



# **Planning Committee**

## **Agenda**

**Monday, 2nd July, 2018**

\*at approximately 10.00 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 10.00 am, when the Committee returns from the site visit.





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**PLANNING COMMITTEE AGENDA**

**Please ensure that all mobile phones are switched to silent**

**DATE: Monday, 2nd July, 2018**

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

**TIME: Approximately 10.00 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 4 June 2018 and the Reconvened Meeting held on 7 June 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 - 97)**

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

**9. DELEGATED DECISIONS (Pages 98 - 126)**

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

**To: Members of the Planning Committee**

Councillors Mrs C Bower, 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 and Mrs S Young

**Major Applications**

Please be advised that the Committee will visit the site for the major application reference 15/01782/OM from 9.30 am, prior to the meeting, which will start at approximately 10.00 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 **Thursday 5 July 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 29 June 2018**. Please contact [borough.planning@west-norfolk.gov.uk](mailto: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.

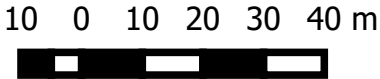
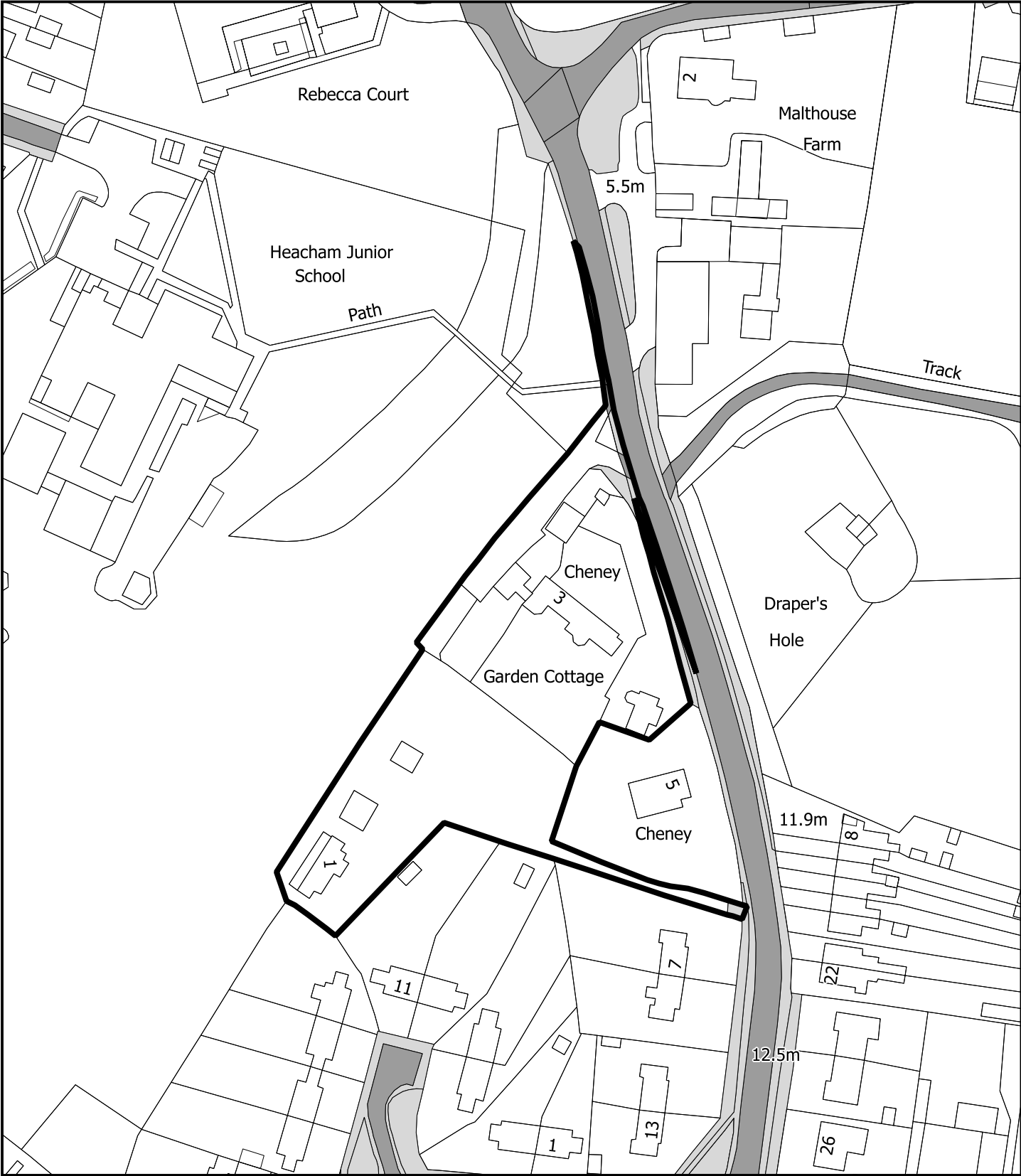
For Further information, please contact:

Kathy Wagg on 01553 616276  
[kathy.wagg@west-norfolk.gov.uk](mailto:kathy.wagg@west-norfolk.gov.uk)

**INDEX OF APPLICATIONS TO BE DETERMINED  
BY THE PLANNING COMMITTEE AT THE MEETING  
TO BE HELD ON MONDAY 2 JULY 2018**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
<b>8/1</b>	<b>DEFERRED ITEMS</b>			
<b>8/1(a)</b>	<b>18/00369/F</b> Cheney Hollow 3 Cheney Hill Construction of two detached dwellings, plus change of use of one existing dwelling from holiday let to a private property and safety improvements to existing vehicular entrance to site	<b>HEACHAM</b>	<b>APPROVE</b>	<b>7</b>
<b>8/2</b>	<b>MAJOR DEVELOPMENTS</b>			
<b>8/2(a)</b>	<b>15/01782/OM</b> Land Accessed Between 142 And 150 Grimston Road Outline application with all matters reserved for proposed residential development with access off Grimston Road. Land accessed between 144 and 150 Grimston Road South Wootton	<b>SOUTH WOOTTON</b>	<b>APPROVE</b>	<b>20</b>
<b>8/3</b>	<b>OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE BOARD</b>			
<b>8/3(a)</b>	<b>18/00797/S36</b> King's Lynn Power Station Willow Road Willows Business Park Consultation in respect of amendment to application 08/01544/S36 - construction of King's Lynn CCGT power station	<b>KING'S LYNN</b>	<b>NO OBJECTION</b>	<b>56</b>
<b>8/3(b)</b>	<b>18/00721/F</b> 9 Cliff Terrace Conversion of hotel and one flat into six apartments	<b>HUNSTANTON</b>	<b>APPROVE</b>	<b>78</b>
<b>8/3(c)</b>	<b>18/00593/F</b> The Castle High Street Construction of Five Houses	<b>THORNHAM</b>	<b>APPROVE</b>	<b>86</b>

**18/00369/F**  
**Cheney Hollow 3 Cheney Hill Heacham**



<b>Parish:</b>	<b>Heacham</b>	
<b>Proposal:</b>	<b>Construction of two detached dwellings, plus change of use of one existing dwelling from holiday let to a private property and safety improvements to existing vehicular entrance to site</b>	
<b>Location:</b>	<b>Cheney Hollow 3 Cheney Hill Heacham Norfolk</b>	
<b>Applicant:</b>	<b>Miss Louise Hutchison</b>	
<b>Case No:</b>	<b>18/00369/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs K Lawty</b>	<b>Date for Determination: 30 April 2018</b>

**Reason for Referral to Planning Committee** – Called in by Councillor Parish

**Neighbourhood Plan:** No

**Case Summary**

The application site comprises four existing properties and a grassed area used in connection with the properties as garden land. Vehicular access is currently to the north of the site onto Cheney Hill, Heacham.

The site is bounded to the south and south east by residential properties. There are existing residential properties on the opposite side of Cheney Hill to the south east and north east. Heacham Junior School and playing fields adjoin the western site boundary.

In policy terms Heacham is a Key Rural Service Centre as identified within the Core Strategy.

This application seeks full planning permission for the construction of two detached dwellings on the existing garden land, the change of use of one existing dwelling from holiday let to a private property and safety improvements to the existing vehicular entrance into the site from Cheney Hill.

**Key Issues**

- Principle of development
- The application
- Form and character
- Neighbour amenity
- Highway improvements
- Other matters

**Recommendation**

**APPROVE**



## THE APPLICATION

The application site comprises four existing properties and a grassed area used as garden land. Vehicular access is currently to the north of the site onto Cheney Hill, Heacham.

This application seeks full planning permission for the construction of two detached dwellings on the existing garden land, the change of use of one existing dwelling from holiday let to a private property and safety improvements to the existing vehicular entrance into the site from Cheney Hill.

The property that is proposed to be used as a private property rather than just holiday lets is that shown on the proposed plans as Badger's Den, and no physical changes are proposed to this existing property to achieve this.

No changes are proposed to the properties shown as Cheney Hollow, Cheney House and Hillside although changes are proposed to the parking areas, position of boundaries and vehicle access points. The works will also involve the removal of some outbuildings.

The application also proposes highway works to improve the visibility at the existing vehicular entrance into the site from Cheney Hill and the widening of the existing private access road within the site.

Members will recall that this application was referred to the previous Planning Committee Meeting on 4 June 2018.

The application was deferred following a request for more information and legal advice regarding common land issues.

Part of the land at the access into the site is registered as common land and works which affect common land can only be approved by the Secretary of State. Concern was raised that the application was being dealt with in the wrong order and that if the Committee approved the application then this could prejudice the decision of the Secretary of State.

In response to concerns raised by members legal advice has been sought which confirms the following:

'Under the Commons Act 2006, consent is required from the Planning Inspectorate, on behalf of the Secretary of State, to carry out works that would prevent or impede access to common land or for works of resurfacing. Any such consent is for the purposes of the Commons Act only and does not grant any other consents, such as planning permission that may be necessary.

In determining a section 38 application for Commons Act consent, the Secretary of State is required to have regard to specified criteria, such as the interests of persons with specific rights in relation to the land, the interests of the neighbourhood, the public interest and any other relevant matters. While a prior grant of planning permission may well be a relevant matter it would not prejudice the Secretary of States consideration of the application, which is entirely separate from planning permission.

There is no specific order in which these consents have to be obtained, although guidance indicates that obtaining planning permission first ensures that the Commons Act application will correspond to what the planning permission has been obtained for. I do not see any

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reason why the opposite argument would not equally hold true. Ultimately it is a matter for the applicant, taking into account the risk of discrepancies arising from applications that are pursued concurrently. The point to bear in mind is that the works cannot be lawfully undertaken until all necessary consents have been obtained and they must be undertaken in compliance with them all.'

Accordingly, the determination of this planning application by the local planning authority will not prejudice the Secretary of State's consideration of the section 38 application for Commons Act consent.

## **SUPPORTING CASE**

The application has been supported by a Design and Access Statement, Ecology Report, Flood Risk Statement, contamination questionnaire and Tree Protection Plan.

The DAS describes the proposal thus:

The proposed improvements for the site are holistic in nature in that the proposed alterations are not limited to one aspect. The proposal includes:

- Improving the existing vehicular accesses onto 'Cheney Hill'– The intention is for the current 'heater island' access arrangement to be made into a single vehicular entrance constructed perpendicular to 'Cheney Hill'. In doing so, visibility distances are improved and the current oblique views removed.
- Change of use of 'Badger's Den' from a holiday let to a private dwelling– The Planning Application seeks a 'change of use for' 'Badger's Den, currently a holiday let property. As part of this, the existing vehicular entrance gate will be removed with 'Badger's Den' being access via the altered principle vehicular entrance to the site.
- Dedicated parking for 'Cheney Hollow'– At present, Vehicles Park alongside the access road serving 'Hillside'. The proposal will be to create dedicated parking for two cars.
- Two new detached dwellings on un-used land– The Planning Application includes for two new dwellings to be built on un-used land with each dwellings benefiting from private parking.

With regard to layout and scale the DAS explains:

'The development proposal has considered the site topography, characteristics and surrounding context to satisfy both the client and the Design Team's ambition of providing a high quality design solution.

The orientation and alignment of the proposed residential dwellings (Plots 1 and 2) is in direct contextual response to the arrangement of the site and the orientation of the neighbouring buildings, namely 'Hillside', 'Cheney Hollow' whose principle elevations face north-west.

In line with Norfolk parking standards, each of the proposed dwellings (including Badger's Den (also known as Garden Cottage) is served with two parking spaces. The Planning Application scheme also includes dedicated parking spaces for 'Cheney Hollow' with 'Cheney House' already having dedicated parking by way of a detached Double Garage.

The Planning Application scheme also includes a foul and surface water drainage strategy which includes for a permeable road surface with surface water linked to an independent drainage system. Foul drainage is served by a foul drainage system linked to mains drainage and due to surrounding site levels. The 'Drainage Strategy Plan' is included within the Full Plan Application supporting documents.

The orientation of the proposed dwellings sets out to establish an effective and obvious relationship between dwellings, parking areas and the site itself. Communal areas between the proposed dwellings have been avoided with the private road being a shared road incorporating a turning area for refuse and emergency vehicles. The proposed dwellings will benefit from clearly defined boundaries, individual driveways and secure private rear amenity space.

Minimising overlooking of neighbouring properties was a material consideration in the development of the scheme design and the proposed dwellings have no (habitable) First Floor windows to the side elevations protecting the private amenity space of the existing properties across the site. First Floor windows are present to the front elevation facing the grounds of Heacham Junior School and to the rear, the closest neighbouring property is located circa 32 metres from the proposed dwellings. Therefore, the proposed dwellings do not present any unreasonably overlooking.

Within the site itself, vehicles can access each of the residential units and all vehicles entering the site are able to exist the site onto Cheney Hill in a forward gear. The site does not lie within a flood risk area and thus a Flood Risk Assessment has not been undertaken, however, a Flood Risk Statement does support the Planning Application.

Careful consideration of the form, use of a select palette of high quality materials, and the articulation of architectural features ensures a cohesive and appealing design is achieved and which is also responsive to the surrounding landscape.

The intention is for the scale of the proposed dwellings to be line with the scale and proportions of the existing properties on the site. The site is not level and the changes in levels offer the potential for the proposed development site to be 'sculpted', creating a scale of development considerate with the surrounding topography.'

## **PLANNING HISTORY**

16/00375/O: Application Withdrawn: 19/04/16 - Outline Application All Matters Reserved: One new dwelling - 1 Cheney Hill Heacham King's Lynn Norfolk PE31 7BX;

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT** – previous applications for extensions to Cheney Hollow and for a single dwelling on the site have been objected to by the Heacham Parish Council so why should we support two dwellings on the same space?

Objection grounds of safety and inappropriate development; the access point is very close to where the School crossing patrol stands with possible danger to school children twice a day. Children also walk up the path on that side. Twice a day vehicles will often be parked opposite where this access is proposed creating a 'single track' or narrow roadway.

Diagonally opposite is the proposed development of 69 houses; The Cheney Hill development which already the Parish Council raised objections to on Highway Safety.

**Highways Authority: NO OBJECTION** – conditionally re: access, visibility splays, parking and turning etc.

**CSNN: NO OBJECTION** – recommend informatives be added re: control of noise during construction and demolition works and soakaways.

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**Environmental Quality:** No comments regarding contaminated land or air quality

**Natural England:** No comments

**Housing Enabling Officer: NO OBJECTION** - if, in the opinion of the decision maker, the site is not capable of accommodating 5 nodwellings, then no affordable housing is required.

**Arboricultural Officer: NO OBJECTION** – subject to condition for development to be constructed in accordance with the report and plans authored by Heritage Tree Specialists LTD

## **REPRESENTATIONS**

**One** third party piece of correspondence referring to the following:-

- The land to the left of the exit from Cheney Hollow was Common Land and having ascertained that there was no proven owner had it recorded as Common Land under the jurisdiction of the Secretary of State. A silver birch was planted to commemorate this and recorded in 1967.
- At a later date the driveway into Cheney Hollow was straightened and fenced off across this common land which should not have been allowed either by the Borough or any authority higher.
- Object to any development that continues to use this driveway across Head of Common and wish that Head of Common be reinstated.
- Legislation protects this common land
- The application seeks to increase the visibility splay but this will remove even more of the Head of Common.
- The small triangle of grass that has the 1967 silver birch on is not shown, further destroying common land
- The entrance to the property is just past a blind bend and incline making it a dangerous entrance. Two solutions are to reinstate the common land with either a convex mirror placed opposite the entrance which would slow vehicles coming around the bend or another entrance is built at the other end of the site.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

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**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

## **PLANNING CONSIDERATIONS**

The primary issues for consideration are:

- Principle of development
- The application
- Form and character
- Neighbour amenity
- Highway improvements
- Other matters

Principle of development

The National Planning Policy Framework (NPPF), 2012 states, at paragraph 49, that: 'Housing applications should be considered in the context of the presumption in favour of sustainable development'.

Heacham is identified as a Key Rural Service Centre in the Settlement Hierarchy of the Core Strategy. The site is within the development boundary of the adopted Site Allocations and Development Management Policies Plan September 2016 (SADMP 2016). As such the principle of new residential development is generally acceptable as long as it has regard for and is in harmony with the built characteristics of the locality and other relevant planning policies and guidance.

The application

There are two elements to this planning application; i) the change of use of the existing dwelling, Badger's Den, from a holiday let to independent dwellinghouse and ii) construction of two new dwellings.

i) Badger's Den:

This residential unit is already used as a holiday let. Planning permission was granted under planning permission 2/97/1732/CU for the use of this property as a holiday let.

The terms and conditions for the use are set out in a S106 legal agreement associated with this historic planning permission. This legal agreement states that the proposed residential unit shall not be extended or altered and that it will always remain within the same curtilage as the existing dwelling known as Cheney Hollow and never as an independent unit of accommodation.

Although the property is currently used for holiday let purposes it does have an independent vehicular access. Additionally, since the planning permission was originally approved the boundaries around the property have been moved. The unit now has its own private amenity

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space, off street parking spaces and space for bins, bike storage etc. i.e. all facilities expected for an independent residential unit.

Similarly the other residential properties, Cheney Hollow and Cheney House each have their own amenity space and off-street parking facilities.

The property comprises a kitchen/living room, bedroom, bathroom and conservatory. Granting consent for this property to be used as a general C3 dwellinghouse would afford the property householder permitted development rights, but, given that the property would have its own curtilage and it is some distance from adjoining properties separated by boundary treatment and planting, this raises no amenity issues.

Due to the creation of a separate curtilage the site is already functioning in breach of some of the terms of the legal agreement. That said, the position of the boundary treatment and creation of a separate access means that the site can function independently without harm to the amenity of the occupants of the other adjoining properties. Given that each unit can operate independently without affecting the other, the original reason for imposing the restriction in 1997 is no longer apparent. It would now be difficult to sustain an objection to the use as it no longer results in a poor relationship between the two properties.

Whilst the operation of the use of this unit in breach of the terms of the legal agreement cannot be condoned, the use of this property as an independent dwellinghouse raises no significant planning policy issues and this proposed change of use is supported.

#### ii) New dwellings:

The proposal shows two new detached dwellings to the southern part of the site, replacing an existing garage building. Access would be via the improved access road which passes by Cheney Hollow.

#### Form and Character

The application site is on the south western side of Cheney Hill. The properties shown as Cheney Hollow, Cheney House, Badgers Den and Hillside on the submitted plans already exist.

The proposed new dwellings are set centrally on the site, some way back from the road. Ground levels change significantly across the site, rising from west to east, so that the floor levels of the dwellinghouses would be elevated. The houses are, however, set into the rising ground with steps up at the front and levelled patio areas to the rear of each property.

The existing buildings on site are constructed of typical local building materials, including red brick, carstone and clay pantile roofs, and are of simple cottage style design with gabled and lean-to projections. The proposed new dwellings also follow a traditional design with gabled frontages, incorporating the use of carstone panelling with red brick and pantile roofs. The DAS refers to the proposed development seeking to form a cohesive and appealing design through appropriate layout, scale and the use of a palette of high quality materials.

This application has been submitted following pre-application advice where three new dwellings were proposed. At pre-application stage concern was raised to the density of three dwellings on the site and the amount of new build across the site. In response this submitted scheme has reduced the number to two dwellings.

In planning policy terms Core Strategy Policy CS08 infers that new development should be of high quality design and respond to the context and character of the locality. Additionally development must protect and enhance the amenity of the wider environment including its heritage and cultural value and the scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials (Policy DM15).

Development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused (Policy DM15).

In this case the proposal is much more in keeping with surrounding development and the units also take reference from surrounding properties in terms of design (roof formation, orientation, scale etc.) and the use of traditional building materials. Now the amount of spacing around each of the proposed dwellings is more in keeping and is acceptable in terms of massing and layout.

The units will be elevated in order to take into account the rising ground levels but they are of appropriate design and materials so when viewed they will be in keeping and of appropriate design.

Accordingly it is considered that the proposal is acceptable in policy terms.

Neighbour amenity:

The ground levels change significantly across the site and attention has been given to the relationships with other existing development as well as between the proposed new properties.

Four of the neighbouring properties which adjoin the new dwellings are within the ownership of the applicant. The proposed new dwellings are between approximately 22m and 26m to the south from Cheney Hollow, Cheney House and Badger's Den and approximately 14m to the north of Hillside.

No. 5 Cheney Hill lies to the east of the proposed new dwellings. The rear garden to Plot 1 is approximately 28m long and Plot 2 is approximately 16m. The land levels at this point rise from west to east and No. 5 Cheney Hill is then sited at a lower level with mature trees to its boundary. Separation distances between Plot 2 (the nearer of the two new dwellings) and No. 5 are approximately 30m.

The gardens of properties on Fenside adjoin the rear garden of Plot 1. These properties have long rear gardens in excess of 30m. Due to the position and orientation of the proposed new dwellings within the site the impact upon the amenity of the occupants of these existing dwellings will be limited.

The relationship between the dwellings 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 the dwellings being overbearing. It is not considered there will be a significantly detrimental impact upon the amenity of the occupants of the adjoining properties in terms of overlooking, being overshadowed or the proposed dwellings being over bearing, as a result of this proposal.

#### Highway improvements:

The Highways Authority raises no objection to the proposal which include improvements to the existing access at the junction with Cheney Hill. The proposed works will improve visibility splays and remove the existing oblique views at the access.

The Parish Council objection relates principally to highway safety issues. They also refer to previous applications for new housing on the site which were not supported. However, previous applications did not incorporate any highway improvement works so objection was raised to the increased use of a substandard access.

This current application differs from earlier schemes as it proposes improvements which address the substandard access and visibility arrangements, reducing the three existing points of access down to a single shared point of access with improved levels of visibility. The proposal will bring about benefits for the existing road users and, subject to appropriate planning conditions, there are no outstanding highway safety issues and no objection from the Highways Authority.

During the course of the planning application it came to light that land at the junction with Cheney Hill is registered as common land. Common land is land owned by one or more persons, where other people known as 'commoners' are entitled to use the land or take resources from it. It is protected by legislation outside of the Planning Acts (The Commons Act 2006). Accordingly should planning permission be forthcoming this will not override other legislation that affects this parcel of land.

Certain types of works on common land can be carried out without consent because they are exempt. However other works will require consent under the Commons Act and it would be necessary for the applicant to obtain any necessary consent from the Planning Inspectorate on behalf of the Secretary of State for Environment, Food and Rural Affairs in addition to any planning permission.

Not only are physical changes proposed to the access, which is on common land, visibility splays to the north run over this land. However, given that permission is required for most physical works on common land it is unlikely that these visibility splays would be impeded in the long term and the Highways Authority do not raise this as an issue.

The applicant is now aware of this matter and the need to obtain different types of consent prior to the commencement of any works. However, it is recommended that an informative be added to the decision notice reiterating this matter, if permission is forthcoming. Further information on this is provided earlier in the report.

#### Other matters:

There are some trees on the site and a Tree Protection Plan has been provided. The Arboricultural Officer raises no objection subject to appropriate conditions.

Although a significant part of the site is grassed, it is used as garden land and there are no implications for nature conservation or protected species in this case.

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



## CONCLUSION:

In conclusion, the proposed use of the existing property, Badger's Den without holiday let restrictions raises no planning policy issues.

The detailed plans for the two new dwellings show that the proposal will be in keeping with the building characteristics of the area. The proposal can be achieved without material harm to the amenity of occupants of existing adjoining properties as well as residents of the proposed new dwellings. The application incorporates traditionally used local materials which can be seen throughout the village of Heacham to give the design a context. The design of the proposal promotes local distinctiveness.

The proposed improvements at the junction of the access road with Cheney Hill will bring about benefits to existing and proposed new road users and raise no highway safety concerns. However, these works will affect common land and it will be necessary for the applicant to obtain any necessary consent from the Planning Inspectorate on behalf of the Secretary of State before any works are undertaken. This is separate to any planning permission, where one permission does not override the other.

The proposal complies with Core Strategy Policies CS01, CS02, CS06, CS08, CS09 and CS12, Policies DM1, DM15 and DM17 and national advice within the NPPF. Accordingly it is recommended that the application be approved subject to appropriate conditions and with an informative referring to the need to obtain the necessary consent for works on common land.

## RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out using only the following approved plans:
  - Drawing No. 02888-PA01 Rev – Notes and Location Plan
  - Drawing No. 02888-PA04 Rev – Proposed Floor Plans
  - Drawing No. 02888-PA05 Rev - Proposed Elevations Plot 1
  - Drawing No. 02888-PA06 Rev - Proposed Elevations Plot 2
  - Drawing No. 02888-PA07 Rev – Proposed Partial Site Plan
  - Drawing No. 02888-PA08 Rev - Proposed Site Plan showing Roof Plan
  - Drawing No. 02888-PA09 Rev A - Proposed Site Plan showing Site Cal Outs
  - Drawing No. 02888-PA10 Rev - Proposed Site Plan showing Plot Areas
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by

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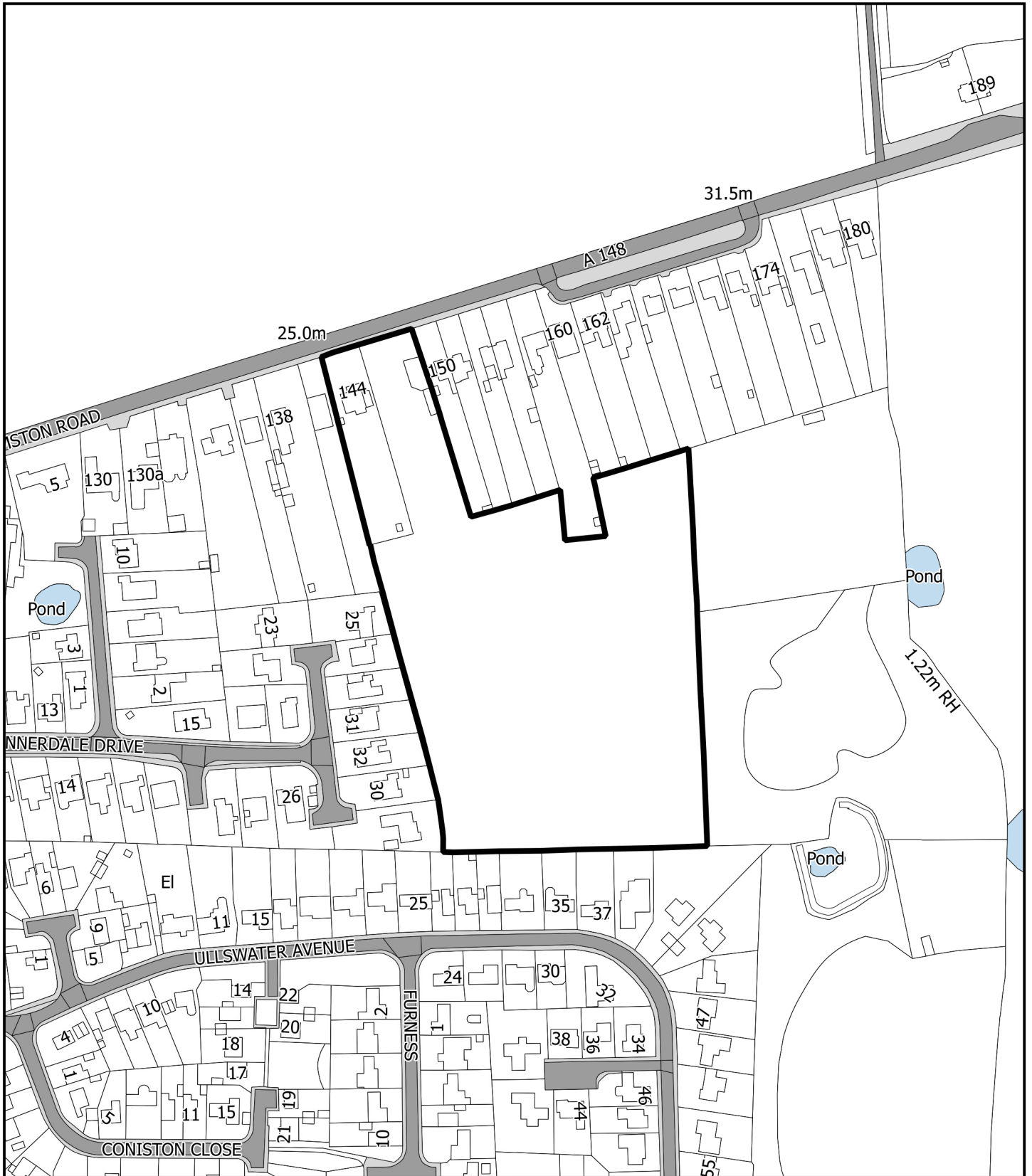
the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 02888.PA09/rev A) in accordance with the highway specification (Dwg. No. TRAD1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway
- 4 Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 5 Condition: Vehicular and pedestrian (and cyclist) access to and egress from the adjoining highway shall be limited to the access shown on drawing No 02888.PA09/rev A only. Any other access(es) or egresses shall be permanently closed, and the footway / highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority, concurrently with the bringing into use of the new access.
- 5 Reason: In the interests of highway safety.
- 6 Condition: The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.
- 6 Reason: In the interests of the safety of persons using the access and users of the highway.
- 7 Condition: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 7 Reason: In the interests of highway safety.
- 8 Condition: Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- 8 Reason: In the interests of highway safety.
- 9 Condition: Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 9 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- 10 Condition: No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with the Arboricultural Implications & Tree Protection Plan by Heritage Tree Specialists LTD submitted to and approved in writing by the Local Planning Authority. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 10 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.

**15/01782/OM**

**Land accessed between 144 and 150 Grimston Road**



<b>Parish:</b>	<b>South Wootton</b>	
<b>Proposal:</b>	<b>Outline application with all matters reserved for proposed residential development with access off Grimston Road. Land accessed between 144 and 150 Grimston Road South Wootton</b>	
<b>Location:</b>	<b>Land Accessed Between 142 And 150 Grimston Road Grimston Road South Wootton Norfolk</b>	
<b>Applicant:</b>	<b>Clayland Estates Ltd</b>	
<b>Case No:</b>	<b>15/01782/OM (Outline Application - Major Development)</b>	
<b>Case Officer:</b>	<b>Mrs K Lawty</b>	<b>Date for Determination: 5 February 2016 Extension of Time Expiry Date: 5 April 2018</b>

**Reason for Referral to Planning Committee** – raises matters of wider concern

**Neighbourhood Plan:** Yes

**Case Summary**

The site is located on the southern side of Grimston Road, on the north eastern side of King's Lynn.

The site is currently arable agricultural land and extends to 2.62 hectares. There are hedge boundaries around the site. There are no particular features on the site and the land is of grade 4 agricultural quality.

The site is bounded by agricultural land to the east. To the north are properties fronting Grimston Road. To the south are residential properties on Ullswater Avenue and to the west are dwellings accessed from Ennerdale Drive.

The form and character of the residential development in the locality comprises mainly of single and two storey, detached properties.

The site is not within the Area of Outstanding Natural Beauty as the boundary for this is on the northern side of Grimston Road.

The site lies within proximity of Roydon Common and Dersingham Bog SAC and Roydon Common Ramsar Site.

The site is a small part of the allocation for King's Lynn under Policy E4.1 of the Site Allocations and Development Management Policies Plan 2016, with the policy requiring at least 600 dwellings on the whole 36.9ha site.

The application is in outline and seeks planning permission for proposed residential development of 52 dwellings with access off Grimston Road.

Initially the application was submitted in outline with layout and access for consideration and all other matters reserved for consideration at a later date. However the application has since been amended to all matters reserved. An Illustrative Site Layout Plan forms part of the application.

### **Key Issues**

- \* Principle of Development
- \* Impact upon AONB and Visual Amenity
- \* Impact upon Designated Heritages
- \* Design, character and appearance
- \* Highway impacts
- \* Impact upon Neighbour Amenity
- \* Trees and Landscape
- \* Ecology
- \* Affordable Housing
- \* Open Space
- \* Flood Risk and Drainage
- \* Contamination
- \* Air quality
- \* Archaeology
- \* S106 matters
- \* Other Material Considerations

### **Recommendation**

**A. APPROVE** subject to conditions and the satisfactory completion of the S106 Agreement;

**B.** In the event that the S106 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, SUDS design and maintenance.

## **THE APPLICATION**

The site amounts to 2.62 ha and is located on the southern side of Grimston Road to the north eastern part of King's Lynn. The site is not within the AONB as the boundary runs along the northern side of Grimston Road.

Existing residential properties are to the north fronting Grimston Road, to the south are residential properties on Ullswater Avenue and to the west are dwellings accessed from Ennerdale Drive. The site is bounded by agricultural land to the east.

The current application seeks outline planning permission for 52 dwellings (including 10 affordable units). The overall density of the development equates to 20 dwellings per hectare.

As the application is in outline only no details of house types or numbers have been provided at this stage. The Design and Access Statement refers to the development comprising a mix of bungalows, houses and apartments, envisaged to be traditional local county style, to follow other schemes promoted by Clayland Homes. That said layout, scale and appearance are all matters reserved for future consideration.

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The application is accompanied by a Section 106 Agreement to cover affordable housing provision, public open space/play equipment provision and implementation and SUDS design and maintenance.

The application has been amended since its original submission to take account of statutory consultee and officer comments. These amendments relate to visibility splays regarding the vehicular access layout at the front of the site and drainage details.

## **SUPPORTING CASE**

The application has been supported by a raft of supporting documents including Design and Access Statement, Contamination Report, Air Quality Impact Assessment, Percolation Tests, Flood Risk Assessment, Habitat Regulation Assessment, Preliminary Ecological Appraisal and Ecological Impact Assessment, Road Safety Audit, and Archaeological Evaluation.

The DAS concludes:

- 10.1 In consideration of our site in the wider picture of the development of the Knights Hill Area development;
- 10.2 The site will be surrounded by residential development, and will effectively be an infill site. It has its own access from Grimston Road. In comparison to the adjacent sites this smaller development has the potential to be completed in its entirety before other adjacent developments, providing much needed residents and social housing earlier on in the development timeframe.
- 10.3 Not to develop the area would be inconsistent with the adopted Core Strategy and the housing needs of the borough. If specific provision was not made it would be difficult for the Borough Council not to resist speculative planning applications here or elsewhere. A failure to allocate housing here might well result in a larger, denser development in the rest of Knights Hill or elsewhere.
- 10.4 The proposed scheme has been carefully developed with consultation from South Wootton Parish Council to provide a positive development in line with the NPPF, Local Authority, and Parish Plan requirements.
- 10.5 The site is shown to be readily available, suitable and achievable. The development would contribute to the much needed housing shortage in the area without adverse impact on the local village character.
- 10.6 As such it is submitted for Outline Planning Approval with All Matters Reserved.'

## **PLANNING HISTORY**

None

## **RESPONSE TO CONSULTATION**

**South Wootton Parish Council: SUPPORT** – ( Amended scheme for 52 dwellings) – but made comments:

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- Support the Application with the proviso that access points are cycle and pedestrian only.
- The Parish Council have safety issues concerning the location of the Local Area of Play adjacent to the pond area shown.

Note: Planning Applications should conform to the Policies laid out in the South Wootton Neighbourhood Plan.

(Initial scheme for 65 dwellings) - Although the density levels are higher than the Parish Council would like ( and higher than the Borough Council's average density for the site shown in their SADMP document), we are prepared to support the application as the character of the site has been retained with no detrimental effect on the area. However, particular attention must be paid and conform to the South Wootton Neighbourhood Plan Policies for Environment and Housing. (Sections 7.1 & 7.2 respectively)

Possible through route to the Eastern Boundary: The Parish Council insist this is not a motorized route but used only for cycle and pedestrian use

**Highways Authority: NO OBJECTION** – conditionally

I welcome the additional wording in para 8.15 & 8.16 of the Design & Access Statement (rev D). However, this conflicts with paras 7.3.8 & 7.3.9, which should therefore be removed / amended accordingly.

With reference to provision of a road to the eastern boundary there remains a requirement for this development to create a link from the main part of the Knights Hill allocation to the east. It is therefore essential that any reserved matters application provides an adopted type 2 road to this boundary without ransom. Para 7.3.8 also states a link through the proposed development is not required as development of the adjacent land will create a second point of access to Ullswater Avenue, which is incorrect.

As a consequence, I would recommend that an additional condition should be added to any permission stating that a continuous type 2 road should be provided through the development from Grimston Road to the eastern boundary.

**Housing Development Officer: NO OBJECTION** – conditionally - confirm that the site area and number of dwellings proposed trigger the thresholds of the Council's affordable housing policy as per CS09 of the Council's adopted Core Strategy.

At present a 20% provision is required on sites capable of accommodating 5 or more dwellings and/or 0.165ha in South Wootton. This is then further split into 70% being made available for rent and 30% for shared ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council. In this instance, based on a development of 52 units, 10 affordable dwellings would be required, 7 for rent and 3 for shared ownership. However any S.106 agreement signed before the review will provide the prevailing affordable housing percentage at the time of determining the application.

The affordable housing mix i.e., unit types, layout etc. will need to be addressed in the reserved matters. Whilst at this stage I appreciate that it is difficult to agree the type of affordable housing unit, i.e. 2bed, 3 bed etc., I would recommend that, in order to best meet an identified housing need, a mix of 1 bed 2 person, 2 bed 4 person and 3 bed 5 person units are provided. Please note however that housing need is not static and therefore the affordable housing mix may change as time progresses particularly if there is a significant

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delay in submitting the reserved matters. The affordable units should be pepper-potted throughout the site in clusters of no more than 6 units.

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

**King's Lynn Drainage Board: NO OBJECTION** – but made comments. Following the resubmission of the Flood Risk Assessment we wish to reiterate that as a surface water discharge is proposed to a watercourse within an Internal Drainage District (either directly or indirectly), then the proposed development will require a land drainage consent in line with that Internal Drainage Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a surface water development contribution fee, calculated in line with the Board's charging policy.

**Environment Agency: NO OBJECTION** - (NB: They are no longer a statutory consultee for developments on sites of one hectare or more in Flood Zone 1) - but made comments re: drainage and contamination

**Anglian Water: NO OBJECTION** - There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

“Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. Or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.”

The foul drainage from this development is in the catchment of Kings Lynn Water Recycling Centre that will have available capacity for these flows.

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is now considered acceptable. Evidence has now been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. The infiltration logs are acceptable. Confirmation of the intended manhole connection point and the proposed discharge rate have now been provided.

We request that the agreed strategy is reflected in the planning approval.

Anglian Water would therefore recommend a planning condition relating to the submission of a surface water management strategy if the Local Planning Authority is mindful to grant planning approval.

**Environmental Health & Housing - Environmental Quality:** No objection – conditionally. Recommend relevant asbestos conditions.

I note that an air quality impact assessment (AQIA) was submitted on 17th May 2016. The AQIA assesses the potential for air pollution due to additional traffic movements and dust

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from construction and concludes that the increase from traffic will be negligible. Based on the submitted AQIA it is unlikely that the air quality standard will be exceeded at this location due to additional traffic.

Mitigation measures are recommended in the report to limit the impact of the construction. Based on the AQIA the potential impact from construction dust should be minimal when using the recommended mitigation measures.

I would recommend that this be required and that the construction management plan should include the mitigation measures proposed in the AQIA.

**Environmental Health & Housing - CSNN: NO OBJECTION** – conditionally. Pre-commencement conditions relating to foul and surface water drainage and the submission of a construction management plan. Should this application gain approval, going forward with the overall site design at the reserved matters stage, we would hope that consideration will be given to the location and design of the local areas of play to ensure that these have no adverse impact on future occupiers of any dwellings adjacent to them, from noise or anti-social behaviour.

**Historic England: NO OBJECTION** in principle - additional information does provide a more suitable approach to the Historic Environment and note that the impact of this development upon designated and non-designated heritage assets has been considered.

We have in previous letters raised concerns about the scale, density, and form of this proposal, the quality of the documentation and considerations about a strategic approach to development in this part of the Kings Lynn. This is with specific reference to the adjacent Knights Hill allocation. We note there do not appear to have been any significant changes to the plan and density from the last iteration of this proposal. We maintain the view that every development should seek opportunities to enhance the built environment through thoughtful and considered development as reflected in both the sustainability and wider public benefit policies detailed in the NPPF. We recognise that that Planning Authority would need to determine this application in accordance with your planning policies, however we consider that the council has an opportunity to ensure that the growth point development is integrated and adheres to the NPPF's principles of sustainability, planning and place shaping. We also suggest that you seek the views of your specialist planning and conservation advisers.

**Historic Environment Service: NO OBJECTION** – the archaeological evaluation report was approved. Based on the results of the evaluation, no further archaeological work will be required at the site and we do not wish to make recommendations for any related conditions if planning permission is granted.

**Natural England: NO OBJECTION** – conditionally

We advise the following mitigation

- The implementation of onsite and offsite mitigation as detailed in the Habitats Regulations Assessment and Environmental Impact Assessment
- Appropriate mitigation to offset adverse impacts to Roydon Common and Dersingham Bog SAC as outlined in the Council's Mitigation and Monitoring Strategy
- The delivery of onsite public amenity space including a network of footpaths and cycle routes
- The provision of publicity material to highlight the sensitivity of closely designated sites and suggest alternative recreational space.

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- Inclusion of suitably worded planning conditions or obligations to secure onsite and offsite mitigation measures in line with the monitoring and mitigation strategy

To offset

- Potential adverse effects on the integrity of Roydon Common and Dersingham Bog SAC and Roydon Common Ramsar Site.
- Damage to the interest features for which Roydon Common Site of Special Scientific Interest has been notified

**Norfolk Wildlife Trust: NO OBJECTION** – the comments of Natural England are fully supported.

**Greenspace Officer:– NO OBJECTION** – conditionally.

- Pond/open water within open space is not ideal and will not be counted towards public open space provision, or considered for adoption by BCKLWN. Any open water needs to be securely fenced against any areas of public access.
- As far as possible, LEAPs and LAPs to be centrally located, well overlooked and equipped/laid out as follows:
- surrounded with 1.2 bow topped fencing – complete with 1x pedestrian gate and 1 x combined (partially lockable) pedestrian and maintenance gate;
- all equipment to BESEN1176;
- suitable safety surfacing under equipment (i.e. resin bound rubber mulch) to BSEN1177;
- concrete wear pads (or other hard surface) covering the full width of pedestrian and maintenance gates;
- at least 1 x bin and 1 x bench within each play area; bin to be of crescent style/with lid (i.e. no open top);
- no trees to be planted within play areas – other than safety surfacing, areas within play areas should be laid out just as grass;
- Pedestrian/cycle links to adjacent development are a positive inclusion.
- LAPs appear to be located on road corners/main roadways – may need to be repositioned
- Open space is to be provided for public use (i.e. not just for use by residents).
- Robust arrangements need to be in place to secure permanent maintenance of all on site landscaping, trees, hedging etc. Landscaping outside of private gardens but conveyed to individual householders tends not to be maintained.
- An open space specification, including detailed information on landscaping, play equipment, landscaping, paths and access arrangements will need to be submitted and approved prior to commencement of development.

**NCC County Contributions: NO OBJECTION** - contributions are sought in relation to education, fire hydrants and library provisions and green infrastructure. (Note: Introduction of CIL payments removes education and library contributions)

**Arboricultural Officer: NO OBJECTION** – but given the proximity of the trees on the Eastern boundary, I will need to see a tree survey, arboricultural implications assessment and arboricultural method statement to BS 5837:2012 before I can assess this application in more detail.

**UK Power Networks: NO OBJECTION** – it should be noted that UKPN will deal with any application for new supplies and diversions of existing systems on a case by case basis.

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## REPRESENTATIONS

18 letters of OBJECTION regarding the following:

Highway issues:-

- will cause traffic chaos on Grimston Road and Edward Benefer way; experiencing great difficulty at times exiting onto Grimston Road from either Sandy Lane or from Asda Store
- King's Lynn traffic problems need solving before any future development takes place
- It is noted that the alignment of Grimston Road is to be altered to allow the entrance of the development to have a better splay; this would impair the vision of the immediate neighbours gaining access to Grimston Road.
- The access from Grimston Road to the proposed development is inadequate and poses a substantial risk to residents and oncoming traffic. Filter lanes and splays have not been indicated on any drawings
- The increased traffic will bring more delays, pollution and damage to existing residents' health and the environment.
- The extra traffic will place residents, both pedestrian and vehicle drivers at greater risk
- Access to this site and levels of traffic cannot be treated in isolation to the adjoining site.
- If the first position of the roundabout (closer to Knight's Hill hotel) was rejected because of lighting issues and the second proposed position of the roundabout (in front of the cottages on Grimston Road) has no lighting, then why can't the roundabout in the first position be unlit?
- Advantages of first position of roundabout: 1. In line with Grimston Road 2. Lorries would find an in-line roundabout easier to negotiate 3. The extra road in front of the cottages would not be needed 4. Not on as steep an incline of the hill - again better for lorries 5. It would not impinge on the estate as there would be no need for the road to be offset.
- One of the link roads through to the adjoining site to the south/eastern corner is shown to cross an existing natural pond on the adjacent land. Although these are only outline proposals it should be reasonably accurate to reflect existing natural features.
- Will increase noise from traffic in the area; which is already at very high level due to his being the main route into industrial and commercial parts of King's Lynn
- The increased traffic will bring more delays, pollution and damage to existing residents' health and the environment. The local schools, hospitals and doctors' surgeries will be unable to cope with the increased demand.
- \*The extra traffic will place residents, both pedestrian and vehicle drivers at greater risk

Form & Character issues:-

- The use of the density figures on this small development is both misleading and overstated. The whole development should therefore mirror existing house types on all perimeters and not just the westerly.
- the Design Statement uses the Accessible Ecological Mitigation land to the East of the site as a case for the reduction of Open Space on the proposed development. However, according to the Masterplan for the entire Knights Hill Development this area is to have housing built on. The two proposed developments seem to contradict each other. However, the ideal situation would be to have all this area retained as Ecological Mitigation land and not to be built on at all.
- The majority of existing properties surrounding the development land are bungalows. The proposed development has only 18 bungalows whilst there are 33 houses and 14 apartments. This is not in keeping with the character of the area.

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- The linking of this site with the larger Knight's Hill site is against the Parish Council comments.
- Both this and the adjoining development appear to have total disregard to the comfortable feel of an English village.
- The proposed development amounts to overdevelopment and should include more bungalows and homes for a growing elderly population to allow downsizing and release family homes
- The location of these developments makes it impossible to integrate with the rest of the village.

#### Amenity issues:-

- Unless there are a few bungalows behind us we will be completely overlooked due to rise of land.
- This was designed as a retirement area and this would be a considerable change.
- Anti-social behaviour from people using cycle path and public footpath running along the back of our property
- Cost of extra policing of footpaths

#### Nature Conservation issues:-

- Will disturb wildlife
- Impact on birds and bird habitat
- There are barn owls nesting in the area which are protected under the Wildlife and Countryside Act 1981. Has a survey been undertaken?

#### Infrastructure issues:-

- Not sufficient school places GPs, dentists, nor places in the hospital for emergency intakes, inpatients, and outpatients
- Development of this scale will put intolerable pressure on our health services and educational services
- Total number of new houses proposed will almost double the housing in South Wootton and alter the village setting we currently enjoy.
- The site is obviously suited to housing but there are no schools

#### Drainage issues:-

- Major concerns about surface water drainage; seek assurances that no further surface water drainage will be directed across Gap Farm land

#### Other issues:-

- Reduce the value of our property
- More housing is needed but there are more suitable areas near Lynn that would satisfy the demand
- The quality of life in a village is important and should be maintained.
- The report states that 144 Grimston Road is to be demolished and is stated as 1930 prefab. This was actually built late 1970s and we understand was a traditional build.
- Concern over link between car emissions and heart disease
- Once green areas surrounding our villages are lost they will never be regained

- Oppose Inspector's ill thought out decision to place a minimum figure on the housing numbers; Central government should not be able to dictate local government environments.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS03** - King's Lynn Area

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS10** - The Economy

**CS11** – Transport

**CS12** - Environmental Assets

**CS13** - Community and Culture

**CS14** - Infrastructure Provision

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM8** – Delivering Affordable Housing on Phased Development

**DM9** - Community Facilities

**DM10** – Retail Development

**DM12** - Strategic Road Network

**DM13** - Railway Trackways

**DM15** – Environment, Design and Amenity

**DM16** – Provision of Recreational Open Space for Residential Developments

**DM17** - Parking Provision in New Development

**DM19** - Green Infrastructure/Habitats Monitoring & Mitigation

**DM21** - Sites in Areas of Flood Risk

**DM22** - Protection of Local Open Space

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy E2** - Sustainable Drainage

**Policy E3** - Open Spaces

**Policy E4** - Strategic Landscape Framework

**Policy E5** - New Growth Areas

**Policy H1** - Growth Areas

**Policy H2** - Encouraging High Quality Design

**Policy H4** - Local Character

**Policy B2** - Development of Local Shops in Growth Areas

**Policy B5** - Development of Local Business Units in Growth Areas

**Policy S1** – Education

**Policy S2** - Community Infrastructure

**Policy S3** - Play Areas

**Policy T1** - Walking and Cycling Facilities

**Policy T2** - On-Street Parking

## **NATIONAL GUIDANCE**

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

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

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

## **PLANNING CONSIDERATIONS**

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

- Principle of Development
- Impact upon AONB and Visual Amenity
- Impact upon Designated Heritages
- Design, character and appearance
- Highway impacts

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- Impact upon Neighbour Amenity
- Trees and Landscape
- Ecology
- Affordable Housing
- Open Space
- Flood Risk and Drainage
- Contamination
- Air quality
- Archaeology
- S106 matters
- Other Material Considerations

### **Principle of Development**

King's Lynn is classified as a Sub-regional centre in the settlement hierarchy as set out under Policy CS02 of the Borough Council of King's Lynn and West Norfolk Core Strategy 2011.

In policy terms the whole of this application site is a small part of the larger site allocated for housing under Policy E4.1 of the Site Allocations and Development Management Policies Plan 2016.

Policy E4.1 of the Site Allocations and Development Management Policies Plan 2016 relates to a 36.9 hectare (ha) site on the north eastern side of the town at Knights Hill. This application site is approximately 2.62 ha of the Knights Hill site.

The Knights Hill site, located to the south of Grimston Road, east of Ullswater Drive and Ennerdale Drive and west of the main A149, is allocated for development of at least 600 dwellings. Policy E4.1 sets out the list of provisions for such development. This includes:

#### **'Policy E4.1 Knights Hill**

An area of land, approximately 36.9 ha, to the south of Grimston Road and east of Ullswater Avenue and Ennerdale Drive, is allocated for development of at least 600 dwellings over the period to 2026. Development will be subject to detailed assessment and scrutiny of the following issues which are likely to affect the extent and design of the development:

- a. Site Specific Flood Risk Assessment;
- b. Ecological assessment;
- c. Landscape and arboricultural assessment;
- d. Mineral assessment;
- e. A comprehensive transport assessment of the impacts of the proposed development including consideration of the combined impacts with other planned development on Low Road/Grimston Road; and
- f. Heritage assessment.

The development will provide:

1. Residential development of the substantial majority of the land available for development and not precluded by flood risk or other constraints, to include:
  - i. A variety of house sizes, types and tenures;
  - ii. Affordable housing commensurate with the local planning authority's standards at the time.

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2. A site, or sites, which could be utilised for neighbourhood shops, a doctor's surgery, and community facilities;
3. An overall density of around 16 dwellings per hectare, subject to appropriate consideration of constraints identified, with variation across the area to provide a lower density in the western part of the site, blending with the existing spacious suburban development to the west, and a higher density to the north, providing a more urban character and a greater population density close to Grimston Road and its bus routes;
4. Tree planting and retention within the site, and a layout which facilitates the provision and maintenance of a high degree of landscape planting to soften the visual appearance of the development and to support wildlife. A 50 metre buffer around the Reffley Wood ancient woodland;
5. Suitable landscape planting to the east and north of the development to provide a degree of screening or other design approach for the development and to protect the setting of heritage assets including the Knights Hill complex, Castle Rising Castle and the remains of the Church of St James and surrounding Saxon/medieval settlement;
6. A new road from north to south, providing:
  - a. access to the new dwellings;
  - b. a new, roundabout junction with Grimston Road; and
  - c. a second access point is also required.
7. A layout which facilitates travelling on foot and by bicycle within, and to and from, the new development area;
8. Public open space for recreation and visual amenity and to reduce the pressure on adjoining areas including Castle Rising, Dersingham Bog and Roydon Common;
9. A new doctor's surgery within or close to the site;
10. Upgrades and extensions to the following infrastructure to service the development:
  - a. water supply;
  - b. sewerage;
  - c. electricity;
  - d. telephone.
11. Financial contributions towards the provision of infrastructure including additional primary and secondary school places;
12. Submission of a project level habitats regulations assessment, with particular regard to the potential for indirect and cumulative impacts through recreational disturbance to the Dersingham Bog and Roydon Common Special Areas of Conservation;
13. An agreed package of habitat protection measures, to mitigate potential adverse impacts of additional recreational pressure (particularly in relation to exercising dogs) associated with the allocated development upon nature conservation sites covered by the habitats assessment regulations. This package of measures will require specialist design and assessment, but is anticipated to consist of an integrated combination of some or all of the following elements:

- a. Informal open space (over and above the Council's normal standards for play space);
- b. A network of attractive pedestrian and cycle routes, and car access to these, which provide a variety of terrain, routes and links to the wider public footpath and cycle way network;
- c. Contribution to enhanced management of nearby designated nature conservation sites and/or alternative green space;
- d. A programme of publicity (to occupants within and beyond the site) to raise awareness of relevant environmental sensitivities and of alternative recreational opportunities.'

