



Planning Committee

Agenda

Tuesday, 8th May, 2018

***at approximately 11.00 am**

in the

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

*Please note that the Committee will visit the site of the major application listed on the agenda, prior to the meeting. It is aimed to commence the meeting at approximately 11.00 am, when the Committee returns from the site visit.



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

PLANNING COMMITTEE AGENDA

Please note that 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: Tuesday, 8th May, 2018

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

TIME: Approximately 11.00 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 9th April 2018.

3. DECLARATIONS OF INTEREST

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

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

4. URGENT BUSINESS UNDER STANDING ORDER 7

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

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

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

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Page 6)

The Committee is asked to note the Index of Applications.

a) Decisions on Applications (Pages 7 - 44)

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

9. DELEGATED DECISIONS (Pages 45 - 86)

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

Major Applications

Please be advised that the Committee will visit the site for the major application reference 16/00610/OM from 9.30 am, prior to the meeting, which will start at approximately 11.00 am, where the application will then be determined.

Site Visit Arrangements for other applications

When a decision for an additional site inspection is made at the meeting, consideration of the application will be adjourned, the site visited, and the meeting reconvened on the day that the site visit takes place, where a decision on the application will then be made.

If there are any additional site inspections arising from this meeting, these will be held on **Friday 11 May 2018** (time to be confirmed).

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 4 May 2018**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

For Major Applications

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

For Minor Applications

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

For Further information, please contact:

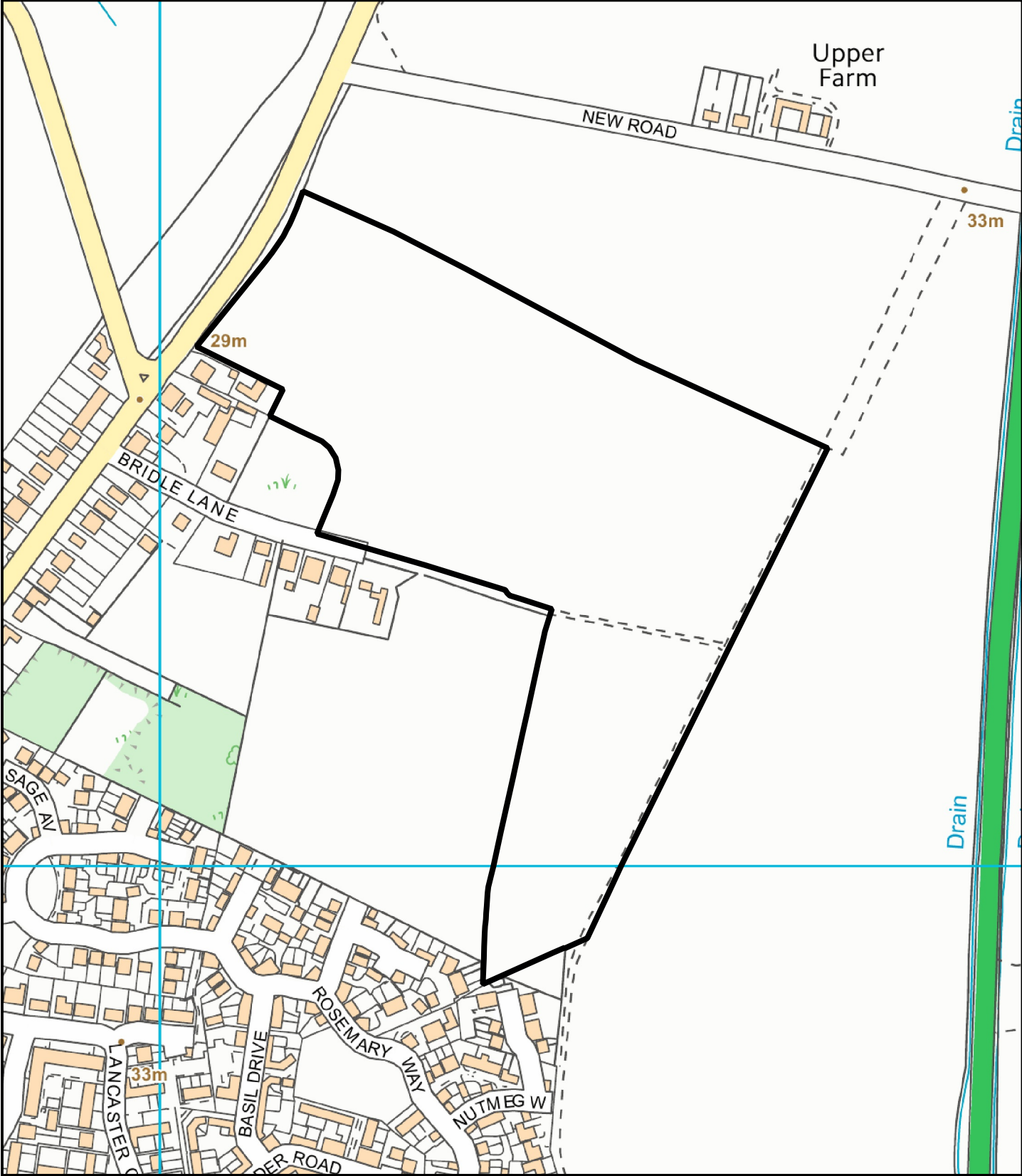
Kathy Wagg on 01553 616276
kathy.wagg@west-norfolk.gov.uk

**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON TUESDAY, 8 MAY 2018**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	MAJOR DEVELOPMENTS			
8/1(a)	16/00610/OM Land North East of Bridle Lane Outline Major Application: To include up to 240 dwellings (use class C3), access onto Lynn Road, open space, sustainable drainage systems and associated ancillary works	WIMBOTSHAM DOWNHAM MARKET	APPROVE	7
8/2	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE BOARD			
8/2(a)	18/00478/F Outer Purfleet Purfleet Quay Installation of 2 no. piles and change of use of outer purfleet for the mooring of a ship for restaurant/entertainment use with ancillary accommodation for 3 no. ships crew and use of the adjacent area as an outdoor serving and seating area	KING'S LYNN	REPORT TO FOLLOW	
8/2(b)	18/00562/CM Land North of Greenpark Avenue and the East of Columbia Way County Matters Application: New 420 pupil primary school and associated external works and a stand-alone 56 place nursery building	KING'S LYNN	APPROVE	33

16/00610/OM

Land North East of Bridle Lane Downham Market



Parish:	Wimbotsham and Downham Market	
Proposal:	Outline Major Application: To include up to 240 dwellings (use class C3), access onto Lynn Road, open space, sustainable drainage systems and associated ancillary works	
Location:	Land North East of Bridle Lane Downham Market Norfolk	
Applicant:	Albanwise Ltd	
Case No:	16/00610/OM (Outline Application - Major Development)	
Case Officer:	Mr K Wilkinson	Date for Determination: 22 June 2016 Extension of Time Expiry Date: 11 May 2018

Reason for Referral to Planning Committee – The comments of both Wibotsham Parish Council and Downham Market Town Council are contrary to the officer recommendation

Neighbourhood Plan: No

Case Summary

The site is an irregular shaped parcel of land located to the north east of Downham Market, but lies mostly within the parish of Wimbotsham (boundary along bridleway BR13/Bridle Lane which runs generally east-west). It has approx. 140m frontage onto Lynn Road/B1507, lies north of Bridle Lane up to the concrete road (formerly part of RAF Downham Market and is a bridleway - BR14) which runs broadly parallel to the A10/by-pass; there is a narrowing parcel to the south of Bridle Lane which abuts Parsley Way and almost adjoins Elderflower Way – the existing peripheral residential estate development constituting the present edge of the urban area of the town. There is agricultural land to the north (with New Road beyond), east and west of the southern 'leg' and also on the opposite side of Lynn Road.

The site comprises 9.2ha of an allocation site of 16.2ha for Downham Market under Policy F1.3 of the Site Allocations and Development Management Policies Plan 2016, with the policy requiring at least 250 dwellings and associated facilities.

The current application is in outline form with all matters reserved apart from access (off Lynn Road/B1507). Originally the application was submitted for up to 285 dwellings including land to the north and outside the allocated site. The application has been revised to reduce the number of dwellings to up to 240 dwellings and the site area mostly complies with the defined allocated site boundary, except for a small section around a proposed drainage feature in the north-west corner plus inclusion of bridleway BR14.

Key Issues

- Principle of Development
- Form and character
- Highways issues

Residential Amenity
Flood Risk and Sustainable drainage
Archaeology
Ecology
Minerals
Section 106 matters
Any other matters requiring consideration prior to the determination of the application
Crime and Disorder

Recommendation

A. **APPROVE** subject to conditions and the satisfactory completion of the Section 106 Agreement;

B. In the event that the Section 106 Agreement is not completed within 4 months of the date of this Committee meeting, the application shall be **REFUSED** due to the failure to secure affordable housing, public open space and play facilities (including allotments), SUDS design and maintenance, education contribution, Habitat Mitigation fees and Travel Plan.

THE APPLICATION

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The site comprises 9.2ha of an allocation site of 16.2ha for Downham Market under Policy F1.3 of the Site Allocations and Development Management Policies Plan 2016, with the policy requiring at least 250 dwellings and associated facilities.

The current application is in outline form with all matters reserved apart from access (off Lynn Road/B1507). Originally the application was submitted for up to 285 dwellings including land to the north and outside the allocated site. The application has been revised to reduce the number of dwellings to up to 240 dwellings and the site area mostly complies with the defined allocated site boundary, except for a small section around a proposed drainage feature in the north-west corner plus inclusion of bridleway BR14.

The application is accompanied by the following supplementary documents: Design & Access Statement, Statement of Community Involvement, Transport Assessment, Travel Plan, Ecological Assessment, Geo-environmental Desk Study, Heritage Statement, Flood Risk Assessment, Utilities Statement, Minerals Statement & Rebuttal to Minerals Planning Authority Objection, Air Quality Assessment and Drainage Strategy.

An indicative Masterplan and a Development Framework Plan (DFP) have been submitted. These demonstrate how the site might be developed and indicate a vehicular access in the

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form of a 32m three armed roundabout on Lynn Road/B1507. Improved pedestrian links along Lynn Road, retention and enhancement of existing bridleways, including linkage to Hillcrest Primary School (via Landseer Drive), are proposed as part of this overall scheme. The DFP shows how the overall allocation site may be served off this current site, plus additional land to the south-east and A10 beyond should there be a future demand. The allocated site contains a significant constraint in the form of two Anglian Water mains which run broadly from SE to NW diagonally across it. The DFP illustrates this as part of a green space network, combined with the two bridleways, to include public open space, play areas, allotments and SuDS features. This would also correspond with a line of oak trees along Bridle Lane which are protected under a Tree Preservation Order (2/TPO/00529).

The Design & Access Statement indicates that mainly two storey dwellings would be provided with a mix of semi-detached, terraced and detached units. Scale is indicated to be a range of up to 2, 2.5 and potentially 3 storey buildings, but the majority of units would be 2 storey, and three storeys used only for landmark/feature buildings. Affordable housing would be provided at 20% with a 70/30 social rented/shared ownership split. The exact mix and design would be submitted at the reserved matters stage.

An EIA Screening Opinion has previously been undertaken which concludes that the proposal is not EIA development.

The site is not CIL liable, as it is classed as an exempt strategic site within the charging schedule.

SUPPORTING CASE

The agent raises the following comments in support of the application:

“...the application presented fully accords with the Council's development plan and the allocation requirements of Policy F1.3. It is funding and delivering the essential highway infrastructure for the whole allocation area as well as providing wider off site structural landscape enhancements. It will ensure that development is undertaken in a comprehensive manner, that impacts are mitigated and that benefits for the community are maximised.

We hope the Council will support this carefully considered and policy compliant scheme.

1. Indicative masterplan:

We have listened to concerns regarding the scale of development and amended both the illustrative masterplan and red line plan to reduce the overall site area. This was consulted on in Autumn 2017. The revised illustrative plan now accommodates all built development within the area allocated in the Site Allocations Plan (F1.3). The only land outside of the allocated area is that required to manage surface water and drainage from the site. The topographical low point dictates the location of the proposed pond and storage feature and avoids unnecessary engineering operations. The extent required is modest.

The site area is reduced from 10.9ha to 9.2ha. The number of units applied for has reduced from up to 285 homes to up to 240 homes and is now below the minimum requirement of 250 homes for this allocation. The gross density remains modest at 26 dwellings per hectare.

The revised masterplan (February 2018) now includes the roundabout access agreed with County Highways. In addition, the off-site landscape buffer along New Road to the north of the site has been extended (see further comments on the framework plan below).

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2. Indicative Development Framework Plan:

As required by Policy F1.3 we have prepared an Indicative Development Framework Plan. The Indicative Development Framework Plan demonstrates the significant benefits arising from the approach proposed, which include:

- Access and highways: The current application will deliver the main road access on to Lynn Road as required by policy F1.3, point b. This will avoid impact on existing residents in Rosemary Way. The proposed roundabout significantly exceeds the minimum access requirement which is for a priority right junction. This investment of £750k will serve the whole allocation, and not just the application site, as well as controlling traffic speeds along Lynn Road.

The internal road arrangement and main spine road allows for access to other land to the east and south as required by Policy F1.3, should this be proposed by the Council in the future. It also safeguards the opportunity to create a new strategic A10 link. This might enable more effective bus penetration for new and existing residents and a flexible traffic management strategy and reduced use of Lynn Road through Wimbotsham in the future.

- Enhanced footpath links: The two bridleways which run through the centre of the site and adjacent to the eastern boundary will be enhanced through new surface treatment and will be set in attractive landscaped corridors to help to improve pedestrian and cycle links to key facilities such as schools. In addition, the applicant is willing to make a financial contribution to enhancing the footpath to the south of the site linking to Hillcrest Primary School and will improve footways on Lynn Road as part of the site access works.

- Open Space and Green Infrastructure: Extensive areas of new open spaces, including play areas, amenity green space and structural landscaping, particularly along rights of way and the boundary of the site will enhance local green infrastructure. The application masterplan allows for 2.77ha of green space. This is double the Council's policy requirement of 1.34ha. New allotments will also be incorporated in to the design and can be controlled by condition.

