



Planning Committee

Agenda

Monday, 3rd September, 2018

*at approximately 10.30 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 reference 18/00581/OM listed on the agenda, prior to the meeting. It is aimed to commence the meeting at approximately 10.30 am, when the Committee returns from the site visit.



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PLANNING COMMITTEE AGENDA

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

Please ensure that all mobile phones are switched to silent

DATE: Monday, 3rd September, 2018

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

TIME: Approximately 10.30 am

1. APOLOGIES

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

2. MINUTES

To confirm as a correct record the Minutes of the Meeting held on Monday 30 July 2018.

3. DECLARATIONS OF INTEREST

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

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

4. URGENT BUSINESS UNDER STANDING ORDER 7

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

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

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

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Pages 6 - 7)

The Committee is asked to note the Index of Applications.

9. DECISIONS ON APPLICATIONS (Pages 8 - 121)

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

10. DELEGATED DECISIONS (Pages 122 - 150)

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 18/00581/OM from 9.00 am, prior to the meeting, which will then start at approximately 10.30 am where the applications 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 6 September 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 31 August 2018**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

For Major Applications

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

For Minor Applications

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

For Further information, please contact:

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

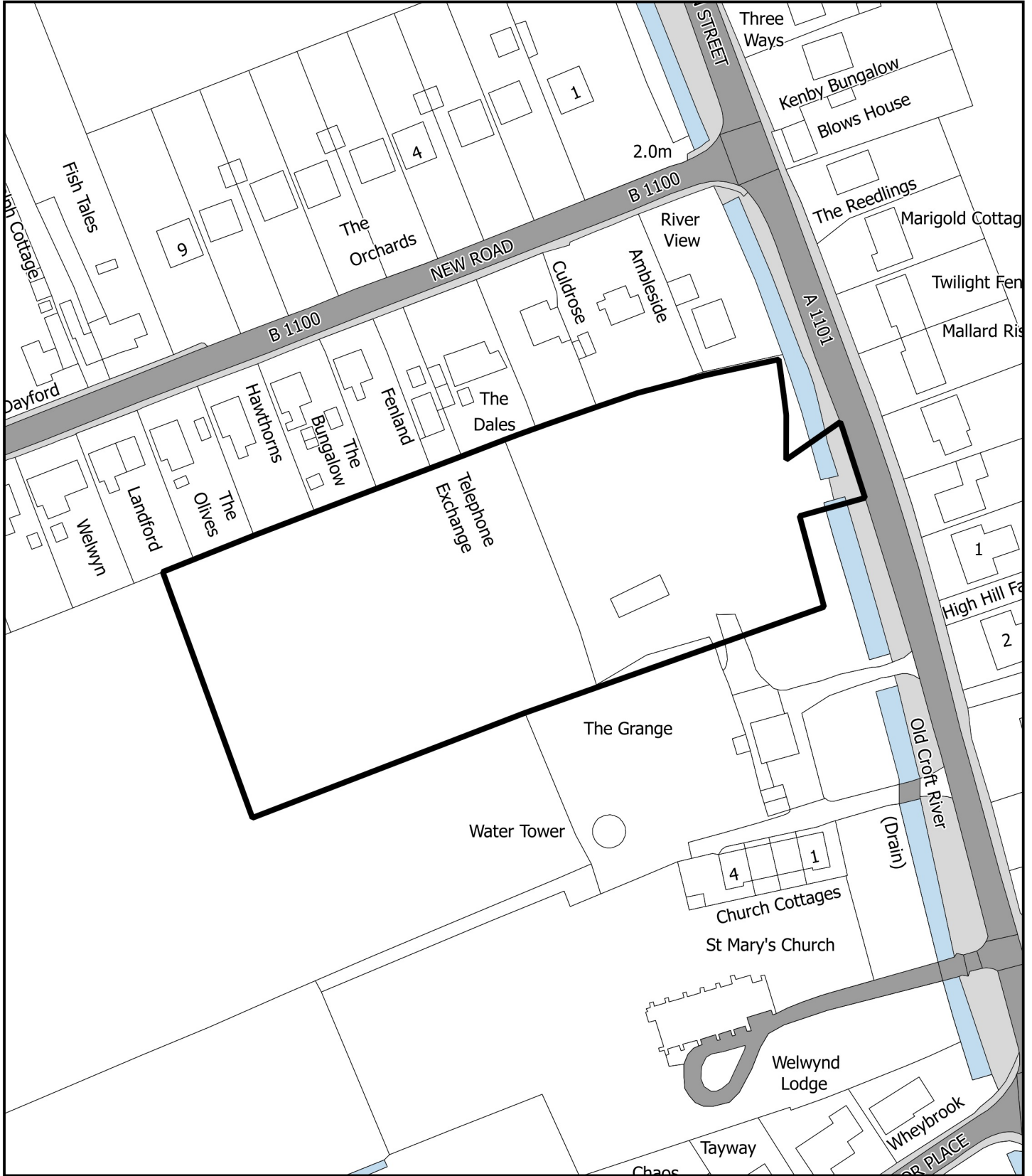
**INDEX OF APPLICATIONS
TO BE DETERMINED BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY
3 September 2018**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
DEFERRED ITEM				
8/1(a)	18/00195/FM Land North of Grange Farm Main Street Proposed development of 17 residential dwellings (including 3 affordable units) and improved vehicular access to Main Road	WELNEY	APPROVE	8
MAJOR DEVELOPMENTS				
8/2(a)	18/00581/OM Land W of Tikka Chef Isle Road Outline Application: 50 dwellings	OUTWELL	APPROVE	26
OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE BOARD				
8/3(a)	18/01053/F Adj to Lime Kiln Cottages Cuckstool Lane Proposed dwelling	CASTLE ACRE	APPROVE	42
8/3(b)	18/01343/F The Dell and Marian House Ely Road Ground floor and basement extension to The Dell and infill of ground to bring level to upper terrace level including reinforced retaining wall for The Dell	HILGAY	APPROVE	59