In respect to these provisions, the proposal seeks outline consent. Initially the application sought approval for access and layout to be considered at this stage. However, during the course of the application this has been changed to all matters reserved.

The submission provides an indicative layout of the site, landscaping, appearance of the properties and scale. Detailed sustainable drainage measures cannot be formalised at this stage, as this will be dependent on final layout and numbers of dwellings, however a drainage strategy has accompanied the application. In order to establish the principle of the impact of the proposal on heritage assets a Heritage Statement accompanies the application. The outdoor play provision and enhanced recreational provision has been indicated on submitted plans, however the final layout will be agreed at reserved matters stage. The application has been submitted with a Habitats Regulation Assessment and a Geotechnical ground investigation report.

Heads of terms have been provided for the S106 which will be required to secure affordable housing contributions. Other Matters to be secured in the S106 include the final Sustainable Urban Drainage System mechanism, management and maintenance thereof, securing the delivery of open space and the management thereof, and other county contributions.

Clearly Policy E4.1 requires the provision of a list of infrastructure and community facilities which are not able to be accommodated within this smaller site. The much larger part of site E4.1, for which there is a current application under consideration (Ipa ref: 16/02231/OM), will need to make provision for the larger proportion of these facilities, including road layout, shops and community facilities.

Now that both applications are within the department at the same time the links and connections between the two sites are apparent. Although both applications are in outline (application 16/02231/OM seeks all matters reserved apart from access), both applications are showing links between the two sites which correspond. Given that layout is a matter reserved for future consideration these details cannot be agreed through plan but can be secured through planning condition. This is discussed in more detail below.

In light of the above and with the site being an allocated site within the SADMP, it is considered that the proposal would comply with the NPPFs presumption in favour of sustainable development. Provided the proposed development accords with the provisions of the development plan, including Policy E4.1 and the relevant policies of the South Wootton Neighbourhood Plan 2015 – 2026, the principle can be supported.

#### Site Specific Policy requirements of Policy E4.1

As referred to above, Policy E4.1 seeks a raft of information and the application needs to address each issue. Taking each point in turn:-

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- a. Site Specific Flood Risk Assessment – this has been provided and the EA, LLFA and IDB raise no objection to its contents. See section below for more details.
- b. Ecological assessment - this has been provided and Natural England and Norfolk Wildlife Trust raise no objection to its contents. See section below for more details.
- c. Landscape and arboricultural assessment – it has been agreed with the applicant that a tree survey will be provided at detailed design stage. Any reserved matters applications would need to comply with this element of the policy.
- d. Mineral assessment – it has not been necessary to seek such an assessment on this part of the site.
- e. A comprehensive transport assessment of the impacts of the proposed development including consideration of the combined impacts with other planned development on Low Road/Grimston Road – this site is the smaller part of the Knights Hill development. Given that the development is for 52 dwellings only it has not been necessary to provide a comprehensive transport assessment. This is discussed further below.
- f. Heritage assessment – the Design and Access Statement incorporates a section on the impact of the proposal on Heritage Assets (paras 6.1 onwards) including the impact upon Castle Rising and Rising Lodge. See section below for more details.

Many of the other policy requirements can either not be considered at this outline stage or will be provided through the larger site. Part 1 i) of the policy seeks a variety of house sizes, types and tenures, but this will be considered at reserved matters stage when details of layout and scale will be submitted. The 20% affordable housing requirement referred to at Part 1 ii) will be secured by the submitted S106 agreement.

Part 2 of Policy E4.1 relates to the provision of neighbourhood shops, a doctor's surgery, and community facilities. However, this element is covered by the larger application on the adjoining site. This site will provide access links through to the larger site so that future residents can facilitate these community uses.

Part 3 of the policy requires the overall density of around 16 dwellings per hectare. However, this is across the whole site, incorporating the larger, adjoining site. The policy refers to the provision of a variation across the area to provide a lower density in the western part of the site, blending with the existing spacious suburban development to the west, and a higher density to the north, providing a more urban character and a greater population density close to Grimston Road and its bus routes.

In this case the Design and Access Statement refers to this site averaging a density of 20 dwellings per hectare (gross) where gross density = total residential units / total development land area.

The indicative layout plan shows that this number of residential units can be accommodated across the site and still maintain the required element of roads, open space and drainage etc. whilst being of a similar density to surrounding development. In this regard the density figures and the amount of development proposed is considered to maintain the building characteristics of the area and accord with the provisions of local policy.

Part 4 of the policy refers to tree planting and retention within the site, and a layout which facilitates the provision and maintenance of a high degree of landscape planting to soften the visual appearance of the development and to support wildlife. It also requires a 50 metre

buffer around the Reffley Wood ancient woodland. However, layout is a matter reserved for future consideration and Reffley Wood does not adjoin the smaller site so these matters need not be addressed through this application.

Part 5 of the policy relates to suitable landscape planting to the east and north of the allocated site boundary, which does not directly affect this site. These matters will be addressed through the application on the larger site.

Part 6 of the policy refers to the need to provide a new road from north to south, providing access to the new dwellings, a new roundabout junction with Grimston Road, and a second access point. Again, the new access road to service the residential development and the new roundabout will be addressed through the larger application. The need for a second access point is addressed in more detail below.

Part 7 of the policy requires a layout which facilitates travelling on foot and by bicycle within, and to and from, the new development area. The submitted indicative layout plans show that links to existing footpaths and cycle paths beyond the site can be established. Also that a link through to the larger site can be provided. This can be secured by way of planning condition.

Part 8 of the policy seeks public open space for recreation and visual amenity and to reduce the pressure on adjoining areas including Castle Rising, Dersingham Bog and Roydon Common. The indicative layout shows that an appropriate amount of open space can be provided within the site to accommodate for the number of dwellings in accordance with Policy DM16. However, the larger site will be providing wider areas of open space and landscaping given its proximity to Reffley Wood, it is more visible in the landscape than this smaller site and has more space to offer open space for recreation purposes. This smaller site will incorporate links through to these open spaces and dog walking facilities. This smaller site will also make financial contributions through the Habitat Mitigation Tariff which cover monitoring/small scale mitigation at the European nature conservation sites.

Part 9 of the policy requires a new doctor's surgery within or close to the site. However, this is not for consideration as part of this application as the matter is to be addressed through the application on the larger site. Recent negotiations with the NHS indicate that there is no longer an on-site need for a new doctor's surgery in this location so this policy requirement is unlikely to be pursued.

Part 10 of the policy requires necessary upgrades and extensions to the water supply, sewerage, electricity and telephone infrastructure to service the development. These issues are covered in more detail below.

Part 11 of the policy requires financial contributions towards the provision of infrastructure including additional primary and secondary school places. However, since this policy was adopted CIL has been introduced and contributions towards education are no longer secured through S106 legal agreement. Consequently this policy requirement will not be pursued, although contributions raised through CIL can be used for education in the future.

Part 12 of the policy refers to the need for the submission of a project level habitats regulations assessment, with particular regard to the potential for indirect and cumulative impacts through recreational disturbance to the Dersingham Bog and Roydon Common Special Areas of Conservation. This has duly been provided and the implications on these protected area has been considered. These issues are covered in more detail below.

Part 13 of the policy refers to the need for an agreed package of habitat protection measures, to mitigate potential adverse impacts of additional recreational pressure (particularly in relation to exercising dogs) associated with the allocated development upon nature conservation sites covered by the habitats assessment regulations. The submitted HRA refers to the provision of open space within the site and the indicative layout shows that a dog walking circuit can be created with links to the larger adjoining site.

### **Impact upon AONB and Visual Amenity**

The nearest boundary of the Norfolk Coast (AONB) is on the northern side of Grimston Road, on the opposite side of the road from the access into the site. This is the narrowest part of the site and where the vehicle access is proposed. The site then widens out behind the properties No. 144 to 166 Grimston Road.

Due to the topography of the site and the position of properties along Grimston Road views of it are limited from the AONB. For this reason it has not been necessary to seek a Landscape Visual Impact Assessment (LVIA), for this proposal.

The site is therefore well screened from public view and also from longer views from public areas. Accordingly there are no concerns regarding visual amenity and impact on the wider landscape and scenic beauty of the nearby AONB.

### **Impact upon Designated Heritage Assets**

There are several heritage assets and their settings within the surrounding area, including the Knights Hill Hotel (Grade II listed Rising Lodge) to the north-east, Castle Rising Castle (Scheduled Monument and Grade I listed building) and Church of St Lawrence, Castle Rising (Grade I listed) to the north, and the remains of Church of St James (Scheduled Ancient Monument and Grade I listed) and a Saxon and medieval settlement (Scheduled Monument) to the south.

The Design and Access Statement has considered the impact upon the setting of Rising Lodge, which is now the Best Western Hotel and spa known as Knights Hill Hotel, and Castle Rising Castle as these are the nearest listed buildings to the site. Officers consider this is the appropriate choice of designated heritage assets to assess in detail.

The site is some distance from both Rising Lodge (0.6km) and Castle Rising Castle (2km).

With regard to Castle Rising Castle the main body of the Castle is 24m x 21m wide and 15m high. The closest datum point is set at 26.6m above sea level. The height of the castle is approximately 41m above sea level and is estimated to stand about 4m above the highest point of the surrounding earth works.

Between is a hill which is approximately 42m above sea level. There is also a copse of trees on that hill and a wide tree line (approx. 300m deep) adjacent to the Golf Course. As a result, the site is visually hidden from the Castle and Castle Rising conservation area.

The DAS considers the proposal will preserve the element of the setting of the Castle and suggests that it will make a small positive contribution to the tourism of the asset and should be seen as being favourable in connection with Castle Rising.

With regard to Rising Lodge this is now the Best Western Knights Hill Hotel and Spa and consists of four main areas. The hotel accommodation with 79 bedrooms, the Garden Restaurant, The Farmers Arms Inn, Imagine Spa, Swimming Pool, and leisure club, and

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Knights Barn. Knights Barn is the largest of the buildings and is the conference, banqueting and exhibition centre.

Rising Lodge forms part of a large collection of buildings and is isolated by the fact that its site is on the roundabout junction with A148/A149 and open fields. Existing residential dwellings in a linear pattern start about 500m from the asset on the A148 Grimston Road. This application site is separated from the asset by the field and an additional two parcels of land which have well established mature tree lines to their boundaries forming two bands of trees between the site and Rising Lodge. The lodge is approximately 51m above sea level and the ground slopes gradually down towards the site (32m at its highest point) and continues to slope away.

The DAS states that as the asset already sits near the edge of suburban development and this proposed development will not encroach any closer than what has already been established, the proposed development will not impose upon its setting.

Historic England raises no objection to the proposal in principle. They note that the impact of this development upon designated and non-designated heritage assets has been considered.

Historic England has previously raised concerns about the scale, density, and form of this proposal, the quality of the documentation and considerations about a strategic approach to development in this part of the Kings Lynn. However, this is with specific reference to the larger, adjacent Knights Hill allocation.

### **Design, character and appearance**

The main part of the application site is rectangular in shape with a narrower, northern offshoot linking through to Grimston Road. It therefore has a short road frontage before widening out behind the properties on Grimston Road. The site is currently an open field with few constraints. The only proposed vehicle link to a highway is to the north via Grimston Road.

The application is in outline with all matters reserved. Consequently details of the proposed appearance, layout and scale of the residential development are not for consideration at this stage. An indicative layout has been provided to demonstrate that the proposed numbers of dwellings, open space and accompanying infrastructure can fit within the site.

The scheme proposes 20 dwellings per hectare across the site, (gross figure based on 52 dwellings on 2.62 hectares). The indicative road layout shows the link through to Grimston Road to the north and provision for a link through to the adjoining Knights Hill site to the east.

Within the DAS the applicant explains that the philosophy of the future development of the project design is to use local materials and details that will add character to the area in line with the traditional vernacular of South Wootton Village. The site will be well defined by maintaining existing boundaries comprising of mature trees and shrubs ensuring the scheme fits sensitively with the surrounding landscape.

The applicant states as part of the development of their proposal they have looked at the nearby urban density to closely relate to the existing pattern of density changes in the area. As the development is located to the north end of the Knights Hill area, close to Grimston Road, they have increased the density to maintain the urban character, and create a transition between the Grimston Road massing and the adjacent estates

No details on house designs have been provided at this stage. However, the Planning Statement envisages that the proposal will predominantly take the form of two storey buildings with a small number of 2.5 storey buildings. This reflects the scale of development in the local area as described in the Design and Access Statement. The mix will incorporate the appropriate amount of affordable housing units. However, should planning permission be forthcoming a full breakdown of housing mix and tenure will be agreed at a later detailed stage. Examples and construction details from previous completed developments have been provided.

The layout of the scheme is defined by following the natural shape of the site. It is proposed that typically individual plots will be arranged in a similar layout to adjacent existing houses, with private drives and amenity spaces. The scheme includes the replacement/rebuild of 144 Grimston Road.

The detailed layout which will form part of reserved matters will provide private amenity spaces for gardens as well as the necessary parking, waste, recycling and highways requirements. The applicant proposes that the houses will be arranged to both strengthen the street scene along Grimston Road and also create a new small private estate with properties fronting along the adopted access road into the site. The applicant should take into account the policies for housing contained within the SWNP when formulating detailed plans.

The proposed layout gives opportunity for landscaping and planting. The landscaping will be an important part of a successful scheme given that the site adjoins the open countryside. Planning conditions seeking details at reserved matters stage are recommended to be imposed in line with local policies.

Details of maintenance arrangements for all open space would need to be covered by S106 legal agreement and reference to this has been made within the submitted draft heads of terms.

### **Highway issues**

The application shows a single access point onto Grimston Road to serve the development.

Initial concerns from the Highways Authority regarding appropriate visibility splays along Grimston Road have been addressed and they now raise no objection to the access proposed subject to the imposition of highways conditions.

Policy E4.1 requires a new road from north to south providing access to the new dwellings, a new roundabout junction with Grimston Road and also a second access point. As the larger part of the site, application 16/02231/OM is proposing a new roundabout on Grimston Road.

The single access point proposed as part of this development would provide the second access point. In order to provide this secondary access the road layout would need to link through to the road layout proposed for the larger site. Given that both applications are in outline with only indicative layouts currently submitted this would have to be agreed and secured through planning condition and/or legal agreement.

During the course of the application amended indicative layouts and Design and Access Statements have been submitted. The latest information confirms that the applicant can provide a link road through the site to the remaining Knight's Hill development if this is required, but their preference would be not to provide it.

The latest submitted amended DAS reads:

'8.15 The access will be designed to be suitable for our proposed development but will ensure that adequate space will be available for any alterations that may be required if in the future a secondary access is required through our site, so ensuring the local authority can secure the potential use of the entrance for the wider Knights Hill development area.

8.16 From our access we propose a road to our near East boundary which will be designed as an adopted road for the purpose of accommodating a secondary access in the years to come, should that be required. The legal and physical ability to connect will be controlled by Clayland but will secure for the Local Authority a location for a secondary access should that be required.'

It is noted that the Parish Council are not in support of a link road through to the large part of the allocated site.

Conversely the Highways Authority welcomes this confirmation that a secondary access can be provided for within the site. They reiterate that with reference to the provision of a road to the eastern boundary there remains a requirement for this development to create a link from the main part of the Knights Hill allocation to the east.

For the proper planning of the allocation, it is therefore essential that any reserved matters application provides an adopted type 2 road to this boundary without ransom. They also note that Para 7.3.8 of the amended DAS also states a link through the proposed development is not required as development of the adjacent land will create a second point of access to Ullswater Avenue, which is incorrect.

As a consequence, the Highways Authority would recommend that an additional condition should be added to any permission stating that a continuous type 2 road should be provided through the development from Grimston Road to the eastern boundary.

It is recommended that this requirement for a secondary access is conditional upon permission being granted so that the development accords with the provisions of Policy E4.1.

### **Impact upon Neighbour Amenity**

As the application is in outline with all matters reserved, 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 would accord with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

Third party concerns about overlooking, lack of privacy and anti-social behaviour from cycle paths and footpaths are noted but given that the detailed layout is not for consideration at this stage these matters will be properly investigated at the next stage.

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## **Trees and Landscape**

The site is mostly grassed with trees and hedgerow to the majority of the boundary. There are some significant trees to the eastern boundary of the site.

The Arboricultural Officer raises no objection to the proposal but requests a tree survey. Given the nature of the outline proposal, with all matters reserved it is considered that this can be provided at reserved matters stage and this requirement should be controlled through planning condition.

Landscaping schemes and details should be provided at reserved matters stage. This would accord with the provisions of SWNP Policies E1, E4 and E5.

## **Ecology**

The application site is currently a grassed field, devoid of buildings. It is approximately 1.7 km to the west of Roydon Common and Dersingham Bog Special Area of Conservation (SAC), which is a European site. The site is also listed as Roydon Common Ramsar site and also notified at a national level as Roydon Common Site of Special Scientific Interest (SSSI).

The application was initially supported by a Preliminary Ecological Appraisal by TORC Ecology. However, following comments from Natural England and Norfolk Wildlife Trust who considered that no planning decision should be made without additional information, a Phase 2 Ecological Impact Assessment was produced in September 2016 and submitted as part of this application. (See Document EN108-04 by Enims). Also, a Habitat Regulations Assessment was also undertaken in September 2016 and submitted as part of the application at the request of Natural England. (Document RE2016-0015 by Riverdale Ecology)

The Phase 2 Ecological Impact Assessment concluded that:

'The application site is located within 2km of Roydon Common and Dersingham Bog SAC Ramsar SSSI NNR and six CWS's; the closest being Reffley Wood CWS approximately 0.2km to the south. The application site largely comprises semi-improved grassland that is bordered by hedgerows and contains a number of scattered buildings of varied construction.

The flora within the application site is of a limited diversity and comprises common and widespread species. The hedgerows are utilised by eight species of bat for foraging and commuting, although the widespread common pipistrelle and soprano pipistrelle are the most dominant species on-site. The bird assemblage supported by the application site largely comprises species that utilise garden and hedgerow habitats. The grassland and scrub habitats on-site support low populations of common lizard and grass snake.

Due to the size of the proposed development, its location within existing urban development and its distance from statutory and non-statutory designated sites, no impacts on these important conservation sites are anticipated during the construction or operation phases.

There is the potential for increased lighting during construction and operation to disrupt bat foraging and commuting behaviours. Clearance of the habitats within the application site could kill and injure nesting birds, common lizards, grass snakes and hedgehogs.

The proposed adjacent Knights Hill development has the potential for cumulative impacts, particularly on Roydon Common and Dersingham Bog SAC Ramsar SSSI NNR. However, the larger Knights Hill development has its own on-site mitigation measures and will be

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required to implement the mitigation measures given in the Habitat Regulation Assessment of King's Lynn and West Norfolk Borough Council's Detailed Policies and Site Plan: SADMP, in order to reduce potential recreational pressures on the European designated site.

Mitigation measures proposed for the application site include a Construction Environmental Management Plan (CEMP), retention and protection of mature hedgerows, a bat sensitive lighting scheme and a Reptile Mitigation Method Statement. With adherence to these mitigation measures, no residual impacts on habitats, bats, breeding birds, reptiles or hedgehogs are anticipated as a result of the proposed development. Furthermore, adoption of the suggested ecological enhancements should ensure that the proposed development has value for wildlife, for example by providing additional roosting and nesting opportunities for bats and birds.'

The Habitat Regulations Assessment concluded that:

'The potential for likely significant effects from the proposed residential development of 52 dwellings at Grimston Road, South Wootton, to be experienced at Roydon Common and Dersingham Bog SAC, The Wash SPA/Ramsar, North Norfolk Coast SPA/Ramsar, North Norfolk Coast SAC and The Wash & North Norfolk Coast SAC, can be minimised through the delivery of appropriate mitigation measures.

Specific measures identified within the Site Allocations and Development Management Policies Plan HRA have been identified and will be implemented through the adoption of avoidance measures within the policy wording.

The Natura 2000 Sites Monitoring and Mitigation Strategy will assign much of the delivery of the strategic mitigation through specific measures implemented by BCKLWN while responsibility for provision of other elements of the mitigation will be passed to the developer through the planning process.

The combined delivery of these mitigation measures is considered effective to ensure that there will be no negative impact upon the integrity of the qualifying features of Roydon Common and Dersingham Bog SAC or other European sites within the 10km study area, resulting from planned growth at Knight's Hill, South Wootton or within the wider Borough.'

Since these submissions Natural England has removed their initial objection, conditionally. They state that as submitted the application would have an adverse effect on the integrity of Roydon Common and Dersingham Bog SAC and Roydon Common Ramsar Site and damage or destroy the interest features for which Roydon Common Site of Special Scientific Interest has been notified. However, they accept that mitigation measures can overcome adverse effects and make the development acceptable. These mitigation measures are:

- an indication of how the onsite open space provision will be "over and above" the minimum standard.
- financial contribution towards Roydon Common & Dersingham Bog SAC.
- inclusion of suitably worded planning conditions or obligations to secure onsite and offsite mitigation measures in line with the Mitigation and Monitoring Strategy.

The developer's commitment to onsite and offsite mitigation as outlined within the project Habitat Regulations Assessment is listed as:

- 'An area of on-site recreational space which is in proportion with the size of the development and appropriate for the number of dwellings likely to be occupied by dog owners';

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- 'The developer is providing footpath/cyclepath links to wider public open greenspace both existing (Reffley Wood) and as part of future proposed development in line with the Knight's Hill, South Wootton development masterplan';
- 'Contribution to the Natura 2000 Monitoring and Mitigation fund at a rate of £50 per dwelling to cover small scale mitigation on designated sites and long term monitoring'.

And within the Ecological Impact Assessment as:

- 'A Construction Environmental Management Plan (CEMP) will address any potential environmental risks during construction including contamination of groundwater';
- 'The development includes Sustainable Urban Drainage Systems (SUDS) which will reduce pressure on sewerage through management of surface water drainage';
- 'The development includes an area of public open space for recreation and provides accessible links to other areas of public open space both existing, such as Reffley Wood, located 235m to the south of the site and proposed open space as part of the wider Development Masterplan for Knight's Hill, South Wootton'.

Having reviewed the contents of the submitted EIA and HRA officers consider that the applicant has demonstrated that the impacts upon Roydon Common and Dersingham Bog SAC and Roydon Common Ramsar Site can be mitigated against through design and planning condition.

The applicant has submitted information in the form of a Proposed Master Plan to demonstrate that the site can accommodate the number of houses, infrastructure, drainage etc. as well as open space and a dog walking circuit. At reserved matters stage the applicant will need to demonstrate through the site layout plans that this onsite open space provision will be over and above the minimum standards.

Through planning conditions onsite and offsite mitigation measures, such as the provision of footpath/cyclepath links to wider public open greenspace, can be provided.

The applicant has provided sufficient information to address points 8, 12 and 13 of Policy E4.1.

### **Affordable Housing**

The site amounts to 2.6ha and thus exceeds the affordable housing threshold set down in Policy CS09 of the Core Strategy 2011. The applicant seeks consent for 52 dwellings which means that 10 dwellings would need to be provided split 70/30 between affordable rent (7 units) and shared ownership (3) dwellings.

Whilst the affordable housing mix i.e., unit types, layout etc. will need to be addressed at reserved matters stage the amount can be secured through the legal agreement. The applicant should be aware of the Borough requirement and Policy H6 of the SWNP with regard to dispersing the affordable housing in small groups.

The Applicant has agreed to provide affordable housing and the details will be covered within the S106 agreement.

### **Open Space**

With regard to open space, 0.29ha (2900 m<sup>2</sup>) of open space would be required across the development split between 70% amenity space and 30% equipped play areas in accordance with Policy DM16 of the Site Allocations and Development Management Policies Plan 2016.

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However, Policy E4.1 and the findings of the HRA and EIA require an enhanced open space provision.

In this regard the developer has provided a master plan which indicates that the site can accommodate the number of houses, infrastructure, drainage etc. as well as open space and a dog walking circuit. The applicant has provided information to show that with regard to open space more than double the minimum amount can be provided on site.

At reserved matters stage the applicant will need to demonstrate through the site layout plans that this onsite open space provision will be over and above the minimum standards. Also that the scheme complies with Policy S3 of the SWNP.

The exact details of the open space provision would be secured at reserved matters stage whilst maintenance arrangements will need to be secured through the S106 Agreement.

### **Flood Risk and Drainage**

The site is located in a Flood Zone 1 area but requires a Flood Risk Assessment as the site exceeds 1ha. The applicant has provided a Flood Risk Assessment and Drainage and Utilities Statement as part of the application.

During the course of the application objections were raised to the drainage methodology from the LLFA, the IDB and Anglian Water. The applicant was requested to submit more information on infiltration methods and the method of sustainable drainage.

The applicant proposes surface water to be discharged into the existing Anglian Water system along with on-site surface water storage tanks. Foul water is also proposed to feed into the Anglian Water system. Following lengthy discussion regarding off site run off rates for surface water discharge agreement has now been made between all parties.

The drainage proposal is to install a new surface water sewer along Grimston Road and then discharge into Anglian Water manhole 2552 at a restricted rate of 5 l/s. This is the minimum discharge rate acceptable to Anglian Water.

Although this discharge rate will be above the pre development greenfield run off rate of 3.6l/s for the 100% rainfall event the LLFA has now removed their objection acknowledging that the site will be restricted to all events and therefore this discharge rate of 5 l/s will be a reduction for the 3.3% and 1% event.

The surface water sewer discharges into a drain maintained by the Internal Drainage Board, and the applicant will need to acquire the necessary consents from each relevant party.

Whilst the EA, IDB and Anglian Water raise no objection in principle, the final design of the foul and surface water drainage will still need to be agreed via condition.

### **Contamination**

A Geo Environmental Desk Study by Bingham Associates supports this planning application.

