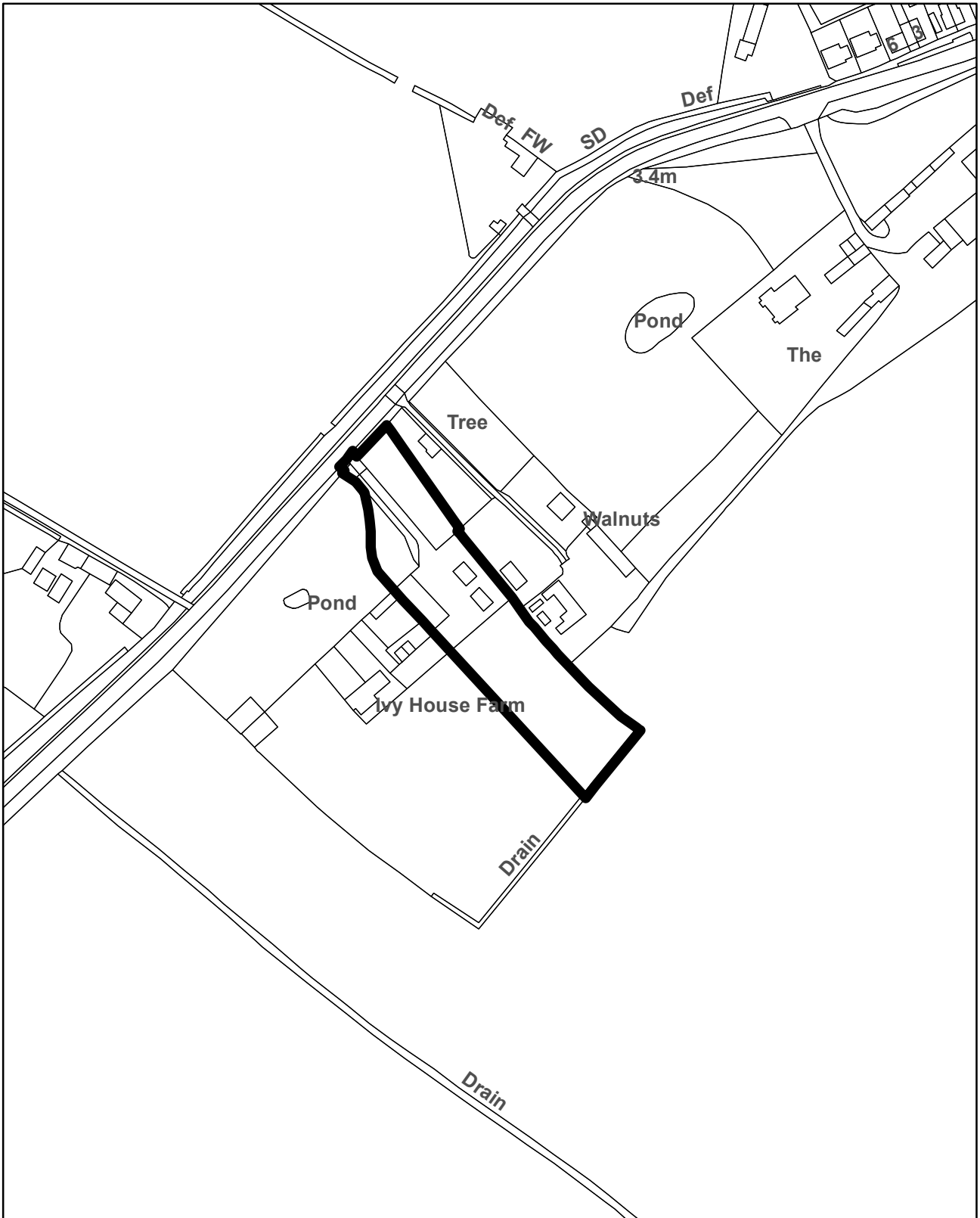
APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Drawing No. D:1899:1C, Site Plans
 - Drawing No. D:1899:2C, Plans and Elevations
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 5 Reason In the interests of highway safety.
- 6 Condition Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 6 Reason In the interests of highway safety.
- 7 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.