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/3(c)	18/01042/O Land off Cherry Tree Road Outline Application: construction of five dwellings with means of access via Cherry Tree Road	SNETTISHAM	APPROVE	67
8/3(d)	18/01302/F Fulney Ploughmans Piece Thornham Proposed demolition of existing dwelling and construction of 4 x 2 bed semi detached dwellings	THORNHAM	APPROVE	83
8/3(e)	18/01088/F Holly Manor Lynn Road VARIATION OR REMOVAL OF CONDITION 5 OF PLANNING PERMISSION 14/01126/F: Change of use of agricultural barn and hay stores to builders yard, storage and office	TILNEY ST LAWRENCE	APPROVE	97
8/3(f)	18/01089/F Holly Manor Lynn Road Variation of condition 3 of planning permission 15/01963/F to change hours of operation	TILNEY ST LAWRENCE	APPROVE	105
8/3(g)	18/01090/F Holly Manor Lynn Road Variation of condition 4 of planning permission 17/01298/F to change the hours of operation	TILNEY ST LAWRENCE	APPROVE	113

18/00195/FM

Land North of Grange Farm Main Street Welney Wisbech



Parish:	Welney	
Proposal:	Proposed development of 17 residential dwellings (including 3 affordable units) and improved vehicular access to Main Road	
Location:	Land North of Grange Farm Main Street Welney Wisbech	
Applicant:	Mr R Boyd	
Case No:	18/00195/FM (Full Application - Major Development)	
Case Officer:	Mr K Wilkinson	Date for Determination: 10 May 2018 Extension of Time Expiry Date: 31 July 2018

Reason for Referral to Planning Committee – This application was deferred for one cycle at the 30 July 2018 meeting.

Neighbourhood Plan: No

Case Summary

This application seeks full permission for the construction of 17 dwellings (including 3 affordable units) with associated garages/parking and access road off Main Street, Welney, which is classed as a 'rural village' in the settlement hierarchy. The application covers approx. 0.9Ha of the overall allocated site of 1.25Ha under Policy G113.2 of the adopted Site Allocations & Development Management Policies Plan (SADMPP).

The site lies on the western side of Main Street, which adjoins the Old Croft River. Residential properties lie on the opposite side of Main Road and along New Road to the north. The Grange (farmhouse) lies to the south, with Church Cottages and Grade 11* listed St Mary's Church beyond, so the application site is effectively bounded on three sides by residential development. There are agricultural fields to the rear/west and south behind The Grange.

Key Issues

- Principle of development
- Impact of layout on locality
- Highway issues
- Affordable housing provision
- Flood risk & drainage
- Impact on setting of listed church
- Impact upon ecology
- Other material planning considerations

Members Update

This application was referred to the Planning Committee on 30 July 2018, when Members decided to defer decision for one cycle to address the concerns raised regarding the following issues:

- Pepper-potting of affordable units.
- Affordable units to be provided with garages (for storage purpose – cars, bicycles, etc.) so they could not be identified as affordable housing.
- Maintenance of roads, drains, etc.

In response to these concerns, the agent has submitted amended plans to illustrate garages to serve all 3 affordable dwellings on the site. A pair of 2 bed semi-detached affordable houses remain on Plots 6 & 7, but the detached 3 bed house has been relocated to Plot 3 in order to provide better separation of the units within the context of the overall estate. The agent recognises that in discussion at the meeting, a request was made to reposition the shared ownership dwelling onto the opposite side of the estate road. This is however something that they do not agree with. The design strategy has always been to ensure that the scale of development reduces from Main Street in an attempt to reduce any impact upon the properties along New Road. Replacement of a chalet with a two storey building would create a more overbearing relationship. Full two storey development can be more readily accommodated on the southern side of the estate road because the development integrates into the adjacent more substantial development (Water Tower and The Grange).

The added separation between the affordable housing units and garage provision is considered to be acceptable, as confirmed by our Strategic Housing Officer, and the dwellings have been fully integrated with open market units in compliance with the Affordable Housing Policy (April 2011). It must also be recognised that the estate is likely to be built out from the front to rear and the affordable units would be delivered early on in the timeframe for the overall development of this housing allocation.

With regards to the maintenance of the estate road, the agent has submitted an outline of the management arrangements to be applied and draft articles and memorandum of association for the Estate Management Company (available to view fully online). Each plot owner, and subsequent ones, will be a shareholder and member of the management company (with the potential to be a director), and will pay an annual charge. The company cannot therefore cease to exist as long as the estate is owned and occupied. The Management Company would be a not for profit organisation and would initially be administered by the developers on behalf of the residents, with the potential to transfer to a specialist company on completion of the estate.

The agent confirms that the standard of construction of the roads and footpaths serving the estate will be to an adoptable standard; the on-going maintenance and repair should not be excessive and readily covered by annual contributions. The obligations to maintain and repair cannot fall on the public purse. With the increased use of SUDS and permeable surfacing, plus underground storage crates, this will become a more common occurrence given the Local Highway Authority's stance on non-adoption. Your officers remain content that this matter may be covered in the Section 106 agreement.

Concerns were raised regarding safety and maintenance of the Old Croft River. Initial plans of the bridging point and pedestrian crossing have been submitted, which have been formally sent to the Middle Level Commissioners (MLC) for byelaw consent. These show guardrails to both sides of the bridge and along the section of footpath south of the access point. MLC have confirmed that the board has resolved, amongst other matters, that "no

building/structures be allowed within the 9.0m byelaw distance apart from part of the roadway and the two private drives.” They would not allow enclosure alongside the western side of the channel in front of Plots 1 & 2, as this would encroach on the byelaw strip and interfere with future maintenance.

The contents of this committee report remain pertinent but changes are highlighted in emboldened text for ease of reference; any additional comments will be reported as late correspondence.