This study identified potential asbestos containing materials in two locations on the site and have suggested surface sampling in those areas and targeted analysis for asbestos. However, after assessing the historic maps for the site the Environmental Quality Officer noted that structures which could potentially be the source of the contamination were placed across the entire site. Additionally given that the purpose of the structures is unknown at this

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time it is not considered appropriate to limit the assessment to asbestos. The bungalow at the entrance may also contain asbestos containing materials. Therefore the Environmental Health Officer has requested full contamination conditions.

### **Air quality**

During the course of the application the Environment Quality Team raised concerns over air quality issues and an air quality impact assessment (AQIA) was subsequently submitted.

The AQIA assesses the potential for air pollution due to additional traffic movements and dust from construction. It concluded that the increase from traffic will be negligible. The Environment Quality Team considers that based on the AQIA it is unlikely that the air quality standard will be exceeded at this location due to additional traffic.

The AQIA also considers possible dust emissions during the construction phase of the development proposal. Mitigation measures are recommended in the report to limit the impact of the construction. Based on the findings of the AQIA the Environment Quality Team considers the potential impact from construction dust should be minimal when using the recommended mitigation measures. It is recommended this element is covered by planning condition.

### **Archaeology**

Trial trenching was carried out at the site (Norfolk Historic Environment Record event number ENF137592) in January 2015. A copy of the archaeological evaluation has been submitted in connection with this application.

A total of ten trenches were dug in all, 50m long and 1.8m wide. Despite the identification of archaeological remains of prehistoric, Roman, medieval (to a lesser extent) and Post-medieval date within the area prior to excavation, none were actually found when the trenches were excavated.

Based on the results of the evaluation, no further archaeological work will be required at the site and the Historic Environment Service has confirmed that they do not wish to make recommendations for any related conditions if planning permission is granted.

### **S106 matters**

Heads of Terms have been provided by the Applicant 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 the adoption of CIL in February 2017, the site is now CIL liable. However, affordable housing, SuDS design and maintenance and open space/play equipment design and maintenance will need to be secured via S106 agreement.

As referred to above, affordable housing provision and the management and maintenance of open space will need to be covered by way of the S106 agreement.

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.

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## **Other Material Considerations**

Crime and Disorder: The NPPF requires that decisions should aim to achieve places which promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. The application is in outline and at this stage raises no issues regarding crime and disorder. Secured by Design principles which will be addressed as part of the Reserved Matters application.

Construction management plan: CSNN have recommended the requirement for a construction management plan (CMP) by condition. The Environmental Quality Team recommends that the CMP should include the mitigation measures proposed in the AQIA.

Open space: The comments of the Greenspace Officer are noted but the submitted plan is indicative only and the details of the ponds/open water will be submitted at reserved matters stage.

CIL: Norfolk County Council has commented with regard to county contributions towards library books, education and fire hydrants. However, CIL is now being collected which will affect the requirement for county contributions.

Most of the third party concerns have been addressed within the body of this report. However, in response to outstanding issues:

Provision of roundabout: a new roundabout is not being proposed as part of this application. A roundabout is shown on the larger Masterplan covering the whole of the Knights Hill site which has been submitted to show how this application site fits in with the larger, adjoining site under consideration through planning application 16/02231/OM.

Noise from traffic: the additional traffic associated with this development of 52 dwellings is not considered to result in a significant impact in terms of noise given that the traffic will feed into the main Grimston Road. This is not an issue raised by Environmental Health as a potential noise nuisance.

Increased demand to local services: Concern is raised about the impact upon schools, hospitals and doctor's surgeries in the area. However, this site is part of an allocated site and the service providers are fully aware of the growth of the town and have plans to increase these services accordingly.

Cost of extra policing of footpaths: this will be paid for out of the council tax revenue from the new dwellings.

Reduction in value of property: this is not a material planning consideration.

Condition of No. 144 Grimston Road: the comments relating to the age and description of the building are noted.

## **CONCLUSION**

As part of the review of settlement boundaries through the LDF process this site is listed as part of the Knights Hill development allocated for residential development in the parish of South Wootton. Adopted Policy E4.1 relates to the 36.9 hectare site to provide at least 600 dwellings.

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The application seeks outline planning permission for the redevelopment of land off Grimston Road to provide 52 dwellings, open space and associated infrastructure. The application also includes vehicular access to the site from the existing public highway off Grimston Road.

This application site relates to only 2.62 hectares of the 36.9 hectare site referred to under draft Policy E4.1. If the policy figure of 600 houses across the site was used, pro rata this site would be looking to provide approximately 43 dwellings.

However, the allocation numbers are minimum numbers, with the policy referring to 'at least 600'. The applicant has shown that the density of development, at 20 dwellings per hectare, is comparable with surrounding development.

It is considered that the site can accommodate 52 dwellings without material harm to the visual amenity of the locality, highway safety or neighbour amenity. The supporting technical reports demonstrate that any impacts of the development can be satisfactorily mitigated.

Importantly the site can come forward separately but it is crucial that it conforms with, and does not prejudice, the overall allocation. In this regard it is recommended strongly that a condition is imposed to secure the second point of access for the overall allocation.

The applicant's DAS concludes that there are clear benefits that will result from the proposal, including the delivery of the development which is in full compliance with the adopted Core Strategy and Policy E4.1 in the Site Allocations and Development Management Policies and the delivery of sustainable development in accordance with the NPPF.

The applicant claims that the proposed scheme has been carefully developed with consultation from South Wootton Parish Council to provide a positive development in line with the NPPF, Local Authority, and Parish Plan requirements.

The site is shown to be readily available, suitable and achievable. The development would contribute to the housing supply in the area without adverse impact on the local village character.

It is considered that 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, CS06, CS08, CS09, CS11, CS12 and CS14 of the Core Strategy 2011, Policies DM1, DM2, DM12, DM15 and DM16 of the Site Allocations and Development Management Policies Plan 2016 and Policies E1, E2, E5, H1, H2, H4, H6, S1, S2, S3 and T1 of the South Wootton Neighbourhood Plan.

## **RECOMMENDATION:**

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

- 1 Condition: Approval of the details of the means of access, layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

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- 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: No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.
- 5 Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.
- This also needs to be a pre-commencement condition given the fundamental details linked to drainage and other infrastructure which needs to be planned for at the earliest stage in the development.
- 6 Condition: No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority.
- 6 Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 7 Condition: Before any dwelling is first occupied the road(s), footway(s) and cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 7 Reason: To ensure satisfactory development of the site.
- 8 Condition: Prior to the first occupation of the development hereby permitted a visibility splay measuring 4.5 x 120 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 8 Reason: In the interests of highway safety.



9 Condition: Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

9 Reason: To ensure adequate off street parking during construction in the interests of highway safety.

This also needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

10 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 to re-align Grimston Road and provide the required junction visibility has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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

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

11 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 10 of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

11 Reason: To ensure that the highway network is adequate to cater for the development proposed.

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

12 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.

13 Condition: Prior to commencement of development, in accordance with the submitted Flood Risk Assessment / Drainage Strategy (Bingham Hall associates, Flood Risk Assessment and Drainage Strategy Report, August 2016 – Version 2), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Surface water runoff rates will be attenuated to no more than 5 l/s

Confirmation from the Internal Drainage Board that the proposed rates and volumes of surface water runoff from the development are acceptable.

- II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event. A minimum storage volume of 686m<sup>3</sup> will be provided in line with Appendix F of the submitted FRA.
  - III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
    - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
    - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
  - IV. The design of the attenuation basin will incorporate an emergency spillway and any drainage structures 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.
  - V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding and 150mm above external ground levels.
  - VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
  - VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.
- 13 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.
- 14 Condition: No development shall commence on site until a scheme has been submitted to and approved in writing by the Local Planning Authority that provides for the suppression of dust during the period of construction. The scheme shall be implemented as approved during the period of construction unless otherwise agreed in writing by the Local Planning Authority.
- 14 Reason: In the interests of the amenities of the locality in accordance with the NPPF.

15 Condition: Prior to commencement of development a detailed Construction Environmental Management Plan, must be submitted to and approved by the Local Planning Authority; this must include measures to prevent any contaminated releases, such as fuel spills, polluting surface water runoff; include details of the secure storage and handling of chemicals, impermeable parking for plant/vehicles and spill response plans; proposed timescales and hours of construction phase. The scheme shall also specify the sound power levels of the equipment, their location, and proposed mitigation methods to protect residents from noise and dust. The scheme shall be implemented as approved.

15 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.

16 Condition: Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- \* human health,
- \* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- \* adjoining land,
- \* groundwaters and surface waters,
- \* ecological systems,
- \* archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

16 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.

17 Condition: Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as

contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

- 17 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.

- 18 Condition: The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

- 18 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.

- 19 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 16, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 17 which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 18.

- 19 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.

- 20 Condition: Prior to the commencement of the development hereby approved, a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.

- 20 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as

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contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.

This also needs to be a pre-commencement condition given the fundamental details linked to asbestos containing materials which need to be planned for at the earliest stage in the development.

- 21 Condition: Prior to first occupation of the development hereby approved evidence of the treatment or safe removal and disposal of the asbestos containing materials at a suitably licensed waste disposal site shall be submitted to and approved by the local planning authority.
- 21 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.
- 22 Condition: No building or other operation shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, engineering work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles) until a tree survey showing the following has been submitted to and approved in writing by the Local Planning Authority:
- a) a plan indicating the location of and allocating a reference number to each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing clearly which trees are to be retained and which trees are to be removed, and the crown spread of each tree;
  - b) details of the species, diameter, approximate height and condition of each tree in accordance with the current version of BS:5837, and of each tree which is on land adjacent to the site where the crown spread of that tree falls over the application site and where any tree is located within 15m in distance from the application site.
- 22 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.
- 23 Condition: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 23 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 24 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing

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with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.

- 24 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 25 Condition: The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 25 Reason: In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 26 Condition: Notwithstanding details contained within other conditions attached to this planning permission or unless otherwise agreed in writing by the Local Planning Authority the retained hedgerows will be protected from physical damage through the establishment of a buffer zone based on root protection areas. Protective barriers would be erected prior to any development commencing on-site to create a construction exclusion zone in which no work or storage of materials and equipment will take place. These will be retained in place until the development is complete.
- 26 Reason: To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Ecological Impact Assessment.
- 27 Condition: If security lighting is to be used within the construction site, they will be installed as low as is practicably possible and the light beam directed away from surrounding habitat. A lighting scheme will be implemented within the operation of the development that is sensitive to foraging and commuting bats using the mature hedgerows and adjacent habitats. This would include measures such as directional lighting, motion sensitive lighting and avoidance of blue-white/high UV light. Lighting will not be located immediately adjacent to the mature hedgerows, have zero light spill above the horizontal and be installed as low as practically possible.
- 27 Reason: To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Ecological Impact Assessment.
- 28 Condition: No removal of hedgerow, trees or scrub shall be undertaken during the nesting bird season (March-August inclusive). If any construction works are to be undertaken within the breeding bird season a nesting bird check shall be undertaken by an ecologist immediately prior (within 24hrs) to removal of suitable nesting habitat.
- 28 Reason: To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Ecological Impact Assessment.
- 29 Condition: The works hereby approved shall be carried out under a Reptile Mitigation Method Statement, which will be produced for approval by the Local Planning Authority prior to any works starting on-site. The Reptile Mitigation Method Statement will set out to render the habitat within site unsuitable for reptiles and will likely include the following:
- A finger-tip search conducted by an ecologist;

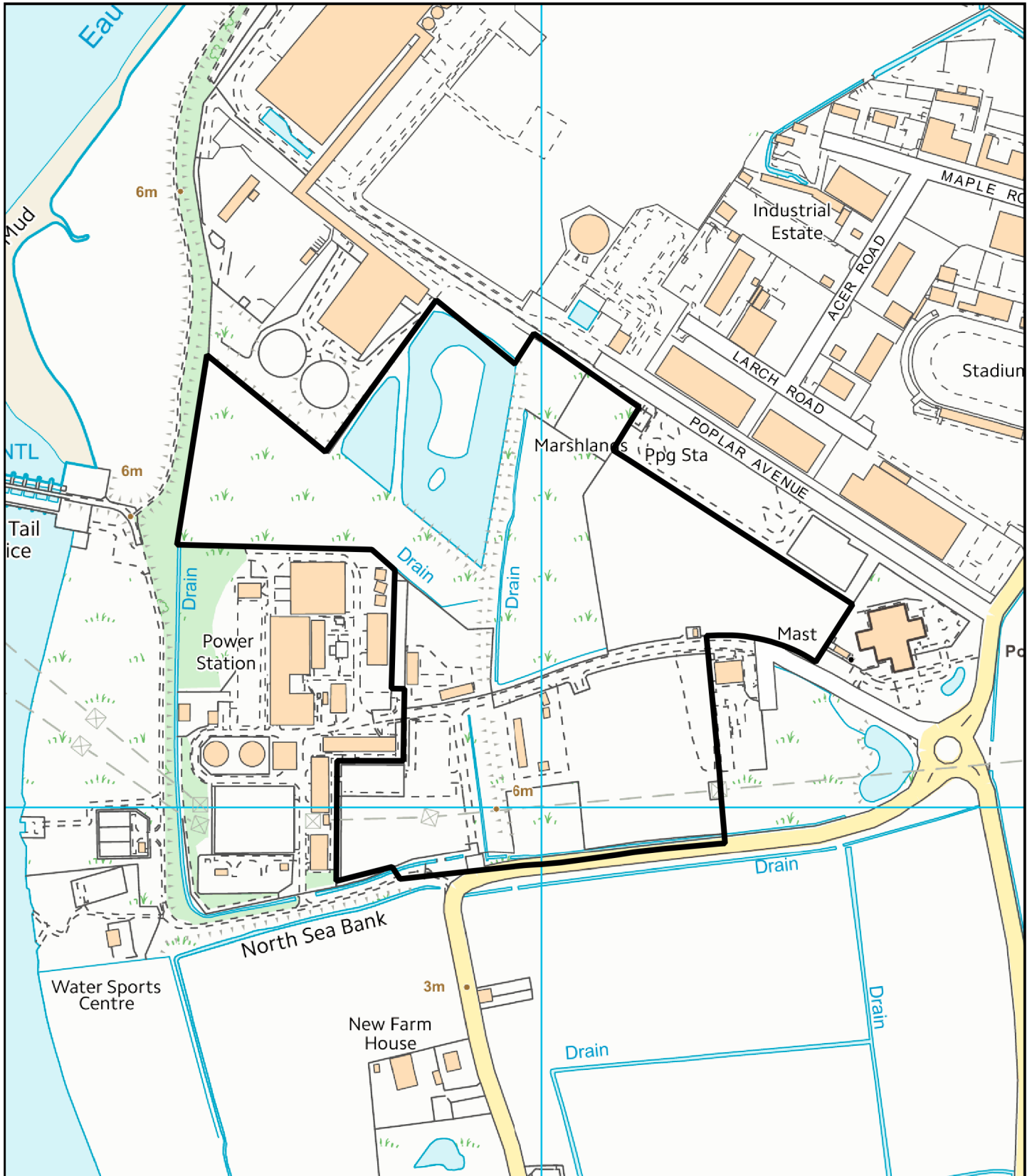
- Cutting the sward using a strimmer to a height of 150mm;
- Second search by the supervising ecologist, after which the vegetation will be cut to ground level and retained at height of less than 20mm until the commencement of works.
- Ecological supervision during final soil strip.
- Works undertaken during the reptile active period of April to September, inclusive.
- Trees and shrubs should be cut to 200mm during winter to avoid impacts to nesting birds, but the roots and dead wood should only be cleared outside the hibernation period for reptiles between April and September, inclusive; and
- Any rubbish piles on-site should also be removed between April and September (outside the hibernation period).

As part of mitigation a minimum 3m wide grass buffer between the mature hedgerows and the construction footprint would be retained and protected along the eastern and southern boundaries of the application site. Prior to habitat manipulation commencing, a log pile will be constructed in a suitable location within this grass buffer to provide a place to relocate any reptiles found. This grass buffer strip will be maintained during the operation of the development and managed in a wildlife friendly manner (ie, cut once a year, after October).

- 29 Reason: To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Ecological Impact Assessment.
- 30 Condition: The development shall comprise of no more than 52 residential units.
- 30 Reason: To ensure that the development takes place substantially in accordance with the principles contained with the Habitats Regulations Assessment.
- 31 Condition: Notwithstanding details submitted with this application the developer will need to demonstrate that the on-site open space provision will be over and above the minimum open space standards.
- 31 Reason: To define the terms of the consent.
- 32 Condition: A link road as illustrated on the Proposed Masterplan Drawing No. 06 Ref F shall be constructed and made freely available for use by pedestrian and vehicular traffic between Grimston Road and the eastern boundary of the site, providing an integral operational link to the larger part of the Knights Hill allocation development, no later than the commencement of the 20th dwelling on the site. Thereafter no dwelling shall be occupied until the said road has been completed to the written confirmation of the Local Planning Authority.
- 32 Reason: To ensure the provision of a road up to and abutting the eastern boundary of the site so as to enable a vehicular link to be made through to the highway layout on the adjoining land, for the proper planning of the area in accordance with the terms of Policy E4.1 and the provisions of the NPPF.

**18/00797/S36**

**Kings Lynn Power Station Willow Road Willows Business Park**





<b>Parish:</b>	King's Lynn	
<b>Proposal:</b>	Consultation in respect of amendment to application 08/01544/S36 - construction of King's Lynn CCGT power station	
<b>Location:</b>	King's Lynn Power Station Willow Road Willows Business Park King's Lynn	
<b>Applicant:</b>	DWD Property And Planning	
<b>Case No:</b>	18/00797/S36 (Section 36 Electricity Act Consultation)	
<b>Case Officer:</b>	Mrs H Morris	<b>Date for Determination:</b> 30 June 2018

**Reason for Referral to Planning Committee** – At the discretion of the Executive Director as the application raises issues of wider concern

**Neighbourhood Plan:** No

**Case Summary**

The site lies on land at Willows Business Park, Saddlebow Road to the south of King's Lynn.

The application seeks to vary the extant consent and deemed planning permission for King's Lynn 'B' CCGT Power Station Project which was granted on 5th February 2009 to Centrica Leasing (KL) Limited under Section 36 of the Electricity Act 1989 (08/01544/S36). The application has been made to the Secretary of State for Business, Energy and Industrial Strategy ('BEIS') for determination but has been referred to the Borough Council for consultation.

A number of the conditions attached to the deemed planning permission have previously been varied by planning permissions 11/01034/F (Conditions 14, 37 and 38) and 12/01986/F (Condition 8) granted on 3rd April 2012 and 13th May 2013 respectively. A Section 106 agreement relates to the previous consent with the primary obligation being the payment of £200,000 to the Borough Council for the 'Landscape Fund'.

The 2009 Consent has been implemented by the construction, in 2013, of the gatehouse that formed part of the approved plans, confirmed by the issue of a lawful development certificate on 2nd May 2017 (17/00352/LDE).

The existing consent allows for the construction and operation of a CCGT power station of about 1,020 megawatts ('MW') capacity adjacent to the existing King's Lynn 'A' CCGT Power Station.

Since the 2009 consent was granted there have been significant advances in CCGT technology with the latest CCGT units available of the market being much more efficient than those that were available in 2009 and they are able to achieve a significantly greater electrical output.

This variation application therefore requests that the SoS consents to vary the 2009 Consent to provide EP UK Power Development Limited with the ability to construct and operate a gas-fired electricity generating station of up to 1,700 MW capacity, comprising one of the following:

- Option 1 - up to two CCGT, comprising up to two gas turbines, up to two steam turbines, up to two heat recovery steam generators ('HRSG') and air-cooled condensers; or
- Option 2 - one CCGT unit, comprising one gas turbine, one steam turbine, one HRSG and air-cooled condensers and; an Open Cycle Gas Turbine ('OCGT') plant of up to 299 MW capacity.

The application is accompanied by an Environmental Impact Assessment.

### **Key Issues**

The application raises the following issues: -

- Principle of Development;
- Air quality;
- Noise and Vibration;
- Ecology;
- Land Contamination;
- Landscape and Visual Amenity;
- Traffic and Transport;
- Cumulative and Combined Effects; and
- Other considerations.

### **Recommendation**

**NO OBJECTION** subject to the imposition of additional conditions as put forward by the agent and those recommended by CSNN, Environmental Quality and the Council's tree officer; as well as the completion of either a new S106 agreement or a Deed of Variation to the existing S106 agreement related to planning permission ref: 12/01986/F in order to secure a payment of £200,000 to the Borough Council for the 'Landscape Fund' in addition to a financial contribution towards air quality monitoring.

## **THE APPLICATION**

This Variation Application has been made to the Secretary of State (SoS) for the Department of Business, Energy and Industrial Strategy (BEIS) pursuant to section 36C 'variation of consents granted under section 36' of the 1989 Act for the 2009 Consent (08/01544/S36) to be varied. It also requests that the SoS pursuant to his powers under Section 90(2) and (2ZA) of the Town and Country Planning Act 1990 directs that the deemed planning permission granted on 5th February 2009 (as varied by planning permission ref. 12/01986/F) also be varied.

The existing consent allows for the construction and operation of a combined cycle gas turbine (CCGT) generating station of about 1,020 megawatts (MW). This has been implemented by the construction, in 2013, of the gatehouse that formed part of the approved plans. A lawful development certificate was granted on 2nd May 2017 (17/00352/LDE) confirming that the 2009 consent has been lawfully implemented and remains extant.

Since the 2009 consent was granted there have been significant advances in CCGT technology. The latest CCGT units available on the market are much more efficient than those that were available in 2009 and are able to achieve a significantly greater electrical output. The variation application therefore seeks to capitalise on these technological developments by providing EP UK Power Development Limited the ability to deploy two of the latest CCGT units at the Site, thereby making a greater contribution to the security of electricity supplies.

As a result the current application requests that the SoS consents to vary the 2009 consent to provide EP UK Power Development Limited with the ability to construct and operate a gas-fired electricity generating station of up to 1,700 MW capacity (the 'Proposed Development'), comprising one of the following:

- Option 1 - up to two CCGT, comprising up to two gas turbines, up to two steam turbines, up to two heat recovery steam generators ('HRSG') and air-cooled condensers; or
- Option 2 - one CCGT unit, comprising one gas turbine, one steam turbine, one HRSG and air-cooled condensers and; an Open Cycle Gas Turbine ('OCGT') plant of up to 299 MW capacity.

The current proposal will also comprise:

- a black start generating facility;
- ancillary plant and equipment;
- the necessary buildings (including security gatehouse, control room, administrative block, warehouses and workshops), enclosures, structures and civil engineering works;
- demineralised and waste water treatment plants and storage tanks;
- foul and surface water drainage systems and utilities connections;
- internal access roads
- a gas reception and compression facility; and
- electrical equipment, including electrical switchgear, transformers and underground cables.

In order to accommodate the development proposed by the variation the application site 'red line' area has increased by approximately 5 hectares which is in part a product of seeking to employ the latest CCGT units to deliver a greater output.

A new gas supply pipeline would be required to connect the generating station to a supply of natural gas. It is proposed that this connection will be made to the existing Above Ground Installation ('AGI') within the King's Lynn 'A' Power Station site, which connects that power station to the National Transmission System ('NTS') for gas that is operated by National Grid Gas Plc. The gas supply pipeline and AGI works would be the subject of a separate planning application that will be submitted to the Council for determination at a later date.

An electrical connection will also be required to the National Grid in order to export the electricity that the Proposed Development would generate. This connection will be provided by a short section of underground electrical cable connecting to a proposed substation in the southern part of the application site that will be connected directly into the 400 kilovolt ('kV') Norwich Main to Walpole transmission line at some 2.8km distance via an over-ground transmission line. At the time of the 2009 consent the separate scheme to connect the site to the Norwich Main to Walpole line had not been designed or consented. Consent has since been obtained by National Grid dated 18th December 2013 for the substation and off-site connection (The National Grid (King's Lynn B Power Station Connection) Order 2013) and a number of requirements discharged by application to the Council. These works are not part of this proposal.

The variation application also seeks to provide the choice of deploying an OCGT plant at the Site. The UK is becoming increasingly reliant on renewable energy. Due to the intermittent nature of renewable energy sources, notably wind, it is important to ensure that there is the infrastructure in place that is able to respond to spikes in demand and fluctuations in supply. Gas-fired generating stations and, in particular, OCGT plants are well suited to this, having the capability to start up rapidly, thus being able to respond in a timely manner to changes in demand and supply. An OCGT plant at the site would therefore make a positive contribution to the security of electricity supplies, providing much needed back-up to the UK's existing generation fleet.

The stack proposed would be between 80m and 90m tall (or for the OCGT unit, 45m). These compare with a height of 80m under the 2009 Consent. The HRSG would be up to 45m in height, compared with 40m in the 2009 Consent. Demolitions of small structures along with utility diversions and relocations would be carried out as part of the preliminary works for either option.

A number of the conditions attached to the extant deemed planning permission have been varied by planning permissions 11/01034/F (Conditions 14, 37 and 38) and 12/01986/F (Condition 8) granted on 3rd April 2012 and 13th May 2013 respectively. The 2009 consent was granted following the completion of a Section 106 planning agreement between the applicant, Centrica Leasing (KL) Limited, and King's Lynn and West Norfolk Council ('KLWNBC') (dated 16 January 2009). A new Section 106 agreement was entered into in respect of planning permission 11/01034/F (dated 23rd January 2012) and a variation of this was subsequently agreed in respect of planning permission 12/01986/F (dated 11th April 2013). These all related to the site as defined in the 2009 Consent but in each case the primary obligation has remained the payment of £200,000 to KLWNBC for the 'Landscape Fund'.

The application site comprises some 16.6 hectares of land approximately 2.8km to the south east of King's Lynn town centre, at Willows Business Park. This represents an additional coverage of approximately 5 hectares eastwards compared to the 2009 consent site area.

The western boundary of the site borders King's Lynn 'A' Power Station, owned by Centrica, and beyond this scrubland and the tail sluice gate on the Relief Channel for the River Ouse. To the north the site is bounded by Poplar Avenue and a section of parking, serving the Palm Paper factory and its recently constructed CCGT combined heat and power ('CHP') power station. To the north east lies the Saddlebow Industrial Estate containing industrial units and a speedway circuit, and beyond this at around 800m a travellers' site and the A47. To the south the site is bounded by High Road which connects the industrial estate to Saddle Bow, which lies 1km to the south across farmland. The nearest dwellings are situated along High Road, the nearest (Nos 1 and 2 High Road) being approximately 110m to the site boundary.

To the east the Site is bounded by the C&A motorbike dealership and the King's Lynn Police Investigation Centre, opened in 2011. This represents an eastward extension to the consented site, which was bounded to the east by the King's Lynn Main Household Waste Recycling Centre ('HWRC') and areas of open grassland land and scrub either side of the access road, but which now form part of the Site. The boundary between the original site (owned by the Company) and the additional extent (predominantly owned by Norfolk County Council and King's Lynn and West Norfolk Borough Council) is currently demarcated on the ground in part by a metal fence and the Ownership Boundary Plan enclosed with the Variation Application also shows this boundary.