- 7 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 8 Condition Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works (Footway and Accesses) as indicated on the approved plans have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 8 Reason To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- 9 Condition Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 8 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.
- 9 Reason To ensure that the highway network is adequate to cater for the development proposed.

17/01298/F

Holly Manor Lynn Road Tilney All Saints
Tilney St Lawrence



AGENDA ITEM NO: 8/3(I)

Parish:	Tilney St Lawrence	
Proposal:	Proposed workshop	
Location:	Holly Manor Lynn Road Tilney All Saints Norfolk	
Applicant:	N B Construction (UK) Ltd	
Case No:	17/01298/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 4 September 2017 Extension of Time Expiry Date: 10 October 2017

Reason for Referral to Planning Committee – At the discretion of the Executive Director.

Case Summary

The site is located on the south eastern side of Lynn Road, Tilney High End, to the south west of the village approximately 500m from the junction with School Road. The site comprises a large house with a complex of farm buildings which have been converted to an office and store, with a newly constructed workshop building for storage and an area used for outside storage of building materials to the east of the site.

The application proposes the construction of a new workshop adjacent to the existing workshop.

Key Issues

Principle of Development and Planning History
Neighbour Amenity Issues
Form and Character
Other Material considerations

Recommendation

APPROVE

THE APPLICATION

The site is located on the south eastern side of Lynn Road, Tilney High End, to the south west of the village approximately 500m from the junction with School Road. The site comprises a large dwelling with associated farm buildings/ structures served off a long access road to the north of the barns.

To the north east of the site are existing residential properties.

The site is also located within the buffer zone to the Islington Heronry Site of Special Scientific Interest, but this application has no impact upon the SSSI.

The application proposes the construction of a second workshop building, adjacent to the existing one. The proposed workshop is to be constructed with profiled steel cladding and the footprint of the building is 24.5m by 12.4m, with a ridge height of approximately 6m. It will be used for the storage of plant, tools and materials and will be situated to the rear (east) of the existing workshop. These buildings are located to the north east of the site.

The use of the site for a builder's yard, storage and office is already established under planning consent reference 14/01126/F and appeal decisions APP/V2635/C/16/3146551 and 3146770. Also consent was granted for conversion or workshop to office and replacement workshop on February 2017 (15/01963/F).

SUPPORTING CASE

The site itself benefits from being located within an area of established properties and is on the old main route between Wisbech and King's Lynn.

There are several buildings on the site and the house and out-buildings were subject to a previous householder planning application that was approved.

The site itself was formally a working farm for many years but has not been used as such for some time. The boundaries are established and the site access has been in operation for many years.

The proposed level of development on site is considered to provide a high quality scheme that is in keeping with the character of the area. The proposal should be seen as the best use of the site as directed by national government, and we believe is sympathetic to its surrounding neighbours.

The layout of this proposal is governed by the size of the existing building on the site, the existing access points and the natural boundaries of the site. At present the site is extensively landscaped with large trees throughout. These are all to remain unaltered as part of this application.

PLANNING HISTORY

08/01584/F: Application Permitted: 07/08/08 - Conversion of barn/outbuilding to form residential dwelling - Ivy Farm, Lynn Road, Tilney All Saints.

04/00648/CU: Application Permitted: 08/09/04 - Conversion of barns to 5 residential units - Barns at Ivy Farm, Lynn Road.

14/01322/F: Application Permitted: 10/11/14 - Retention of proposed temporary office - Ivy Farm.

14/01126/F: Application Permitted: 05/11/14 - Change of use of agricultural barn and hay stores to builder's yard, storage and office - Ivy Farm.