Recommendation

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

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

THE APPLICATION

This application seeks full permission for the construction of 17 dwellings (including 3 affordable units) with associated garages/parking and access road off Main Street, Welney, which is classed as a ‘rural village’ in the settlement hierarchy. The application covers approx. 0.9Ha of the overall allocated site of 1.25Ha under Policy G113.2 of the adopted Site Allocations & Development Management Policies Plan (SADMPP).

The site lies on the western side of Main Street/A1101, which adjoins the Old Croft River. Residential properties lie on the opposite side of Main Road and along New Road to the north. The Grange (farmhouse) lies to the south, with Church Cottages and Grade 11* listed St Mary’s Church beyond, so the application site is effectively bounded on three sides by residential development. There are agricultural fields to the rear/west and south behind The Grange.

The mix of dwellings is as follows: 2 x 5 bedroomed detached houses, 3 x 4 bedroomed detached houses, 10 x 3 bedroomed detached houses/chalets and a pair of semi-detached 2 bedroomed houses. Each unit has associated parking and garages (with the exception of the affordable housing units which just have parking spaces).

SUPPORTING CASE

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

“As members will appreciate the application site was allocated for residential development under policy G113.2 of the September 2016 adopted Site Allocations and Development Management Policies Plan. The allocation therefore establishes the need for additional residential development in Welney but of equal importance the allocation demonstrates to members that officers have been satisfied that residential development of the site would not have a detrimental impact on grounds such as landscape impact, highway safety or ecology. The obligations required to bring the site forward for development are clearly set out within Policy G113.2 and these requirements are addressed in detail within the submitted planning application. The following points are of note:-

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Site Density – Policy G113.2 allocates the site for the residential development of “at least 13 dwellings” The development provides an overall density of 18 dwellings per hectare. Policy CS08 of the Core Strategy clearly indicates that “In seeking to make the most efficient use of land, the Council will scrutinise Design and Access Statements to confirm that the proposal optimises the density of development.” The proposed development makes best use of the land available to the applicant, and provides a development form and pattern in keeping with the village.

Flood Risk Assessment – A flood risk assessment which includes detailed percolation tests on site and a detailed storm water drainage strategy has been submitted as part of the planning application. The Environment Agency has confirmed acceptance of the drainage strategy.

Improvements to the Footway Network – For the most part public opinion has suggested that a new footpath taken from Main Street to New Road would provide the most suitable form of footway network improvement. The feasibility of providing such an improvement has been investigated but it is not considered deliverable. A comparison of the Norfolk County Council highway’s asset record plan, IDB guidance on land falling within their control associated with Old Croft River, and a visual assessment on site leads to the conclusion that the Highways asset plan is inaccurate. Insufficient width exists to form a footpath of sufficient width. The delivery of such a footpath would require extensive ground works including steel sheet piling of the existing river bank, and discussions with Middle Level Commissioners would suggest that approval for these works would be difficult to obtain. As a result of discussions with the case officer and Norfolk County Council Highways Department the following improvements to the footway network have been agreed to:-

- 2 No pedestrian crossing points on Main Street.
- A 2m wide footway linking the proposed development to Back Drove

Affordable Housing – The development will deliver 3 affordable dwellings for Welney in line with policy requirements. The mix and layout accords with the requirements of the affordable housing team.

Drainage Arrangements – A full drainage strategy is provided as part of the application. This involves the use of Sustainable Urban Drainage (SUDs) techniques to achieve an effective drainage strategy. The SUDs techniques also provide the necessary storm water filtration which provides the desired protection to the Ouse Washes. It should be noted that the permeable block paving provided to the estate roads to enable the required filtration results in the construction form being something that Norfolk County Council Highways department would be unwilling to adopt. The applicant has agreed with the Council to enter into the appropriate form of s106 Agreement as necessary which will establish the principles of an Estate Management Company (EMC) that will be responsible for the maintenance and upkeep of all of the public areas of the development estate in perpetuity. The maintenance and upkeep of the estate roads, footpaths etc. will therefore be guaranteed and not involve public expense.

Overall the applicant has strived to work alongside the Planning Authority to achieve a successful form of development. It is believed that the submitted artist impressions for the development demonstrate that this has been achieved. The Parish Council’s objection is noted but it is felt that the grounds for objection are unfounded. The application will go some distance towards achieving the identified housing requirement in Welney. It will provide a range of well-designed and varied residential accommodation with a focus on achieving quality throughout. The applicant hopes that members will agree with the officer recommendation before you.”

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PLANNING HISTORY

None recent

RESPONSE TO CONSULTATION

Welney Parish Council: OBJECT - Welney Parish Council objects to this application on the grounds that:

1. the density is too high
2. there appears to be an inadequate footpath provision and this is already a problem in the village
3. there is no assurance concerning adoption [of estate road] on completion and this is a cause for concern for the parish council based on other problems in the settlement - meaning there is no appetite for more problems of a similar type.

Amended scheme:

- Concerned that officials at BCKL&WN have refused to allow the developer to provide a footpath along the frontage of the site to New Road as part of the construction works and appear to have declined to accept the advice from NCC Highways to provide safe pedestrian access to the site;
- There has been a long history of failures to provide adequate walkways within and between communities and this causes real problems for residents in settlements as well as posing an obvious safety risk. It is not safe to walk in the roads and certainly not when they are unlit or only partially illuminated, as is the case in many rural and semirural areas. We do not want more deaths or injuries on our roads as the direct result of poor planning decisions. Similarly, we do not want pockets of settlements to become isolated and imprisoned in little enclaves, as good planning is about integration unless the intention is to create modern ghettos all over West Norfolk.
- At the moment it is not possible to envisage a logical reason for failing to provide the footpath if one excludes the cost to the developer. The cost to the developer is not a planning consideration and is certainly of no interest to the community.
- The planning notice that has been posted within the proximity of the development site with regards to this development is not in fact the current version of the planning application, meaning that it is doubtful the planning notice is compliant with regulations and that the review of this application must be withdrawn from the scheduled hearing. and
- Therefore the planning application notice that has been posted is in fact out of date and no longer relevant.