The variation application would necessitate the relocation of the existing Household Waste Recycling Centre (HWRC). Accordingly land is shown available within the application for a

replacement facility, although the use, dimensions, impacts, access and design details of this would be subject of a separate planning application (to Norfolk County Council) by the promoter.

The variation application will not affect the existing sewage pumping station located in the east of the site. This will be retained unaffected for the construction and operation of the proposed development.

The application is referred to the Council for consultation purposes but will be determined by the Secretary of State for Business, Energy and Industrial Strategy (BEIS) under Section 36 of the Electricity Act 1989. An objection from the Council will not necessarily result in a public inquiry to determine the application, this would be at the discretion of BEIS given that proposal seeks a variation to an existing consent. The Council's response must normally be forwarded to the Secretary of State within 2 months of the application being referred to the Council. However, in this instance the time period was due to expire on 30th June 2018 therefore an extension of time until 6th July 2018 has been agreed with BEIS due to the Council's committee cycle.

The chosen option and final plant configuration is yet to be determined. It will depend on technical and economic factors, including the electricity market, and will be subject to later detailed design work. Should consent be granted by BEIS for the proposed variation to the 2009 consent, only one of the two options would be developed and the selected configuration would be confirmed in writing to BEIS and the local planning authority prior to commencement of construction.

## **SUPPORTING CASE**

The application is accompanied by a Supporting Statement, an Environmental Impact Assessment (EIA) Report, Carbon Capture Readiness Assessment, Combined Heat and Power Assessment and a 'track change' version of the 2009 consent showing the variations to the conditions sought by this application.

The EIA Report sets out the following differences between the previous 2009 consent and the current proposed development.

### 2009 Consent:

- CCGT power plant with a nominal output of 1020 MW, air cooled.
- 80m stack
- HRSG 40m height.
- Connection to the National Grid 400 kV transmission system via the line running from the Walpole Grid Supply Point (GSP) to the Norwich Main (GSP) which will likely involve a new 400 kV substation and overground connection, about 2 km in length.
- Land set aside for carbon capture and export.

### Proposed development:

- Option 1 - Up to two CCGT units of up to 1,700 MW electrical output capacity, air cooled and a black start generating facility.
- Option 2 – A single CCGT unit of up to 850 MW electrical output capacity and / or one Open Cycle Gas Turbine (OCGT) peaking plant of up to 299 MW electrical output capacity, both air cooled and a black start generating facility.
- 80m to 90m stack (CCGT) and / or 45m stack OCGT.
- HRSG maximum height 45m.

- Connection from the power station to the proposed on site 400kV sub-station and then be connected directly into the 400kV Norwich Main to Walpole transmission line by 2.8 km of overhead transmission line. This has been separately consented by National Grid through a Development Consent Order.
- Application Site larger than the 2009 Consent to accommodate additional Carbon Capture Readiness (CCR) land requirement in guidance published after the 2009 consent application was prepared.

The EIA Report also summarises the changes in environmental effects since the 2009 consent. Not all topics covered in the Environmental Statement prepared for the 2009 Consent are addressed in the EIA Report for the Proposed Development as it was clear as a result of the earlier work - and set out in the Scoping Report submitted to BEIS - that some topics did not need further assessment. In addition, Geology, Hydrogeology and Land Contamination was not covered in the earlier Environmental Statement. The conclusions of the topics assessed in both studies are summarised as follows:

### **Air quality**

The Environmental Statement prepared for the 2009 Consent predicted a negligible impact on air quality and no additional exceedances. The current EIA Report concludes there would be no change in the significance of the predicted effects.

### **Noise and vibration**

As set out in the Environmental Statement prepared for the 2009 Consent, the impact of construction noise is not predicted to be significant. No change in the significance of the predicted effects in the current EIA Report. When operational, there is no change in the significance of the predicted noise effects. While an unmitigated noise impact would be considered significant, mitigation can be applied to the key noise components of the proposed development to achieve a change in sound levels at noise sensitive receptors of less than +5dB during day and night.

### **Ecology**

The significant effects of the proposed development are comparable to those assessed for the 2009 Consent, although the extent of land required to construct the proposed development is greater and there is therefore a corresponding increase in the bankside habitat for water voles required on the Application Site. This does not mean a difference in the significance of effect however as the mitigation will be as effective as that proposed in the 2009 Consent.

### **Landscape and visual**

As with the 2009 Consent, no significant effect is predicted by the current EIA Report on landscape character. However the proposed development is assessed to have a moderate adverse (significant) effect on several viewpoints during construction and operation. This was not identified in the Environmental Statement prepared for the 2009 Consent which did not assess the impact from specific viewpoints but did acknowledge that the plant would be visible from much of the surrounding area.

### **Traffic and transport**

In the Environmental Statement prepared for the 2009 Consent the impacts of the proposed development due to increased traffic levels during construction were assessed to be of short

duration and not significant. The current EIA Report reaches the same conclusion, although the construction programme is expected to be approximately 10 months longer.

### **Cumulative and combined effects**

The current EIA Report analyses the combined effects of different types of impacts, for example noise, dust and visual impacts, as well as the impacts from several developments considered together.

Following a review of the potential location and timing of nearby planned developments, six developments were identified as potentially being relevant to the assessment. These are:

- Palm Paper Generating Station;
- King's Lynn 'A' Power Station Upgrade;
- King's Lynn 'B' Power Station Grid Connection;
- Connection to the National Transmission System for supply of natural gas;
- Undergrounding of the existing 132kV overhead line in the southern part of the Application Site; and
- Relocation of the Household Waste Recycling Centre.

No additional significant effects other than those previously identified within the topics above have been identified as a result of the cumulative impacts assessment.

There is little potential for combined effects to occur at sensitive receptors owing to the proposed approaches to controlling nuisance and environmental effects during construction and operation of the Proposed Development. Those that may occur are not likely to be significant.

The submitted Supporting Statement sets out the legislation and guidance relating to S36 variation applications and discusses the suitability of the S36 variation procedure for the proposed changes to the development.

This advises that since the 2009 Consent was granted there have been significant advances in CCGT technology. The latest CCGT units available on the market are much more efficient than those that were available in 2009 and are able to achieve a significantly greater electrical output. The energy market also continues to evolve, for example since the introduction of the Capacity Mechanism. The Company therefore wishes to vary the 2009 Consent to allow it to deploy the latest generation of CCGT units and construct a power station with an electrical output of up to 1,700 MW, enough to supply the electricity needs of over 1.7 million homes, and an alternative option that includes the ability to deploy a flexible OCGT unit. The Variation Application, if granted permission, would make a significant contribution to energy security in the UK.

The 2009 Consent permits "about" 1,020 MW generating capacity, with a 5% tolerance permitted, which corresponds to a range of 969MW to 1,071 MW. The Variation Application seeks to establish a maximum power output, which is the modern convention for any thermal generating station consent. The Company seeks the flexibility to develop a wider range of capacities than permitted by the 2009 Consent, up to a maximum of 1,700MW, to maximise the range of opportunities that the scheme could play in the rapidly changing energy market. This Variation Application does not seek a change in the Proposed Development's main fuel or power source. Moreover, the guidance is clear that changes to an existing consent to allow for the deployment of OCGT and a different amount of power to be generated are suitable subject matter for a variation application.

According to the submitted Supporting Statement, paragraph 28 of the Guidance Note on the S36 variation process published by BEIS confirms that “in principle, there is nothing to stop the section 36 variation process being used to facilitate changes which would involve development outside the “red line” indicated in the existing consent. However, a substantial expansion of development outside the original boundary may well be taken as an indicator that what is being proposed is really a new project...rather than something that it would be appropriate to authorise by means of a section 36 variation...”.

The additional extent of the variation application amounts to around 5ha and the reasons for this increase are as follows:

- The increased size of modern CCGT units for a given power output, in providing greater efficiency, along with the increased maximum power output. The overall electrical efficiency expected in the 2009 Consent was 55% (2009 EIA Report, Page 1.3) whereas the overall electrical efficiency of the CCGT plant within the Variation Application is expected to be over 60%, similar to modern plants operating in France and elsewhere. However, the height of plant is not significantly increasing: the stack proposed would be between 80m and 90m tall (or for the OCGT unit, 45m) compared with a height of 80m under the 2009 Consent; and the HRSG would be up to 45m in height, compared with 40m in the 2009 Consent.
- The need to ensure the proposed development is CCR and provides sufficient land (or reserve space) for the installation of any future carbon capture plant. The 2009 Consent preceded the issuing of the DECC CCR Guidance (Carbon Capture Readiness - A guidance note for Section 36 Electricity Act 1989 consent applications, November 2009) and did not provide a specific amount of land for CCR, requiring simply that some land was retained. The power station layout approved most recently under application reference 12/01986/F showed an area of only 3.02 ha retained for carbon capture equipment, which for the maximum output allowed in the 2009 Consent (1,071 MW) equates to 28.2 square metres per MW generating capacity. As explained within the submitted CCR Report, modern requirements for CCR are at least 37.5 square metres per MW and the current variation application is able to provide 38.1 square metres per megawatt, totalling 6.48ha for 1,700MW. Had the 2009 Consent approved provision of 28.2 sq.m. / MW been applied to the new output of 1,700MW only 4.79ha would have been required therefore a 1.7 ha increase in the size of the site is attributable to modern requirements for CCR provision.
- The need to provide a greater amount of ecological mitigation land due to changed conditions on site (a higher population of water voles), the provision totalling 1.6 ha.
- The need to provide certain facilities (control room and demineralised water tank<sup>2</sup>) which were not included within the 2009 Consent but were required to operate it and were therefore authorised via a separate planning permission (KLWN reference 10/02133/F) to be constructed within King’s Lynn ‘A’, along with other facilities that were to be shared between King’s Lynn ‘A’ and ‘B’ but can no longer be shared. These amount to around 0.5 ha including circulation/separation.
- The inclusion, within the red line, of an area that is suitable and available for construction laydown (which was not included for in the application for the 2009 Consent). Under the 2009 Consent the EIA Report (Page 1.3) explained that a construction laydown area would be situated on the adjacent land (i.e. the site of this variation application). This could alternatively be sought via a lawful development certificate, as recently carried out for the construction laydown area for Centrica’s King’s Lynn ‘A’ Air Cooled Condenser development (KLWN reference 17/01112/LDP, see Table 1) but it is desirable to show a potential construction laydown area within the ‘red line’ area of this variation application, and this land would be available subsequently (by others and subject to further planning approval) to



house the re-provision of the Household Waste Recycling Centre. This amounts to around 0.5 ha.

- The availability of contiguous, suitable land which allows the provision of a more functional and modern power station layout. The additional extent corresponds to land that had been bought by NCC in 2008 and identified by them for an energy-from-waste development, the Willows Power and Recycling Centre. This land was also designated in NCC's Waste Site Specific Allocations Development Plan Document (Adopted October 2013). The proposal was withdrawn from the planning process in 2015, and NCC leader Cliff Jordan has stated "I want to be clear that this land will be taken out of the waste plan".

The additional extent is adjacent, is largely undeveloped, is contiguous, and of identical access and similar character to the site of the 2009 Consent. The existing sewage pumping station will be retained unaffected by development. The land has been previously designated for waste management uses in the Development Plan and was previously subject to an energy-from-waste plant planning application. The variation application would also utilise the existing (built out) access and the same electrical connection as for the 2009 Consent, and has the same technology type, fuel, and north-south orientation, and separation of noise sources (such as the air cooled condensers) from residential receptors.

The variation application would necessitate the relocation of the existing Household Waste Recycling Centre (HWRC). Accordingly land is shown available within the application for a replacement facility, although the use, dimensions, impacts, access and design details of this would be subject of a separate planning application (to Norfolk County Council) by the promoter. The land is flat, accessible, and near to the existing HWRC, and is considered suitable in principle for a relocated HWRC. The HWRC relocation is considered as a cumulative scheme within the EIA Report.

Enclosed with the variation application is a track change version of the 2009 Consent (the proposed variation consent). In recognition of the lawful implementation of the gatehouse that provides for the indefinite validity of the 2009 Consent, it is proposed to remove condition 3 (time limits). Otherwise, to provide a level of comfort to consultees and in light of the similar nature of the development it is proposed to retain the conditions from the 2009 Consent with minor modifications (amounting to the updating of references and specifications or accounting for the results of further studies of the site) and a small number of additional conditions (e.g. condition 9 Baseline Noise Monitoring and condition 48 Flood Risk). The relatively low overall amount of modification inherent in the proposed Variation Consent supports the suitability of the Section 36 variation procedure to the Proposed Development.

Additional information has also been submitted by the agent in response to queries raised during the consultation process.

### **Notice of the start of commissioning**

It was suggested by environmental control officers that it would be helpful if the Council could be provided with some notice of the start of commissioning of the development (the proposed power station). EPUKPD Ltd would suggest that the following condition is included within the variation consent. This is based on the wording from a number of other large scale energy developments:

"Notice of the intended start of commissioning of the Development shall be given to the relevant planning authority in writing and prior to such start and in any event within 14 days in advance of the date that commissioning is started. Notice of the intended completion of commissioning of the Development shall be given to the relevant planning authority in writing

where practicable prior to such completion and in any event within seven days from the date that commissioning is completed.”

### **Employment, skills and training**

The desirability of maximising local employment, skills and training during the construction and operational phases of the project has been raised on a number of occasions. EPUKPD Ltd would be prepared to include a condition within the variation consent that requires the approval and implementation of an employment, skills and training plan. I have set out EPUKPD Ltd’s proposed wording for the condition below. Again, this is based on the wording used on a number of other large scale energy developments:

“The construction of the Development shall not take place, save for the permitted preliminary works, until a plan detailing arrangements to promote employment, skills and training development opportunities for local residents during construction and employment opportunities during operation of the Development has been submitted to and approved in writing by the relevant planning authority.

The approved plan must be implemented and maintained during the construction and operation of the Development unless otherwise agreed in writing by the relevant planning authority.”

### **Local Liaison Committee**

It has been suggested that it would be helpful to establish a Local Liaison Committee (‘LLC’) to provide an interface between EPUKPD Ltd and the local community during the construction and operation of the project. EPUKPD Ltd has experience of administering and running LLCs at other sites. EPUKPD Ltd therefore proposes to include a condition within the variation consent to secure the establishment of a LLC. The condition is proposed as follows:

“The construction of the Development shall not take place, saved for permitted preliminary works, until the Company has established a committee to liaise with local residents and organisations about matters relating to the Development (a ‘local liaison committee’). The Company must invite the relevant planning authority and other relevant interest groups, as may be agreed with the relevant planning authority, to nominate representatives to join the local liaison committee. The Company shall provide a full secretariat service and supply an appropriate venue for the local liaison committee meetings to take place. The local liaison committee must:

- (a) include representatives of the Company;
- (b) meet every other month, starting in the month prior to construction of the Development commencing, until the completion of construction, testing and commissioning works unless otherwise agreed by the majority of the members of the local liaison committee; and
- (c) during the operation of the Development meet once a year unless otherwise agreed by the majority of the members of the local liaison committee.”

### **Emissions monitoring**

It has been suggested that, as with King’s Lynn ‘A’ and Palm Paper, EPUKPD Ltd undertake emissions monitoring for an agreed period prior to and during the operation of the project. EPUKPD Ltd is in principle prepared to agree to a scheme of emissions monitoring in

respect of NOx emissions within the vicinity of the site. With regard to this, there are a number of options as follows:

- (a) a financial contribution to the Council to undertake its own monitoring;
- (b) install a continuous NOx monitor at an agreed location and fund its maintenance;
- (c) undertake diffusion tube monitoring at several agreed locations.

It would be helpful to discuss the specifics of the above with officers in due course and agree how the selected option is best secured.

### **Meteorological monitoring**

A number of requests have been made for more local meteorological monitoring to supplement data from RAF Marham. Again, EPUKPD Ltd are in principle prepared to agree to this and such monitoring could be undertaken at the location(s) agreed for the emissions monitoring.

### **PLANNING HISTORY**

18/00848/F: - Variation of condition 31 of planning permission 12/01986/F (in order to refer to revised water vile mitigation details). Currently pending consideration.

17/01112/LDP – Lawful Development Certificate: Development for 2 lay down areas for the storage of materials, plant and machinery. Approved: 16.08.2017.

17/01111/LDE – LAWFUL DEVELOPMENT CERTIFICATE: A two-storey modular office building situated within the contractor's compound which has been provided temporarily for accommodation of construction staff for the works for the existing gas turbine at the site. There will also be provision of a temporary floodlight within the same site. Approved: 10.08.2017.

17/00352/LDE – The applicant is seeking a Certificate of Lawful Development to confirm that the Section 36 and Section 90 deemed planning permission (as amended under application 12/01986/F) granted on 5 February 2009 has been lawfully implemented, remains extant and that consequently there is no legal impediment to continued development under its terms. Approved: 02.05.2017.

17/00535/DM: - Prior Notification: Demolish the existing 2 fuel oil tanks and the north, south and west bund wall which currently surrounds the tanks, filling any voids and creating a level site. The bund floor and east wall will remain in place. Prior approval not required: 22.05.2017.

16/01265/F: - Extension to Air Cooled Condenser (ACC) structure and Air Inlet Filter House (AIFH). Application Permitted: 05/09/16.

13/01105/FM: - Extension of the air cooled condenser structure and replacement of the air inlet filterhouse. Application Permitted: 23/10/13.

12/01986/F: - Variation of condition 8 of planning consent 11/01034/F: Variation of conditions 14, 37 & 38 of planning permission 08/01544/S36: Consultation in relation to the construction of King's Lynn CCGT power station. Application Permitted: 13/05/13.

12/00550/S36: - Construction and operation of a 2.8km (1.75 miles) 400,000 volt (400kv) overhead electricity transmission line between the proposed King's Lynn B power station and Willows Business Park, Saddlebow, near King's Lynn and the existing 400kV overhead electricity transmission line between Norwich main substation and Walpole substation. No objections to Crown application: 18/12/13.

11/01034/F: - Variation of conditions 14, 37 & 38 of planning permission 08/01544/S36: Consultation in relation to the construction of King's Lynn CCGT power station. Application Permitted: 03/04/12.

10/02133/F: - Extension to existing power station control room, conversion of existing storage area, installation of new water tank and replacement site perimeter fencing. Application Permitted: 17/03/11.

09/01000/F: - New warehouse storage facility. Application Permitted: 28/08/09.

08/01544/S36: - Consultation in relation to the construction of King's Lynn CCGT power station. No objections to Crown application: 05/08/08.

2/99/1600/F: - Temporary use of land for site installation infrastructure to support construction of the Kings Lynn Power Station. Application Permitted: 16/02/00.

2/98/0344/F: - Temporary use of land for site installation infrastructure to support construction of the King's Lynn Power Station. Application Permitted: 06/04/98.

2/95/1718/SU: - Proposed 400 kv overhead line connection. Status Unknown: 12/02/96.

2/95/0768/SU: - Construction of 33kv overhead line. No objections to Crown application: 11/07/95.

2/94/1675/F: - Temporary use of land for site installation infrastructure to support construction of the King's Lynn Power Station. Application Permitted: 14/12/94.

2/93/1177/F Construction of biofuelled power station. Application permitted, 12/08/1994.

2/92/0146/SU: - Construction of combined cycle gas turbine generating station. Application Permitted: 25/06/93.

## RESPONSE TO CONSULTATION

**BCKLWN Environmental Health Community Safety & Neighbourhood Nuisance: NO OBJECTION** subject to condition requiring a further survey of baseline noise survey to be re-monitored prior to construction to ensure that the data on which the EIA has been based is representative of the actual noise climate present at the time.

**BCKLWN Environmental Quality: NO OBJECTION** subject to additional information being required to finalise the air quality assessment; imposition of a condition requiring a further site investigation and risk assessment in order to address the outstanding issues outlined in 8.7 of the EIA; and a financial contribution towards air quality monitoring.

**BCKLWN Tree Officer: NO OBJECTION** subject to condition requiring a full tree survey to BS:5837, arboricultural implications assessment and method statement due to there being 4 no. oak trees adjacent to the southern boundary of the site which are covered by tree preservation orders (TPO's).

## **REPRESENTATIONS**

ONE letter of **OBJECTION** has been received from a local resident. Their expressed concerns can be summarised as follows:

- We have not received any notification about this application. We are the first residential property next to the site, why have we not been consulted?
- Safety, health, environmental and wildlife impacts do not appear to have been taken into account.
- This development would appear to place 'detrimental impact upon residential amenities'.

Note: The application is for consultation purposes only. Responsibility for consultation with the public rests with the applicant.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS03** - King's Lynn Area

**CS02** - The Settlement Hierarchy

**CS08** - Sustainable Development

**CS10** - The Economy

**CS11** – Transport

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM12** - Strategic Road Network

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NATIONAL GUIDANCE**

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

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

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

## **PLANNING CONSIDERATIONS**

The Council's response to the application should conform to the policies set out in the Council's Core Strategy (2011) and Site Allocations and Development Management Policies Plan (2016) unless other material planning considerations indicate otherwise.

The application raises the following issues: -

- Principle of Development;
- Air quality;
- Noise and Vibration;
- Ecology;
- Land Contamination;
- Landscape and Visual Amenity;
- Traffic and Transport;
- Cumulative and Combined Effects; and
- Other considerations.

### **Principle of Development**

Consent was granted on 9th February 2009 for the construction and operation of a combined cycle gas turbine (CCGT) power station of about 1,020 MW capacity with a tolerance of up to 5% on the site and this consent has been implemented by the construction, in 2013, of the gatehouse that formed part of the approved plans. It is therefore important to note that the fallback position to this current proposal not going ahead is that the extant consent (as varied by planning permissions 11/01034/F and 12/01986/F) could continue to be implemented.

The principle of development has therefore already been established as acceptable. Whilst the current variation application includes an increase in the 'red line' area of approximately 5 hectares eastwards towards the Policy Investigation Centre, this additional area of land falls within the Development Boundary of King's Lynn and West Lynn as defined on Inset map E1 of the Site Allocations and Development Management Policies Plan (2016) where the principle of new development is generally considered acceptable subject to compliance with all other relevant policies.

### **Air Quality**

The Council's Environmental Quality team have reviewed the submitted Environmental Impact Assessment Report Chapter 5 Air Quality, Appendix A Air Quality Assessment and Appendix 5B Human Health Risk Assessment and have advised as follows.

Emissions from this proposal will depend on how the station is operated. It is understood that this will not be decided until the electricity capacity auction in February 2019. Therefore it is required that the worst case scenario for operating model is examined for impact on air quality.

The Air Quality Assessment considers:

- baseline air quality present and future (construction and opening year)
- construction effects on air quality
- operational emissions
- single and cumulative impacts on human health and ecological receptors

The Assessment makes reference to data from the Borough Council's monitoring network and to diffusion tube monitoring carried out on behalf of the applicant. It should be noted that Figure 5.1 of the report shows an incorrect boundary of the Kings Lynn Air Quality Management Area (AQMA). AECOM have been supplied with the correct shapefiles to allow amended drawings and to assess if the findings require review.

Some potential impacts have been screened out of assessment as either the sources or receptors are not present and this is considered reasonable based on the information supplied.

The approach to assessing and managing particulates from construction is based on best practice guidance and it is unlikely that this will cause a significant air quality impact.

The increase in annual average daily traffic is considered during construction. The predicted impact on air quality from construction traffic is negligible when compared to National Air Quality Standards (NAQS). Construction traffic is calculated to generate <math><1\mu\text{g}/\text{m}^3</math> of NO<sub>2</sub>, PM<sub>10</sub> or PM<sub>2.5</sub> at sensitive receptors so this is not considered a significant increase from this source.

The principal pollutant of concern from the operational phase is Nitrogen dioxide NO<sub>2</sub>. PM<sub>10</sub> and SO<sub>2</sub> can be screened out as emissions of these substances from a natural gas CCGT are negligible relative to NAQS.

As emissions from the power station will be regulated by the Environment Agency the Air Quality Assessment discusses two scenarios of regulation using:

1. Industrial Emissions directive Emission Limit Values (ELVs)
2. Best Available Techniques – Achievable Emission Levels (BAT-AELs)

The ELVs or BAT-AELs will be limits set for emissions from King's Lynn B under the environmental permit.

The predicted concentrations at sensitive receptors are considered insignificant or negligible where:

- Short term Process Contribution  $\leq$  10% National Air Quality Standard
- Long term Process Contribution  $\leq$  1% of the National Air Quality Standard

A second stage of screening looks at predicted environmental contribution (PEC) and is considered insignificant where:

- Short term Process Contribution is  $<20\%$  of short-term National Air Quality Standard minus 2 x background
- Long term PEC (Process Contribution + background)  $<70\%$  of the National Air Quality Standard

The Air Quality Assessment assumes a 80m stack height (45m for Open Cycle Gas Turbine) and maximum emission rates at IED ELVs or BAT-AELs. Weather data from RAF Marham is used. This is an appropriate source of data for assessments in West Norfolk. The assessment has taken account of the borough council's diffusion tube monitoring data and 8 new locations monitored by AECOM from November 17 to February 2018 (annualised to 2017). Further explanation is needed of how the four months data was annualised and if this is suitable in this context.

Current and predicted future background concentrations of NO<sub>2</sub> are used in the Air Quality assessment to calculate the potential process environmental contribution (PEC) of NO<sub>2</sub>

concentrations. The PEC is derived by adding the predicted process contributions of NO<sub>2</sub> to the background concentration.

The highest annual mean process contribution (1.8ug/m<sup>3</sup> or 4.7% of the national air quality standard) is at receptor R10 (Saddlebow caravan site). The annual mean PEC (PC plus background) 34% of the NAQS so is considered negligible. In areas where background NO<sub>2</sub> is high, for example the Gaywood Clock and Kings Lynn air quality management areas (AQMAs) the PEC 70% and 80% of the NAQS. The predicted annual mean concentration in the AQMAs is below NAQS so this is described as a negligible adverse impact.

A negligible short term PC is predicted at the worst affected receptor (R2, High Rd) representing 11% of the 1 hour NAQS.

The Air Quality Assessment also considers ecological receptors. The highest concentration of NO<sub>x</sub> is predicted at a receptor at the River Nar SSSI. Location E1\_1 (adjacent to the A47) predicts a NO<sub>x</sub> PC at 7.2% of the critical level and PEC of 84% of the screening level. This receptor is reported to have been further assessed by an ecologist whose opinion is that as the Nar is naturally nutrient rich, the impact would be negligible. Impact at all other receptors is predicted to be negligible. Roydon common is considered in the assessment by an ecologist regarding acid deposition. The ecologist's opinion is that as nitrogen background is high and the PC is sufficiently small that no adverse ecological effect is predicted.

The combined impact of King's Lynn A, King's Lynn B and Palm Paper is considered in the air quality assessment. A combined PEC of 21.4ug/m<sup>3</sup> (53.5% of NAQS) is predicted at the nearest sensitive receptor. This is considered a minor adverse effect and would not change the conclusions of the assessment of Centrica B alone. The cumulative impact is also discussed in the ecology assessment and this does not change the findings.