15/01963/F: Application Permitted: 21/02/2017 - Proposed workshop conversion to office and replacement workshop – Ivy Farm.

RESPONSE TO CONSULTATION

Parish Council: No comments received.

Environment Agency: NO OBJECTION.

Environmental Health & Housing – Environmental Quality: NO OBJECTION. Following an assessment of the site and the proposed development it is apparent from aerial photographs that there is the potential for asbestos containing materials to be present within the fabric of the building to be demolished. From the information provided there does not appear to be other sources of contamination warranting a full site investigation. Therefore to prevent a potential contamination event which could result in the land being determined as Contaminated Land I would recommend conditions are attached.

Community Safety and Neighbourhood Nuisance: NO OBJECTION.

Further to Suzi Pimlott's email of the 20th July regarding the proposal for a further workshop at Holly Manor and our conversation earlier today. I understand that you have received confirmation that there will be no fixed plant or machinery in the store and that no exhaust ventilation will be installed, although at the time of writing I have not seen this clarification myself.

Provided such written assurances are provided I would recommend conditions are attached (as specified), which will be in line with the conditions required as part of 15/01963/F.

REPRESENTATIONS

7 letters of **OBJECTION** received. These are from neighbouring dwellings, The Walnuts, Walnut Tree Cottage and Walnut Barn. The issues raised are:-

- Corrugated steel warehouse would be totally overbearing in relation to its close proximity to neighbouring properties. Would dominate the outlook, skyline and gardens of residential dwellings next door.
- The noise, disturbance and nuisance emitting from the steel structure would be horrendous. Despite the soundproofing on the existing workshop, and the fencing, noise is still unbearable.
- Noise, visual impact will harm the quality of life of neighbours and is detrimental to neighbours residential amenity.
- Applicant does not adhere to the conditions attached to planning consents.
- The growth of the business to date, and going forward, will continue to have a detrimental impact on neighbouring dwellings.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

- Principle of Development and Planning History
- Neighbour Amenity Issues
- Form and Character
- Other Material Considerations

Principle of Development and Planning History

The site falls outside the development boundary for Tilney All Saints, which is categorised as a Rural Village in the adopted Local Plan.

The use is already accepted on site as a result of the planning consent and appeal decisions. The site was the subject of an appeal against an Enforcement Notice ‘without planning permission, the unauthorised material change of use of agricultural barn and hay stores to builder’s yard, storage and office’. The Enforcement Notice was quashed and the Inspector established that there was no dispute that the site was being used as a builder’s yard, with associated storage and office space and it was the Council’s view that the use lapsed upon non-compliance of the conditions. The Inspector did not agree and concluded that the failure to comply with the conditions has not resulted in an unauthorised use as described in the notice, and that planning permission for the use of land remains intact.

The proposed development is for the construction of a second workshop which would be sited to the rear of the existing workshop, both of which are in the place of steel agricultural shelters. In principle the proposal is in line with Core Strategy policies CS06 and CS10, and the NPPF aims to support sustainable economic growth, with a presumption in favour of sustainable development.

Neighbour Amenity Issues

There are a number of objections to the application from the neighbouring dwellings citing reasons such as the overbearing nature of the workshop; and primarily the noise, disturbance and nuisance from the existing workshop, and the fact that a second workshop will contribute to this having further impact on neighbour amenity. The representations state that the soundproofing and acoustic fencing does not sufficiently reduce the noise created in the workshop and the wider site. Concerns are raised that as the business grows it will continue to have a detrimental impact on neighbours, particularly as the applicant, it is claimed, fails to adhere to planning conditions attached to consents.

The applicant has confirmed to us that both workshops will be used as stores only, with no machinery or fabrication of materials in operation. It is recommended the planning consent is conditioned to control this accordingly. Furthermore that conditions are included to restrict the hours of operation in line with those of the storage yard, and that sound insulation is installed to the northeast, northwest and southwest elevations of the workshop to alleviate noise/ disturbance for neighbours. With regards to the non-compliance with planning conditions, any complaint made has and will be picked up by the Enforcement Team and fully investigated.