Assistant Director's comments: This issue is dealt with in the main report (pages 16 and within the applicants supporting case on page 11). Whilst the Parish Council's concerns regarding the provision of a footpath along the Main Street frontage are noted and indeed understandable, the IDB for the area have raised maintenance issues and major practical difficulties in securing sufficient highway verge to accommodate a 2m wide footpath. The Local Highway Authority raises no objection on the basis that the alternative pedestrian route has been advanced and would be provided to Back Drove through blue land. Further, the footpath leading to Back Drove (part of an existing network of footpaths) is required to mitigate against any potential impact from recreational/dog walking on protected sites within the vicinity of the development. There is evidence of an existing informal trodden path within the site that has been used for this purpose. Whilst the site layout has been amended during

the application, the red line (application site area) has remained the same. Statutory consultees including the Parish Council and neighbours have been consulted via e-consultation and letter on amended plans received (the most recent consultation being on 21st June 2018). There is no legal requirement to display a further site notice, and I am satisfied that the application and subsequent amendments have been publicised fully and correctly.

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

Middle Level Commissioners Internal Drainage Board: NO OBJECTION - It is confirmed that at its last meeting Manea and Welney D.D.C, resolved amongst other matters, "That no buildings/structure be allowed within the 9.0m byelaw distance apart from part of the roadway and the two private drives".

As an update please be advised that three Byelaw applications have been received from the applicant for the encroachment within the maintenance access strip, the outfall structure and the access culvert.

The drawing of the culvert shows a proposed pedestrian guard rail on the culvert and beside a short section of footpath on the Main Street side of the Old Croft River.

The applications are currently the subject of an internal consultation with the Chairmen of the Boards concerned.

Upon the receipt of their comments and completion of the validation process the application will be considered further.

Environment Agency: NO OBJECTION subject to condition implementing mitigation measures identified in FRA. **No further comments to amended plans.**

Emergency Planning Officer: NO OBJECTION recommends conditions relating to signing up to EA's flood warning system and flood evacuation plan.

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

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: NO OBJECTION subject to conditions relating to Construction Management Plan and surface water disposal.

Environmental Health & Housing – Environmental Quality: NO COMMENTS **No further comments to amended plans.**

Arboricultural Officer: NO OBJECTION (verbally)

Housing Enabling Officer: NO OBJECTION - At present a 20% provision is required on sites capable of accommodating 5 or more dwellings and/or 0.165ha in Welney. The affordable housing provision is then further split into 70% of the affordable homes being made available for rent and the other 30% for shared ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council. In this instance 3 units would be required, 2 for rent and 1 for shared ownership. The scheme shows 2 x 2 bedroomed units and 1 x 3 bedroomed unit.

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

The layout changes are acceptable. No further comments.

Historic Environment Service: NO OBJECTION subject to conditions - The development proposal affects lies within an area of archaeological potential close to the historic core of Welney, approximately 100m north and northwest of the church. Further north and east along the Welney roddon/course of the old Croft River considerable evidence relating to settlement and other activity of Roman date has been found.

Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains of Roman, Late Anglo-Saxon and medieval date) may be present at the site and that their significance will be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework paragraph 141.

In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction). A brief for the archaeological work can be obtained from Norfolk County Council Environment Service historic environment strategy and advice team.

Historic England: NO COMMENTS - On the basis of this information, Historic England do not wish to offer any comments. We would therefore suggest that you seek the views of your specialist conservation and archaeological advisers, and other consultees, as relevant.

No further comments earlier recommendation stands.

Conservation Officer: NO OBJECTION - St Mary's Church is listed grade II* but it is quite a modest building in terms of scale and in long views it is completely overshadowed by the existing water tower. Moving closer the small row of single storey dwellings, a wall, a variety of vegetation and the field beyond will form a buffer between the site and the church/church yard so the development of single/two storey dwellings will not cause harm to its setting, particularly as it's a middle of the village location.

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

Norfolk Fire & Rescue Service: NO OBJECTION – provision of a fire hydrant to be secured via condition.

Natural England: NO OBJECTION subject to the following mitigation:

- **Installation of sustainable drainage systems;**
- **Financial contribution of £50 per dwelling to the Borough Council of King's Lynn and 2 West Norfolk Natura 2000 Sites Monitoring and Mitigation Strategy as in line with Policy DM19;**
- **Connection to the existing network of public footpaths south west of the development to redirect recreational activities, specifically dog walking, away from closely located sensitive sites; and**
- **Signposting encouraging the use of footpaths south west of the development.**

REPRESENTATIONS

Original submission/scheme: A total of **18 OBJECTIONS** raising the following grounds:

- Increased traffic on busy A1101
- Noise and disturbance during construction
- Overshadowing
- Overlooking
- Loss of agricultural land
- Lack of infrastructure & facilities (bus service, school, shop etc.)
- Cut off when Washes flood
- Appropriate mix of dwellings?
- No footpath link along Main Road
- Loss of views
- Chalets proposed not bungalows
- Traffic calming measures should be included
- Why is access road not adopted?
- Turning space substandard
- Street lighting to be LED units and maintained by management company?
- Ditch rear of New Road properties to be maintained?
- Density too high only 13 dwellings expected on whole allocated site
- Not enough affordable units
- Impact on trees

Amended scheme: A total of **11** further **objections** received re-iterating earlier concerns stated above, plus:

- the concern that the proposed two pedestrian crossing points on A1101 are inadequate;
- **Queries why the public footpath leads to Back Drove when it is understood that the land can't be built on for 25 years which surely includes amenity land as well;**
- **The public footpath proposed runs along a field behind the houses of the people in New Road, several of whom are elderly and will lose security (which is high on the list of concerns of people);**
- **The footpath was not welcomed by the builder's agent earlier and seems to have come about by planning intervention so hopes that the planners and the builders will have a rethink; and**
- **No objection to the development other than the footpath.**

ONE item of **support** – amended plans have negated earlier concerns in relation to impact on adjoining dwelling.