- Landscape Buffer: To create an effective landscape setting and buffer the masterplan incorporates the following features:

- The right of way along the eastern boundary of the application site will be incorporated within a generous landscaping corridor. All homes will be designed to be outward looking, improving security and avoiding unattractive rear boundaries (and associated domestic paraphernalia) when viewed from the A10;
- Drainage features and a wildlife area are proposed in the north-western corner of the site to create a soft green entrance to the town;
- The northern site boundary will be demarked by new hedge planting rather than close board fencing and can be controlled by condition; and
- The existing hedgerows along Lynn Road, New Road and part of the A10 are to be reinforced with additional hedge and tree planting. This takes advantage of existing features and the higher topography to strengthen the wider landscape framework and visually contain the development when viewed from the north. This is all achievable on land in the applicant's control and can be controlled by condition.

Benefits and infrastructure of the scheme can be secured through s106 contributions or secured by conditions including:

- The provision of allotments (750m² of allotments- provided at standard of 250m² per plot per 200 people). This can be controlled via a planning condition.

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- Affordable Housing: 20% of all homes to be affordable housing (to be included in the s106).
- Education (Primary and Early Years): Financial contributions will be made through the s106 to assist Norfolk County Council Education in upgrading primary and early years school facilities in the Town where there is currently an identified need. This will be based on a formula approach and contributions could be around £855k.
- Upgrading the footpath to the south-east corner of the site linking to Hillcrest Primary School. This can be controlled via a condition on our client's land and through a financial contribution for land outside our client's control.
- A financial contribution towards enhancing the footpath along Lynn Road in the proximity of the garage to improve conditions for pedestrians. A new footpath will be provided on the eastern side of Lynn Road as part of the site access works.
- A financial contribution towards implementing a speed limit reduction along Lynn Road north of the proposed roundabout of approximately £10k. The provision of the roundabout on Lynn Road can be controlled via a planning condition.
- A financial contribution of £18k towards upgrading library facilities.
- The implementation of a travel plan to encourage the use of non-car modes of transport.”

PLANNING HISTORY

None relevant

RESPONSE TO CONSULTATION

Wimbotsham Parish Council: (Initial submission) OBJECT raising the following concerns:

Site Specific Issues:

1. The site has been identified as one which contains good quality minerals. Consideration should be given to extraction prior to any development being considered. This would also have potential to lower the land levels, so lessen the impact of any future development.
2. Development would give rise to unacceptable visual impact from the surrounding countryside and village of Wimbotsham, be highly visible from both long and short distant views east – west including from across the fens to the west from where the land rises to the site, which is located on a natural high point to the north of Broomhill.
3. The site would also be highly visible when approaching from the north east via Wimbotsham and on approach to Broomhill from the north. The site is on high ground so this would increase the overall impact.

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4. The site intrudes into the natural agricultural separation space between the village of Wimbotsham & town of Downham Market, thus would significantly erode the distinctiveness of the two communities, their built and social environment.
5. Unacceptable and damaging visual impact from light pollution, including Street Lighting particularly those around the proposed junction, would impact on the open space beyond, the site being elevated, open and visible from considerable distance, including across the fen and from Wimbotsham village. Further the site would provide significant light pollution to the village of Wimbotsham and create urbanisation and depletion of the natural separation between village and town. Suggest that a Lighting Strategy is considered.
6. Potential development of any additional schooling should be included within the land allocation of the 'Site Allocations and Development Management Plan' rather than on adjacent land outside of this area. Development outside of this land would encroach further on important open space between Downham Market and Wimbotsham.
7. The proposed site and access would have a significant impact on the Wimbotsham Conservation Area. Other sites to the east and south-east of Downham Market would have lesser impact.
8. The proposal of three-storey town houses on the site, and particularly the highest part of the development would increase the visual impact of the development and be out of character with traditional buildings of the area.
9. There should be substantial landscaping belt on all sides of the development to provide screening, minimise visual impact and provide wildlife habitat. A minimum 10 metre landscaping belt is requested and be included as part of a comprehensive landscaping scheme as an integral part of the Outline planning application.
10. A light pollution assessment should also be included as part of the Outline planning application. Including the impact of street and vehicle lights around the junction.
11. A Noise Impact assessment of the proposed junction should be included in the Outline application, as it is considered that the noise created from vehicle movements at the proposed junction will have a significant impact on the village and its surroundings, particularly as the location is at an elevated location.
12. Insufficient consideration has been given to enhancement of local facilities within Wimbotsham Village, e.g. the Village Hall and the Recreation Ground, which are geographically the closest to the proposed development.
13. There has been no consultation with respect to the community facilities within the village.
14. The site being within Wimbotsham Parish will impact on the village school as the children will be in the catchment of this school.
15. There is concern over the proximity of the proposed access to Low Road and consideration should be given to alternative access more closely related to the town and the A10, such as via Bridle Lane, directly to Broomhill or to the Bexwell Road / A10 junction.
16. New development sites should have suitable safe access to main highways and not impact local roads. Other sites to the east of Downham Market and southeast of

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Downham Market offer better opportunities for access, to the town and the A10, with opportunity for cycle/footway provision and reduction of car use.

17. There has been limited community involvement from the developers with the residents of Wimbotsham within the village. With no formal consultation relating to the proposals.
18. The Core Strategy sets out the vision and development strategy for the borough up to 2026. There are 6 main elements detailed, one of which is to 'Protect and enhance the heritage, cultural and environmental assets and seek to avoid possible areas of flooding'. National Planning Policy Framework Section 11 states 'The planning system should contribute to and enhance the natural and local environment'. This development does not appear to be in accordance with this policy or the Core Strategy as it does not protect or enhance the environment and should be refused on this basis as other sites should be considered with lesser impact.
19. The site does not have widespread community support. In response to the earlier consultation Wimbotsham Parish Council submitted a copy of our Parish Plan which emphasises that open countryside separates Wimbotsham from Downham Market and that following a questionnaire a high level of respondents agreed that these fields which separate the village should be protected. This shows that the village majority does not support these proposals.

Wider Issues:

20. Parking within Downham Market is already overstretched and there is inadequate parking at the train station. This development would add to this pressure.
21. There is no provision for the increase in infrastructure, e.g. Doctors and Dentists.
22. There is no provision for the increase in drainage required.

Summary:

To summarise, it is considered that the proposal will give rise to an unacceptable level of visual impact, noise and light pollution, eroding the natural open space between Broomhill & Wimbotsham and therefore will not serve to contribute to and enhance the natural and local environment. There are more or equally sustainable sites available within the developers' control to the south east of the site which would have lesser impact and not project north beyond the existing built environment of Broomhill.

(Amended scheme) No response to consultation received at time of compiling this report.

Downham Market Town Council: (Initial submission) **REFUSE** with the following comments:

"...Members reflected that whilst the outline plan looks promising councillors were concerned that the development spans parish boundaries and clarification is required as to the legality because the proposal is not wholly within the Downham Market parish and the majority is situated within the parish of Wimbotsham. This is a contradiction which has an impact upon the Community Infrastructure Levy (CIL), which is currently being challenged by Downham Market Town Council. Furthermore the site only has a single access/egress which is considered insufficient for this size of proposed development. It is also felt that a roundabout type junction should be provided on the B1507 road for road safety purposes. Because of the above and the fact that the development is currently outside the agreed development boundary, members recommended refusal."

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(Amended scheme) No response to consultation received at time of compiling this report, but are expected and will be reported in late correspondence.

Local Highway Authority (NCC): NO OBJECTION subject to conditions regarding street lighting, detailed plans of roads etc., construction traffic management plan, wheel cleaning, offsite highways improvement works including roundabout & footpath linkages, emergency access provision, Traffic Regulation Order promotion on Lynn Road, Interim Travel Plan production and implementation.

NCC Public Rights of Way Officer: NO OBJECTION. I would require further detail on issues relating to the impact on the existing rights of way network and enhancements that would be required to relevant routes in order to meet the requirements of increased footfall.

NCC Minerals and Waste: OBJECTION – on the grounds of mineral resource safeguarding. The site may contain a viable mineral resource of silica sand and carstone. If no intrusive site investigation and assessment is undertaken, it is the Mineral Planning Authority's view that very significant weight should be given to the national importance of the safeguarded silica sand resources, the potential that these resources will be constrained, and the policy approach set out in NPPF paragraph 144, and Norfolk Minerals and Waste Core Strategy Policy CS16.

NCC – LLFA: NO OBJECTION subject to condition relating to run-off rate.

NCC – Planning Obligations: The following infrastructure would need to be funded through Section 106 agreement: early education places, primary school places, library provision, public rights of way contribution and travel plan. Fire hydrants would need to be secured via condition.

Historic Environment Service: NO OBJECTION subject to conditions regarding a programme of archaeological investigation and mitigatory work.

Natural England: NO OBJECTION subject to mitigation – contribution of £50 per dwelling to the Council's monitoring and mitigation strategy to contribute to monitoring and/or small scale mitigation on designated sites. Standing advice should be used for advice on protected species.

Anglian Water: NO OBJECTION subject to condition relating to foul water drainage details.

Environment Agency: NO OBJECTION

Stoke Ferry IDB: NO OBJECTION

Housing Strategy Officer: NO OBJECTION subject to the provision of 20% affordable housing equating to 48 units split 34 for affordable rent and 14 for shared ownership to be secured by S106 agreement. Provide comments on the suggested mix.

Central Services – CSNN: NO OBJECTION subject to conditions regarding foul and surface water drainage, lighting and construction management plan

Environment & Planning – Environmental Quality: NO OBJECTION subject to conditions regarding contamination investigation and remediation.

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Environment & Planning – Planning Policy Team: NO OBJECTION on the following grounds:

- Downham Market has clearly been identified as a sustainable settlement for growth by the Core Strategy adopted in 2011
- The Site Allocations and Development Management Policies Plan makes allocations accordingly.
- The current planning application is for one of the Strategic Site Allocations within the Borough Council's Local Plan.
- The Local Plan and the Site Specific Policy F1.3 offer flexibility in terms of the numbers which could come forward on the site, by expressing the number of dwellings as 'at least'. This is to ensure that the housing need is met and a five year housing and supply is maintained
- Careful consideration needs to be given to the impacts that delivering extra dwelling numbers on the site could potentially have upon the local and wider natural and built environment.
- Therefore it is vital that proposals are not only consistent with the Policy F1.3, but also others within the Local Plan, in particular:
 - CS08 Sustainable Development and
 - DM15 – Environment, Design and Amenity
 - As well as having regard to national policy (NPPF).

After careful consideration it is considered that the proposal is consistent with these policies, including making the best use of land on a Borough Council Strategic Local Plan Allocation.

- The amended scheme shows a reduction in dwellings from 285 to 240; this provides large areas of open / green space and a landscape buffer between Downham Market and the bypass. The gross density is much lower than other recent estate style developments in the Town.
- The Borough Council is currently seeking further allocations through the Local Plan review. This proposal is for a site that has already been through the local plan process and has been found to be 'sound'. Therefore it could be considered unreasonable to refuse, given that:
- The proposed development, including the uplift in dwelling numbers, is considered consistent with the policy aspirations and strategic direction of growth set by the Local Plan.

Greenspace Officer: NO OBJECTION subject to the provision of 56m² of open space per dwelling split 70% for amenity/outdoor sport/allotments and 30% as suitably equipped children's play space. This amounts to 1.34ha of open space/splay space for the site of which 0.4ha shall be equipped. Details of security of attenuation pond will be required together with management of landscaped areas and 'enhanced northern buffer'

Arboricultural Officer: NO OBJECTION in principle but some of the trees on the boundary with Bridle Lane are covered by a current Tree Preservation Order (TPO) numbered; 2/TPO/00529 and I will need to see a full tree survey, including arboricultural implications assessment and arboricultural method statement, to the current BS 5837, should this reach the full application stage.

Norfolk Constabulary - ALO: NO OBJECTION. Recommends 'Secure by Design' principles to be adopted.

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REPRESENTATIONS

Originally submitted scheme – 285 dwellings – **34** letters of **objection** regarding the following (summarised):

- Loss of productive farmland;
- Lack of infrastructure for development and the village and Town overall – school places, nurseries, play areas, surgery, dentist, pharmacies etc.
- School should be provided;
- Increased traffic on Lynn Road as only one point of access – impact on Wimbotsham and junction with A10;
- Impact upon ecology;
- Potential expansion of further residential development;
- Density is too great;
- Impact upon character and appearance of countryside;
- Erosion of gap between edge of town and Wimbotsham;
- Light pollution; and
- Loss of mineral supply.

Amended scheme – 240 dwellings – **8** letters **objecting** on same grounds outlined above and in addition:

- Density still too great – overall site capacity significantly higher than 250 expected in Policy F1.3;
- Woods to south-west to be retained?
- Bridleways should be retained and crossed appropriately by new roads etc.

1 item of **support** received raising the following:

- On the basis that it will provide housing for first-time buyers; and
- Increased population will allow businesses to expand and bring a more prosperous economy.

1 item being **neutral** - neither supporting nor objecting - but raising the following comments:

- S.106 money will be used to improve facilities; and
- Request that Bridle Lane has improvement works to surfacing.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS04 - Downham Market

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

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CS11 - Transport

CS12 - Environmental Assets

CS14 - Infrastructure Provision

Policy F1.3 - Land North East of Downham Market

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

NEIGHBOURHOOD PLAN POLICIES

NATIONAL GUIDANCE

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

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

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

OTHER GUIDANCE

Downham Market Town Design Statement

PLANNING CONSIDERATIONS

The main issues for consideration are as follows:

Principle of Development
Form and character
Highways issues
Residential Amenity
Flood Risk and Sustainable drainage
Archaeology
Ecology
Minerals
Section 106 matters

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Any other matters requiring consideration prior to the determination of the application
Crime and Disorder

Principle of Development

Downham Market is a main Town of the Borough as identified by Policy CS02 of the Core Strategy 2011. The site is allocated for housing along with additional land under Policy F1.3 of the Site Allocations and Development Management Policies Plan 2016. The land is not previously developed land and is therefore a greenfield site.

Policy F1.3 of the Site Allocations and Development Management Policies Plan 2016 requires “a high quality, well landscaped development of “at least” 250 dwellings and associated facilities” which would include local highway improvements, landscaping, protection of TPO trees, affordable housing, allotments and path improvements, improved infrastructure, education and strategic infrastructure contributions, outdoor amenity and play space, protection of public rights of way and SuDS.