While the proposed workshop is to be located close to the boundary, to the rear of a newly constructed workshop, there were steel shelters in place in this location of a similar height and in your officers view the workshops are not significantly more overbearing than the structures previously there. Therefore it is not considered this is an impact that would warrant refusal of the application.

Form and Character

Objections to the application include that the visual impact of the workshop will be out of character in the rural location. Having visited the site this is not considered detrimental in the street scene. Given the existing workshop, an additional proposed workshop would not be substantially different in form and character and is in fact largely screened by the existing one in the street scene. The design is appropriate given the wider use of this site is established, and is visible from the highway. The proposed works are not detrimental to the character of the area.

Other Material Considerations

The Environmental Quality Officer requested that conditions are attached to the planning consent regarding the removal of the steel agricultural shelters. These were previously removed under application ref 15/01963/F for the construction of the first workshop. This application will not include the demolition of any existing buildings/ structures and so the conditions are not deemed necessary.

CONCLUSION

In principle the proposed development is supported by National policy and Local Plan policies CS06 and CS10. The use of the site for a builder's yard, storage and an office is already established. This application, for the construction of a second workshop, has received a number of objections from the three neighbouring dwellings. Having given careful consideration to the objections raised, it is our view that the proposed development would not have a detrimental impact on the form and character of the locality. In terms of neighbour amenity it is proposed that if Members approve the application, conditions are attached to the consent which would ensure measures are taken to restrict potential noise and disturbance from the proposed workshop. It is therefore recommended that the application is approved.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos SE-803-10B, 11B, and Topographical Survey 4828-1 Parts 1 and 2).
- 2 Reason For the avoidance of doubt and in the interests of proper planning.

- 3 Condition No development above foundation level on the new workshop shall take place until a detailed scheme for the sound insulation of the new workshop building has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the development is brought into use and thereafter maintained as such.
- 3 Reason In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 4 Condition No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the workshop building outside the hours of 07:00 – 17:00 on weekdays nor at any time on Saturdays Sundays, Bank or Public Holidays.
- 4 Reason In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 5 Condition The Roller shutter doors on the SW elevation of the workshop and the pedestrian accesses on the SE & NE elevation shall remain closed other than when being used for access and egress from the building.
- 5 Reason In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 6 Condition The use of the workshop shall be limited to the storage of dry goods and equipment only. Works to fabricate or otherwise construct, finish, renew or repair building or other construction related materials including vehicles should be limited to the use of hand tools only.
- 6 Reason In the interests of the amenities of the locality in accordance with the principles of the NPPF.

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the September Planning Committee Agenda and the October agenda. 64 decisions issued, 58 decisions issued under delegated powers with 6 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority's powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 40% determined in time. Failure to meet this target could result in the application being dealt with by PINS, who would also receive any associated planning fee.

RECOMMENDATION

That the reports be noted.

Number of decisions issued from 23/08/17 – 06/09/17

	Total	Approved	Refused	Under 8 weeks or within agreed ext of time (Minor/Other)	Under 13 weeks or within agreed ext of time (Major)	Performance %	Former National target %	Current National target %	Planning Committee decision	
									Approved	Refused
Major	1	1	0		1	100%	60	50	0	0
Minor	26	23	3	21		91%	65		5	0
Other	37	35	2	33		89%	80		1	0
Total	64	59	5							

Planning Committee made 6 of the 64 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

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DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
19.07.2017	29.08.2017 Application Permitted	17/01398/F	Mr & Mrs G Jeffries Bushell Main Road Crimpleham Norfolk Extension to bungalow and construction of garage	Crimpleham
05.07.2017	30.08.2017 Application Permitted	17/01285/F	Pratt Family Partners 57 Whin Common Road Denver Downham Market Norfolk single storey extension to dwelling	Denver