Further amended scheme/layout: **One further objection re-iterating earlier concerns regarding footpath links and impact upon New Road residents plus it is understood that the land can't be built on for 25 years.**

One item of SUPPORT – no problem and see it only as a good thing.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

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

NATIONAL GUIDANCE

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

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

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

PLANNING CONSIDERATIONS

The key issues in assessing this application are as follows:

Principle of development
Impact of layout on locality
Highway issues
Affordable housing provision
Flood risk & drainage
Impact on setting of listed church
Impact upon ecology
Other material planning considerations

Principle of development

As stated above, the site is part of that allocated for residential development under Policy G113.2 in the Site Allocations & Development Management Policies Plan (SADMPP). This states as follows:

Policy G113.2 - Welney land off Main Street

Land amounting to 1.25 hectares off Main Street, as identified on the Policies Map, is allocated for residential development of at least 13 dwellings. Development will be subject to compliance with the following: 1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures)

2. Improvements to the footway network and safe access to the site Main Street to the satisfaction of the highway authority.

3. Provision of affordable housing in line with the current standards.

4. Any proposal should be accompanied by sufficient information, including drainage arrangements, to demonstrate that there will be no adverse effect on the Ouse Washes Special Area of Conservation, Special Protection Area, and Ramsar.

5. The design and layout of the development shall conserve the significance of the Grade II* listed Church of St Mary the Virgin.

The principle of developing the site is therefore acceptable in planning policy terms subject to meeting the above provisions of Policy G113.2 – these will be examined later in this report.

Impact of layout on locality

The proposal presents a simple inward looking cul-de-sac with a central spine road and turning facility towards the end, mainly serving dwellings to the north and south, but with two detached larger houses fronting Main Street. The village already has two similar cul-de-sac developments (at Taymor Place and Chestnut Avenue) and given the proportions of the site this configuration/layout was always anticipated.

Objections have been forthcoming in terms of the density of the development proposed. Policy G113.2 indicates at least 13 dwellings for the overall site allocated (i.e. 1.25Ha) however the site has been reduced to 0.91Ha omitting the parcel to the rear/west of The Grange. This has been precluded on the basis that the present owners wish to protect the amenities of their house (The Grange) and retain physical linkage to land to the west of the allocation. It has been confirmed that this additional parcel of land will not come forward for development now or in the future. The current layout of the estate precludes access to the remainder of the overall allocated site. The scheme equates to 18 dwellings per Hectare with plot depths of some 26m and a range of widths presenting ample garden-to-dwelling ratios. The inter-relationships with existing dwellings on New Road are considered to be acceptable, as there is no significant overlooking or overshadowing implications.

In terms of form and character, the detached houses fronting Main Street maintain the streetscene and relate sympathetically to adjoining dwellings both to the north and opposite.

The house types proposed (mixture of houses and chalets) have been the subject of amendment during the processing of this application, and are now considered to be acceptable in this locality – likewise the palette of facing materials.

Therefore the proposal is considered to be acceptable given the style of dwellings and configuration on the site.

Highway issues

The site is currently accessed by a culverted agricultural crossing of the Old Croft River. It is proposed to create a new improved access point midway along that road frontage.

The drainage requirements (see below) result in the access road comprising permeable materials and the Local Highway Authority will not adopt such surfacing/roads. It is the developer's intention to maintain the road as private and maintained by a management company. This arrangement may be secured via Section 106 agreement.

The specification of the bridging point has not been finalised, but the layout indicates that an appropriate specification of access can be provided. Visibility splays of 2.4m x 90m may be secured via condition.

Footway linkages connecting the site to New Road and the heart of the village were referred to in Policy G113.2 (when the village school was open) and are sought by the Parish Council and local objectors. However upon close inspection there is not adequate highway verge on the Main Street to allow a cost-effective connection. Alternative measures have been produced in the form of two pedestrian crossing points – immediately south of the new access and north of the bus stop (approx. 140m to the north); plus a footpath link from the rear of the site to Back Drove to the west which connects to New Road/B1100.

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

Affordable housing provision

In accordance with the provisions of Core Strategy Policy CS09 of the LDF, three affordable dwellings are proposed as part of this application – 2 x 2 bedroom semi-detached houses and 1 x 3 bedroomed detached house. **The layout has been amended following Members' concerns at the previous meeting and units are now located on Plots 3, 6 & 7. As stated earlier in this report, they are therefore considered to be suitably positioned within the site layout.**

Our Housing Enabling Officer is content with this provision and it may be secured via a Section 106 agreement. Criterion 3 of Policy G113.2 is therefore met.

Flood risk & drainage

The application is accompanied by both a site specific Flood Risk Assessment and a surface water drainage strategy adopting a Sustainable Urban Drainage System (SUDS) approach due to soakaways not being practical. The latter requires permeable materials to be used in the construction of the access road and turning area plus the private drives. A pumped system with subterranean geocellular crates is proposed with outfall into the Old Croft River and the run-off rate for surface water for the whole site would potentially be equivalent to the

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current greenfield rate. The surface water system would also have the benefit of filtration properties to negate concerns regarding effect on designated sites of conservation (Ouse Washes).

The discharge of surface water into the Old Croft River will require the consent of the Middle Level Commissioners IDB as it forms part of their adopted network. The amount of discharged water would be monitored and controlled by that body. They have confirmed verbally that the principle of this method of surface water disposal is acceptable. A detailed scheme will be produced to satisfy the IDB and this may be controlled via condition.

The Environment Agency raises no objection to this application. They regulate the quality of water and, given that the Old Croft River flows northwards away from the Ouse Washes, this is not likely to be an issue with regards to criterion 4 of Policy G113.2.