The use of Selective Catalytic Reduction (SCR) may be required to control NO<sub>x</sub> emission and this will increase Ammonia emission. This is also assessed in the air quality assessment and no significant impact on human health or ecology is predicted.

Based on the information supplied the Council's Environmental Quality team have no objection in principal to the current proposal. They are discussing the potential for additional air quality monitoring to be funded by the applicant to verify the air quality assessment both during the construction and operational phases. Some additional information is required to finalise the air quality assessment. However, this is unlikely to change the findings:

- An addendum report which revises findings using the current Air Quality Management Area boundary
- Explanation of the calculation of NO<sub>2</sub> diffusion tube monitoring at AECOM monitoring sites which were annualised to 2017.

The Council's Environmental Quality Officer has confirmed that proposed condition 5 (suppression of dust) within the submitted tracked change version of the 2009 consent is suitable to address impacts on air quality during construction as set out in the air quality assessment.

## **Noise and Vibration**

The ES for the 2009 Consent stated that there would be no significant effects from noise as a result of the proposals for King's Lynn B. The analysis within the current EIA Report reaches a similar conclusion, that once detailed design measures are put in place the proposed development would not have a significant effect on the environment.



The Council's CSNN Officer has reviewed the information submitted in support of the application.

Prior to submission they had discussions with the applicants around the most appropriate methodology and baseline data on which to assess the noise and vibration from the construction and operation of the Power Station. Para 6.3.1 of the EIA Report: Volume 1 is an accurate representation of the outcome of those discussions. It was also agreed and reflected in para 6.4.4 that a further survey of baseline noise survey will be re-monitored prior to construction to ensure that the data on which the EIA has been based is representative of the actual noise climate present at the time. CSNN have confirmed that the changes proposed to the conditions within the submitted tracked change version of the 2009 consent, specifically s9 CEMP and s18-21 Baseline Noise Monitoring and Operational Noise procedures, adequately describe the controls they wish to see conditioned.

In terms of the criteria used within the EIA to determine noise levels and impact on noise sensitive receptors CSNN are satisfied that the methods outlined are appropriate for the development.

Given that there are two worst case options presented within the EIA, due to uncertainty over the final design, mitigation measures for the operation phase are not fully known, however given the criteria for assessment of the magnitude and classification of the development on Noise Sensitive Receptors is understood and agreed mitigation can be designed in when the option for the type of generation is confirmed.

With respect to construction noise and dust the outline CEMP identifies the main sources of noise and dust. It is recognised that detailed CEMP will be required and the CSNN Team have confirmed they wish to be involved in agreeing controls on noise and dust on site.

## **Ecology**

The application site is not located within any site statutorily located for nature conservation. The site is 17.2 ha in area and comprises a large south-facing bank vegetated with tall ruderal plants and an area of poor semi-improved grassland. Two lagoons are located to the north of this bank, surrounded by bramble, scrub and scattered trees. The northern boundary consists of a 2 m high bank covered in nettle and an area of trees surrounding a bund containing Japanese knotweed in the north-east corner.

A reed-fringed ditch runs north-south to the east of the lagoons, with likely connectivity to a second reed-fringed ditch that runs north-south adjacent to the entrance road. To the east of the ditches and south of the Japanese knotweed bund is a large compartment dominated by tall ruderal vegetation and scattered scrub. A second compartment, south of the access road to the Household Waste Recycling Centre, is dominated by tall ruderal vegetation with a large bund in the eastern section.

The Environmental Statement (ES) for the 2009 Consent identified potential impacts on bats, reptiles, water voles, invertebrates and breeding birds and made recommendations for additional surveys and proposed mitigation measures in agreement with Natural England, for impacts on protected species, where required.

Surveys for Great Crested Newt were undertaken for the 2009 Consent but did not find any evidence of this species being present on the Application Site.

Since the 2009 Consent was granted the population of water voles appears to have grown however the extent of mitigation proposed in this EIA Report is correspondingly greater,

therefore the ecological effects of the proposed development are found to be very similar to those set out in the ES for the 2009 Consent.

An application seeking to vary condition 31 of planning permission 12/01986/F in order to revise the previously approved water vole mitigation details is currently pending consideration with this authority (application ref: 18/00848/F).

### **Land Contamination**

The Council's Environmental Quality Officer has reviewed the information submitted in respect of land contamination and confirmed the following.

The approach to site investigation and risk assessment is reasonable and the findings from a Phase 1 desk study are included in Chapter 8 of the EIA. However, some additional areas of land have not been investigated previously and will require assessment for land contamination. The potential exposure pathway of any residual contamination from industrial former use will be reduced due to the prevalence of hard cover on site. However, further investigation is recommended in section 8.7 of the EIA.

At a recent meeting the inclusion of protected species as a receptor was discussed and advised that this should be considered in any further risk assessment.

Environmental Quality have confirmed that as further site investigation and risk assessment will be necessary to address outstanding issues outlined in 8.7 of the EIA they recommend that any varied consent includes conditions to ensure this safeguard.

In terms of the submitted tracked changes to the 2009 Consent which set out proposed changes to conditions, the Environmental Quality Officer has advised that 'Contaminated Waste' (conditions 31-36) would be more appropriately described as 'Contaminated Land'. The NPPF requires that when considering preventing new development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil or water pollution, the effects of pollution on health and the natural environment and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. As a result, they recommend inclusion of the need for risk assessment in condition 31.

### **Landscape and Visual Amenity**

The supporting information and EIA Report states that the final option and final plant configuration is yet to be determined and will be subject to later detailed design work. The submitted tracked changes to the 2009 consent show that this would be subject to approval by the local planning authority under proposed condition 7.

However, the submitted application confirms that the stack proposed under the current application would be between 80m and 90m tall (or for the OCGT unit, 45m). These compare with a stack height of 80m under the 2009 Consent. The HRSG would be up to 45m in height, compared with 40m in the 2009 Consent.

The increase in site area which is proposed under this current application would not extend the built form of the existing power station further south into open countryside but further east towards the Police Investigation Centre. The structures would therefore still be seen from most vantage points in the context of existing commercial and industrial development, including King's Lynn 'A' and Palm Paper sites.

The application details state that existing vegetation along the boundary of the application site will largely be retained and managed to ensure its continued presence to aid the screening of low level views into the application site. However, given that the increased site area includes 4 no. oak trees close to the southern boundary which are covered by a tree preservation orders (TPO's), the Council's tree officer has recommended that any variation to the existing consent includes a condition requiring submission of a full tree survey to BS:5837, arboricultural implications assessment and method statement.

## **Traffic and Transport**

The assessment within the submitted EIA Report considers the predicted number of vehicle movements generated during the construction and operation of the proposed development, and the sensitivity (including pedestrian and cyclist safety) and capacity of the local road network.

There are two existing accesses to the application site:

- Access A: via the Willows Business Park Access from the roundabout; and
- Access B: the southern access from High Road.

It is proposed that both accesses could be used for access to the application site during construction and operation of the Proposed Development. It is proposed that construction Heavy Goods Vehicles would use Access A to connect to the four-arm roundabout with Saddlebow Road

/ Low Road / Willows Business Park access.

The EIA Report concludes that construction traffic will result in small, temporary, increases of traffic flows, including heavy goods vehicles on the roads leading to the application site. This is only likely to have a high impact on the Willows Business Park access road, due to the low current usage of that road. However, it does not result in a significant effect due to the low sensitivity of that road.

During operation of the proposed development there will be heavy goods vehicles traffic generated by deliveries of operational and maintenance plant and equipment. However, this is expected to equate to a maximum of four heavy goods vehicles per day. The EIA Report therefore considers that generation of traffic during operation will be minimal when compared to both the construction period and the traffic baseline. The proposed development will not therefore have a significant impact on the local highway network.

Norfolk County Council as local highway authority have been consulted separately and will submit their own response to BEIS for the application.

## **Cumulative and Combined Effects**

Within the EIA Report the effects of the proposed development were considered in conjunction with the potential effects from other developments. Cumulative effects are generally considered unlikely to arise unless other proposed development sites are in close proximity to the proposed development. Following a review of the potential location and timing of nearby planned developments, six developments were identified as potentially being relevant to the assessment. These are:

- Palm Paper Generating Station;
- King's Lynn 'A' Power Station Upgrade;
- King's Lynn 'B' Power Station Grid Connection;
- Connection to the National Transmission System for supply of natural gas;

- Undergrounding of the existing 132kV overhead line in the southern part of the Application Site; and
- Relocation of the Household Waste Recycling Centre.

In some topics these 6 developments were included in the baseline assessment, and therefore taken into account in the main assessment of effects. In other topics these projects were separately assessed as cumulative schemes. These different approaches are standard practice in EIA topics.

The EIA Report concludes that no additional significant effects other than those previously identified within the individual topics have been identified as a result of the cumulative impacts assessment.

It goes on to state that “there is little potential for combined effects to occur at sensitive receptors owing to the proposed approaches to controlling nuisance and environmental effects during construction and operation of the proposed development. Those that may occur are not likely to be significant.”

### **Other Considerations**

The supporting information advises that both of the proposed Options would make a material contribution to the scale and variety of employment in King’s Lynn, West Norfolk, and Norfolk more widely. Option 1, the maximum scale of development, would provide around 1,000 construction roles and 40 operational jobs, comprising a variety of roles including skilled roles in line with supporting King’s Lynn and West Norfolk’s Core Strategy Policy CS10. Furthermore, the agent has confirmed the applicant would be prepared to include a condition within the variation consent that requires the approval and implementation of an employment, skills and training plan.

### **CONCLUSION**

The application seeks to vary the extant consent and deemed planning permission for King’s Lynn ‘B’ CCGT Power Station Project which was granted on 5th February 2009 under Section 36 of the Electricity Act 1989 (08/01544/S36) and has since been varied by planning permissions 11/01034/F and 12/01986/F. The application has been made to the Secretary of State for determination but has been referred to the Borough Council for consultation.

The 2009 Consent has been implemented by the construction, in 2013, of the gatehouse that formed part of the approved plans, confirmed by the issue of a lawful development certificate on 2nd May 2017 (17/00352/LDE). As a result, this remains extant and could continue to be implemented.

Since the 2009 consent was granted there have been significant advances in CCGT technology with the latest CCGT units available of the market being much more efficient than those that were available in 2009. They are able to achieve a significantly greater electrical output which would make a significant and positive contribution toward the pressing need for new electricity generating capacity in the UK.

The EIA Report concludes that there would not be major differences in the likely significant environmental effects of the proposed development compared to that previously approved under the extant 2009 consent. Furthermore, the proposal would make a positive contribution to employment and the local economy and in principle is considered acceptable in design terms, accepting that the final option and plant configuration would be subject to later approval reserved by condition.

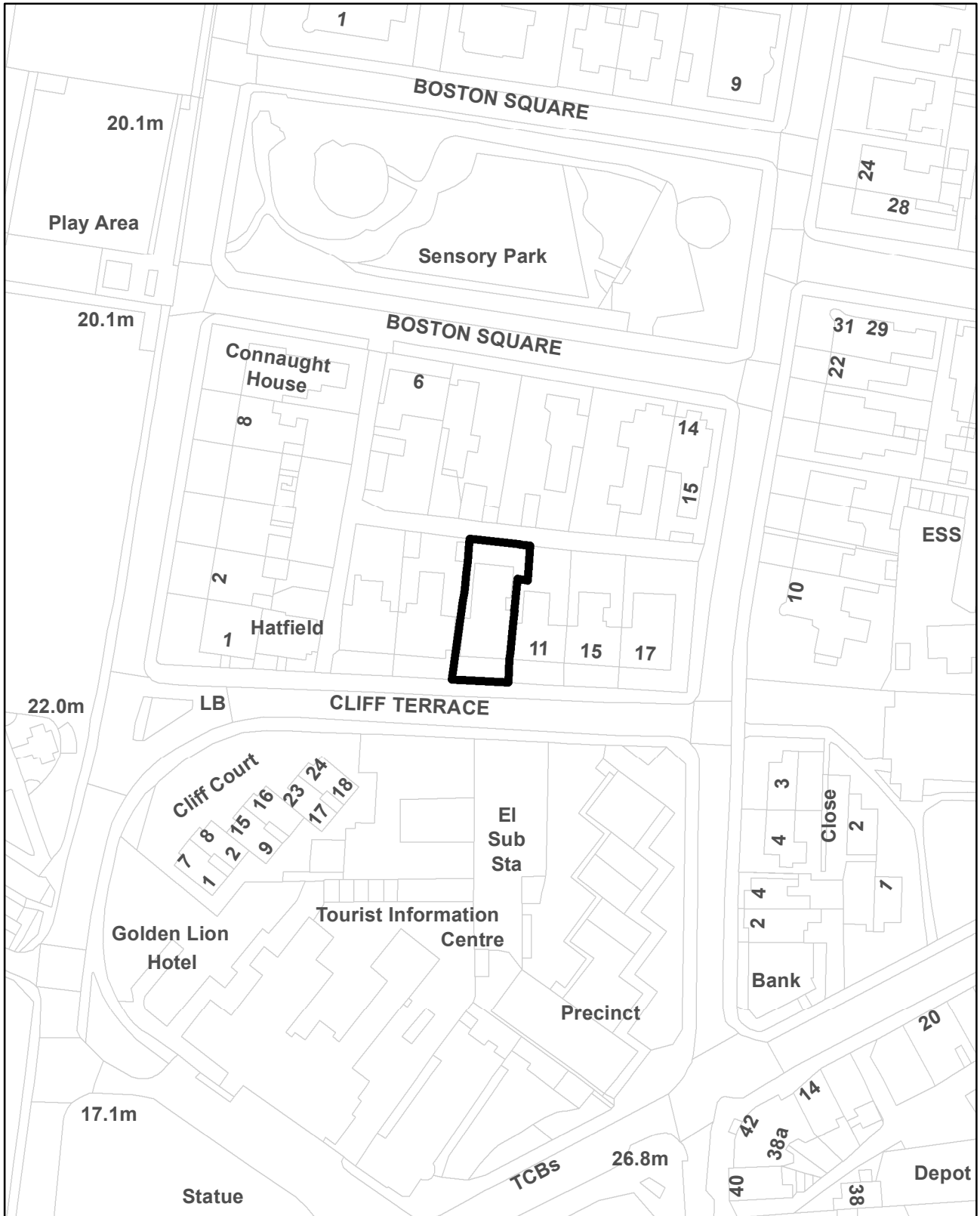
As a result it is considered that the proposal complies with all relevant policies of the Council's Core Strategy (2011) and Site Allocations and Development Management Policies Plan (2016).

**RECOMMENDATION:**

Planning Committee is therefore recommended to raise **NO OBJECTION** to the proposed development subject to the imposition of additional conditions as put forward by the agent and those recommended by CSNN, Environmental Quality and the Council's tree officer as well as the completion of either a new S106 agreement or a Deed of Variation to the existing S106 agreement related to planning permission ref: 12/01986/F in order to secure a payment of £200,000 to the Borough Council for the 'Landscape Fund' in addition to a financial contribution towards air quality monitoring.

# 18/00721/F

9 Cliff Terrace Hunstanton



## AGENDA ITEM NO: 8/3(b)

<b>Parish:</b>	<b>Hunstanton</b>	
<b>Proposal:</b>	<b>Conversion of hotel and one flat into six apartments</b>	
<b>Location:</b>	<b>9 Cliff Terrace Hunstanton Norfolk PE36 6DY</b>	
<b>Applicant:</b>	<b>Mr Jim Garner</b>	
<b>Case No:</b>	<b>18/00721/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr C Fry</b>	<b>Date for Determination: 18 June 2018</b>

**Reason for Referral to Planning Committee** – In the wider public interest.

**Neighbourhood Plan:** No

### **Case Summary**

The site lies on the northern side of Cliff Terrace Hunstanton within the defined settlement boundary and adjacent to the defined area of the town centre.

The existing 3 storey building is a 14 bedroom hotel/guest house and is constructed from Carrstone with limestone detailing.

The adjoining buildings are a hotel (west) and residential dwelling (east).

The proposal seeks consent to change the use of the building to 6 flats.

### **Key Issues**

Principle of Development  
Amenity  
Heritage Asset  
Highways  
Other Material Considerations

### **Recommendation**

**APPROVE**

### **THE APPLICATION**

The application site lies on the northern side of Cliff Terrace, Hunstanton within the Conservation Area.

The site comprises of a three storey carrstone and limestone building. The building benefits from a small front terrace seating area set behind a dwarf wall that is also constructed from brick and carrstone.

The building has been the subject of front bay window extensions.

Vehicular access is provided to the rear of the building via an unmade track from Northgate.

A three storey residential dwelling is attached to the east and a three storey hotel attached to the west.

The building operates as a hotel/guesthouse with associated staff/managers flat at ground floor at the rear of the building which was permitted in 2008 and erected in 2010. The proposal is to convert the building and associated flat into a total of 6 flats with 5 parking spaces to the rear. There will be 2 x 1 bed, 2 x 2 bed flat, 3 x 3 bed flat.

The only external alteration will be only the moving of the former manager's flat door at the rear of the premises to facilitate the change of use. All other alterations are internal.

## **SUPPORTING CASE**

The application has been accompanied with a Design and Access Statement and addendum

Design and Access Statement:-

- The building is a substantial 3 storey carrstone building with limestone detailing. The rear of the building is less formal with red brick quoin & detailing around the window openings. The roof slopes have been re-clad with concrete interlocking tiles
- A manager's flat was added at the rear of building in 2010, together with other material alterations.
- Pedestrian access is off Cliff Terrace and vehicular access at the rear
- Currently a 14 room hotel & self-contained flat to be converted into 6 self-contained apartments.
- There will be minimal external work to create the flats
- The mix of apartments are as follows 2 x 1 bed, 2 x 2 bed & 3 x 3bed
- CS05 Hunstanton seeks to promote opportunities for residential development within the town centre.
- The proposed scheme respects the heritage of Hunstanton, in particular the historic environment in the conservation area.

Addendum

- Policy CS10 – there is a heavy reliance on tourism to provide local jobs and visitors bolster the local economy. In the case of this application, 2 full time jobs will be lost and replaced by 1 part time job in maintenance. This in itself is not a significant loss
- Emphasis is given to developing employment opportunities in the other under-represented sectors such as the manufacturing and service industries which are not so reliant on seasonal variations.
- 5 parking spaces will be provided.



## PLANNING HISTORY

08/00862/F: Application Permitted: 12/05/08 - Construction of managers flat following demolition of utility room, stores and garage.

## RESPONSE TO CONSULTATION

**Town Council: NO OBJECTION** – The Shellbrook is in the Conservation Area but the changes will not affect the frontage adversely. We note that there are only 4 parking spaces but this would have been the same when the hotel was running. We are sorry that we're losing hotel accommodation but that is not a planning concern at this point so we support the application.

**Local Highway Authority: NO OBJECTION** subject to condition

**CSNN: NO OBJECTION** – observations raised that the bedrooms in some of the flats are adjacent to communal stairwells and the noise of those using the stairwells

**Waste Management Officer: comments** requires either 2 communal 1100 litre bins and one green and one black bin or 12 bins (6 green and 6 black) to be provided for the residents of the flats.

**Conservation Officer: NO OBJECTION** there would be little change in the exterior appearance of the building and it will therefore not affect the character of the Conservation Area.

## REPRESENTATIONS

None received

## LDF CORE STRATEGY POLICIES

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS05** - Hunstanton

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS10** - The Economy

**CS11** - Transport

**CS12** - Environmental Assets

## SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

**DM1** – Presumption in Favour of Sustainable Development

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

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

- Principle of Development
- Amenity
- Heritage Asset
- Highways
- Other Material Considerations

### **Principle of Development**

The site lies within the development plan boundary for Hunstanton, adjacent to but not contained within the defined town centre area boundary of Hunstanton.

The current use of the building on the site is a 14 bedroom hotel/guest house with associated manager's flat accommodation at the rear. It is proposed to change the use of this building to a residential use of 6 flats.

The approach to development in Hunstanton is referenced in Policy CS05 – Hunstanton of the Local Development Framework Core Strategy. The following two points of policy CS05 are the most relevant to the proposal:

- Provide modest and balanced employment growth to create jobs and opportunities to meet the needs of existing and new residents. This should be quality year round employment, with less reliance on seasonal/tourist activity.
- Promote opportunities for residential development within the town centre, particularly for affordable housing.

Further to Policy CS05, and due to the proposal resulting in the loss of an employment use, Policy CS10 – Economy needs to be considered. The policy requires the council to seek to retain land or premises that currently or last used for employment purposes, unless it can be demonstrated that:-

- Continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings, and existing or potential market demand; or
- Use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or
- An alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Councils regeneration agenda.

Policy DM9 is not considered to be relevant in this case, as that deals with the retention of community facilities such as pubs, churches, shops and allotments.

The design and access statement provided by the applicant only made reference to Policy CS05 and accordingly the agent was requested to provide information in regards to Policy CS10. The agent has now responded in terms of both policies that the proposal provides a mix of flat sizes and the loss of the hotel would not result in significant unemployment as only 2 full time jobs will be lost and replaced by 1 part time maintenance job.

Whilst the agent has not provided information in regards to the business operations on the guesthouse, i.e occupancy rates and/or the viability of the current business or the marketing of the premises as a going concern it is considered that with 19 other guesthouses/hotels within Hunstanton (Bing search 18th June 2018) that the loss of a guesthouse, a tourist form of accommodation, can be afforded. The loss of two jobs is not considered to be significant enough to warrant an objection.

### **Amenity**

The proposal does not involve any extensions to the existing building accordingly there would be no overshadowing or overbearing issues to consider in this application.

The internal layout has been carefully considered in order to avoid overlooking from habitable room windows in the proposed flats into the neighbouring properties amenity spaces. Windows at ground floor level either face towards close boarded fencing or across the private access track at the rear to the servicing yards of the properties in Boston Square.

There are no habitable room windows contained in the eastern elevation of the property at first and second floor. There is only one habitable room window above ground floor level in the western elevation that looks towards the adjoining hotel building. This window serves bedroom 2 in flat 5. Outlook from this window is towards the service area of the adjacent hotel and its fire escape. On the northern elevation of the building, the ability to look down from bedroom 2 in flat 2 and bedroom 2 in flat 6 into the residential property to the east is restricted by virtue of this neighbour's two storey rear extension. This neighbour's rear extension has no windows contained in its western elevation. Thus there would be no detrimental overlooking issues arising from the proposal in regards to the adjoining neighbours.

Outlook from upper floor habitable room windows is primarily towards the unmade drive and rear service areas of the buildings contained in Boston Square.

The CSNN officer has requested that in order to minimise disruption upon the adjacent neighbours that construction works are restricted to 08:30-18:00 on weekdays, 09:00-13:00 on Saturdays and no work allowed on Sundays and Bank Public Holidays. Should members be minded to approve the application, it's your officer's opinion that this condition would not be reasonable, or necessary given the limited alterations proposed with the scheme.

Further conditions recommended by the CSNN Officer relate to safeguarding the future occupiers of the dwellings. The Officer considers that due to there being habitable rooms adjacent to the communal staircase that a noise scheme for the protection of their amenity from disturbances caused from use of the staircase ought to be imposed. This issue to a large extent would be covered under building regulations and to refuse the application on this issue would be unreasonable.

The future occupiers of the flats will require two 240 litre bins (.580m (w) x .74m (d) x 1.1m (h)), per flat or 2 communal 1100 litre bins (1.27m (w) x 1m (w) x 1.38m (h)) and 2 – 240 litre

bins (one green and one black). There is the ability to provide the communal bins to the south of parking space 1 without causing disamenity to the future occupiers of the flat and the green and black bins could be stationed adjacent to the rear entrance to flat 2. It is therefore considered that a condition which provides a scheme for the storage of bins to service the development could be imposed in order to secure a good standard of amenity for the future occupiers of the flats.

### **Heritage Assets**

The site is contained within Hunstanton's Conservation Area. S.72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The Conservation Officer has no objection to the change of use of the building. The only external alteration is the repositioning of a door on the eastern elevation of the existing managers flat.

It is important bin storage takes place to the rear; as otherwise, this would be unduly prominent if it were on the front terraced area, to the detriment of the character of the Conservation Area.

### **Highways**

Whilst parking standards would dictate that the development is served by 10 parking spaces, and only 5 are being provided, the site is in the town centre where people can easily walk to the shops and services nearby. Additionally it must be taken into consideration that full occupancy of 14 bedrooms will generate its own parking requirement of 16 parking spaces according to NCC parking standards for a C1 hotel/motel/boarding house/guest house. This is calculated on one space per bedroom and one space per member of staff.

The highways officer has no objection to the proposal and requires the parking to the rear to be provided in accordance with the submitted plans.

### **Other Material Considerations**

Both the CSNN officer and the Environmental Quality team draw the applicant's attention to informative in respect to noise, dust and smoke created from the construction work and there being the potential for asbestos contained in the fabric of the building.

The site is within flood zone 1 – the least restrictive flood zone accordingly there is no requirement for the proposal to pass the sequential and exception tests in regards to flooding.

### **CONCLUSION**

Members will need to consider whether the principle of development accords with the development plan and specifically policies CS05 and CS10 of the Local Development Framework Core Strategy.

It is your officer's opinion, on balance, that whilst the proposal results in the loss of a hotel/guesthouse in the town centre, only 2 jobs would be lost. These jobs can be absorbed into the wider job opportunities available in the borough. With 19 Guesthouses/hotels in Hunstanton, this loss would not undermine the overall provision of tourist accommodation to a degree that would warrant a refusal of the application on this principle issue. The proposal

does offer some benefit in terms of providing additional and smaller forms of housing in Hunstanton.

The proposal, through appropriate conditions in regards to bin storage and parking provision, is therefore recommended for approval subject to the following conditions.