03.07.2017	24.08.2017 Application Permitted	17/01261/F	Mr Peter Clay 28 Tudor Way Dersingham King's Lynn Norfolk Single storey extension to the front of the dwelling	Dersingham
07.07.2017	01.09.2017 Application Permitted	17/01317/F	Mr Johnston Larkfield 10A Fern Hill Dersingham King's Lynn Variation of condition 2 of planning permission 16/00582/F to amend approved drawing	Dersingham
26.06.2017	30.08.2017 Application Refused	17/01221/F	Mr & Mrs I Kissock Land East of East End Cottage Stanhoe Road Docking Norfolk Proposed new dwelling	Docking
28.06.2017	23.08.2017 Prior Approval - Refused	17/01245/PACU5	Mr Mark Lorimer Docking Lodge Farm Fakenham Road Docking Norfolk Prior Approval: Proposed change of use of agricultural building to flexible use	Docking
12.07.2017	06.09.2017 Application Permitted	17/01344/F	Mrs A Firth Bourne End Little Lane Docking King's Lynn Erection of conservatory to the rear	Docking

19.07.2017	29.08.2017 Application Permitted	17/01396/F	MLJ Property Development Rose Bank 27 Crow Hall Estate Downham Market Norfolk Construction of replacement bungalow following demolition of existing dwelling	Downham Market
05.07.2017	31.08.2017 Application Refused	17/01293/F	Ms M Osborn 2 Briar Close Grimston King's Lynn Norfolk Extension (revised design - woodburner and flue)	Grimston
14.07.2017	06.09.2017 Application Permitted	17/01358/F	Anglian Water Services Limited Land To the South Argiva Massingham Transmitting Station Greengate Lane Great Massingham Construction of a replacement water tower at Great Massingham Water Tower Site	Great Massingham
09.05.2017	25.08.2017 Application Permitted	17/00907/F	Mrs Vanessa Taylor 6 Folgate Road Heacham King's Lynn Norfolk Front and rear single storey extensions	Heacham
08.06.2017	23.08.2017 Application Permitted	17/01114/RM	Mr R Wright The Stables Ringstead Road Heacham Norfolk Reserved Matters Application: Plots 4 and 5 only of 8 New dwellings	Heacham

03.07.2017	25.08.2017 Application Permitted	17/01265/F	Mr R Wright The Stables Ringstead Road Heacham Norfolk Proposed garden wall and car port/store	Heacham
05.07.2017	25.08.2017 Application Permitted	17/01294/F	Mr And Mrs Partyka 4 Malthouse Close Heacham King's Lynn Norfolk Rear single storey extension to bungalow with internal alterations	Heacham
13.07.2017	25.08.2017 Application Permitted	17/01348/F	Heacham Youth & Community Trust Ltd 23 High Street Heacham King's Lynn Norfolk Rear conservatory extension to Charity Shop	Heacham
26.04.2017	01.09.2017 Application Permitted	17/00824/CU	Mr & Mrs S Mutton Smiths Farm Station Road Ten Mile Bank Downham Market Change of use of existing redundant farm buildings to B1 and/or B8 use, formation of access and retention of existing perimeter fencing	Hilgay

12.05.2017	06.09.2017 Application Permitted	17/00936/F	Mr Thomas Newcome 9 Grafton Road King's Lynn Norfolk PE30 3HA Single Storey Extension to rear of property, to create a larger kitchen / diner area and replace old PVC conservatory.	King's Lynn
05.06.2017	31.08.2017 Application Permitted	17/01093/F	Royal Gourmet Restaurant Royal Gourmet Restaurant 5 Out South Gates King's Lynn Norfolk Installation of replacement and new ventilation equipment to first floor roof (retrospective)	King's Lynn
13.06.2017	23.08.2017 Application Permitted	17/01144/F	Palm Paper Ltd Palm Paper Poplar Avenue King's Lynn Norfolk Regrading of site and construction of Gas Pressure Reduction and Metering Station	King's Lynn
14.06.2017	23.08.2017 Application Refused	17/01153/F	Mrs Catherine Gladwin 9 Suffield Way King's Lynn Norfolk PE30 3DE VARIATION OF CONDITION 2 OF PLANNING PERMISSION 07/00504/F: Construction of detached annexe (amended design)	King's Lynn