The FRA acknowledges that the site lies within both Flood Zone 2 and the rear half within Flood Zone 3 (defended) of the Environment Agency's flood mapping. Mitigation measures proposed include raising finished floor levels by 300mm above existing ground level and this may be controlled via condition as suggested by the Environment Agency. The development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and the development would be safe for its lifetime without increasing flood risk elsewhere. Criterion 1 of Policy G113.2 is therefore met.

Foul water is to be disposed of via the existing mains sewer system which Anglian Water has confirmed has adequate capacity to serve this number of dwellings.

Impact on setting of listed church

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The application is accompanied by a Heritage Statement. This concludes that the removal of the southern parcel of the overall site allocation has contained the physical development to the current site, and public views of the church are not significantly affected.

Our Conservation Officer opines that St Mary's Church is listed grade II* but it is quite a modest building in terms of scale, and in long views it is completely overshadowed by the existing water tower. Moving closer the small row of single storey dwellings, a wall, a variety of vegetation and the field beyond, will form a buffer between the site and the Church/church yard. So the development of single/two storey dwellings will not cause harm to its setting, particularly as it's a middle of the village location.

There is no objection from Heritage England or Historic Environment Services in this regard.

Criterion 5 of Policy G113.2 has therefore been met.

Impact upon ecology

The Preliminary Ecological Appraisal submitted with the application concludes that the loss of mostly improved grassland habitat as a result of the development is not considered to be significant; however certain mitigation measures are suggested. These measures may be secured via condition.

As response to initial consultation, Natural England issued a holding objection on the basis of need for additional information to ascertain potential impacts upon the Ouse Washes approx. 300m away to the south. These concerns were regarding: increased recreational disturbance specifically from dog walkers, and impacts upon the water quality from surface water drainage. The latter point has been addressed earlier in this report. The additional footpath link to Back Drove and the existing footpath network, with appropriate signage would promote residents to keep dogs on leads and use footpaths away from the reserve. The Habitat Mitigation Fees attracted by this development (£50 per dwelling) and indeed other development across the borough could be used by the appropriate bodies to promote this arrangement. **Natural England have now withdrawn their earlier holding objection subject to certain mitigation measures being secured – as identified in the Consultations section of this report.**

An Appropriate Assessment has been undertaken in accordance with the provisions of Article 6(3) and (4) of the Habitats Directive. It is concluded that the proposed development would not adversely affect the Ouse Washes Special Area of Conservation, Special Protection Area and Ramsar site.

Other material planning considerations

Archaeology – the site may contain archaeological remains and therefore in accordance with the requirements of the Historic Environment Service, a programme of archaeological work (in accordance with National Planning Policy Framework paragraph 141) may be secured via conditions.

Trees – the Tree Survey Report accompanying the application identifies three trees to be removed (an ash and two willows) whilst mature trees these are heavily ivy clad with signs of decay and their loss would not be resisted. The layout ensures that peripheral trees and hedges are not adversely affected by the proposed development. This may be secured via condition.

Fire hydrant – the provision of a fire hydrant as requested by Norfolk Fire & Rescue Service may be secured via condition.

Street lighting – this is a matter for the developer as it may not be insisted upon given the size of the estate. However should street lighting be pursued details of the type, positioning, extent of illumination and maintenance may be secured via condition.

Crime and disorder – the introduction of the footpath link to the rear of the site is not ideal with regards to Secure by Design advice, however it is a requirement of both the Local Highway Authority and a mitigation measure with regards to Natural England's concerns regarding dog walking implications and disturbance impacts upon the Ouse Washes. There are windows to habitable rooms facing the footway and, if adequately lit, this is considered to be an acceptable arrangement.

Grounds of objection – the loss of a private view is not a material planning consideration; the loss of agricultural land has already been accepted in allocating the site for residential development; and the drainage strategy indicates no intention to alter or interfere with the existing drain/ditch to the rear of New Road properties.

CONCLUSION

Whilst the concerns of the Parish Council and local residents are noted, this site lies within the allocated site for residential development. The form and character of the proposal is

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considered to be compatible to this locality, and there are no objections raised by technical consultees.

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

RECOMMENDATION:

A) **APPROVE** subject to 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:

B/MW/17/006 Rev G
B/MW/17/007 Rev B
B/MW/17/008 Rev D
B/MW/17/009 Rev C
B/MW/17/010 Rev A
B/MW/17/011 Rev C
B/MW/17/012 Rev C
B/MW/17/013 Rev B
B/MW/17/014 Rev C
B/MW/17/015 Rev C
B/MW/17/016
B/MW/17/017 Rev A
B/MW/17/018
B/MW/17/019 Rev C
B/MW/17/020
B/MW/17/021
9300-SK02 Revision A.

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

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

3 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.

4 Condition: No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:

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1. An assessment of the significance of heritage assets present 2. The programme and methodology of site investigation and recording 3. The programme for post investigation assessment of recovered material 4. Provision to be made for analysis of the site investigation and recording 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation 6. Provision to be made for archive deposition of the analysis and records of the site investigation 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
- 4 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 5 Condition: No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 4.
- 5 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 6 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 4 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured
- 6 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 7 Condition: The development shall not be brought into use until a scheme for the provision of a fire hydrant has been implemented in accordance with a scheme that has previously been submitted to, and approved in writing by, the Local Planning Authority.
- 7 Reason: In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 8 Condition: The development shall be undertaken in accordance with the measures identified in the Preliminary Ecological Appraisal dated November 2017, produced by Turnstone Ecology, and submitted as part of this application.
- 8 Reason: In the interests of ecology, and to accord with the provisions of the NPPF & Core Strategy Policy CS12 of the LDF.
- 9 Condition: The development shall be undertaken in accordance with the mitigation measures identified in the Flood Risk Assessment dated June 2018, produced by JPP Consulting Ltd, and submitted as part of this application. This shall include finished floor levels set at least 300mm above existing ground level.
- 9 Reason: To protect future residents at times of high risk of flooding, and to accord with the provisions of the NPPF, NPPG & Core Strategy Policy CS08 of the LDF.
- 10 Condition: The development shall be undertaken in accordance with the protection measures identified in the Tree Survey Report dated November 2017, produced by RGS Arboricultural Consultants, and submitted as part of this application.