As referred to above, the current proposal was originally submitted for up to 285 dwellings on a site area that exceeded the site allocation map. However the applicant was advised to reduce numbers and to comply with the allocated site boundaries. The proposal now broadly complies with the allocation area and the numbers have now been reduced accordingly to up to 240 dwellings. This equates to a gross density of 26 dwellings per hectare (38 dph net) which is the same densities as Landseer Drive (Wilcon Homes) and the first phase of the Herb Estate (Stamford Homes) and indeed lower than second phase of the Herb Estate at 28 dph gross. For comparison this density equates to that used on the Crow Hall Estate to the south of the town.

Whilst the numbers are more than that previously expected for this overall site allocation, the remaining land to the south west comprises 7ha which contains a substantial area of woodland (approx. 2ha) which is to be retained. That area would have to be considered on its own merits, but would not be prejudiced by this current proposal.

Members will be aware that advice from the Inspector during the Local Plan Hearings was that any allocation should specify a minimum number of houses, and “at least” was subsequently added to allocation wording within the Plan. This is extremely important to maintain a 5 year housing land supply and to prevent inappropriate development in less sustainable locations. In this case, assessment of acceptability is on a site by site basis as indicated below.

The density proposed for this application site is acceptable in your officer’s opinion to make the most efficient use of land without compromising form and character. Whilst the Masterplan submitted is indicative only, it is considered that up to 240 dwellings could be achieved with varying dwelling types. However, this would ultimately be determined at Reserved Matters stage and could be less numbers (condition attached so that it not more).

In terms of other factors of the policy, the proposal generally conforms to Policy F1.3. The site is relatively constraint free, in other words sustainable and has ultimately been found ‘sound’.

Form and character

The existing residential development abutting the site is a mixture of styles and sizes (predominantly two storey) and also contains a commercial garage/petrol filling station/convenience store on Lynn Road. The periphery of the site to the rear of Lynn Road

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and north of Bridle Lane is reasonably well established hedges and trees. There is open land to the north with no boundary definition and the concrete road/bridleway BR14 to the east with once again open fields to the A10. The land slopes down gently from east to west and north to south, with slight undulation, to a low point in the north-western corner alongside Lynn Road where the SuDS feature is proposed.

Peripheral planting is therefore an important feature in order to assimilate the development into its setting, as emphasised in Policy F1.3.

To create an effective landscape setting and buffer the masterplan incorporates the following features:

- The bridleway (BR14) along the eastern boundary of the application site will be incorporated within a generous landscaping corridor. All homes will be designed to be outward looking, improving security and avoiding unattractive rear boundaries (and associated domestic paraphernalia) when viewed from the A10;
- Drainage features and a wildlife area are proposed in the north-western corner of the site to create a soft green entrance to the town;
- The northern boundary of the site will be defined by new hedge planting, rather than close board fencing, and can be controlled by condition; and
- The existing hedgerows peripheral to the site along Lynn Road, New Road and part of the A10 are to be reinforced with additional hedge and tree planting. This takes advantage of existing features and the higher topography to strengthen the wider landscape framework and visually contain the development when viewed from the north. [Officer note: This is all achievable on land in the applicant's control and planting details and provision can be controlled by condition.]

A substantial area of green space is shown on the Masterplan adjoining the existing development, so the transition between the existing and proposed housing should be easily achieved.

From a form and character perspective, given the existing setting, it is not considered that the development would adversely affect the visual amenity of the locality in accordance with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016. However, the detailed design stage will demonstrate whether up to 240 dwellings is achievable given the constraints of the site and policy requirements.

Highways issues

The means of access is to be considered as part of this application. The illustrative Masterplan indicates that site would be served by a proposed 3 arm roundabout on Lynn Road/B1507; details of which have been agreed in principle with the Local Highway Authority together with extending the existing 30mph speed limit further northwards towards Wimbotsham.

As stated above, an indicative Masterplan and a Development Framework Plan (DFP) have been submitted. These demonstrate how the site might be developed and indicate improved pedestrian links along Lynn Road, retention and enhancement of existing bridleways, including linkage to Hillcrest Primary School (via Landseer Drive), which are proposed as part of this overall scheme. The DFP shows that vehicular access may be created and secured up to the common boundary of the adjoining allocated land to the south west (to be

controlled via condition). Plus additional land to the south-east and A10 beyond could also be accommodated should there be a future demand.

The Local Highway Authority raises no objection to the access details subject to conditions. The Public Rights of Way Officer also raises no objection to the scheme. Crossing points on Bridle Lane and any pedestrian linkages to bridleway BR14 will need to be considered at the reserved matters stage.

The LHA request that the development is phased with the roundabout and pedestrian improvement works on Lynn Road completed prior to occupation of any dwellings and no more than 100 dwellings developed prior to an emergency access being implemented (in the event that the roundabout becomes blocked).

Conditions are also sought relating to Construction Traffic Management Plan, wheel washing facility, street lighting, road/footways/drainage details and travel plan. These have been reviewed and combined as necessary and referred to in the recommendation below. The Travel Plan requirements will be covered in the Section 106 agreement.

Residential Amenity

Appearance, layout, scale and landscaping would be considered at the Reserved Matters stage. Notwithstanding this, careful consideration would need to be given to privacy and separation distances between existing and proposed dwellings given the range of different heights of dwellings surrounding the site. This may ultimately affect the type of dwelling proposed in particular circumstances. However, given that there are no flood risk restrictions on the type of dwelling, the applicant can develop a range of design solutions to protect the residential amenities of surrounding residents. The proposal is likely to accord with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

Flood Risk and Sustainable Drainage

The applicant has provided a Flood Risk Assessment and Drainage and Utilities Statement as part of the application.

With regard to flood risk, the site is located in Flood Zone 1 of the Environment Agency's flood risk mapping. The site is therefore in an area with the lowest probability of flooding. The NPPF and NPPG direct that development should be steered towards Flood Zone 1 and thus the site is compliant with national policy.

The applicant proposes a surface water drainage strategy that incorporates Sustainable Drainage Strategies, which is in accordance with the national expectation that LPAs give priority to the use of SuDS in determining planning applications (para 103 of the NPPF).

Norfolk County Council are the Lead Local Flood Authority (LLFA) as the statutory consultee on such matters. They consider that surface water drainage issues can be conditioned; the IDB concur. However, at this stage, the site layout is not being agreed and the finalised drainage strategy would need to be designed and agreed via the Reserved Matters application; associated management/maintenance plans would be secured via Section 106 agreement at this stage. The proposal would accord with the NPPF and the provisions of Policy CS08 of the Core Strategy 2011.

Archaeology

The application site lies on a peripheral part of the former RAF Downham Market, and there may be subterranean remnants of a prehistoric or Romano British enclosure or boundary ditches associated with the medieval field system. With the exception of archaeological implications, there are no significant impacts upon other designated or non-designated heritage assets.

The County Council's Historic Environment Service raises no objection, subject to conditions regarding archaeological investigation and mitigation in accordance with the NPPF and Policy CS12 of the Core Strategy 2011. The applicants are aware of this requirement and are content to comply with these provisions.

Ecology

The site is mainly worked agricultural land and is of low ecological value. Existing features - trees and hedges along Bridle Lane, are to be retained and enhanced as part of this proposal. The application is accompanied by an ecology assessment which identifies that there are no implications or impacts upon protected species within the site area. Badgers are known to be in the broader locality but not evident within the application site.

Natural England (NE) has no comments on the application other than it is considered that there would be no impact on the Ouse Washes SAC, SPA or Ramsar Sites. However, NE has advised that its standing advice should be used to assess the impact on protected species.

A precautionary 3 month pre-commencement badger survey as recommended within the ecology assessment may be secured via condition.

The usual Habitat Mitigation fee (£50 per dwelling) would need to be secured via Section 106 agreement.

Minerals

The Local Minerals & Waste Authority (NCC) raise objection to this proposal on the grounds of mineral resource safeguarding. They state that the site may contain a viable mineral resource of silica sand and carstone. If no intrusive site investigation and assessment is undertaken, it is the Mineral Planning Authority's (MPA) view that very significant weight should be given to the national importance of the safeguarded silica sand resources, the potential that these resources will be constrained, and the policy approach set out in NPPF paragraph 144, and Norfolk Minerals and Waste Core Strategy Policy CS16.

In response to the initial objection from the MPA, the agents produced a rebuttal which concluded: "...in practical terms the proposed development site is unlikely to be worked for silica sand. There is insufficient volume of resource to justify the very significant investment of the necessary processing plant, and exporting the sand to Leziate (12 miles away) would be uneconomical and environmentally questionable, when there are extensive resources of known quality already being worked at Leziate. As such...silica sand extraction on a commercial scale would not be viable nor would it be practical..."

However the MPA retain their stance on the matter.

Whilst a material consideration, the weight attached to the views of the MPA are not considered to be so significant as to outweigh the benefits of developing this land for

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residential purposes. The Minerals & Waste Core Strategy dates back to 2011, and therefore pre-dates the SADMPP 2016 by some considerable time. The Planning & Compensation Act 2004 Section 38 (5) states that where there is a policy conflict of this nature, “the conflict must be resolved in favour of the policy contained in the last document to become part of the Development Plan.”

Section 106 matters

Heads of Terms have been provided by the Applicants confirming that the development would meet the requirements for the costs of relevant infrastructure, facilities and resources reasonably related to and directly arising from development. Given that the site is not CIL liable, affordable housing, SuDS design and maintenance and open space/play equipment design and maintenance, travel plan, footpath linkage contribution (BR14 to Landseer Drive), education (specifically required through Policy F1.3) and library contributions, plus Habitat Mitigation fees will need to be secured via S106 agreement.

The site amounts to 9.2ha and thus exceeds the affordable housing threshold set down in Policy CS09 of the Core Strategy 2011. The applicant seeks consent for up to 240 dwellings which means that 48 dwellings would need to be provided, split 70/30 between affordable rent (34 units) and shared ownership (14) dwellings. The Applicants have agreed to provide affordable housing and the matter will be covered within the S106 agreement. Should numbers be reduced, this would be covered by the usual standard formula for outline applications.

With regard to open space, 1.34ha of open space would be required to serve the 240 dwellings proposed, split between 70% amenity space and 30% equipped play areas (0.4ha) in accordance with Policy F1.3 (pro rata) and Policy DM16 of the Site Allocations and Development Management Policies Plan 2016. The developer has however provided a master plan which indicates an overall area of 2.77ha of green infrastructure proposed, which contains the low-lying attenuation feature with an additional 1.97ha devoted to incidental space/SuDS. The exact details of the open space provision (including allotments) would be secured by the Section 106 Agreement along with maintenance arrangements.

The detailed design of SuDS would be required to be submitted at Reserved Matters stage with the management and maintenance of SuDS features to be secured via the S106 Agreement in the form of a SuDS Management Plan.

Education and library contributions will also be covered in the Section 106 agreement.

Norfolk Fire Service require 1 hydrant (on a minimum 90mm main) per 50 dwellings and therefore 5 hydrants can be secured via condition.

All contributions are considered reasonable, necessary and directly related to the development, and therefore are in accordance with CIL Regulation 122 (2010), Policy CS14 of the Core Strategy (2011) and Policy F1.3 of the SADMPP (2016).

Any other matters requiring consideration prior to the determination of the application

With regard to foul drainage, Anglian Water raised no objection subject to a condition regarding the submission of a foul water drainage strategy. There is adequate capacity in their system to take the increase expected by the proposed development.

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Environmental Quality raises no objection subject to condition regarding potential contaminated land relating to a landfill site off Bridle Lane plus a construction management plan (relating to air quality).

CSNN raise no objection subject to conditions regarding foul and surface water drainage, lighting, dust suppression and construction management plan.

The main issues raised by the Wimbotsham Parish & Downham Market Town Councils and Third Parties have been addressed within the main body of the report. With regard to other comments:

- Should be required to provide a primary school – the site is an allocation of the development plan and the provision of a primary school is not required. NCC Planning Obligations state that additional primary school places are required for both Nelson Academy and Hillcrest Primary School but this will be addressed through the Section 106 agreement.
- Any future developments proposed and the capacity of the Town will be addressed via the Local Plan Review currently under way.

Crime and Disorder

The application raises no issues regarding crime and disorder. Norfolk Constabulary recommends 'Secure by Design' principles, which will be addressed as part of the Reserved Matters application.

CONCLUSION

This application involves part of an overall site that is allocated for development under Policy F1.3 of the Site Allocations and Development Management Policies Plan (SADMPP) 2016. Whilst the proposed development is for more dwellings than initially expected/sought, it is clear that allocation numbers are minimum numbers and it is considered that the site can accommodate (subject to design and appropriate layout) up to 240 dwellings without material harm to the visual amenity of the locality or neighbour amenity. The proposal would not prejudice the development of the remainder of the overall site allocation under Policy F1.3 of the SADMPP. The Local Highway Authority considers that the location and specifications of the roundabout and access details are fully acceptable.

The site is sustainable and has been found 'sound'; and at the numbers proposed helps the Council maintain its 5 year housing land supply, without compromising the character and quality of the locality. All other matters can be adequately conditioned or secured via the S106 Agreement. For these reasons, the proposal is considered acceptable in accordance with the NPPF, NPPG, Policies CS01, CS02, CS04, CS06, CS08, CS09, CS11, CS12 and CS14 of the Core Strategy 2011 and Policies DM1, DM2, DM15 and DM16 of the Site Allocations and Development Management Policies Plan 2016.

RECOMMENDATION:

A: APPROVE subject to conditions and the satisfactory completion of the Section 106 Agreement;

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- 1 Condition: No development shall take place in any phase, other than works to complete the approved site access, until approval of the details of the layout, scale, appearance and landscaping for that phase (hereinafter called 'the reserved matters') is obtained from the Local Planning Authority.
- 1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition: The development shall comprise of no more than 240 dwellings.
- 5 Reason: To define the terms of the consent.
- 6 Condition: Prior to the commencement of any development a phasing plan shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the agreed phasing plan unless otherwise approved in writing by the Local Planning Authority.
- 6 Reason: In order to enable the phased development of the whole of this site.
- 7 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 37106-LEA001c-Site boundary; and
 - 37106-LEA086 B - 3ARM.dwg Pricg02 March 2017 (roundabout).
- 7 Reason: For the avoidance of doubt and in the interests of proper planning.
- 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 as indicated on drawings numbered 37106-LEA086 B - 3ARM.dwg Pricg02 March 2017 (roundabout) and 37106-LEA068.dwg Pricg02 July 2016 (proposed pedestrian amenity improvements) together with details for an emergency access, have been submitted to and approved in writing by the Local Planning Authority.