27.06.2017	05.09.2017 GPD HH extn - Refused	17/01230/PAGPD	Mr Anthony Webber 20 Queensway King's Lynn Norfolk PE30 4AW Single storey rear extension which extends beyond the rear wall by 4 metres with a maximum height of 3.4 metres and a height of 3.4 metres to the eaves	King's Lynn
28.06.2017	23.08.2017 Application Permitted	17/01233/F	Mr Williams 1 Cedar Row Wootton Road King's Lynn Norfolk Extended double garage from original planning permission	King's Lynn
03.07.2017	24.08.2017 Application Permitted	17/01273/F	Mr Andrew Page Vacant 53 London Road King's Lynn Norfolk Proposed removal of window and enlarged opening for new door on Guanock Place elevation	King's Lynn
06.07.2017	31.08.2017 Application Refused	17/01311/LB	Mr James Lee Hanse House South Quay King's Lynn Norfolk Listed building application for proposed replacement entrance lobby to the main entrance from South Quay	King's Lynn
10.07.2017	25.08.2017 Application Permitted	17/01327/F	Mr & Mrs J Munson Jubilee Farm Clockcase Road Clenchwarton King's Lynn Construction of entrance porch	King's Lynn

11.07.2017	29.08.2017 Application Permitted	17/01332/LB	BCKLWN The Old Gaol House Saturday Market Place King's Lynn Norfolk LISTED BUILDING APPLICATION: Internal alterations, reinstatement of subdivision of meeting room and refurbishment of windows	King's Lynn
12.07.2017	01.09.2017 Application Permitted	17/01338/F	Mr Goward 10 Grantly Court King's Lynn Norfolk PE30 4TN Alterations & extension	King's Lynn
17.07.2017	25.08.2017 Application Permitted	17/01374/F	C/o Agent Ex Berol Berol House Oldmedow Road Hardwick Industrial Estate Variation of condition 2 and 6 of planning permission 16/01904/F to amend drawings	King's Lynn
20.07.2017	31.08.2017 Application Permitted	17/01403/F	Mr & Mrs J England 15 King Street King's Lynn Norfolk PE30 1ET Revised design of House and courtyard garden permitted under 16/01412/F to rear of 15 King Street, Kings Lynn.	King's Lynn

28.07.2017	05.09.2017 Application Permitted	17/01471/F	Mr S Ponting Crown Cottage The Street Marham King's Lynn Extension of existing dormer roof and construction of garage to dwelling	Marham
05.07.2017	31.08.2017 Application Permitted	17/01290/RM	Mr O McGuffog Plot 1 - Land North of 19 Smeeth Road Marshland St James Norfolk Reserved matters application for proposed dwelling	Marshland St James
26.06.2017	23.08.2017 Application Permitted	17/01219/F	Mr Keith Pritchard 1 Denton Lodge Cottages Mundford Road Feltwell Norfolk The proposed triple garage building with games room over is a replacement building of the recently approved triple garage	Methwold
14.06.2017	25.08.2017 Application Permitted	17/01162/F	Mrs Jolanda Rocklin Scuderia Normans Lane North Creake Fakenham Erection of greenhouse in rear garden	North Creake