- 10 To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 11 Condition: Notwithstanding the submitted plans, full details of the footpath link to Back Drove including alignment/route, method of construction, surfacing and any lighting, shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of any dwelling or other such time as may be agreed with the Local Planning Authority.
- 11 Reason: To ensure that the footpath connection is designed and implemented to serve the locality in accordance with the provisions of the NPPF, Core Strategy Policy CS11 of the LDF and Policy DM15 of the SADMPP.
- 12 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details (Drawing No. B/MW/17/019 Revision C). 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.
- 13 Condition: Prior to the first occupation of the development hereby approved, should street lighting be pursued details of the method of lighting and extent of illumination to the access roads, footpaths, parking, and circulation areas plus maintenance arrangements, shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be implemented as approved prior to the occupation of the development or any phase of the development to which it relates and thereafter maintained and retained as agreed.
- 13 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 14 Condition: Prior to the first occupation of the development hereby permitted, a vehicular and pedestrian crossing over the Old Croft River watercourse shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority.
- 14 Reason: To ensure construction of a satisfactory access and in the interests of highway safety.
- 15 Condition: Prior to the first occupation of the development hereby permitted, a visibility splay measuring 2.4 X 90 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.
- 15 Reason: In the interests of highway safety.
- 16 Condition: Prior to the first occupation of the development hereby permitted, the proposed access, footpath link to Back Drove, associated on-site car parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in

accordance with the approved plans and retained thereafter available for that specific use, unless otherwise agreed in writing with the Local Planning Authority.

- 16 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 17 Condition: Notwithstanding the details indicated on the submitted drawings, no works shall commence on site until a detailed scheme for the off-site highway improvement works, as indicated on Drawing number 9300-SK02 Revision A, have been submitted to and approved in writing by the Local Planning Authority.
- 17 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.

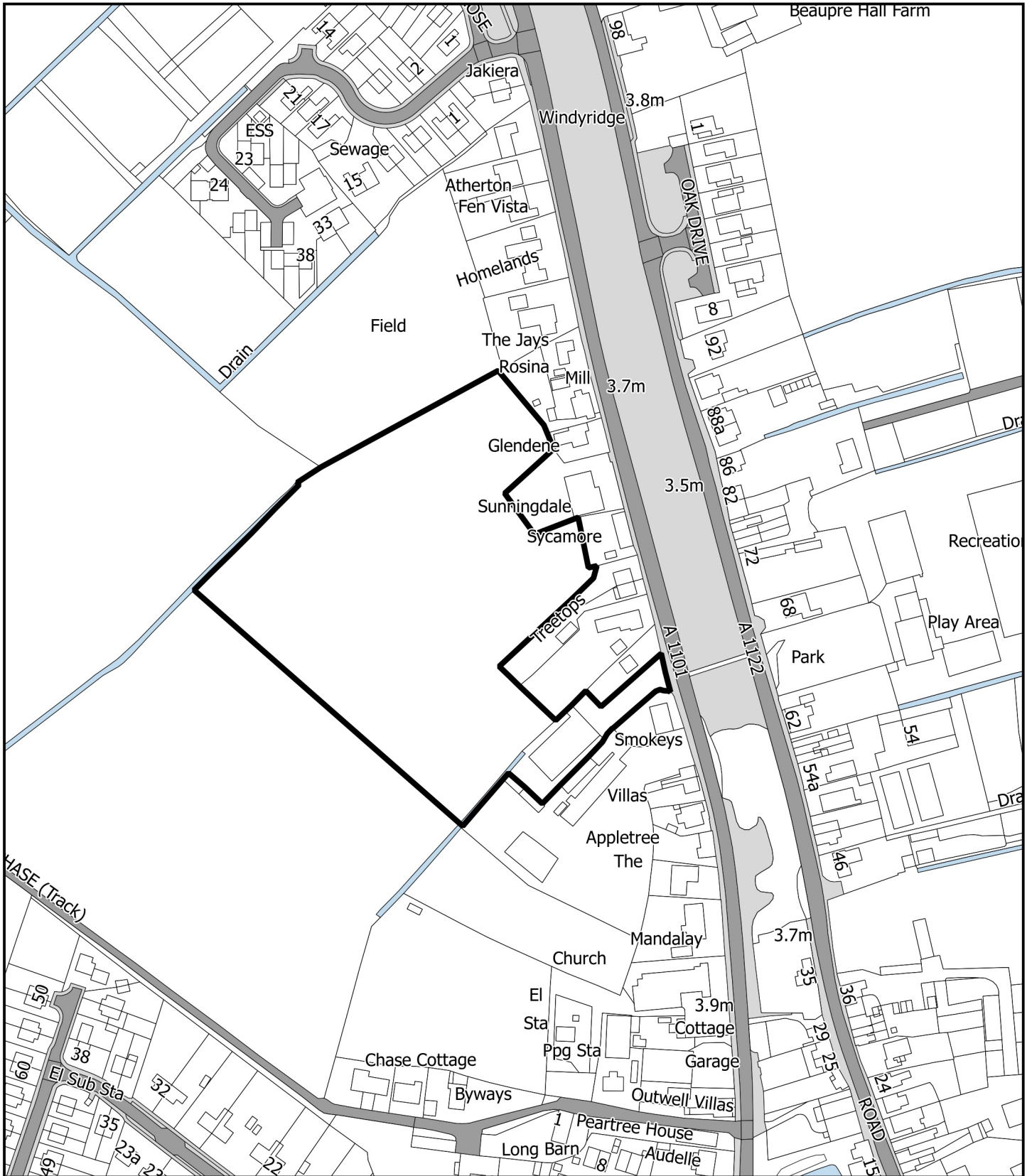
This also needs to be a pre-commencement condition as these fundamental details need to be properly designed at the front end of the process.