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

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

- 9 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works comprising a roundabout and pedestrian improvements referred to in Condition 8 shall be completed to the written satisfaction of the Local Planning Authority.

- 9 Reason: To ensure that the highway network is adequate to cater for the development proposed and accord with the provisions of the NPPF and Core strategy Policy CS11 of the LDF.

- 10 Condition: No works shall commence on the site until a Traffic Regulation Order to amend the speed limit in the vicinity of the proposed site access has been promoted by the Highway Authority.

- 10 Reason: In the interests of highway safety.

- 11 Condition: No more than 100 dwellings shall be occupied until the provision of an emergency access referred to in Condition 8 has been implemented to the written satisfaction of the Local Planning Authority.

- 11 Reason: In the interests of maintaining highway efficiency and safety.

- 12 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).

- 12 Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

- 13 Condition: No development shall take place in any phase, until a detailed construction environmental management plan (CEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a. proposed timescales and hours of construction.
- b. onsite parking for construction workers.
- c. a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway.
- d. details of wheel cleaning facilities for construction vehicles.
- e. sound power levels of the equipment, their location and proposed mitigation methods to protect residents from noise and dust.
- f. the erection and maintenance of security hoarding.

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The scheme shall be implemented in accordance with the details approved throughout the development of this overall estate or an amended scheme submitted to and approved in writing by the Local Planning Authority.

- 13 Reason: In the interests of maintaining highway efficiency and safety plus the amenities of existing and proposed residents, and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP. This also needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.
- 14 Condition: No dwelling shall be occupied until a Travel Plan is submitted to and approved by the Local Planning Authority. The Travel Plan shall be implemented prior to occupation of any dwelling and monitored in accordance with the details approved or an amended Travel Plan submitted to and approved in writing by the Local Planning Authority.
- 14 Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment.
- 15 Condition: Any reserved matters application submitted under Condition 1 shall include roads and footpaths abutting site boundaries to facilitate development access to:
 - a. remaining land within allocation Policy F1.3 of the of the BCKLWN SADMP Plan 2016 to the south-west of the site and south of Bridle Lane; and
 - b. land adjacent to the eastern boundary of the site and to the west of the A10.
- 15 Reason: To ensure that the highway network is adequate to cater for the development of the overall allocated site, in the interests of highway safety in accordance with the NPPF and Policy CS11 of the Core Strategy 2011, plus Policy F1.3 of the SADMPP.
- 16 Condition: Any reserved matters application submitted under Condition 1, shall include details for the retention and enhancement of bridleways BR13 and BR14 within the site.
- 16 Reason: To ensure that the public rights of way are protected and maintained in the interests of creating a substantial footpath network within and around the development site; to accord with the provisions of the NPPF, and Policy CS11 of the LDF.
- 17 Condition: No dwelling shall be occupied until a scheme for the improvement of bridleway BR14 between the southern boundary of the site and the intersection with restricted byway RB15b on 'blue land' has been submitted to and approved in writing by the Local Planning Authority.

The submitted scheme shall include the timing of the improvements and shall be implemented in accordance with the details approved or an amended scheme submitted to and approved in writing by the Local Planning Authority.

- 17 Reason: To ensure that the public rights of way are protected, maintained and improved in the interests of creating a substantial footpath network within and around the development site; to accord with the provisions of the NPPF, and Policy CS11 of the LDF.
- 18 Condition: No development shall take place in any phase until a surface water drainage strategy for the overall development has been submitted and approved in

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writing by the Local Planning Authority. The Scheme will be in accordance with the principles of the submitted "Amec Foster Wheeler North East Downham Market Flood Risk Assessment and Outline Strategy Dated March 2017".

No development shall take place in any phase other than works to complete the approved access until detailed designs of the surface water drainage scheme for that phase incorporating the following measures has been submitted to and approved by the Local Planning Authority:

- a. Detailed infiltration testing in accordance with BRE Digest 365 along the length of any proposed infiltration / attenuation basin(s),
- b. Provision of onsite surface water flood storage and overland conveyance across the site, 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. A minimum storage volume of 10,000m³t in line with section 5 of the submitted FRA, unless otherwise proven to be reduced within a detailed scheme,
- c. 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.*
- d. The design of the flood storage basin and any other attenuation basin will incorporate an emergency spillway, the structures should also include appropriate freeboard allowances. 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. This will include surface water which may enter the site from elsewhere.
- e. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.
- f. Details of how all surface water management features will be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
- g. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the surface water drainage infrastructure for the lifetime of the development.

The scheme shall be implemented in accordance with the details approved for that phase or an amended scheme submitted to and approved in writing by the Local Planning Authority, before any dwelling in the relevant phase of the development is occupied.

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- 18 Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.
- 19 Condition: No development shall take place in any phase, other than works to complete the approved site access, until full details of the foul water drainage arrangements for that phase have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied unless the approved foul water drainage arrangements for that dwelling have been fully implemented.
- 19 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.

- 20 Condition: No development shall take place in any phase, other than works to complete the approved site access, until a habitat management plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the details approved or an amended scheme submitted to and approved in writing by the Local Planning Authority.
- 20 Reason: In the interests of ecology on the site in accordance with the NPPF and Policy CS12 of the Core Strategy 2011.
- 21 Condition: No development shall commence in any phase until a Phase 2 Geo-environmental risk assessment has been undertaken for that phase to assess the nature and extent of any contamination on the site. In the event of contamination being found, a remediation report and validation statement for that phase shall be submitted to and approved in writing by the local planning authority. No development shall be undertaken in that phase until the remediation has been carried out in accordance with the approved details. If during construction of a particular phase, contamination not previously identified is found to be present then no further development shall be carried out in that phase until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved or in accordance with any amended scheme submitted to and approved in writing by the local planning authority.
- 21 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 22 Condition: No dwelling shall be occupied unless details of the method of lighting and extent of illumination to the access roads, footpaths, parking, and circulation areas serving that dwelling have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the details

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agreed or an amended scheme submitted to and approved in writing by the Local Planning Authority prior to occupation of the dwelling.

- 22 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 23 Condition: No development shall take place in any phase, until a Written Scheme of Investigation for a programme of archaeological works for that phase has been submitted to and approved by the local planning authority in writing. The scheme shall include:
- a. An assessment of the significance of heritage assets present.
 - b. The programme and methodology of site investigation and recording.
 - c. The programme for post investigation assessment of recovered material.
 - d. Provision to be made for analysis of the site investigation and recording.
 - e. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - f. Provision to be made for archive deposition of the analysis and records of the site investigation.
 - g. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

No development shall take place, other than in accordance with the Written Scheme of Investigation.

- 23 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.
- 24 Condition: No development shall take place, in any phase, until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 23 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured. The scheme shall be implemented in accordance with the details agreed or an amended scheme submitted to and approved in writing by the Local Planning Authority.
- 24 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 25 Condition: No development shall take place, other than works to complete the approved site access, until a tree survey and Arboricultural Implications Assessment have been submitted to and approved by the local planning authority in writing. The Method Statement should include the following:
- a. a plan indicating the location of, and allocating a reference number to, each existing tree on or immediately adjacent to the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm.
 - b. details of the species, diameter, approximate height and condition of each tree on or directly adjacent to the site.

The survey shall be carried out in accordance with BS:5837. The development shall be implemented in accordance with the agreed assessment.

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- 25 Reason: To ensure that the existing trees are properly surveyed and full consideration is made of the need to retain trees in the development of the site in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for trees to be lost during development.
- 26 Condition: No development shall take place, other than works to complete the approved site access until the details and timing of boundary treatments along the northern and eastern edges of the development site has been submitted to and approved by the Local Planning Authority in writing. The scheme shall be implemented in accordance with the planting and timing details approved or an amended scheme submitted to and approved in writing by the Local Planning Authority.
- 26 Reason: To ensure that the development is properly landscaped, in the interests of the visual amenities of the locality in accordance with the NPPF and Policy F1.3 of the SADMPP.
- 27 Condition: No dwelling shall be occupied until a planting scheme for the enhancement of the existing hedgerows along Lynn Road, New Road and the A10 on 'blue land', the extent of which is shown on the indicative development framework plan 37106-LEA091g (March 2018) has been submitted to and approved in writing by the Local Planning Authority.
- 27 Reason: To ensure that the development is properly landscaped and screened, in the interests of the visual amenities of the locality in accordance with the NPPF and Policy F1.3 of the SADMPP.
- 28 Condition: The planting scheme referred to in Condition 27 shall be implemented as agreed prior to the construction of any dwellings. Any trees or plants that within a period of 5 years from the completion of the planting 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.
- 28 Reason: To ensure that the landscaped areas are established, in the interests of the visual amenities of the locality in accordance with the NPPF and Policy F1.3 of the SADMPP.
- 29 Condition: No more than 100 dwellings shall be occupied until a scheme for the provision of 750m² of allotments has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the details approved or an amended scheme submitted to and approved in writing by the Local Planning Authority.
- 29 Reason: To identify the extent of any bat populations in accordance with the NPPF and NPPG and Policy CS12 of the Core Strategy 2011.
- 30 Condition: A scheme for the provision of fire hydrants (on a minimum 90mm main) at 1 per 50 dwellings shall be submitted to and approved in writing by the Local Planning Authority and no dwelling shall be occupied unless the associated hydrant serving the dwelling has been implemented as agreed.
- 30 Reason: In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.

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- B:** In the event that the Section 106 Agreement is not completed within 4 months of the date of this Committee meeting, the application shall be **REFUSED** due to the failure to secure affordable housing, public open space and play facilities (including allotments), SUDS design and maintenance, education contribution, Habitat Mitigation fees and Travel Plan.

Parish:	King's Lynn	
Proposal:	County Matters Application: New 420 pupil primary school and associated external works and a stand alone 56 place nursery building	
Location:	Land To The North of Greenpark Avenue & The East of Columbia Way King's Lynn	
Applicant:	Norfolk County Council	
Case No:	18/00562/CM (County Matter Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 23 April 2018

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

Neighbourhood Plan: No

Case Summary

The application is a County Matters application for the change of use of open space to school / nursery use, the erection of new 420 place pupil primary school and 56 place nursery, external works to include, hard/soft play areas, sports pitch provision, car parking provision and associated works.

The site is on the northern side of Greenpark Avenue, set behind the Lynnsport residential development which is currently under construction (site for development of up to 89 dwellings, lpa ref. 16/01327/FM). To the west are properties and garages accessed from Columbia Way, to the east is open space and playing fields associated with Lynnsport and to the north are allotments.

The land is currently within the ownership of the Borough Council although the application has been made by Norfolk County Council. The site has recently been cleared of undergrowth and now comprises a mix of green field, children's play equipment and some trees. Existing drainage watercourses cross the site.

The Borough Council is not the Determining Authority, but because the development would occur in the borough, it is a Statutory Consultee.

Key Issues

- Principle of development;
- Form and character;
- Flood risk;
- Traffic & transport;
- Neighbour Amenity;
- Ecology; and
- Other Material Considerations

Recommendation

NO OBJECTION SUBJECT TO THE IMPOSITION OF SUITABLE CONDITIONS

THE APPLICATION

The site is located to the North-East of Kings Lynn, adjacent to the existing Lynnsport sports facility. The key main roads include Green Park Avenue to the south and Columbia Way to the west.

The need for new primary school provision in the north western part of the town comes from continuing demand for school places, local re-organisation and the increase in demand that will result from planned development in the town.

The site is an undeveloped green field which has recently been cleared of undergrowth. It comprises an open grass area with children's play equipment and some trees. Existing drainage watercourses cross the site.

The Western boundary adjoins rear gardens and garage blocks to generally two storey housing on Columbia Way with pedestrian access through the garage courts. There are allotments to the North, playing fields to the East, and an area designated for new housing development to the South through which a new access is proposed off Greenpark Avenue.

The site forms part of a much larger area of land centrally in the town, part of which is the Lynn Sport complex. In total the 'undeveloped area' of sport, recreation, allotment areas, open space and heavily vegetated land covers an area of approximately 55 ha.

The proposed development will provide a new 2FE (2 forms of entry) primary school as well as a 56 place nursery. 1 Form of Entry (FE) equals 30 places per year group. Primary schools typically have 7 year groups from reception through to year 6; therefore a 1FE school has $30 \times 7 = 210$ pupils. This proposed school has 2FE i.e. double.

The proposed two storey school building and the nursery building are shown to be constructed of grey facing brick and white render panelling. A mixture of hard and soft sports pitches are proposed within the site for football, mini-soccer and rounders, as well as a 100m long running track. Informal grassed areas and habitat areas are also proposed.

Vehicular access will be via a spur road formed off Green Park Avenue and through the new housing development. It will consist of a 6m wide road and 3m cycle/pedestrian path. A pedestrian gate is also provided to the south west corner from Columbia Way to the nursery and the school site beyond. A footpath will be provided around the northern perimeter of the school site providing a pedestrian link from Columbia Way to Lynnsport.

The school includes 68 staff parking spaces (including 3 disabled spaces), 56 cycle parking spaces and 20 scooters parking spaces. The school would also secure Park & Stride facilities within the existing Lynnsport Leisure Centre which will serve as additional drop off area during the school drop off hours.

SUPPORTING CASE

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The application has been supported by a raft of documents including a Planning Statement, Design and Access Statement, Travel Plan, Traffic Management Plan, Flood Risk Assessment, Drainage layout, Ecology Report & Management Plan, Noise Statement, Parking Statement, Arboricultural Impact Assessment, Sustainability Statement, Lighting Details & Archaeological desk based assessment.

The Planning Statement advises that at present Primary School provision in the north western part of the town is provided from St Edmunds Academy located off Kilhams Way to the north west of Edward Benefer Way. It currently has some 204 pupils on roll at May 2017. In view of the continuing demand for school places, local reorganisation and the increase demand that will result from planned development the current facilities are inadequate. Therefore, a new school is required to cater for the needs of the area.

To accommodate this growth, Norfolk County Council has identified the need for a site of at least 2.045ha to accommodate initially a two form entry school and separate nursery (but with scope to expand to three form entry for up to 630 pupils).

NPS, on behalf of NCC, has undertaken a site search to identify potential sites in the north west part of the town to accommodate the new school. A School Site Search Report (Assessment of Potential Sites for Primary School) outlines the systematic exercise undertaken to identify a site to meets the clients need. It concludes that using part of a 3.55ha site to the east of Columbia Way and north of Greenpark Avenue represents the most suitable site to accommodate the new school.