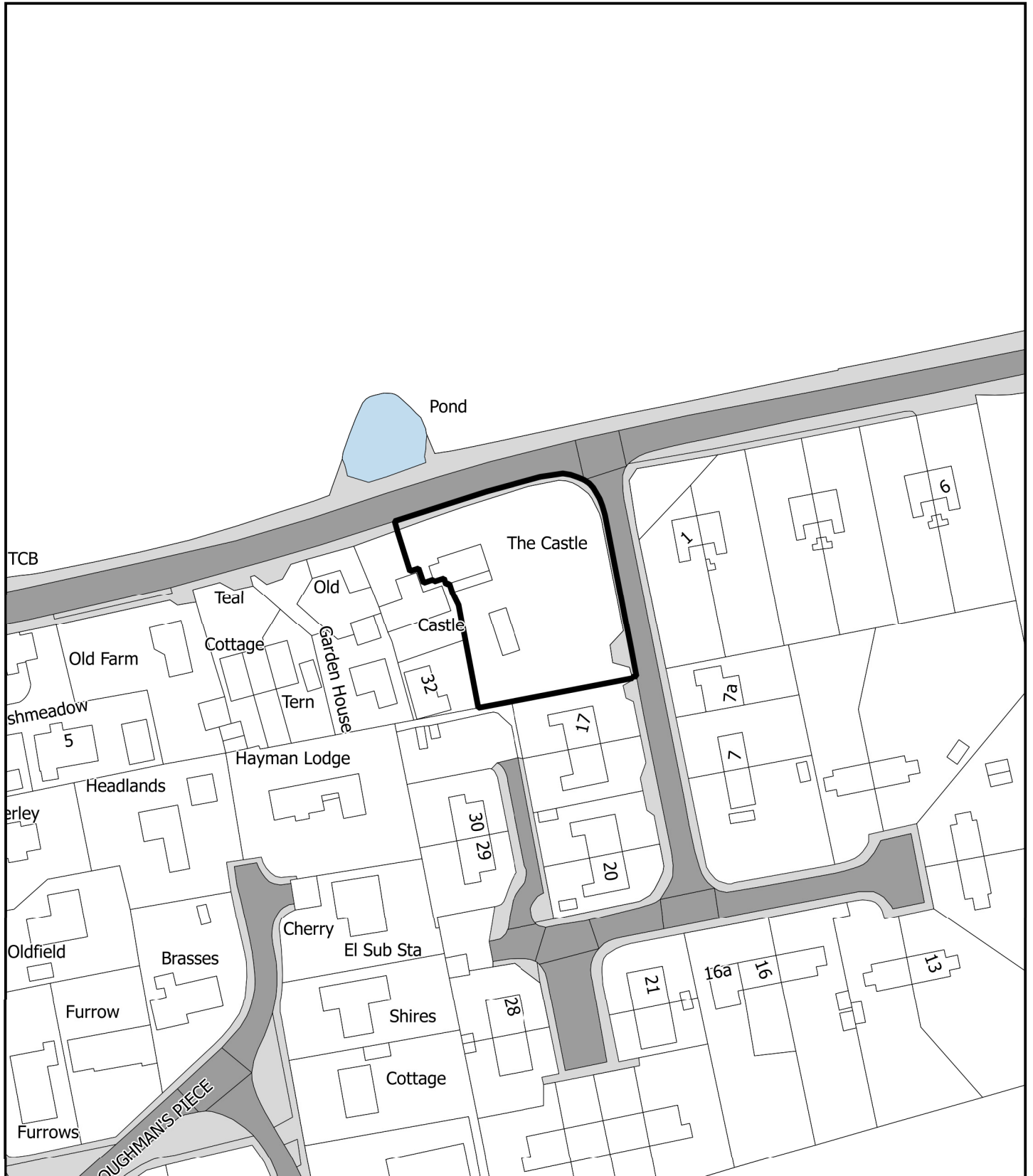
## **RECOMMENDATION:**

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:-
  - Existing and proposed plans and elevations - drawing no. AL(0)02 Rev C - dated 23 May 2018
  - Site Plan received 19 June 2018
  - Location plan received 19 April 2018
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the first occupation of the development hereby permitted the proposed on-site car parking area shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- 3 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 4 Condition Prior to the first occupation of the development hereby approved a scheme for the provision of bin storage to serve the 6 flats hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the number and type of bins to be used in the development and the location of their storage. The development shall be carried out in accordance with the agreed scheme and retained thereafter as such.
- 4 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.

**18/00593/F**

**The Castle High Street Thornham**



<b>Parish:</b>	<b>Thornham</b>	
<b>Proposal:</b>	<b>Construction Of Five Houses</b>	
<b>Location:</b>	<b>The Castle High Street Thornham Hunstanton</b>	
<b>Applicant:</b>	<b>BRLN Property Investments LTD</b>	
<b>Case No:</b>	<b>18/00593/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs K Lawty</b>	<b>Date for Determination: 8 June 2018 Extension of Time Expiry Date: 6 July 2018</b>

**Reason for Referral to Planning Committee** – Parish Council objection.

**Neighbourhood Plan:** No

**Case Summary**

This application seeks full planning permission for the erection of five x 3 No. bed properties on land at the Castle, High Street, Thornham.

The site is located to the southern side of High Street, Thornham at its junction with Castle Cottages which is a cul-de-sac development of 25 homes (see location plan). The site has residential development on 3 sides and is within the settlement of Thornham which is a Rural Village.

To the east of the site is a short row of 3 pairs of semi-detached 2 storey dwellings which, along with the homes on the eastern side of Castle Cottages, form the eastern edge of the defined village.

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

The site itself is currently side garden associated with property known as ‘The Castle’ which is a 2 storey stone house with red brick detailing and a pantile roof.

The site is within the AONB and the Thornham Conservation Area.

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

Planning permission was previously approved on the site for three dwellings in 2017 (ref: 17/00661/F) and a revised scheme for three dwellings on the site has also recently been approved (ref: 18/00592/F).

**Key Issues**

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

**Recommendation APPROVAL****THE APPLICATION**

The application is made for full planning permission for the erection of five No. 3 bedroom dwellings with associated parking and landscaping.

A short terrace of three properties is proposed to the northern part of the site, facing the High Street. These are shown to be stone faced with red brick and pantile roofs. These have two bedrooms at first floor with an additional bedroom within the roof space.

A pair of semi-detached properties is to the southern part of the site. Again, these are stone faced with red brick and pantile roofs. All bedrooms are at first floor.

Vehicular parking for the terraced properties is shown to be within an open cart shed behind the dwellings, with vehicular access from Castle Cottages. Each unit has one covered and one parking space.

Vehicle parking for the proposed semi-detached properties is shown to be in front of each dwelling. Access is from the single vehicular access point into the site from Castle Cottages and each unit has two open spaces.

The application includes details of boundary treatment which ranges from 1.2m black wrought iron railings and gates to the northern roadside boundary, 1.2m brick and flint wall with 0.6m willow fencing above to the north east corner of the site, 1.2m red and flint wall to the east and 1.8m close boarded timber fence to the private rear garden areas.

**SUPPORTING CASE**

The applicant has submitted the following supporting statement:-

The proposed development is for the construction of 5 dwellings, comprising 3no. terraced cottages and 2no. semi-detached dwellings. The site is situated on the southern side of High Street, on the corner with Castle Cottages in the village of Thornham. The site comprises of a large side garden of a dwelling known as The Castle. The site is within the AONB, and the Thornham Conservation Area.

**Principle Of Development**

The settlement hierarchy (policy CS02) in the Core Strategy identifies Thornham as a 'Rural Village' where limited minor development which meets the needs of settlements and helps to sustain existing services will be permitted. Thornham is a sustainable location and the site is within walking distance of a range of services including a public house, pub / restaurant, and



a deli / café. There is a bus stop outside the site with an hourly service running between Hunstanton and Kings Lynn. Permission was recently granted for the construction of three houses (17/00661/F) on the site in October 2017 and the recent approval demonstrates that the Council consider the principle of development to be acceptable on this site, subject to the following material considerations:

### Design & Heritage Impacts

There is a common pattern of development within Thornham of properties fronting onto the High Street, and the village presents a strong built form across its length. The proposal includes a terrace of cottages consistent with the grain of development in the village and common in other villages along the North Norfolk Coast. The proposal will utilise the same architectural style to the approved scheme and will create traditional cottages in a vernacular style utilising locally distinctive materials. It will relate to the surrounding development and fit in with the character and appearance of the Conservation Area. The consultation response from the Conservation Areas Advisory Panel considers the scheme to be acceptable and states their preference for the scheme of five dwellings over the previous scheme of three dwellings as the smaller house sizes are more appropriate for the Conservation Area.

### Residential Amenity

The proposed layout has been designed so that there will be no detrimental impact on the amenity of the existing and proposed dwellings in terms of overlooking, overshadowing, or overbearing. The layout provides for appropriate levels of private amenity space.

### Landscape Impact

The site is surrounded by residential development on three sides and the proposal is in keeping with the character of the area and is not considered to cause any harm to the Area of Outstanding Natural Beauty.

### Highways

The development will be served by a new access point from Castle Cottages. In comparing this scheme to the previous scheme for three dwellings, the Highways consultation response states that this scheme “allows for a much cleaner design, with a single shared point of access to a shared parking and turning area, which accords with current requirements, suitable visibility splays, and an improved frontage onto A149 High Street.”

### Housing Mix

The approval for three units is a good quality scheme but the applicant considers that market signals are indicating a need for smaller open market dwellings in the locality. The proposed scheme for five dwellings will make a better contribution to the local housing stock by providing smaller units which are more affordable to local people. There is some support for the scheme of five dwellings in the public consultation response for the reasons stated above. We therefore consider that this is a logical change to the approved scheme.

### The Planning Balance and Conclusions

It is our opinion that on balance, given the acceptance in principle, no issues arising in terms of the proposed design, and no harmful impacts being identified, planning permission should be granted.

## PLANNING HISTORY

18/00592/F - Construction of three houses – Approved.

17/00661/F - Construction of three houses - Approved: 02/10/2017

## RESPONSE TO CONSULTATION

**Parish Council: OBJECT-** Thornham Parish Council would like to recommend refusal on the on the grounds of over development and vehicular access. The council believes that the block of three houses in this design are better than the agreed and proposed and are more in keeping with the area.

**Highways Authority: NO OBJECTION** – conditionally.

**Conservation Area Advisory Panel: NO OBJECTION**– conditionally. The Panel considered that they preferred the scheme for five dwellings above the approved scheme for three dwellings as they are a more appropriate size of house for the Conservation Area.

**Conservation Officer: NO OBJECTION** – conditionally. Concur with views of CAAP, but request sample panel condition.

**Arboricultural Officer: NO OBJECTION** – conditionally; would like to see planting details.

**Environmental Quality:** No comments re: contaminated land or air quality.

**Environment Agency:** No comments

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

**Norfolk Coastal Partnership: NO OBJECTION** – support; prefer to see more affordable, smaller dwellings

## REPRESENTATIONS

2 representations received (1 objection and 1 in support) referring to the following:-

- 5 dwellings is too much for the space
- Two storey properties will intrude on my privacy
- With 5 properties there will be extra traffic trying to gain access from a small road onto the main road which would have an effect on the current estate
- Could result in 10 extra cars
- The fencing could have an effect on light entering my property causing an effect on my wellbeing
- My first reaction to this planning application was that 5 houses would be too many. However on studying the plans carefully I have come to the conclusion that this proposal would result in a much more suitable development than the one previously granted planning permission.
- The three terraced houses to front Main Road replace the one very large house on the previous plan and the other two houses, on Castle Cottages, are smaller and lower in height than the two originally allowed for this position.

- 10 parking spaces are now required whereas 8 were allowed previously but the arrangement of a courtyard for parking and turning for all 5 dwellings with one wider opening onto Castle Cottages would seem to be an improvement.
- All the existing properties on that part of Castle Cottages have adequate off street parking so there should not be a problem with accessing the road.
- The improved vision splay from Castle Cottages to Main Road already demanded will improve the current situation as the overgrown hedge makes the left hand view greatly restricted.
- Although the number of houses has increased the size of each unit is much smaller and in my opinion is far more in keeping with the surrounding area.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **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**

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

## **Principle of development;**

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

There is already planning permission for three dwellings on the site (ref: 17/00661/F & 18/00592/F) and this is a material consideration.

The principle of residential development on this site has therefore already been considered to be acceptable.

## **Form and character and Impact on Heritage Assets**

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

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

The site lies at the eastern most end of the Thornham conservation area and is significant when viewed entering the village from the east, marking the transition from more modern housing to more traditional.

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

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

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

Policies CS08 and DM15 of the development plan require new development to be well designed and to have due regard to the surrounding built form and local environment. This is derived from the NPPF which emphasises the importance of good design as an important aspect of sustainable development. CS08 also promotes the optimising of site potential, whilst protecting and enhancing the historic environment.

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

also examples of more recently constructed terraces of three dwellings to the west of the site, further along the High Street.

The proposed design is of a simple, traditional cottage style form, to be constructed of traditional, local materials. The widths of the properties and the depths of the two storey parts of the proposed dwellings are of a similar dimension to the existing buildings that adjoin the site.

In terms of the amount of development the previously approved scheme for 3 larger dwellings provided 13 bedrooms on the site. This scheme for 5 smaller dwellings provides 15 bedrooms i.e. just two more on the site.

In terms of physical scale the terrace of three dwellings at the northern part of the site is taller, wider and deeper than the previously approved single dwelling previously approved, but the pair of semi-detached cottages to the southern part of the site is markedly lower and shorter in width and depth than the previously approved detached properties.

Accordingly whilst numerically the number of dwellings on the site is greater than the previously approved schemes, because each unit has a significantly smaller floor area, the amount of building mass across the site appears less than the schemes already approved.

Additionally there is more spacing around the proposed two blocks of buildings than the approved scheme for three, separate dwellings. The scheme therefore results in a design that retains more of the characteristics of the conservation area.

A single access point on Castle Cottages means that the remainder of the roadside boundary can be demarked by appropriate boundary treatment. This is shown to be a mixture of railings, walling and woven willow fencing with planting behind. Details of the landscaping scheme can be secured by way of planning condition.

The need for ten parking spaces and the appropriate amount of turning means that a significant proportion of the site would need to remain open. Hard landscaping details for the parking areas can be secured through condition if necessary.

The concerns of the Parish Council relating to the vehicular access are noted. However, the position and details of the access and the parking arrangements for the development are acceptable in highway safety terms and in accordance with policy.

The concerns of the Parish Council relating to overdevelopment are noted. However, the applicant has demonstrated that the proposed development can fit within the site with an appropriate amount of private amenity space, parking and turning areas and spacing around the buildings.

The CAAP and Conservation Officer raise no objection to the proposal, subject to planning conditions being imposed regarding materials. They also state that they prefer this scheme for five dwellings as this is a more appropriate size of house for the conservation area.

Accordingly it is considered that the proposed development adequately relates to the surrounding development and that the character of the conservation area would be preserved.

### **Impact on Landscape Amenity**

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

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

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

The Norfolk Coast Partnership raises no objection to this application, noting that they prefer to see smaller more affordable units.

## **Highways**

The proposal would result in some improvement to the use of this existing access with the removal of the hedge and its replacement with a wall set back along the northern boundary. This arrangement has already been approved through the historic permissions.

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

The previously approved scheme for 3 No. 4/5 bedroom properties required a total of 9 parking spaces to satisfy parking standards set out in Policy DM17. This current proposal for 5 No. 3 bedroom smaller properties requires 10 parking spaces i.e. just one more. The applicant has demonstrated that these can fit within the site without dominating the streetscene, with adequate turning facilities.

The Highways Authority has no objection to the proposal, subject to conditions.

Parish Council concerns regarding vehicle access are not shared by the Highways Authority. Third party concerns regarding extra traffic are noted but the Highways Authority does not raise this as an issue, particularly given the improvements to the road junction.

## **Residential Amenity**

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

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

Third party concern regarding loss of light from boundary fencing is noted but this is some distance from the windows of adjoining properties. Additionally it is worth noting that fencing could be installed along the garden boundary up to a height of 2.0m without the need for planning permission.

## Other matters

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

Third party concerns have been addressed above.

The third party supporting comments are noted.

## CONCLUSION

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

Given that the site contains no buildings or structures, the proposal will increase the amount of built form upon it. However, the planning history approvals for three larger dwellings on the site are material considerations.

The amount of built form for five smaller dwellings appears less due to the reduction in the number of building blocks (one single terrace of three dwellings and one pair of semi-detached dwellings), which allows more spacing around the buildings to be retained. This, combined with the traditional design and use of local materials, results in a scheme of good design appropriate to the Conservation Area. The positioning of the units within the site also gives a more open aspect to the eastern part of the site.

The proposed development is an efficient use of the land and will be seen against other existing development. It is not considered to result in conflict with landscape policies to protect the special qualities of the AONB.

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

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

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

## RECOMMENDATION:

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

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

- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
- Drawing No. D1.3-01176, Floor Plans, Elevations & Sections (Units 1-3)
  - Drawing No. D5.2-01176, Proposed Floor Plans, Elevations & Sections (Units 4 & 5)
  - Drawing No. D3.10-01107, Site & Location Plan
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition: The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 6 Condition: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 6 Reason: In the interests of highway safety.
- 7 Condition: Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 7 Reason: In the interests of highway safety.
- 8 Condition: Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking / turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.



- 8 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 9 Condition: Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works (Footway and Accesses) as indicated on the approved plans have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 9 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.
- 10 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 8 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.
- 10 Reason: To ensure that the highway network is adequate to cater for the development proposed.
- 11 Condition: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 11 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 12 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 12 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.

**Planning Committee**

**APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

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**PURPOSE OF REPORT**

- (1) To inform Members of the number of decisions issued between the production of the June Planning Committee Agenda and the 2 July agenda. 124 decisions issued 119 decisions issued under delegated powers with 5 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority’s powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 30% determined in time. Failure to meet this target could result in the application being dealt with by Pins who will also receive any associated planning fee.

**RECOMMENDATION**

That the reports be noted.

Number of Decisions issued between 23/05/2018 – 20/06/2018

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
<b>Major</b>	0	0	0		-	-%	60%	0	0
<b>Minor</b>	60	54	6	52		<b>87%</b>	70%	3	2
<b>Other</b>	64	64	0	59		<b>92%</b>	80%	0	0
<b>Total</b>	<b>124</b>	<b>118</b>	<b>6</b>						

Planning Committee made 5 of the 124 decisions, 4%

## PLANNING COMMITTEE – 2 JULY 2018

### APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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#### 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
05.12.2017	08.06.2018 <b>Application Permitted</b>	17/02293/F	7 Barmer Cottages Fakenham Road Barmer Syderstone The erection of a 2 storey side extension comprising a gf lounge and ff study/bedroom	Bagthorpe With Barmer - VACANT
27.04.2018	11.06.2018 <b>Application Permitted</b>	18/00770/F	Whitegates Lynn Road Great Bircham King's Lynn Proposed single storey extensions and alterations to bungalow	Bircham

14.03.2018	30.05.2018 <b>Application Permitted</b>	18/00470/F	The Police House Main Road Brancaster King's Lynn Demolition of Existing Police House and Construction of 2No New Dwellings.	Brancaster
28.03.2018	22.05.2018 <b>Application Permitted</b>	18/00578/F	Rosa Choseley Road Brancaster King's Lynn Variation of Condition 2 of planning permission reference 16/01573/F to remove loft conversion from approved plans  Condition Number(s): 2  Conditions(s) Removal:  Revised Design - see drawings 281-04-A & 281-05-A Revised to drawings 281-04-A & 281-05-A	Brancaster
05.04.2018	25.05.2018 <b>Application Permitted</b>	18/00616/F	3 Sawpit Cottages Main Road Brancaster King's Lynn Variation of condition 2 of planning permission 17/00682/F	Brancaster
20.04.2018	01.06.2018 <b>Application Permitted</b>	18/00727/F	12 St Edmunds Lane Burnham Market Norfolk PE31 8LE Detached Oak framed storage shed	Burnham Market
06.04.2018	01.06.2018 <b>Application Permitted</b>	18/00657/F	The Foundry Newton Road Castle Acre King's Lynn Variation of condition 3 of planning permission 17/01276/F	Castle Acre

03.04.2018	29.05.2018 <b>Application Permitted</b>	18/00603/F	Knights Hill Farm Shop Grimston Road South Wootton Norfolk Retention of timber cabin for the display and sale of stoves (Sui-Generis)	Castle Rising
08.03.2018	05.06.2018 <b>Application Permitted</b>	18/00425/F	156 Main Road Clenchwarton King's Lynn Norfolk Construction of vehicle access	Clenchwarton
25.04.2018	18.06.2018 <b>Application Permitted</b>	18/00754/F	Meadow View Black Horse Road Clenchwarton King's Lynn Proposed Office Building	Clenchwarton
21.03.2018	29.05.2018 <b>Application Permitted</b>	18/00535/F	Ardmore House Main Road Crimplasham King's Lynn Replacement of a lean-to shelter	Crimplasham
26.03.2018	21.05.2018 <b>Was_Would be Lawful</b>	18/00560/LDPLB	Ardmore House Main Road Crimplasham King's Lynn Application for a Lawful Development Certificate for proposed work to provide adequate support for (second floor) attic window through fitting a lintel in line with building regulations and listed building permission	Crimplasham
20.04.2018	19.06.2018 <b>TPO Work Approved</b>	18/00044/TPO	The Oaks 68 Ryston Road Denver Norfolk 2/TPO/00085: Remove oak tree branches	Denver
27.04.2018	05.06.2018 <b>Application Permitted</b>	18/00772/F	Ryston Road Denver Norfolk PE38 ODP Variation of condition 13 of planning permission 07/02615/F to allow for minor alterations to design to Barns 3-5	Denver

14.05.2018	29.05.2018 <b>Consent Required</b> <b>Not</b>	18/00875/AG	College Farm 59 Sluice Road Denver Norfolk Agricultural Prior Notification: Construction of a building for storage of crops and machinery	Denver
18.05.2018	23.05.2018 <b>TPO Approved</b> <b>Work</b>	18/00046/TPO	Denver Voluntary Controlled Primary School 19 Ryston Road Denver Norfolk 2/TPO/00115 and 2/TPO/00175: T20- Oak - Remove major deadwood over playing field. T22 - Sycamore - Remove low scaffold limb over playing field. T23 - Oak - Remove major deadwood over playing field. T24 - Oak - Remove major deadwood.T26 - Oak - Remove major Deadwood over playing field.T30 - Sycamore - Raise crown over playing field to 3.5m. T33 - Sycamore - Remove major deadwood and sever Ivy	Denver
22.03.2018	06.06.2018 <b>Application Permitted</b>	18/00550/RM	Land W of 13 Gelham Manor Dersingham Norfolk Reserved Matters Application: construction of a dwelling	Dersingham
20.04.2018	08.06.2018 <b>Application Permitted</b>	18/00725/F	Wynthorpe 8 Woodside Avenue Dersingham King's Lynn 90 degree Rotation of double garage which has existing planning permission ref no 17/02243/F so as to use existing access to property	Dersingham

23.03.2018	30.05.2018 <b>Application Permitted</b>	18/00542/F	Dunroming Bircham Road Stanhoe Norfolk Variation of condition 11 of planning permission 15/01753/F	Docking
30.05.2018	05.06.2018 <b>Tree Application - No objection</b>	18/00087/TREECA	Orchard House Station Road Docking King's Lynn Beech - (T1) semi mature beech tree. Fell and grind out root plate to allow larger access to the front of the house. Replant with a similar native species in a more conventional location on the property. Conifer - (T2) fell and grind out root plate within a Conservation Area	Docking
31.07.2017	15.06.2018 <b>Non-determined Invalid now returned</b>	17/01480/F	Land Between 78 And 82 Ryston End Downham Market Norfolk Erection of a five bedroom dwelling with associated garage, car parking and access drive	Downham Market
23.03.2018	31.05.2018 <b>Split Decision - Part approve_refuse</b>	18/00537/A	6 Church Road Downham Market Norfolk PE38 9LE ADVERT APPLICATION: Internally illuminated signage and flat aluminium panel signage	Downham Market
23.03.2018	05.06.2018 <b>Application Permitted</b>	18/00549/F	34 Willow Road Downham Market Norfolk PE38 9PG Single storey extension to rear of dwelling	Downham Market

28.03.2018	01.06.2018 <b>Application Permitted</b>	18/00575/F	HSBC 24 High Street Downham Market Norfolk Change of Use of first floor from Bank to Residential Flat, including the installation of new staircase to rear	Downham Market
29.03.2018	23.05.2018 <b>TPO Work Approved</b>	18/00031/TPO	Apple Tree Loke Rabbit Lane Downham Market Norfolk 2/TPO/00293:Oak trees running along Western side of marked area,, along with Oaks at South side of area to driveway - Carry out 10-15% reduction of crown and selective dead-wooding as required, in order to reduce encroachment upon the dwelling and allow further light through the canopy. single Oak tree centred in Northern half of area A1 - Removal of over-extended lower branch which impinges upon adjacent tree and is almost in contact with ground. Felling of single Silver Birch tree on South East corner of area, due to significant lean over driveway/parking space.	Downham Market
09.04.2018	06.06.2018 <b>Application Permitted</b>	18/00645/F	12A Lancaster Crescent Downham Market Norfolk PE38 9QL Demolition of existing rear extensions and creation of a 2 storey rear extension also the addition of a front bay window and a single storey side extension.	Downham Market



16.04.2018	23.05.2018 <b>Tree Application - No objection</b>	18/00074/TREECA	5 Bexwell Road Downham Market Norfolk PE38 9LQ Trees in a Conservation Area: T1 (Silver Birch) - Stability is compromised due to excavations in the RPA. Remove Tree. T2 (Holly) - Remove Tree	Downham Market
17.04.2018	07.06.2018 <b>Application Permitted</b>	18/00701/F	6 Manby Road Downham Market Norfolk PE38 9SQ Extension to bungalow following removal of existing garage and rear extension	Downham Market
18.04.2018	25.05.2018 <b>Application Refused</b>	15/01333/NMA_1	Land West of The Bricklands Brickfields Lane Downham Market Norfolk Non-material amendment to planning permission 15/01333/F: Erection of a pair of semi-detached houses	Downham Market
20.04.2018	07.06.2018 <b>Application Permitted</b>	18/00724/F	5 The Firs Downham Market Norfolk PE38 9SJ Extension to dwelling with external rear paving	Downham Market
23.04.2018	05.06.2018 <b>Application Permitted</b>	18/00728/CU	Sweet Temptations 9 High Street Downham Market Norfolk Change of use from retail (Class A1) to beauty salon and nail bar (Sui generis)	Downham Market
12.04.2018	07.06.2018 <b>Application Permitted</b>	18/00675/F	Riverbank Bridge Road Downham Market Norfolk Variation of condition 2 of planning permission 17/00739/F: To amend previously approved drawings	Downham West

22.02.2018	06.06.2018 <b>Application Permitted</b>	18/00328/F	Lower Farm Church Lane East Winch Norfolk Construction of timber framed carport and workshop with storeroom in roof space	East Winch
05.03.2018	04.06.2018 <b>Application Permitted</b>	18/00398/F	The Prefab Magpie Farm Main Road West Bilney King's Lynn Demolition of a single storey pre-fabricated farm workers dwelling and the erection of a replacement one and a half storey farm workers cottage	East Winch
14.08.2017	25.05.2018 <b>Application Permitted</b>	17/01555/F	Land Off Ladys Drove Emneth Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 16/00149/F: Construction of four dwellings	Emneth
06.03.2018	05.06.2018 <b>Application Permitted</b>	18/00405/F	The Orchard Fendyke Road Emneth Norfolk Erection of 2no dutch barns	Emneth
09.04.2018	05.06.2018 <b>Application Permitted</b>	18/00634/F	57 Nightingale Lane Feltwell Thetford Norfolk Single storey side extension and single storey rear extension to garage	Feltwell
09.05.2018	07.06.2018 <b>GPD HH extn - Approved</b>	18/00841/PAGPD	26 Munsons Place Feltwell Thetford Norfolk Single storey rear extension which extends beyond the rear wall by 4.3 metres with a maximum height of 2.45 metres and a height of 2.45 metres to the eaves	Feltwell