26.07.2017	31.08.2017 Application Permitted	17/01448/F	Mercury Investments Limited Development West of Farm Cottages Shammer North Creake Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/00133/F: Conversion of barns to two residential units	North Creake
20.06.2017	25.08.2017 Application Permitted	17/01190/F	Mr & Mrs R Drummond Magnolia House 42A Methwold Road Northwold Norfolk Single storey extension at rear and side of existing dwelling	Northwold
14.07.2017	06.09.2017 Application Permitted	17/01359/F	Mr I Vanderloo 31 Carlton Drive North Wootton King's Lynn Norfolk Construction of Porch	North Wootton
10.07.2017	04.09.2017 Application Permitted	17/01324/F	Mr A Tursucu 10 Wisbech Road Outwell Norfolk PE14 8PA Change of use and alterations to form shop	Outwell
10.07.2017	05.09.2017 Application Permitted	17/01325/A	Mr A Tursucu 10 Wisbech Road Outwell Norfolk PE14 8PA Advertisement application for 2 x illuminated box signs to front and side walls	Outwell

13.07.2017	29.08.2017 Was Lawful	17/01356/LDE	Mr David B Doubleday Land South of Cecil House Mullicourt Road Outwell Wisbech Certificate of Lawfulness: Standing of three caravans for use as private units since 1999	Outwell
04.05.2017	05.09.2017 Application Permitted	17/00875/F	Mr Kerry Ward Oaklands Pentney Lane Pentney Norfolk Variation of condition 2 of planning permission 15/01929/F - Construction of storage and distribution building in connection with horticultural business (Class B8), following rescinding of building approved under planning reference 11/01556/F: To vary previously approved drawings	Pentney
13.07.2017	25.08.2017 Application Permitted	17/01347/F	Mr J Bryan 3 Grange Close Snettisham King's Lynn Norfolk Extension to garage	Snettisham
05.07.2017	31.08.2017 Application Permitted	17/01284/F	Mrs Pope 18 Fakenham Road South Creake Fakenham Norfolk Rear garden room extension, bedroom extension and alterations to windows to front	South Creake

24.07.2017	25.08.2017 Application Permitted	17/01420/F	Mr & Mrs Jonathan Freedland Mulberry 4 Leicester Meadows Leicester Road South Creake Variation of condition 2 of planning permission 16/00851/NMA_1: to amend previously approved drawings	South Creake
31.05.2017	25.08.2017 Application Permitted	17/01051/F	Mr Wayman Abbeystead 20 Churchgate Street Southery Downham Market Erection of 1 no dwelling and associated works	Southery
29.06.2017	24.08.2017 Application Permitted	17/01250/F	Mrs J Gledhill Fairholme 90 Grimston Road South Wootton King's Lynn Extension and Detached Garage	South Wootton
03.07.2017	29.08.2017 Application Permitted	17/01267/F	Mr & Mrs F Neal Rising Fields 40 Castle Rising Road South Wootton King's Lynn Extensions and Detached Garage	South Wootton
05.07.2017	30.08.2017 Application Permitted	17/01286/F	Miss D Hart Allestree Hall Lane South Wootton King's Lynn Extension	South Wootton
14.07.2017	06.09.2017 Application Permitted	17/01361/F	Mr & Mrs N Watson 1 Beech Avenue South Wootton King's Lynn Norfolk Extension	South Wootton

10.07.2017	23.08.2017 Prior Approval - Approved	17/01330/PACU3	Mr & Mrs Shakespeare Agricultural Building At Stock Down Farm Stow Road Outwell Wisbech Prior Notification: Change of use from agricultural building to dwelling	Stow Bardolph
10.05.2017	23.08.2017 Application Permitted	17/00909/F	Mr D Sutton 93 Lynn Road Terrington St Clement King's Lynn Norfolk Extension and alterations to dwelling	Terrington St Clement
26.06.2017	25.08.2017 Application Permitted	17/01215/F	Mr & Mrs Follen 10 Chapel Road Terrington St Clement King's Lynn Norfolk Proposed single storey extension and internal alterations	Terrington St Clement
28.06.2017	25.08.2017 Not Lawful	17/01244/LDP	Mrs Heather Bobbins Pretoria House 156 Benns Lane Terrington St Clement King's Lynn Application for a lawful development certificate for a proposed new front porch	Terrington St Clement
24.07.2017	29.08.2017 Application Permitted	17/01416/F	Mr Allan Hanson The Cottage 21 Sandygate Lane Terrington St Clement King's Lynn Single storey extension to rear of dwelling	Terrington St Clement