PLANNING HISTORY

2/92/1503/SU: Application Permitted: 04/06/92 - Site for residential development - Land Off Greenpark Avenue

RESPONSE TO CONSULTATION

Parish Council: N/A

Environmental Health & Housing – Environmental Quality: Contaminated Land – **NO OBJECTION CONDITIONALLY** re: measures to deal with contaminated land; Air Quality – **NO OBJECTION CONDITIONALLY** re: implementation of the travel plan

Arboricultural Officer: NO OBJECTION

Environmental Health & Housing – CSNN: NO OBJECTION CONDITIONALLY re: surface water drainage, foul water drainage, external lighting, mechanical equipment, construction management plan plus informatives re: Environmental Protection Act 1990, Noise Dust and Smoke from Clearing and Construction Work and Culverting/Filling Ditches

Cadent Gas Ltd: – NO OBJECTION – recommend informative be added re: gas apparatus within the application site boundary

REPRESENTATIONS

Not applicable

LDf CORE STRATEGY POLICIES

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CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

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

DM9 - Community Facilities

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM21 - Sites in Areas of Flood Risk

DM22 - Protection of Local Open Space

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

PLANNING CONSIDERATIONS

The main issues raised by this application are:-

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

- Neighbour Amenity;
- Ecology; and
- Other Material Considerations

Principle of development

The site is in North Lynn, within the town of King's Lynn which is a sub-regional centre within the settlement hierarchy. Accordingly the Council will promote the regeneration of the town and focus major growth within and around the town to deliver the services and facilities necessary for a sub-regional centre.

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. Policy CS01 refers specifically to the strategy to improve facilities for all to services, including education. Within King's Lynn one of the key strategy points is to establish a strong educational base.

Policy CS03 reinforces the town as the main centre for the Borough and, subject to a development being in accordance with other policies in the plan, supports schemes of renewal or replacement that positively contribute to the regeneration of the town.

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.

Policy DM9 encourages the provision of new community facilities, particularly in areas with poor levels of provision and in areas of major growth.

Policy DM22 relates to the protection of open space and resists any proposals that will result in the loss of access to locally important areas of open space unless offset by replacement provision or the wider benefits of allowing the development to proceed outweigh the value of the site as an area of open space.

The NPPF states (at paragraph 72) that: 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.

The site currently forms an area of green space with a play area, trees and shrubs. The overgrown part of the site has limited accessibility for public use. The site does not form part of the more formal playing pitches in the area associated with Lynnsport but does offer community facilities through the provision of the children's play area. There are a number of ditches that cross the site.

The site is owned by the Borough Council and negotiations with the applicant have been ongoing.

The proposed development would result in the loss of the children's play area. However, this play area was outdated and had already been agreed to be removed, replaced and

relocated as part of the residential development schemes agreed through previous planning applications. A NEAP (Neighbourhood Equipped Area of Play) has recently been provided on nearby land which has recently been opened.

However, the need for a new primary school site is recognised and the use of this site for a new school and nursery would bring new community facilities. The principle of this use on this site is supported in planning policy terms.

Form and character

The site is on the northern side of Greenpark Avenue. The proposed school would be set to the north of the housing development currently underway at Lynnsport, so the site has no street frontage. A link road would be provided for vehicular access through the residential development from Greenpark Avenue. Pedestrian access to the site would also be provided from the west via Columbia Way.

There is existing open space and allotments to the east and north of the site. Views of the site will therefore be visible across the playing fields from longer distances; however the buildings would be seen against the backdrop of dwellings along Greenpark Avenue and Columbia Way.

The Design and Access Statement states that the school building façade will be clad with grey facing brick and white render. Standalone external canopies are provided to the reception classroom, which will be powder coated to match the aluminium work of the glazing systems. The materials used at the nursery building will be similar to the main school, with grey facing brick, coloured render panels, and powder coated aluminium windows and doors. The building includes a standing seam metal pitched roof, and a standalone external canopy to provide a covered play areas at the rear for nursery. Both buildings will include a solid entrance canopy.

At no more than two storeys high the proposed buildings will not be unduly conspicuous in their setting and should be in keeping with surrounding development. They will be visible across the playing fields, but will not be isolated and will be seen against a backdrop of existing development.

Flood Risk

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.

The Flood Risk Assessment confirms that the applicant has authored a School Site Search Report for the assessment of potential sites for the development of a new primary school to serve the North Lynn area. The report considered a number of County Council and Borough Council sites. All of the sites considered fall within a defended Flood Zone 3. The report concluded that this site best satisfies the requirements of the exception test in that it provides wider sustainability benefits to the community and can demonstrate that the development is safe for its lifetime taking into account the vulnerability of its users.

The FRA confirms that the school will sign up to the Environment Agency flood warning system and will provide a flood evacuation plan covering evacuation procedures and routes. Also finished floor levels will be set at 4m AOD and all external hard standing areas will be designed to fall away from the properties. These measures could be secured through planning condition.

The District Emergency Planning Officer raises no objection to the proposal subject to the signing up to the Environment Agency flood warning system, the installation of services at high levels to avoid the impacts of flooding, the installation of appropriate flood resilience measures and a flood evacuation plan.

Traffic & Transport

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

Primary vehicular and pedestrian access to the site will be along the southern boundary via the proposed adjacent housing development. It is proposed that the highway arrangement associated with the new housing be extended into the school site in the form of a roundabout. Secondary maintenance only access gates will be provided along each of the other boundaries. On the western boundary access will be provided adjacent to the proposed nursery building between residential properties off Columbia Way.

Leading from the proposed roundabout, vehicular access will be facilitated by a two gate ('in' and 'out') and intercom system. This will provide a single point of access and egress for all vehicles coming into or leaving the site. An internal access road will lead through a shared nursery and school car park, including a demarcated loading bay and secure refuse and recycling storage, which will be located adjacent to the school kitchen.

An emergency vehicle access route is provided along the eastern elevation of the school building. This will be facilitated by appropriately located drop kerbs and gates to ensure adequate fire tender access to the exterior of the school building in accordance with Building Regulations.

A second, emergency only access route is provided to the nursery building accessed from the entrance roundabout. This will be achieved by passing across the primary pedestrian access and proceeding along the 4m wide paved route to the nursery building, situated along the southern portion of the site.

Pedestrian access to both the nursery and main school building will be via a broad pedestrian entrance route leading centrally from the entrance roundabout.

Vehicular access and car parking has been developed in accordance with the current standards for Norfolk. The space allocated for servicing and deliveries is intended to be flexible enough to accommodate occasional drop off and collection, however general pupil drop off and collection will not be provided for within the school site. The proposed development site is positioned in a sustainable location and the Transport Statement demonstrates that it is readily accessible by walking, cycling and public transport.

Further the Transport Statement refers that in order to support the school's operation and limit the level of drop-off and pick-up at the turning circle near the school, it is proposed to use the Lynnsport Leisure Centre car park to provide some structured drop-off and pick-up facilities. This will be accommodated within the existing leisure centre car park operation and will form a Park & Stride facility located within 5 minutes walking distance (400m) from the site.

The Transport Statement states that the school is committed to proactively increasing the numbers of pupils walking or cycling to the school and a Travel Plan has been developed for the school which sets out further measures that will be carried out by the school to establish this mode shift.

This is in line with national and local planning policy which seeks to reduce the need to travel. In particular Policy CS11 requires development proposals to demonstrate they have been designed to promote sustainable forms of transport appropriate to their particular location and related to the uses and users of the development. In order of preference this should consider walking, cycling and public transport.

The NPPF identifies that "Development should only be prevented or refused on transport ground where the residual cumulative impacts of development are severe". From the information provided it has been demonstrated that the travel demand of the proposed development will not represent a severe transport impact and there are no significant issues raised from a traffic and transport perspective.

Neighbour Amenity

The proposed site adjoins existing residential development to the west and residential properties currently under construction to the south. The proposed school and nursery buildings are sited well into the site and separated from the properties to the west by the rows of garages which sit adjacent to the western site boundary. To the south the buildings are separated by open space or the staff car park area.

The relationship between the buildings as proposed 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 buildings are overbearing.

Given the distances between the existing and proposed buildings it is not considered there will be a significantly detrimental impact upon the amenity of the adjoining properties in terms of overlooking, being overshadowed or the buildings being over bearing, as a result of this proposal.

The use of the site will generate a degree of noise and disturbance from day to day activity, play times and outdoor activities as well as equipment within the buildings for mechanical and kitchen ventilation. However, these would not be excessive in level or duration. A school use is generally considered to be compatible with existing residential uses and will not raise such significant amenity issues to warrant the refusal of planning permission.

A Noise Statement relating to the equipment to be used within the building has been submitted.

CSNN raise no objection to the proposal subject to appropriate planning conditions relating to the surface water drainage to be installed and maintained as per the 'SuDS & Surface Water Drainage Management Plan' and drawing no 3157.100 Rev P7; the foul water drainage to be installed as per drawing no 3157.100 Rev P7; the external lighting to be installed and maintained as per drawing no NPS-DR-E-(60)-008 Rev P1 and the 'Lighting Assessment Report' document dated 24/08/2017; compliance with the 'Noise Statement' prepared by NPS Property Consultants Ltd, dated August 2017, in terms of the mechanical equipment to be installed.

Some additional control will be required during the construction phase and therefore, whilst some elements have been addressed in the 'Construction Site Traffic Management Plan'

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dated November 2017, in the absence of a specific Construction Management Plan CSNN recommend an additional condition to secure these controls.

Ecology

The application was accompanied by an Extended Phase 1 Habitat Survey of the site, a great crested newt (GCN) survey of two nearby ponds, a reptile survey, a nesting bird survey and a desk study by Wild Frontier Ecology Ltd.

The Phase 1 habitat survey found the proposed development site to be a mixture of habitats with extensive areas of dense scrub dominated by hawthorn, blackthorn and bramble and stands of stinging nettle, as well as areas of amenity grassland and poor semi-improved grassland and both wet and dry ditches.

The desk study found there to be no statutory designated sites within 2km of the site. Two County Wildlife Sites are within 2km (1.9 and 1.7km) of the study area but at this range there is no realistic potential for these sites to be impacted by the proposed development.

The GCN survey (using eDNA analysis) found the species to be absent from both suitable ponds within 250m of the development site. The reptile survey found no reptiles to be present within the areas of poor semi-improved grassland on site.

A nesting bird survey conducted prior to the vegetation clearance of the site located several birds, although no active nests were found. Scrub clearance works were however delayed until after the bird nesting season had finished (March 1st to August 31st).

The Ecology Report considered that the clearance of the major part of the area of dense mixed scrub would lead to negative impacts as this habitat is scarce within the context of the local area and will lead to the loss of nesting habitat for an array of widespread bird species, as well as habitat for range of small mammals and invertebrates.

Given these expected impacts, a Construction Environmental Management Plan (CEMP) and Landscape and Ecology Management Plan (LEMP) are required to address impacts during construction and potential long-term impacts once the school buildings are built and in-use.

A LEMP has been submitted which proposes management of this area to create suitable habitat for nesting birds, and foraging birds and bats by creating an area of mixed scrub. It is recommended that the management objectives and prescriptions identified in this report are delivered by imposing appropriately worded planning conditions.

Other Material Considerations

Loss of Local Open Space: Policy DM22 relates to the protection of open space and resists any proposals that will result in the loss of access to locally important areas of open space unless offset by replacement provision or the wider benefits of allowing the development to proceed outweigh the value of the site as an area of open space.

In this case part of the site has historically been unusable due to it being overgrown. The play area was of some age and children's play equipment has been renewed and incorporated into the local area as part of the new housing development schemes for Lynnsport. This part of King's Lynn site is well catered for in terms of open space, playing fields and play equipment in the vicinity.

A footpath link from Columbia Way through to Lynnsport has been incorporated into the scheme and is shown to provide a pedestrian link around the northern site boundary.

The proposal will provide wider public benefits to the community which will outweigh any loss of this open space.

Accordingly there is no conflict with the aims of this policy.

Contaminated Land: The submitted Ground Investigation Report produced by Hamson Barron Smith, reference 23-14-17-1-1002/GIR1, dated 8th March 2018 recorded elevated levels of contamination on site and elevated levels of ground gas. The ground gasses were monitored on one occasion. Therefore further assessment will be required to characterise the ground gas regime on the site. A remediation scheme may be required to make the site suitable for the proposed use. This should be documented and submitted for approval.

In line with the requirements of NPPF and to ensure that, following remediation, the land will not be capable of being determined as Contaminated Land as defined in Part 2A EPA 1990, the Environmental Quality Team raises no objection to the proposal subject to the imposition of appropriate conditions relating to the above.

Air Quality: As referred to above, the application includes a transport assessment and travel plan. This application will replace the St Edmunds School (204 pupils) with a new school of up to 476 pupils. The travel plan predicts that there will be 99 drop-off/pick-up trips by car associated with the new school daily in the peak hours.

The travel plan objective is to "Seek to minimise the number of car journeys made to the site, to promote travel by the more sustainable modes of transport, and to manage the overall transport impacts of the development."

The plan includes appointment of a travel plan coordinator to implement and promote the travel plan.

Based on the information supplied and on assessment criteria in the Environmental Protection UK/Institute of Air Quality Management Planning for Air Quality guidance it appears unlikely that there would be a significant impact on air quality from additional traffic associated with operation of the school.

While the Environmental Quality Team have no objection on air quality grounds they would like to see implementation of the travel plan required by condition as the use of sustainable travel will benefit air quality in line with the borough council's Air Quality Action Plan.

Trees: The application has been supported by an Arboricultural Impact Assessment. The site has been cleared leaving a small number of trees and further tree losses will be incurred to make way for the development. Tree losses will be replaced with some remedial planting, designed to be in keeping with the new development and provided landscape benefits. The AIA sets out protection measures for the hedge to the north of the site which should be secured through planning condition.

The Arboricultural Officer's raises no objection to the proposal.

Other: The submitted details regarding lighting schemes, landscaping and parking plans are noted.

The recommendation of Cadent Gas to add an informative to any decision re: gas apparatus within the application site boundary should be noted.

CONCLUSION

The proposed site is within the town of King's Lynn where there is a presumption in favour of development. The need for a new primary school site is recognised and the use of this site for a new school and nursery would bring new community facilities. The principle of this use on this site generally accords with relevant planning policy.