24.04.2018	08.06.2018 <b>Application Permitted</b>	18/00748/F	The Beeches Rosemary Lane Gayton King's Lynn Removal of existing conservatory and construction of new single storey extension	Gayton
27.04.2018	14.06.2018 <b>Application Permitted</b>	18/00767/F	56 St Nicholas Close Gayton King's Lynn Norfolk First floor side extension and detached double length garage	Gayton
23.04.2018	31.05.2018 <b>GPD HH extn - Not Required</b>	18/00743/PAGPD	124 Station Road Great Massingham King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 5.95 metres with a maximum height of 3 metres and a height of 3 metres to the eaves	Great Massingham
29.03.2018	24.05.2018 <b>Application Permitted</b>	18/00586/F	28 Bracken Way Grimston King's Lynn Norfolk Proposed porch, garden room and new pre fabricated garage	Grimston
03.04.2018	30.05.2018 <b>Application Permitted</b>	18/00598/F	Derby Field Farm 101 Leziate Drove Pott Row Norfolk Construction of Proposed Replacement Unit for B1 or B8 use following demolition of former building	Grimston
31.01.2018	13.06.2018 <b>Application Permitted</b>	18/00184/F	Rose And Crown Nethergate Street Harpley Norfolk Removal of condition 8 of planning permission 16/00406/O: To remove the requested dwarf wall to allow access along the full length of existing access	Harpley

05.03.2018	19.06.2018 <b>Application Permitted</b>	18/00394/F	The Mill House Mill Road Harpley King's Lynn VARIATION OF PLANNING PERMISSION 10/02106/F: Change of use for mill to domestic holiday let plus 2 new units adjoining mill. Removal of single storey stores and replacement with small area of single storey flat roof store	Harpley
07.03.2018	20.06.2018 <b>Application Permitted</b>	18/00414/LB	The Mill House Mill Road Harpley King's Lynn Listed building application for change of use for mill to domestic holiday let plus 2 new units adjoining mill. Removal of single storey stores and replacement with small area of single storey flat roof store	Harpley
05.06.2018	19.06.2018 <b>TPO Work Approved</b>	18/00049/TPO	The Old Rectory Nethergate Street Harpley King's Lynn 2/TPO/00173 and 2/TPO/00151 - (T3) Large Leylandii - Fell	Harpley
12.03.2018	14.06.2018 <b>Application Refused</b>	18/00449/F	Land To The South Side of Washington 46 The South Beach Heacham King's Lynn Retention of a Storage Building	Heacham

19.03.2018	12.06.2018 <b>Application Refused</b>	18/00507/F	Land E of 70 South Beach Road Heacham Norfolk Proposed caravan park including 10 pitches for touring caravans/motorhomes and 10 No. static camping pods, site officer/shower block, new vehicular entrance and landscaping	Heacham
21.03.2018	06.06.2018 <b>Application Permitted</b>	18/00511/F	29 High Street Heacham Norfolk Change of use from shop A1 to gym D2 (retrospective)	Heacham
16.04.2018	06.06.2018 <b>Application Permitted</b>	18/00694/F	22 Woodside Avenue Heacham King's Lynn Norfolk Proposed rear 2 storey extension, front porch, replace flat roof with pitched & internal & external renovation.	Heacham
09.05.2018	05.06.2018 <b>Application Permitted</b>	17/00147/NMA_1	78 - 80 High Street Heacham Norfolk NON-MATERIAL AMENDMENT TO 17/00147/F - Extension of existing dwelling house with Demolition of shop premises and change of use back to residential.	Heacham
18.05.2018	30.05.2018 <b>Application Permitted</b>	17/00895/NMA_1	8 The Broadway Heacham King's Lynn Norfolk NON-MATERIAL AMENDMENT TO 17/00895/F: Single storey extension to front of property	Heacham

16.04.2018	25.05.2018 <b>Prior Approval - Not Required</b>	18/00704/PAGPD	Gaba Lore 30 Nursery Lane Hockwold cum Wilton Norfolk Single storey rear extension which extends beyond the rear wall by 5.85 metres with a maximum height of 3.6 metres and a height of 2.4 metres to the eaves	Hockwold cum Wilton
26.04.2018	05.06.2018 <b>Application Permitted</b>	18/00764/F	Land Between 15 And 19 Nursery Lane Hockwold cum Wilton Norfolk Variation of condition 2 of planning permission 17/00296/F - Detached dwelling with cart shed (garage).	Hockwold cum Wilton
26.03.2018	11.06.2018 <b>Application Permitted</b>	18/00554/F	10 Clarence Road Hunstanton Norfolk PE36 6HQ Construction of replacement dwelling	Hunstanton
09.04.2018	31.05.2018 <b>Application Permitted</b>	18/00639/F	5 Queens Gardens Hunstanton Norfolk PE36 6HD Front porch, garage extension and internal alterations	Hunstanton
23.04.2018	08.06.2018 <b>Application Permitted</b>	18/00730/F	26 Kings Road Hunstanton Norfolk PE36 6ES Proposed single and 2 storey extensions following removal of existing garage and car port	Hunstanton
22.02.2018	05.06.2018 <b>Application Permitted</b>	18/00333/O	Winslow Lodge 130 Lynn Road Ingoldisthorpe King's Lynn Outline application for new dwellings	Ingoldisthorpe

03.01.2018	06.06.2018 <b>Application Permitted</b>	18/00010/O	Land South East of 169 Saddlebow Road King's Lynn Norfolk Outline application for the construction of 5 terraced houses	King's Lynn
01.03.2018	30.05.2018 <b>Application Permitted</b>	18/00376/A	Norwich And Peterborough Building Society 8 - 12 New Conduit Street King's Lynn Norfolk Two hanging signs and one fascia sign (non-illuminated)	King's Lynn
16.03.2018	29.05.2018 <b>Was_Would be Lawful</b>	18/00481/LDP	18 Draycote Close King's Lynn Norfolk PE30 3SZ Lawful Development Certificate: Proposed single storey rear extension	King's Lynn
03.04.2018	24.05.2018 <b>Application Permitted</b>	18/00601/F	17A Queensway King's Lynn Norfolk PE30 4AG Proposed extension to existing bungalow and new pavement crossing	King's Lynn
09.04.2018	12.06.2018 <b>Application Permitted</b>	18/00640/F	Kings Lynn Residential Home (Trade And Deliveries) Austin Fields Austin Fields Industrial Estate King's Lynn Proposed extensions to form increased lounge area and 3no single bedrooms	King's Lynn

10.04.2018	01.06.2018 <b>Application Permitted</b>	18/00656/LB	6 St Anns Street King's Lynn Norfolk PE30 1LT Listed Building Application: Formation of internal partitions and ceilings, alterations to entrance floor heights and shop front, new windows and doors. Amended design to Listed Building consent 16/01574/LB	King's Lynn
12.04.2018	07.06.2018 <b>Application Permitted</b>	18/00670/RM	Nar Ouse Way King's Lynn Norfolk Reserved Matters Application: Resubmission of 16/00863/RMM - plots 137-140 only	King's Lynn
16.04.2018	01.06.2018 <b>Application Permitted</b>	18/00689/F	2 Paradise Lane King's Lynn Norfolk PE30 1DX First floor extension and new shop front	King's Lynn
16.04.2018	31.05.2018 <b>Application Permitted</b>	18/00695/F	22 Draycote Close King's Lynn Norfolk PE30 3SZ Extension to dwelling	King's Lynn
17.04.2018	13.06.2018 <b>Application Permitted</b>	18/00703/F	Vacant Oldmedow Road Hardwick Industrial Estate King's Lynn Demolition of front block, increase in eaves and ridge height and re-cladding to form new trade unit with first floor mezzanine offices	King's Lynn
18.04.2018	06.06.2018 <b>Application Permitted</b>	18/00713/F	6 Bevis Way King's Lynn Norfolk PE30 3AG Extension - Revised Design (Single Storey).	King's Lynn



20.04.2018	13.06.2018 <b>Application Permitted</b>	18/00726/F	8 New Road Gaywood King's Lynn Norfolk Variation of condition 2 attached to planning permission 16/01345/F - Construction of granny annexe extension	King's Lynn
24.04.2018	15.06.2018 <b>Application Permitted</b>	18/00746/F	9 Guanock Place King's Lynn Norfolk PE30 5QJ Alterations and extension to garage outbuilding	King's Lynn
24.04.2018	14.06.2018 <b>Application Permitted</b>	18/00747/LB	9 Guanock Place King's Lynn Norfolk PE30 5QJ Application for listed building consent for alterations and extension to garage outbuilding	King's Lynn
25.04.2018	08.06.2018 <b>Application Permitted</b>	18/00753/F	8 Le Strange Avenue King's Lynn Norfolk PE30 2PG Proposed extension to existing dwelling	King's Lynn
01.05.2018	08.06.2018 <b>Application Permitted</b>	18/00789/F	112 Clenchwarton Road West Lynn King's Lynn Norfolk Proposed extension and alterations to dwelling	King's Lynn
01.05.2018	14.06.2018 <b>Application Permitted</b>	18/00798/F	18 Suffolk Road King's Lynn Norfolk PE30 4AJ Construction of two and single storey extensions to dwelling house	King's Lynn

14.05.2018	14.06.2018 <b>GPD HH extn - Approved</b>	18/00876/PAGPD	43 Holcombe Avenue King's Lynn Norfolk PE30 5NY Single storey rear extension which extends beyond the rear wall by 5 metres with a maximum height of 3.8 metres and a height of 2.33 metres to the eaves	King's Lynn
11.04.2018	05.06.2018 <b>Application Permitted</b>	18/00664/F	The Paddocks Station Road Little Massingham King's Lynn Construction of outdoor riding arena with surrounding timber fence and gate for personal use only	Little Massingham
26.03.2018	01.06.2018 <b>Application Permitted</b>	18/00563/F	Street Record Burnthouse Crescent Upper Marham Norfolk External wall insulation system to MOD service family accommodation	Marham
04.04.2018	06.06.2018 <b>Prior Approval - Refused</b>	18/00615/PACU3	Barn North of Cresswell Cottage The Street Marham Norfolk Prior Notification of change of use of agricultural building to dwelling house	Marham
29.03.2018	01.06.2018 <b>Application Permitted</b>	18/00607/F	65 Smeeth Road Marshland St James Wisbech Norfolk Proposed new balcony platform - covering existing, new dormer for lift, window adjustments and new porch	Marshland St James
09.03.2018	01.06.2018 <b>Application Permitted</b>	18/00430/RM	49A Main Road Brookville Norfolk IP26 4RB Reserved Matters Application: Detached dwelling, carport and associated landscape works	Methwold

15.03.2018	05.06.2018 <b>Application Permitted</b>	18/00477/F	5 Hall Orchards Middleton King's Lynn Norfolk Removal of existing conifer hedge to facilitate erection of a new 1.8m high brick wall. There will be a border created in front of the new wall to allow planting to soften the effect	Middleton
05.04.2018	11.06.2018 <b>Application Permitted</b>	18/00618/F	Chapel Farm Silt Road Nordelph Norfolk Construction of two dwellings	Nordelph
06.04.2018	13.06.2018 <b>Was Lawful</b>	18/00648/LDE	Tunnel Farm Silt Road Nordelph Norfolk Lawful Development Certificate: Standing of mobile home for use as a dwelling in excess of 12 years and associated garden land.	Nordelph
23.04.2018	18.06.2018 <b>Application Permitted</b>	18/00739/F	Mancroft 40 West Winch Road West Winch King's Lynn Rear extension to bungalow along with external rendering to existing dwelling	North Runcton
13.04.2018	11.06.2018 <b>Application Permitted</b>	18/00678/F	10 Heather Close North Wootton King's Lynn Norfolk Single storey rear and side extension	North Wootton
18.04.2018	22.05.2018 <b>GPD HH extn - Approved</b>	18/00720/PAGPD	20 Gregory Close North Wootton King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 6.075 metres with a maximum height of 3.9 metres and a height of 2.4 metres to the eaves	North Wootton

25.04.2018	14.06.2018 <b>Application Permitted</b>	18/00758/F	3 Devon Crescent North Wootton King's Lynn Norfolk Construction of extensions to existing dwelling at ground floor and first floor levels	North Wootton
01.09.2016	05.06.2018 <b>Application Permitted</b>	16/01590/F	Whittington Mill Whittington Hill Whittington King's Lynn Variation of condition 9 of planning permission 2/02/1752/CU - Conversion of former Mill and associated buildings to form 14 No residential units and construction of 8 No terraced houses: To amend previously approved drawings to 9 units in Mill	Northwold
23.04.2018	07.06.2018 <b>Application Permitted</b>	18/00735/F	Police House 10 Methwold Road Northwold Thetford Conservatory extension to side of dwelling	Northwold
03.04.2018	13.06.2018 <b>Application Refused</b>	18/00594/F	Sonda-Del-Mar 7 Golf Course Road Old Hunstanton Norfolk Demolition of existing dwelling and erection of 3 new dwellings	Old Hunstanton
21.05.2018	05.06.2018 <b>Application Withdrawn</b>	17/00506/NMA_1	1 Wodehouse Road Old Hunstanton Hunstanton Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 17/00506/F: Variation of Condition attached to Planning Permission 16/01958/F, First floor extension, single storey extension and alterations to dwelling	Old Hunstanton

28.03.2018	29.05.2018 <b>Application Permitted</b>	18/00589/F	Village Hall Wisbech Road Outwell Norfolk Extension to village hall	Outwell
06.04.2018	25.05.2018 <b>Application Permitted</b>	18/00630/A	10 Wisbech Road Outwell Norfolk PE14 8PA Externally illuminated fascia signs and 5 non-illuminated signs	Outwell
10.04.2018	05.06.2018 <b>Application Permitted</b>	18/00651/F	28 Well Creek Road Outwell Wisbech Norfolk Side annex extension to existing dwelling and erection of new garage	Outwell
12.04.2018	12.06.2018 <b>Application Permitted</b>	18/00674/F	Barn / Apple Store NW of Orchards End The Cottons Outwell Norfolk Extension of residential amenity space in relation to barn conversion granted under 18/00154/PACU3	Outwell
21.03.2018	13.06.2018 <b>Application Permitted</b>	18/00518/F	New Ketlam House Low Road Pentney King's Lynn Proposed annexe to side of property	Pentney
18.04.2018	08.06.2018 <b>Application Permitted</b>	18/00714/F	Estoria House 63 Station Road Roydon Norfolk Single storey Extension to dwelling.	Roydon
03.04.2018	01.06.2018 <b>Application Permitted</b>	18/00604/F	Land N of Ryes Close And W of 9 Westgate Street Shouldham Norfolk Five detached dwellings with access from Westgate Street	Shouldham

09.04.2018	08.06.2018 <b>Application Permitted</b>	18/00637/O	24A Common Road Snettisham King's Lynn Norfolk Outline application: Construction of 3 detached dwellings	Snettisham
09.04.2018	30.05.2018 <b>Application Permitted</b>	18/00649/F	26 Station Road Snettisham King's Lynn Norfolk Single storey rear extension	Snettisham
17.04.2018	01.06.2018 <b>Application Permitted</b>	18/00710/F	42 Shelduck Drive Snettisham King's Lynn Norfolk Rear single storey extension, front porch and WC	Snettisham
11.05.2018	13.06.2018 <b>Application Permitted</b>	17/00250/NMA_1	Old Station Yard Station Road Snettisham King's Lynn Non-material amendment to planning permission 17/00250/F: Extension and alteration of existing Goods Shed to form new dwelling and construction of detached garage	Snettisham
09.04.2018	08.06.2018 <b>Would be Lawful</b>	18/00642/LDP	20 Back Street South Creake Norfolk NR21 9PQ Lawful development certificate: Reintegrate an existing annexe into the principal dwelling with associated works	South Creake
10.04.2018	05.06.2018 <b>Application Permitted</b>	18/00661/F	Church of All Saints Waterden Lane Waterden South Creake Construction of a car park and construction of a bell-mouth entrance	South Creake

29.03.2018	25.05.2018 <b>Application Permitted</b>	18/00582/F	Brookfield 5 Grimston Road South Wootton King's Lynn Single storey extension to dwelling, conversion of existing garage to gym/office following demolition of existing conservatories	South Wootton
05.04.2018	19.06.2018 <b>Application Permitted</b>	18/00626/F	Old Rectory Hall Lane South Wootton King's Lynn Extension and porch	South Wootton
16.04.2018	01.06.2018 <b>Application Permitted</b>	18/00698/F	Lower Farm 126 Grimston Road South Wootton King's Lynn An attic conversion to provide two staff bedrooms and a small extension in the courtyard to provide a drying room	South Wootton
30.04.2018	08.06.2018 <b>Application Permitted</b>	18/00774/F	Ellacombe 150 Grimston Road South Wootton King's Lynn Single storey rear extension and associated works including demolition of single storey outbuildings.	South Wootton
15.03.2018	20.06.2018 <b>Application Permitted</b>	18/00498/LB	Deanscroft High Street Stoke Ferry King's Lynn Listed building application: Replacement of 9 sash windows to facade	Stoke Ferry
30.04.2018	23.05.2018 <b>Tree Application - No objection</b>	18/00076/TREECA	Sage House Furlong Road Stoke Ferry King's Lynn T1 Elm - Remove lower branches and balance tree. T2 Oak - Cut back branches and remove any dead branches within a conservation area	Stoke Ferry

01.05.2018	05.06.2018 <b>Application Permitted</b>	18/00793/F	5 The Hollow Stoke Ferry Norfolk PE33 9UU Construction of a garden yoga/meditation studio and a small writer's Hut.	Stoke Ferry
05.03.2018	24.05.2018 <b>Application Permitted</b>	18/00390/RM	Land North East of 36 The Drove Barroway Drove Norfolk RESERVED MATTERS: Construction of four dwellings	Stow Bardolph
29.03.2018	30.05.2018 <b>Would be Lawful</b>	18/00584/LDP	Pumping Station Cuckoo Road Stow Bridge Norfolk Application for a Lawful Development Certificate for a proposed building replacing the existing 1950s pumping station. This includes replacement of the pumps, sump and control equipment. The works also include the laying of new outfall pipework and construction of a new outfall in the River Great Ouse bank	Stow Bardolph
14.05.2018	29.05.2018 <b>Consent Required</b> <b>Not</b>	18/00874/AG	Ellis Farm Outwell Road Stow Bridge Norfolk AGRICULTURAL PRIOR NOTIFICATION: Erection of a new crop and machinery storage building as well as general agricultural usage	Stow Bardolph
12.01.2018	14.06.2018 <b>Application Permitted</b>	18/00067/O	57 Chapel Road Terrington St Clement King's Lynn Norfolk OUTLINE SOME MATTERS RESERVED: Erection of 4 detached residential dwellings	Terrington St Clement



22.03.2018	05.06.2018 <b>Application Permitted</b>	18/00528/F	111 Bennis Lane Terrington St Clement King's Lynn Norfolk Conversion of present garage and upper floor extension to existing building footprint, forming master bedroom and bathroom	Terrington St Clement
04.04.2018	07.06.2018 <b>Application Permitted</b>	18/00612/F	25 Rhoon Road Terrington St Clement King's Lynn Norfolk Single storey extension to the rear of the property	Terrington St Clement
23.04.2018	18.06.2018 <b>Application Permitted</b>	18/00742/F	Kimberley 29 Wanton Lane Terrington St Clement Norfolk Proposed first floor bedroom extension	Terrington St Clement
11.12.2017	11.06.2018 <b>Application Permitted</b>	17/02332/F	142 School Road Terrington St John Norfolk PE14 7SG Proposed double garage	Terrington St John
20.12.2017	11.06.2018 <b>Application Permitted</b>	17/02391/F	140 School Road Terrington St John Norfolk PE14 7SG Proposed detached garage and side extension to house	Terrington St John
03.05.2017	15.06.2018 <b>Application Refused</b>	17/00868/LDE	Land North of the Coach House High Street Thornham Norfolk Application for a Lawful Development Certificate for the existing use of land for garden (domestic) purposes	Thornham
03.04.2018	24.05.2018 <b>Application Permitted</b>	18/00599/F	Mulberry House Church Street Thornham Norfolk Single storey roof to form covered courtyard	Thornham

17.04.2018	31.05.2018 <b>Application Permitted</b>	18/00706/F	Elie House High Street Thornham Norfolk Demolition of conservatory, extension of porch roof, conservation roof lights to replace dormer windows, internal alterations, new patio door to kitchen, timber arbor to rear elevation.	Thornham
30.04.2018	25.05.2018 <b>Application Refused</b>	17/01755/NMA_1	Cherrytree Cottage Station Road Clenchwarton King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/01755/F: Removal of existing timber structure and construction of a two storey extension to form new kitchen and upper floor bedroom and en-suite	Tilney All Saints
17.05.2018	05.06.2018 <b>Application Permitted</b>	09/00292/NMA_2	9 High Road Tilney cum Islington Norfolk PE34 3BL NON-MATERIAL AMENDMENT TO PLANNING CONSENT 09/00292/F: Conversion of barns to 4 dwellings	Tilney St Lawrence
20.03.2018	06.06.2018 <b>Application Permitted</b>	18/00505/F	Land South of Pinfold House Pinfold Road Upwell Erection of 2 bed bungalow with carport	Upwell
13.04.2018	08.06.2018 <b>Application Permitted</b>	18/00688/F	Home Farm Thurlands Drove Upwell Norfolk Construction of a triple garage and store with living accommodation above to form two self contained annexes	Upwell

20.12.2017	25.05.2018 <b>Application Permitted</b>	17/02395/RM	Land W of Junction Station Road And Little Holme Road Station Road Walpole Cross Keys Norfolk Reserved Matters Application: Construction of 5 dwellings	Walpole Cross Keys
27.03.2018	12.06.2018 <b>Application Permitted</b>	15/00179/NMA_2	30 Sutton Road Walpole Cross Keys Norfolk PE34 4HD NON-MATERIAL AMENDMENT TO PLANNING CONSENT 15/00179/F: Demolition of vacant building and erection of 4 houses, including improvements to school access	Walpole Cross Keys
21.03.2018	05.06.2018 <b>Application Permitted</b>	18/00515/F	Trinity Quay Farm Trinity Road Walpole Highway Wisbech Restoration of fire damaged garages and stores - domestic	Walpole Highway
10.04.2018	12.06.2018 <b>Application Permitted</b>	18/00655/F	Sunsett Farm Lynn Road Walpole Highway Wisbech Proposed barn conversion and change of use of land to garden land.	Walpole Highway
29.03.2018	29.05.2018 <b>Application Permitted</b>	18/00583/F	Squirrels Field Biggs Road Walsoken Norfolk Replacement dwelling and re-opening of existing access	Walsoken
06.04.2018	05.06.2018 <b>Application Permitted</b>	18/00629/F	40 Stone Close Watlington Norfolk PE33 0TE Proposed single storey rear extension and alterations	Watlington
23.04.2018	07.06.2018 <b>Application Permitted</b>	18/00737/F	Watlyn 103 Downham Road Watlington King's Lynn Rear single storey extension and attached garage	Watlington

17.04.2018	06.06.2018 <b>Application Permitted</b>	18/00700/F	High Hill House Main Street Welney Wisbech Alterations to roof and fenestration of existing side extension	Welney
17.04.2018	29.05.2018 <b>Prior Approval - Approved</b>	18/00718/PACU3	Croft Farm Wisbech Road Tipps End Welney Prior Notification: Change of use from agricultural building to dwelling house	Welney
02.05.2018	04.06.2018 <b>Application Permitted</b>	18/00803/F	Wereham Village Hall Church Road Wereham Norfolk Variation of conditions 2, 3, 4 and 6 of planning permission 17/01345/F - VARIATION OF CONDITIONS 2 AND 17 OF PLANNING PERMISSION 16/00219/F: Construction of stand alone village hall with associated parking. On completion the existing village hall is to be demolished: Reduction of visibility splays to facilitate opening of new village hall	Wereham
18.04.2018	29.05.2018 <b>Application Refused</b>	18/00712/O	Station Farm Station Road West Dereham King's Lynn Outline application with some matters reserved for site for construction of six dwellings	West Dereham
12.03.2018	29.05.2018 <b>Application Permitted</b>	18/00444/F	Land At School Road West Walton Norfolk PE14 7ET Variation of condition 2 of planning permission 15/01503/F to amend drawings	West Walton

21.05.2018	12.06.2018 <b>Application Refused</b>	17/02299/NMA_1	Little Acorns 161 St Pauls Road South Walton Highway Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 18/00929/F: Construction of an agricultural building	West Walton
14.03.2018	14.06.2018 <b>Application Permitted</b>	18/00464/F	Brook Meadow 159 Main Road West Winch King's Lynn Proposed detached double garage with home office	West Winch
06.04.2018	05.06.2018 <b>Application Permitted</b>	18/00632/F	4 The Paddocks Setchey Norfolk PE33 0BX Loft conversion of garage roof to provide office / study	West Winch
10.04.2018	19.06.2018 <b>TPO Approved</b> <b>Work</b>	18/00035/TPO	The Beeches 70 Back Lane West Winch King's Lynn 2/TPO/00233: T1 (Lime) and T2 (Lime) - Reduce in height by 3 metres and re-shape upper crown	West Winch
15.03.2018	04.06.2018 <b>Application Permitted</b>	18/00506/F	161 St Peters Road Wiggshall St Peter King's Lynn Norfolk Construction of sun lounge extension to rear	Wiggshall St Germans
23.04.2018	12.06.2018 <b>Application Permitted</b>	18/00740/F	Jaragay 7 Honey Hill Wimbotsham King's Lynn Take down existing conservatory to ground level, extend foundations and rebuild to form sunroom with flat roof	Wimbotsham
25.04.2018	12.06.2018 <b>Application Permitted</b>	18/00756/F	23 West Way Wimbotsham King's Lynn Norfolk Single storey side/rear extension to dwelling	Wimbotsham

21.05.2018	23.05.2018 <b>Tree Application - No objection</b>	18/00085/TREECA	9 Church Road Wimbotsham King's Lynn Norfolk T1 Sycamore - Cut down tree within a conservation area	Wimbotsham
21.03.2018	07.06.2018 <b>Application Permitted</b>	18/00516/F	Homelea Castle Road Wormegay Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 15/01102/F: Construction of two dwellings and garages	Wormegay
20.02.2018	05.06.2018 <b>Application Permitted</b>	18/00305/F	Fairview Farm Low Road Wretton King's Lynn Construction of 4 dwellings, two with garages	Wretton
29.03.2018	29.05.2018 <b>Application Permitted</b>	18/00585/F	The Granary Low Road Wretton King's Lynn Alteration to former office building, now approved as a dwelling under 17/02026/PACU1	Wretton