21.06.2017	25.08.2017 Application Permitted	17/01194/F	Mrs Daniela Tucker White Gables School Road Terrington St John Wisbech Remove existing single storey detached side garage and rear conservatory, to form new two storey side and rear extension.	Terrington St John
21.07.2017	05.09.2017 Application Refused	17/01414/F	Ventress Property Developments Ltd Old Farm High Street Thornham Hunstanton Proposed residential development for 4 dwellings following demolition of existing dwelling	Thornham
15.06.2017	23.08.2017 Application Permitted	17/01165/F	Mr Phillip Vincent Ifields 46 High Road Tilney cum Islington Norfolk Demolition of existing garages for proposed single storey extension and internal alterations	Tilney St Lawrence
29.06.2017	25.08.2017 Application Permitted	17/01247/F	Mr Thomas Walczak Dodds Stile 106 Town Street Upwell Norfolk Demolition of existing single storey extension to be replaced with a two storey extension to existing detached premises	Upwell

18.05.2017	25.08.2017 Application Permitted	17/00971/RM	Mr S Hawes and Miss L Clifton Plot 3 Land To the South of Casa Mia Hall Road Walpole Highway Norfolk Reserved Matters Application for the construction of one dwelling	Walpole Highway
19.05.2017	04.09.2017 Application Permitted	17/00982/F	Mr Lee Walton The Willows The Marsh Walpole St Andrew Norfolk Removal of condition 2 of planning permission 16/01849/F to eliminate the flat roof part of dwelling	Walpole
20.07.2017	05.09.2017 Application Permitted	17/01404/F	Mrs T Rooks 79 Springfield Road Walpole St Andrew Wisbech Norfolk Proposed two storey extension	Walpole
31.07.2017	05.09.2017 Application Permitted	14/01236/NMA_1	National Grid Walpole Substation Walpole Bank Walpole St Andrew Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 14/01236/F: Increase in height of landscaping bund from 5.5 meters to 6 metres	Walpole
26.07.2017	25.08.2017 Application Permitted	17/01455/F	Mr & Mrs D Attersall Topeka Walton Road Walsoken Norfolk Extension and alterations to dwelling	Walsoken

07.04.2017	23.08.2017 Application Permitted	17/00701/F	<p>Mr & Mrs Sturgess William Marshall Church of England School Main Street Welney Norfolk</p> <p>Convert the existing site into a Retreat Centre, using the old school master's house as a dwelling. Works include the removal and reinstatement of the kitchen lean-to extension, replacing the existing veranda with a garden room, creating a new porch for the old School Master's house, additional windows, adding a new pitched roof above the 20th century extension, and adding a first floor/attic level above the existing classroom spaces to accommodate new bedrooms for the retreat centre.</p>	Welney
13.07.2017	24.08.2017 Application Permitted	17/01345/F	<p>Mr John Millard Village Hall Church Road Wereham Norfolk</p> <p>VARIATION OF CONDITIONS 2 AND 17 OF PLANNING PERMISSION 16/00219/F: Construction of stand alone village hall with associated parking. On completion the existing village hall is to be demolished</p>	Wereham

29.06.2017	05.09.2017 Application Permitted	17/01248/F	Mr Frederick Popp 28 West Way Wimbotsham King's Lynn Norfolk Request to drop curb at 28 West Way in order to allow access to my 3-car wide drive and to match my neighbours.	Wimbotsham
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