The applicant has demonstrated that the proposal can overcome constraints including flood risk and ecology, subject to the imposition of appropriately worded planning conditions.

The development is acceptable from a traffic and transport perspective and subject to the implementation of the Travel Plan to encourage sustainable travel, there are no concerns relating to air quality.

The remaining details relating to contaminated land issues should be controlled through planning condition. Implementation of foul and surface water drainage details should be secured through planning condition as well as external lighting and noise levels of mechanical equipment.

Subject to conditions it is not considered that the proposed development would have any detrimental impact on the amenity of the locality or, due to the distances involved, the amenity of any residential properties.

In conclusion the LPA considers that the proposed development accords with the overarching government guidance in relation to such proposals and that it would not result in any significant detrimental harm to the locality.

The Local Planning Authority does not wish to restrict the grant of planning permission.

RECOMMENDATION:

No objection subject to the imposition of suitable conditions

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APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the April Planning Committee Agenda and the May agenda. 145 decisions issued 136 decisions issued under delegated powers with 9 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority’s powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 30% determined in time. Failure to meet this target could result in the application being dealt with by Pins who will also receive any associated planning fee.

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RECOMMENDATION

That the reports be noted.

Number of Decisions issued between 24/03/2018 – 25/04/2018

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
Major	5	4	1		5	100%	60%	0	0
Minor	68	59	9	63		93%	70%	6	3
Other	72	69	3	70		97%	80%	0	0
Total	145	132	13						

Planning Committee made 9 of the 145 decisions, 6%

PLANNING COMMITTEE -

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority's powers contained in the Town and Country Planning Act 1990 and have no financial implications.

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
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24.01.2018	27.03.2018 Application Permitted	18/00143/F	2 Agriculture Ltd 2 Agriculture Gayton Road Bawsey Norfolk Addition of 6 thirty ton finished feed bins	Bawsey
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09.02.2018	23.04.2018 Application Permitted	18/00249/F	Mr & Mrs Lake 4 Bagthorpe Road Bircham Newton Norfolk PE31 6XB Proposed cart lodge with self contained annexe above	Bircham
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27.11.2017	27.03.2018 Application Permitted	17/02210/F	Mr H Nichols Fishers East Harbour Way Burnham Overy Staithe Norfolk Subdivision of existing property 'Fishers' and detached annexe into three separate dwelling units	Burnham Overy
30.11.2017	29.03.2018 Application Permitted	17/02250/F	Mrs Deborah Hargreaves Domville Glebe Lane Burnham Overy Staithe King's Lynn Demolition of existing house and garage/ workshop and construction of a new house and garage with boat storage and associated landscape works	Burnham Overy
29.03.2018	19.04.2018 Application Permitted	17/00734/NMA_1	Mr J Graham The Images Wells Road Burnham Overy Town King's Lynn Non-material amendment to planning permission 17/00734/F: Construction of bedroom	Burnham Overy
29.01.2018	29.03.2018 Application Permitted	18/00156/F	Mr P Bateman Skippers Piece Main Road Brancaster King's Lynn Demolition of existing dwelling and construction of 5 residential dwellings	Brancaster
09.02.2018	06.04.2018 Application Permitted	18/00272/F	Mr John Morris Little House Main Road Brancaster Norfolk Extension and alterations	Brancaster

22.02.2018	20.04.2018 Application Permitted	18/00337/F	Mrs Di Kinnis Southgate House Cross Lane Brancaster King's Lynn Construction of a single storey rear extension and internal alterations	Brancaster
22.02.2018	19.04.2018 Application Permitted	18/00339/F	Mr Tom Shippey The Hollies Main Road Brancaster Staithe King's Lynn Variation of condition 2 of planning permission 17/00608/F to amend plans	Brancaster
26.02.2018	20.04.2018 Application Permitted	18/00349/F	Mr & Mrs A Harrington Elizabeth Cottage Main Road Brancaster Staithe King's Lynn Single storey extension and alterations to rear of existing cottage, following removal of existing extension	Brancaster
14.03.2018	24.04.2018 Application Permitted	18/00496/F	Mr And Ms G & C Mackintosh & Cullen Airlee Main Road Brancaster Staithe King's Lynn Replacement of two existing rooflights with one dormer window to North elevation roof slope	Brancaster

20.02.2018	13.04.2018 Application Permitted	18/00311/F	Mrs D Miller Peterstone Cutting Burnham Road Peterstone Burnham Overy Town Removal of condition 5 of planning permission 2/95/0069/F: To use both Western and Eastern access to site	Burnham Thorpe
27.02.2018	13.04.2018 Application Permitted	18/00363/F	Mr C Fry Waterloo Station Road Burnham Market King's Lynn Loft conversion and alterations to dwelling.	Burnham Market
14.03.2018	20.04.2018 Application Permitted	18/00466/F	Mr D Howell 6 Crofts Close Burnham Market King's Lynn Norfolk Extention to rear of property and associated upgrading work to property	Burnham Market
19.10.2017	09.04.2018 Application Permitted	17/01961/RM	Borough Council of King's Lynn & West Norfolk Land East of No 40 Warrens Road Clenchwarton Norfolk Reserved Matters Application for proposed development of one residential dwelling	Clenchwarton

25.01.2018	11.04.2018 Application Permitted	18/00147/F	Mr Keith Ransome Holly Lodge St Andrews Lane Congham King's Lynn Proposed Two Storey & Single Storey Side & Rear Extensions & Detached Double Carport	Congham
05.02.2018	27.03.2018 Application Permitted	18/00214/F	Miss Natasha LeGresley 16 Beechey Close Denver Downham Market Norfolk Erection of a single story rear extension	Denver
13.03.2018	17.04.2018 Application Permitted	18/00460/F	Mr & Mrs S Ambrose 106 Sluice Road Denver Downham Market Norfolk Rear extension to existing dwelling	Denver
18.07.2017	20.04.2018 Application Permitted	17/01376/FM	The Sandringham Estate Land N of 80 S of St Nicholas Court Manor Road Dersingham Norfolk Constuction of 10 2-bedroomed terrace 'almshouses' including new access and parking, conversion of stable to cycle and bin store, new greenhouse and toolshed and demolition and replacement of garages to 80 and 80a Manor Road	Dersingham

02.02.2018	12.04.2018 Application Permitted	18/00196/F	Thaxters Garden Centre Thaxters Garden Centre 49 - 51 Hunstanton Road Dersingham King's Lynn Removal of Polytunnel and replace with unheated glasshouse structure for plant sales.	Dersingham
02.02.2018	12.04.2018 Application Permitted	18/00197/F	Thaxter Garden Centre Thaxters Garden Centre 49 - 51 Hunstanton Road Dersingham King's Lynn Erection of a Polytunnel type canopy for external plant sales	Dersingham
12.02.2018	11.04.2018 Application Permitted	18/00257/F	Mr & Mrs C Payne 21 Centre Crescent Dersingham King's Lynn Norfolk Rear Single Storey Extensions and front Porch and associated internal works.	Dersingham
13.03.2018	09.04.2018 Application Permitted	17/01678/NMA_1	Mr And Mrs Franklin 72 Manor Road Dersingham King's Lynn Norfolk Non-material amendment to planning permission 17/01678/F: Demolition of 1980's extension and conservatory and construction of new rear extension and associated alterations	Dersingham

12.02.2018	27.03.2018 Application Permitted	18/00254/O	Mr G. Clare The Pastures Little Lane Docking King's Lynn OUTLINE APPLICATION: Demolition of existing 1950's dwelling and construction of 2 detached dwellings.	Docking
05.02.2018	13.04.2018 Application Permitted	18/00202/CU	Elizabeth Pendelton 6 Norfolk Square Bridge Street Downham Market Norfolk Change of use from a garden shed/studio, (current use incidental to the enjoyment of the property), into a mixed use, graphic design studio for both personal and commercial use (retrospective)	Downham Market
05.02.2018	11.04.2018 Application Permitted	18/00210/CU	Elizabeth Pendelton 72 Bridge Street Downham Market Norfolk PE38 9DJ Change of use from commercial premises to residential one-bed dwelling.	Downham Market
14.02.2018	26.03.2018 Application Permitted	18/00277/F	Mr Andrew Hodges Sportsview 164A Lynn Road Downham Market Norfolk Addition of summerhouse cabin to rear garden	Downham Market

20.02.2018	27.03.2018 Would be Lawful	18/00324/LDP	Mr And Mrs A Kerr 17 Buttercup Drive Downham Market Norfolk PE38 9GJ Lawful Development Certificate for a proposed single storey rear extension to dwelling	Downham Market
13.03.2018	17.04.2018 Application Permitted	18/00461/F	Mr & Mrs C Bond 6 Maple Road Downham Market Norfolk PE38 9PY Side extension to bungalow following removal of car port	Downham Market
19.02.2018	29.03.2018 Application Permitted	18/00299/F	Mr Paul Softley Meadow Croft Lady Drove Barroway Drove Downham Market Demolition of existing flat roof single garage and proposed development of double garage, loft conversion, demolition of existing flat roof utility room and proposed development of a pitched roof utility, re-skin brick walls with replacement bricks and replace existing roof tiles	Downham West
21.02.2018	06.04.2018 Application Permitted	18/00323/F	Mr & Mrs Jonathan Rose 10 Farthing Road Downham Market Norfolk PE38 0AF Proposed 2 storey side extension, single storey rear extension and single storey replacement outbuilding to form new office/studio	Downham West

16.02.2018	29.03.2018 Application Permitted	18/00283/F	Mr & Mrs Stephen Rapin 52 Lodge Road Feltwell Thetford Norfolk Proposed single storey extension	Feltwell
05.03.2018	11.04.2018 Not Lawful	18/00391/LDP	Mr Brian Houghton 26 Munsons Place Feltwell Thetford Norfolk Proposed single storey extension joining existing house.	Feltwell
12.02.2018	09.04.2018 Not Lawful	18/00255/LDP	Oykel Farms Ltd The Square 11 -13 Docking Road Fring King's Lynn Lawful Development Certificate: Alterations to dwelling	Fring
13.03.2018	19.04.2018 Application Permitted	17/00312/NMA_1	Mr And Mrs Arrowsmith Keepers Cottage 35 Docking Road Fring Norfolk Non-material amendment to planning permission 17/00312/F: Extension and alterations to dwelling	Fring
08.02.2018	26.03.2018 Application Permitted	18/00235/RM	Limes House Development Ltd Jubilee Farm Jubilee Hall Lane Gayton King's Lynn Reserved Matters Application: construction of two dwellings (Plots 1 and 2)	Gayton

09.02.2018	03.04.2018 Application Permitted	18/00266/F	Mr Martin Graham Laurel House Lynn Road Gayton King's Lynn Construction of detached double garage and entrance porch to house. Conversion of existing integral garage to provide wet room/sitting area.	Gayton
26.02.2018	13.04.2018 Application Permitted	18/00352/F	Mr J Plowright 2 Grimston Road Gayton King's Lynn Norfolk Single storey rear porch and first floor bedroom extensions	Gayton
27.02.2018	17.04.2018 Application Permitted	18/00361/F	Freebridge Community Housing Site Adjacent Former Rampant Horse PH Lynn Road Gayton Norfolk Proposed temporary car park	Gayton
18.12.2017	26.03.2018 Application Permitted	17/02375/RMM	Bushell Properties (Developments) Ltd Stave Farm 3 Chapel Road Pott Row King's Lynn Reserved Matters Application: Residential development Phase I	Grimston

26.02.2018	20.04.2018 Application Permitted	18/00347/LB	Mrs P Sewell St Botolphs Church Gayton Road Grimston Norfolk Listed building application for the inscription of the name Frederick Hunter on the WW1 panel of names on the war memorial. The incised letters will then be filled in lead in keeping with the other names on the memorial	Grimston
16.03.2018	16.04.2018 TPO Work Approved	18/00030/TPO	Grimston Parish Council Grimston And Pott Row First School Cliffe En Howe Road Pott Row Norfolk 2/TPO/00109: T1 Lime, Crown raise to statutory minimum as the traffic is hitting the tree, crown clean for good arboricultural reasons. This work has to be done as a matter of promptness and so is applied for under exemption	Grimston
10.01.2018	06.04.2018 Consent Not Required	18/00063/AG	The Marquess of Cholmondeley Houghton Farm Reservoir N of A149 Harpley Junction The Street Houghton Norfolk AGRICULTURAL PRIOR NOTIFICATION: Construction of 30 million gallon capacity clay lined irrigation reservoir	Harpley

19.04.2017	04.04.2018 Application Refused	17/00773/FM	Samphire Developments Land E of Hunstanton Road And S of Robin Hill Hunstanton Road Heacham Norfolk Installation of glamping holiday pods to woodland including provision of site warden cabin, storage and associated works	Heacham
15.01.2018	17.04.2018 Application Permitted	18/00088/F	Mr & Mrs Guy The Cabin 62 School Road Heacham Norfolk Proposed outbuilding and link summer room	Heacham
22.01.2018	09.04.2018 Application Permitted	18/00135/F	JDS Construction 18 Collingwood Close Heacham King's Lynn Norfolk RETROSPECTIVE PLANNING APPLICATION: Single storey rear extension, proposed garage and porch, and alterations to dwelling.	Heacham
06.02.2018	27.03.2018 Application Permitted	18/00227/F	Mr C Leech 29 Kenwood Road Heacham King's Lynn Norfolk Single storey extensions, adaptations and re-roof to a bungalow	Heacham

19.02.2018	06.04.2018 Application Permitted	18/00315/F	Mr J Pike 7 Meadow Road Heacham King's Lynn Norfolk Retrospective permission for construction of a domestic garage	Heacham
02.03.2018	23.04.2018 Application Permitted	18/00382/F	The Trustees of Queen's Almshouses 4 Church Lane Heacham King's Lynn Norfolk Extension to rear of dwelling	Heacham
07.03.2018	24.04.2018 Application Permitted	18/00412/RM	HEB Norfolk Ltd Land S of 23 Kenwood Road Heacham Norfolk Reserved Matters Application: construction of two dwellings	Heacham
13.03.2018	24.04.2018 Application Permitted	18/00452/F	Stonewater High Houses Station Road Heacham King's Lynn Replacement of communal entrance doors, and rear and side access doors (6-13, 14-21, 22-30, 31-36 and 37-42)	Heacham
23.02.2018	17.04.2018 Application Permitted	18/00341/F	Mrs Claire Doran 11 Wheatfields Hillington King's Lynn Norfolk First floor extension over existing garage	Hillington

23.05.2017	06.04.2018 Application Permitted	17/00994/F	HH Norfolk Ltd Hockwold Hall 38 Station Road Hockwold cum Wilton Norfolk Change of use of Hockwold Hall and grounds from residential use to a wedding and events venue (D2 use class), including overnight accommodation, associated internal alterations and car parking	Hockwold cum Wilton
23.05.2017	11.04.2018 Application Permitted	17/00996/F	HH Norfolk Ltd Hockwold Hall 38 Station Road Hockwold cum Wilton Norfolk Erection of a permanent marquee (retrospective) within the grounds of Hockwold Hall to be used in conjunction with the proposed use as a wedding and events venue (D2 use class)	Hockwold cum Wilton
17.11.2017	29.03.2018 Application Refused	17/02154/F	Mr J Scott White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk Building of a new cattery to facilitate the relocation and expansion of the existing cattery business, re-siting of existing cattery pens and provision of car parking and revised access without complying with condition 2 of planning permission 14/00265/F - minor alterations to the approved plans	Hockwold cum Wilton

17.11.2017	29.03.2018 Application Refused	17/02156/F	Mr J Scott White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk Building of a new cattery to facilitate the relocation and expansion of the existing cattery business, re-siting of existing cattery pens and provision of car parking and revised access without complying with conditions 5 and 6 of planning permission 14/00265/F	Hockwold cum Wilton
17.11.2017	29.03.2018 Application Refused	17/02157/F	Mr J Scott White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk Building of a new cattery to facilitate the relocation and expansion of the existing cattery business, re-siting of existing cattery pens and provision of car parking and revised access without complying with condition 7 of planning permission 14/00265/F	Hockwold cum Wilton

04.12.2017	29.03.2018 Application Permitted	17/02271/F	Mr J Scott White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk Building of a new cattery to facilitate the relocation and expansion of the existing cattery business, re-siting of existing cattery pens and provision of car parking and revised access without complying with conditions 2, 3 and 4 of planning permission 14/00265/F	Hockwold cum Wilton
23.01.2018	10.04.2018 Application Permitted	18/00140/AG	Mr Jim Scarratt Leylands Farm Brandon Road Hockwold cum Wilton Norfolk Prior Notification: Proposed Reservoir	Hockwold cum Wilton
16.02.2018	17.04.2018 Prior Approval - Approved	18/00309/PACU2	Mr Colin Harrington Shop 15 Malts Lane Hockwold cum Wilton Norfolk Change of use from shop area into part of existing dwelling house	Hockwold cum Wilton
28.02.2018	17.04.2018 Application Permitted	18/00372/F	Mr Stuart Deadman High Road Farm Bungalow Thornham Road Holme next The Sea Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/02188/F: Replacement dwelling house	Holme next the Sea

16.02.2018	17.04.2018 Application Permitted	18/00307/F	Mr Major Somerton 41 Greevegate Hunstanton Norfolk Change of use of single storey domestic garage to retail outlet	Hunstanton
21.02.2018	17.04.2018 Application Permitted	18/00327/F	Miss Romarnie Owen Silfield House 20 Homefields Road Hunstanton Norfolk Conversion of disused garage to residential annexe	Hunstanton
01.09.2017	03.04.2018 Application Permitted	17/01684/O	Mr G Thompson 20 Saddlebow Road King's Lynn Norfolk PE30 5BH OUTLINE APPLICATION SOME MATTERS RESERVED: Erection of one dwelling with side parking and garage together with amenity space to the rear	King's Lynn
02.11.2017	16.04.2018 Application Permitted	17/02054/LDPLB	Ms Alison Gifford 21 Queen Street King's Lynn Norfolk PE30 1HT Lawful development certificate for a listed building to restore a door into the garden to a window in keeping with the two remaining windows	King's Lynn

09.11.2017	20.04.2018 Application Permitted	17/02096/F	Mr Jan Stricko 66B Saddlebow Road King's Lynn Norfolk PE30 5BN Retention and completion: Marley Eternit exterior wall cladding will be fitted on all walls	King's Lynn
19.12.2017	17.04.2018 Application Permitted	17/02383/CU	Mr Saravanapaven 50 Guanock Terrace King's Lynn Norfolk PE30 5QH Change of use to a barber shop	King's Lynn
22.12.2017	03.04.2018 Application Permitted	17/02414/F	Palm Paper Ltd. Palm Paper Poplar Avenue King's Lynn Norfolk Installation of an Ultrafiltration Plant within the envelope of the existing effluent treatment plant	King's Lynn
02.01.2018	20.04.2018 Application Refused	18/00017/F	Mr & Mrs Smith 354 Wootton Road King's Lynn Norfolk PE30 3EB Two storey rear extension	King's Lynn
15.01.2018	13.04.2018 Application Permitted	18/00075/F	Mr Vivlado Caleiras 14 Tower Street King's Lynn Norfolk PE30 1EJ Proposed change of use to cafe (sandwiches and hot drinks to be made on the premises and pre- made cakes sold)	King's Lynn

15.01.2018	29.03.2018 Application Permitted	18/00090/F	C/o Agent Land South of 6 To 8 10 Hamburg Way North Lynn Industrial Estate King's Lynn Proposed industrial units	King's Lynn
16.01.2018	06.04.2018 Application Permitted	18/00094/F	Ms S Butt 33A Norfolk Street King's Lynn Norfolk PE30 1AH Conversion of first and second floors to two one bedroom self-contained flats from existing 3 bedroom flat	King's Lynn
07.02.2018	27.03.2018 Application Refused	18/00228/O	Mr N Bailey 6 Foxs Lane West Lynn King's Lynn Norfolk Outline application with some matters reserved for the construction of single dwelling with associate amenity, parking and turning spaces	King's Lynn
07.02.2018	27.03.2018 Application Permitted	18/00233/F	Mr Reed 59 Kings Avenue King's Lynn Norfolk PE30 5NS Proposed two storey extension with attic trusses forming room in roof	King's Lynn

20.02.2018	17.04.2018 Application Refused	18/00310/LB	Hawthorn Leisure BISHOPS of CHAPEL ST 37 - 39 Chapel Street King's Lynn Norfolk LISTED BUILDING APPLICATION: Removal of 6 number plaster panels between the existing timber framework to the first floor area to improve vision over the existing balcony, taken down to a height of 1100mm and provided with a timber capping	King's Lynn
20.02.2018	17.04.2018 Application Permitted	18/00318/A	Mr Timothy Porter The Kings Centre Wellesley Street King's Lynn Norfolk Advertisement application for 1 x internally illuminated fascia sign	King's Lynn
21.02.2018	17.04.2018 Application Permitted	18/00325/F	Mr Stephen Goldsmith The Willows Cresswell Street King's Lynn Norfolk Front extension to bungalow	King's Lynn
21.02.2018	24.04.2018 Application Permitted	18/00336/F	Mr Brian Edwards 109 Gayton Road King's Lynn Norfolk PE30 4EW Construction of single storey front, rear and side extensions and use of opening lights below 1.7m on existing side facing dormer window	King's Lynn

22.02.2018	19.04.2018 Application Permitted	18/00334/F	Mr De Nguyen Vacant 23 Railway Road King's Lynn Norfolk Change of Use of existing outbuilding to rear of dwelling house to nail bar / beauty salon / hairdressers (Sui Generis)	King's Lynn
23.02.2018	26.03.2018 GPD HH extn - Refused	18/00343/PAGPD	Mr Geoffrey Duncombe 17A Queensway King's Lynn Norfolk PE30 4AG Single storey rear extension which extends beyond the rear wall by 4.5 metres with a maximum height of 4.150 metres and a height of 2.350 metres to the eaves	King's Lynn
27.02.2018	16.04.2018 Application Permitted	18/00359/F	Coopers Roller Bearings Ltd Cooper Roller Bearings Ltd Wisbech Road King's Lynn Norfolk Proposed demoliton of porch and re-roofing of storage building.	King's Lynn
02.03.2018	17.04.2018 Application Permitted	18/00380/F	Miss F Skerritt 6 Marshall Street King's Lynn Norfolk PE30 1PG Extension and Alterations	King's Lynn

05.03.2018	05.04.2018 Application Permitted	17/01849/NMA_1	Mr Iain Kettlewell 8 Queens Avenue King's Lynn Norfolk PE30 5LR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 17/01849/F: Single storey extension to the rear of the property to create utility room and change access to the ground floor bathroom/toilet	King's Lynn
13.03.2018	20.04.2018 Application Permitted	18/00453/F	Mr Stephen Halls 1 Eastgate Street King's Lynn Norfolk PE30 1QX A new single storey side extension within existing courtyard extending 2m from the rear of the existing property and internal refurbishments	King's Lynn
14.03.2018	24.04.2018 Application Permitted	18/00469/F	Mr P Kendall 4 Meadow Way West Lynn King's Lynn Norfolk Rear single storey extension to provide new sun room	King's Lynn

09.03.2018	17.04.2018 Application Permitted	18/00428/F	Mr & Mrs R Leadley Meadow Lodge 20 Gayton Road Ashwicken King's Lynn Demolish existing dwelling and construct a new five bedroom detached dwelling with attached garage and workshop plus garage parking for a motorhome. In addition, there will be a new entrance created off the B1145	Leziate
22.03.2018	16.04.2018 Consent Required Not	18/00533/AG	Mr Tim Flux Hadleigh Farm 43 Well Hall Lane Ashwicken Norfolk Agricultural Prior Notification: Construction of an agricultural general purpose building	Leziate
14.02.2018	27.03.2018 Application Permitted	18/00275/F	Mr & Mrs NICHOLLS The Dogotel Peddars Lodge Peddars Way Hillington King's Lynn Proposed new Dormer Windows and First Floor Bedroom	Little Massingham
17.02.2017	03.04.2018 Application Permitted	17/00300/RM	Mr S R Woolner Plots 1-6 195 Smeeth Road Marshland St James Norfolk PE14 8JB RESERVED MATTERS: Proposed residential development	Marshland St James

20.02.2018	06.04.2018 Application Permitted	18/00304/RM	Mr Gary Hancock Land South of 26 North of 27 Smeeth Road Marshland St James Norfolk RESERVED MATTERS: Erection of dwelling (Plot 2)	Marshland St James
07.03.2018	10.04.2018 Application Permitted	18/00415/F	Mr M Thorpe 86 Smeeth Road Marshland St James Norfolk PE14 8JF First floor extension to dwelling	Marshland St James
08.02.2018	06.04.2018 Application Permitted	18/00238/F	Quorn Foods Marlow Foods Quorn Foods Brandon Road Methwold To install 3 additional Liquid Nitrogen storage tanks. The tanks will need a dedicated plinth of suitable design, to take the additional loading. The tanks are 3100mm diameter and 12510mm high.	Methwold
08.02.2018	05.04.2018 Application Permitted	18/00245/F	Mr D Haley 46 Hythe Road Methwold Thetford Norfolk Alterations and extensions to dwelling, including removal of part of front bays and rear flat roof extension and dropped kerb	Methwold

22.02.2018	23.04.2018 Application Permitted	18/00329/F	Mrs Beverley Heath 4 Millgate Street Methwold Thetford Norfolk Extend above the lounge to create a master bedroom	Methwold
28.02.2018	12.04.2018 Application Permitted	18/00370/F	Mrs Karen Milne Aubretia The Alley Blackborough End Norfolk Proposed alterations and extension to existing dwelling (renewal of 15/00609/F)	Middleton
31.01.2018	06.04.2018 Application Permitted	18/00192/F	Mr Gary Webb The Barns Methwold Road Whittington Norfolk Construction of cattle shed	Northwold
12.02.2018	26.03.2018 Application Permitted	18/00282/F	Mr & Mrs Freemantle 17 Church Lane Northwold Thetford Norfolk Extension to dwelling	Northwold
26.02.2018	06.04.2018 Application Permitted	18/00355/F	Mr & Mrs Plater The Dairy 4 Pooly Farm Barns Thetford Road Northwold Erection of a 5-bar timber vehicle gate and 5-bar timber pedestrian gate. To enclose rear garden, providing property with privacy and security	Northwold

27.02.2018	25.04.2018 Application Permitted	18/00358/F	Mr R Fendick The Rest 19 West End Northwold Thetford Extension to existing porch	Northwold
16.02.2018	11.04.2018 Application Permitted	18/00260/RM	Mr N Chettleburgh 26 Little Carr Road North Wootton King's Lynn Norfolk RESERVED MATTERS: Construction of single dwelling	North Wootton
20.02.2018	23.04.2018 Application Permitted	18/00312/F	Mr & Mrs Chadderton 56 Priory Road North Wootton King's Lynn Norfolk Proposed Two Storey and Single Storey side and rear Extension	North Wootton
08.12.2017	26.03.2018 Application Permitted	17/02318/F	Mr C Wooldridge Woodland Hut 18 Golf Course Road Old Hunstanton Norfolk Construction of two dwellings following demolition of existing bungalow	Old Hunstanton
19.02.2018	20.04.2018 Application Permitted	18/00294/F	Mr & Mrs R Pell Smugglers Cottage 1 Waterworks Road Old Hunstanton Hunstanton Single storey extension to provide Sun Room and additional accommodation.	Old Hunstanton

19.02.2018	11.04.2018 Application Permitted	18/00301/F	Mr Lyndon Povey 6 Hamon Close Old Hunstanton Hunstanton Norfolk Minor internal refurbishment works including blocking up kitchen window to front elevation, new bi-fold doors added to rear and first floor window opening made wider to rear elevation. New single storey garden office/study	Old Hunstanton
02.02.2018	29.03.2018 Application Permitted	18/00200/F	Mr Daryn Schuurink Plot S of Rugosa Lodge Outwell Road Outwell Norfolk Construction of dwelling	Outwell
15.02.2018	06.04.2018 Application Permitted	18/00291/RM	Finesse Paving And Civil Engineering Ltd Land On The East Side of Hall Road Outwell Norfolk Reserved matters application: Construction of dwellings for plots 1 and 2	Outwell
23.02.2018	13.04.2018 Application Permitted	18/00340/F	S Ward Wards Nurseries Foundry Lane Ringstead Norfolk Partial demolition and reconstruction of garage building	Ringstead

04.01.2018	06.04.2018 Application Permitted	18/00011/FM	Norfolk Wildlife Trust Norfolk Wildlife Trust Roydon Common Lynn Road Roydon Replacement car park; reinstatement of land of former car park for grazing; pedestrian access to new and existing footpaths; fencing with field gates and kissing gates; orientation station; seated/meeting area; management of sensitive habitats and planting to encourage nightjar foraging; simple bench seats (3) at strategic locations.	Roydon
22.01.2018	17.04.2018 Application Permitted	18/00136/F	Matthew Gill Newlands 65 Station Road Roydon King's Lynn Construct an additional storey on top of the existing bungalow converting it to a house. Including, the addition of a single storey rear extension.	Roydon
24.01.2018	09.04.2018 Was Lawful	18/00141/LDE	Coates Bros Contractors Ltd Manor Farm 88 Watlington Road Runcton Holme Norfolk Application for a Lawful Development Certificate for engineering operations to enlarge a fishing lake and perimeter access track (carried out in 2010)	Runcton Holme

19.02.2018	16.04.2018 Application Permitted	18/00317/F	Shouldham Community Enterprises Ltd Kings Arms 28 The Green Shouldham Norfolk Extensions to public house	Shouldham
06.03.2018	12.04.2018 Application Permitted	18/00406/F	Laura Wingham Rooks Nest 66 Westgate Street Shouldham King's Lynn Extensions to dwelling	Shouldham
05.02.2018	26.03.2018 Application Permitted	18/00216/F	Mr Sebastian Brunt Sutton House 33 Back Street South Creake Norfolk Formation of new access and driveway by removal of a section of flint wall	South Creake
13.02.2018	29.03.2018 Application Permitted	18/00269/F	Mr & Mrs Moore Oak Tree House Campsey Road Southery Downham Market First storey side extension and porch canopy	Southery
19.02.2018	06.04.2018 Application Permitted	18/00292/F	Mr Leroy Whitfield 39 Feltwell Road Southery Downham Market Norfolk Two storey rear extension and attached garage	Southery
06.03.2018	10.04.2018 Application Permitted	18/00408/F	C/o Agent 17 Campsey Road Southery Downham Market Norfolk Extension to dwelling	Southery

18.12.2017	17.04.2018 Application Refused	17/02372/F	J England Construction Ltd Land To The Rear Branscombe 44 Nursery Lane South Wootton Construction of 2No Dwellings and garages	South Wootton
14.02.2018	11.04.2018 Application Permitted	18/00276/F	R Paterson Thistle Moor 15 Sandy Lane South Wootton King's Lynn Single Storey extension to rear of dwelling	South Wootton
21.02.2018	29.03.2018 Application Permitted	18/00322/F	Diocese of Norwich Wootton Rectory 47 Castle Rising Road South Wootton King's Lynn New Conservatory to rear/side of existing detached house / amendment to previously approved scheme 17/00823/F	South Wootton
26.02.2018	13.04.2018 Application Permitted	18/00354/F	Mr & Mrs B Galvin 2 Barley Close South Wootton Norfolk PE30 3PG Extension to dwelling	South Wootton

27.02.2018	23.04.2018 Application Permitted	18/00364/F	Mr & Mrs B Ward Manor House 20 Low Road South Wootton Norfolk Extension & alterations to dwelling to create swimming pool, spa, gym, sauna and ancillary rooms with additional upper floor bedrooms and associated landscape works. Revised design to planning re: 17/00695/F	South Wootton
05.03.2018	17.04.2018 Application Permitted	18/00399/F	Mr & Mrs Cooper 50 St Benets Grove South Wootton Norfolk PE30 3TQ Construction of detached single garage	South Wootton
03.04.2018	16.04.2018 TPO Partial	18/00032/TPO	BROWNS Tree Management 32 The Birches South Wootton King's Lynn Norfolk 2/TPO/00432: T1 Pine - Remove of tree (if removal is refused proposal would be lower limb removal, deadwood crown clean and removal of any unsafe branches)	South Wootton
14.12.2017	03.04.2018 Application Permitted	17/02360/F	Mrs Robinson Land Adjacent 167 The Drove Barroway Drove Norfolk Construction of one dwelling and annexe	Stow Bardolph

28.02.2018	13.04.2018 Application Permitted	18/00367/F	J W Sargeant Butchers J W Sargeant Butchers Stow Corner The Causeway Stow Bridge Removal of existing shop front and side window. Installation of 2no timber framed shop fronts having 2no doors and side wings as drawn. Feature pilasters and fascia in timber framed and fielded panels to receive decoration	Stow Bardolph
28.02.2018	13.04.2018 Application Permitted	18/00368/A	J W Sargeant Butchers J W Sargeant Butchers Stow Corner The Causeway Stow Bridge Advertisement application for 1 x non-illuminated fascia sign	Stow Bardolph
06.03.2018	12.04.2018 GPD HH extn - Not Required	18/00402/PAGPD	Mrs Kristy Chapman 21 Broadlands The Street Syderstone King's Lynn Single storey rear extension which extends beyond the rear wall by 5.7 metres with a maximum height of 3 metres and a height of 2.7 metres to the eaves	Syderstone
16.02.2018	29.03.2018 Application Permitted	18/00290/F	Miss Rachel Allsop 19 Craske Lane Terrington St Clement King's Lynn Norfolk Proposed single and two storey extension	Terrington St Clement

13.04.2018	17.04.2018 Application Permitted	18/00290/NMA_1	Miss Rachel Allsop 19 Craske Lane Terrington St Clement King's Lynn Norfolk Non-material amendment to planning permission 18/00290/F: Proposed single and two storey extension	Terrington St Clement
16.02.2018	25.04.2018 Application Refused	18/00284/F	Mr Darren & Mrs Stephanie Carter Woodstock 22 School Road Terrington St John Wisbech Remove existing garage and conservatory and install new double storey side and front extension complete with single storey porch to front and garden room to the rear	Terrington St John
15.03.2018	03.04.2018 Application Permitted	16/00952/NMA_1	J J Sandberg Construction Ltd Stud Farm (Plot 3) Church Road Terrington St John Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 16/00952/F: Demolish farm building and construct new dwelling (plot 3) amended design	Terrington St John
13.12.2017	23.04.2018 Application Permitted	17/02346/F	Mr Rufus Harper The Lifeboat Inn Ship Lane Thornham Hunstanton Alterations and Extension to The Lifeboat Inn	Thornham

05.02.2018	29.03.2018 Application Permitted	18/00203/LB	McGurk Chesnut Cottage High Street Thornham Hunstanton Ground floor - Remove bath, add shower. Replace boiler with a range in kitchen. Widen opening in chimney and add wood burner burner in living room. Replace wooden window in kitchen. First floor - Change bathroom/WC/Landing (shape), remove bath replace with shower. Make cupboard off bedroom 1 into en-suite. Build en-suite off bedroom 2 - including moving door and liner	Thornham
12.01.2018	03.04.2018 Application Withdrawn	18/00069/F	Mr R Baker Catbells Cottage Greens Lane Tilney All Saints King's Lynn Proposed extension and alterations	Tilney All Saints
05.02.2018	29.03.2018 Application Permitted	18/00213/F	Mr Christopher Cocklin 2 Church Row Church Road Tilney All Saints King's Lynn Proposed first floor extension to rear of cottage	Tilney All Saints

07.02.2018	11.04.2018 Application Permitted	18/00234/RM	Mr Burt Land E of Number 8 And S On Number 1 Spice Chase Tilney St Lawrence Norfolk Reserved Matters Application: New dwelling for plot 3	Tilney St Lawrence
01.02.2018	26.03.2018 Application Permitted	18/00189/A	Essenby Estates Tottenham Retail Park Lynn Road Tottenham Norfolk Advertisement application: New 'totem' signage adjacent entrance to replace exiting signs	Tottenham
25.01.2018	11.04.2018 Tree Application - No objection	18/00025/TREECA	Mr Paul Carter Hall Lodge 114 Town Street Upwell Norfolk Trees in a conservation area: T5 - Lime Tree reduce in height by a minimum of 4 metres with a proportionate reduction in the length or to fell the tree. T12 - English Elm to be felled. 13 Trees removal of major deadwood. T1 and T2 remove deadwood throughout the crowns. T15 major deadwood to be removed. T4 Lime Tree crown of the tree to be reduce to the previous reduction points or entire crown to be removed. T17 Lime Tree removal of major deadwood.	Upwell

29.01.2018	19.04.2018 Application Permitted	18/00176/F	Mr G Wilson The Barn Low Side Upwell Norfolk Proposed barn conversion to dwelling and extension	Upwell
01.02.2018	12.04.2018 Application Permitted	18/00190/F	Mr & Mrs Chapman 28 Townley Close Upwell Wisbech Norfolk Side extension	Upwell
06.02.2018	29.03.2018 Application Permitted	18/00220/F	Mr J Edwards All Ours 23 Green Road Upwell Wisbech Proposed garage extension and change of use for business (retrospective)	Upwell
08.02.2018	03.04.2018 Application Permitted	18/00265/RM	The Hollies (Upwell) Ltd 23 Orchard Gardens Upwell Norfolk RESERVED MATTERS APPLICATION: Affordable Housing Plot 13.	Upwell
16.02.2018	13.04.2018 Application Permitted	18/00286/F	Mr & Mrs R Herbert Plot 2 Land Adjacent 42 St Peters Road Upwell VARIATION OF CONDITION 4 OF PLANNING PERMISSION 17/01101/F: Construction of two houses and detached garages along with the demolition of outbuilding and wall	Upwell

19.02.2018	13.04.2018 Application Permitted	18/00295/F	Agrimech Services 18 Main Road Three Holes Norfolk PE14 9JS Erection of steel building for storage and assembly of machinery	Upwell
20.02.2018	17.04.2018 Application Permitted	18/00326/RM	Mrs L Connolly 3 Blunt's Orchard Drive Upwell Norfolk Reserved Matters Application: Construction of 1 dwelling for plot 23	Upwell
26.02.2018	18.04.2018 Application Permitted	18/00365/RM	Mr A Clarke 4 Blunt's Orchard Drive Upwell Norfolk RESERVED MATTERS: New dwelling (Plot 2)	Upwell
23.03.2018	11.04.2018 Tree Application - No objection	18/00064/TREECA	C/O Agent 95 School Road Upwell Wisbech Norfolk T1 - Willow - To pollard tree	Upwell

04.04.2018	11.04.2018 Tree Application - No objection	18/00069/TREECA	Mr Robert Starr Manor Lodge 40 Small Lode Upwell Norfolk Trees in a Conservation Area: 2 x young Sycamore tress North-West side of barn located at 40 Small Lode (that runs adjacent to Small Lode Road). UK Power Networks have inspected the tress and area surrounding them. They have advised to have both trees felled, due to them being a hazard and danger to overhead power cables.	Upwell
12.03.2018	17.04.2018 Application Permitted	18/00436/F	Mr & Mrs A Boyle 29 Hall Road Walpole Highway Norfolk PE14 7QD Proposed rear extension	Walpole Highway
11.01.2018	26.03.2018 Application Refused	18/00061/O	Mr Luke Coleman Land On The South Side of Chalk Road Walpole St Peter Norfolk Outline Application: Construction of two new dwellings (semi detached) with off-road parking and turning space and scaled as starter homes	Walpole

07.02.2018	29.03.2018 Application Permitted	18/00230/F	Mr S Gentile Barwin Waterlees Road Walsoken Wisbech Retrospective application for the erection of a 2 metre high green plastic coated steel mesh security fence with field gates and new access to field	Walsoken
19.02.2018	03.04.2018 GPD HH extn - Approved	18/00308/PAGPD	Mr Andrew Fordham 5 Harolds Close Walsoken Wisbech Norfolk Single storey rear extension which extends beyond the rear wall by 5.25 metres with a maximum height of 3.95 metres and a height of 3.8 metres to the eaves	Walsoken
29.01.2018	29.03.2018 Would be Lawful	18/00170/LDP	Mrs Revell Langsett 48 Station Road Watlington King's Lynn Lawful Development Certificate: To demolish existing garage, utility and conservatory. To extend rear of bungalow by 3.8 metres.	Watlington
26.02.2018	11.04.2018 Application Permitted	18/00350/F	Alexandra Booth 12A Thomas Close Watlington King's Lynn Norfolk Single storey rear extension to dwelling following removal of existing conservatory	Watlington

10.11.2017	29.03.2018 Application Permitted	17/02107/F	Stinders Developments Co Ltd Land At Sutton Road Walpole Cross Keys Norfolk PE34 4HD Development of 4 No. 2 bedroom Terraced houses built in 1 block of 4 with parking and landscaping to the front and gardens to the rear	Walpole Cross Keys
08.03.2018	10.04.2018 GPD HH extn - Not Required	18/00424/PAGPD	Mrs Trudy Davies Avondale 234 School Road West Walton Wisbech Single storey rear extension which extends beyond the rear wall by 6m with a maximum height of 3.8m and a height of 2.5m to the eaves	West Walton
25.01.2018	26.03.2018 Application Permitted	18/00150/F	Mr Wright Endlich 2 Lynn Road Wiggshall St Germans King's Lynn Change of use of annexe to the rear of the property to holiday let	Wiggshall St Germans
07.03.2018	10.04.2018 Application Permitted	18/00413/F	Mr & Mrs Hooker Highlands Eau Brink Road Tilney All Saints King's Lynn Proposed single storey side Extension	Wiggshall St Germans
27.02.2018	10.04.2018 Application Permitted	18/00360/F	Mr K Boon 1 Southside Wimbotsham King's Lynn Norfolk Demolition of existing garage and utility and erection of new side and rear extension	Wimbotsham

19.02.2018	26.03.2018 Application Permitted	18/00298/F	Mr & Mrs G Mansell Porchester House Chequers Road Wretton King's Lynn Alteration & extension including new roof over single storey rear extension	Wretton
16.01.2018	20.04.2018 Application Permitted	18/00100/LB	Unishore Hall Farm School Road West Rudham Norfolk Listed Building Application: Conversion of barns into 4 dwellings with new garages. Within the curtilage of a listed building	West Rudham
16.01.2018	17.04.2018 Application Permitted	18/00113/F	Unishore Hall Farm School Road West Rudham Norfolk Variation of condition 2 and discharge of conditions 3, 4, 5, 7, 8, 9, 10, 11, 14, 15 and 16 of planning permission 15/00846/F: Conversion of range of barns to four private dwellings. Construction of open fronted garage. Site works in connection	West Rudham