- 18 Condition: Prior to the first occupation of the development hereby permitted, the off-site highway improvement works referred to in condition 17 shall be completed to the written satisfaction of the Local Planning Authority.
- 18 Reason: To ensure that the highway network is adequate to cater for the development proposed.
- 19 Condition: Prior to commencement of development a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include the proposed timescales and the hours of the construction phase and any piling. The scheme shall also provide the location of any fixed machinery, the location and layout of the contractor compound, the location of contractor parking and proposed mitigation methods to protect residents from piling vibrations, noise, dust and litter. The scheme shall be implemented as approved.
- 19 Reason: To ensure that the amenities of neighbouring residents are safeguarded and highway safety; in accordance with the NPPF, Core Strategy Policy CS11 of the LDF and Policy DM15 of the SADMPP.

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

18/00581/OM

Land W of Tikka Chef Isle Road Outwell



Parish:	Outwell	
Proposal:	Outline Application: 50 dwellings	
Location:	Land W of Tikka Chef Isle Road Outwell Norfolk	
Applicant:	Beech Property Investments Ltd	
Case No:	18/00581/OM (Outline Application - Major Development)	
Case Officer:	Mr K Wilkinson	Date for Determination: 5 July 2018 Extension of Time Expiry Date: 3 January 2019

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

Neighbourhood Plan: No

Case Summary

The site is an irregular shaped parcel of land located to the west/rear of properties fronting the western side of Isle Road/A1101. Access is to be gained from that main road adjacent to the Tikka Chef fast food outlet, with the loss of an existing warehouse/storage building (presently used as a recreational facility – Fenrock indoor climbing centre) creating a route through to agricultural land beyond. The site is bounded by agricultural and amenity land to the immediate north (housing beyond), housing to the east, agricultural land to the west, and a trade & retail fruit and vegetable distributor to the immediate south (M & B Distributors).

The site comprises 2ha of land which is an allocation site for the Key Rural Service Centre of Outwell combined with Upwell, under Policy G104.6 of the Site Allocations and Development Management Policies Plan 2016, with the policy requiring at least 35 dwellings.

The current application is for 50 dwellings and is in outline form with all matters reserved for later consideration. An indicative site layout shows access off Isle Road/A1101. The site area mostly complies with the defined allocated site boundary, except for a small section utilising a parcel of land to the rear of the warehouse/storage building, plus a parcel between the warehouse and takeaway which lies within the village development boundary.

Key Issues

- Principle of Development
- Impact on visual amenity of the locality
- Highways issues
- Residential Amenity
- Flood Risk and Sustainable drainage
- Section 106 matters
- Any other matters requiring consideration prior to the determination of the application

Recommendation

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

B. In the event that the Section 106 Agreement is not completed within 4 months of the date of this Committee meeting, the application shall be **REFUSED** due to the failure to secure affordable housing, public open space and play facilities, plus SUDS design and maintenance.

THE APPLICATION

The site is an irregular shaped parcel of land located to the west/rear of properties fronting the western side of Isle Road/A1101. Access is to be gained from that main road adjacent to the Tikka Chef fast food outlet, with the loss of an existing warehouse/storage building (presently used as a recreational facility – Fenrock indoor climbing centre) creating a route through to agricultural land beyond. The site is bounded by agricultural and amenity land to the immediate north (housing beyond), housing to the east, agricultural land to the west, and a trade & retail fruit and vegetable distributor to the immediate south (M & B Distributors).

The site comprises 2ha of land which is an allocation site for the Key Rural Service Centre of Outwell combined with Upwell, under Policy G104.6 of the Site Allocations and Development Management Policies Plan 2016, with the policy requiring at least 35 dwellings.

The current application is for 50 dwellings and is in outline form with all matters reserved for later consideration. An indicative site layout shows access off Isle Road/A1101. The site area mostly complies with the defined allocated site boundary, except for a small section utilising a parcel of land to the rear of the warehouse/storage building, plus a parcel between the warehouse and takeaway which lies within the village development boundary.

SUPPORTING CASE

The agent submits the following comments in support of this proposal:

- The site in question at Isle Road was allocated in the SADMP 2016 by Borough Council of King's Lynn and West Norfolk as allocation G104.6. The site was allocated for the development of at least 35 dwellings.
- The allocation is in the heart of the village and close to the majority of village services and facilities.
- The Highway Authority have confirmed that, following a revised access plan being submitted, acceptable access can be provided to serve residential development at this location.
- It has been confirmed that traffic calming measures would not be used for this development following consultation with the Highway Authority. Therefore, the access to any nearby site would not be hindered.
- The site allocation states that development on the land is appropriate due to the location and wider benefits to the community.

- The entirety of Upwell and Outwell are shown to be Grade 1 land on the Natural England agricultural land classification map, so any allocation will be on good agricultural land.
- Any other consultees comments relating to the site request conditions are imposed.
- Other points raised will be dealt with as part of the Section 106 agreement for the site, such as affordable housing.
- Additions to infrastructure in the village will be funded by the Community Infrastructure Levy contribution.

PLANNING HISTORY

08/00084/CU: Application Permitted: 10/03/08 - Change of use from office and yard to take away and delivery

16/01059/CU: Application Permitted: 15/09/16 - Change of use of existing vacant warehouse building to Boulderling Gym (Class D2)

RESPONSE TO CONSULTATION

Outwell Parish Council: OBJECTS – “Because they believe the infrastructure cannot sustain 50 more dwellings. Parish Council want to be assured that the local Primary School can cope with developments of this size and of course the local GP surgery. Would hope the Planning Department will help with Council's concerns.

There has already been development off Wisbech Road - with Outline permission granted for 42 houses. Further development in Hall Road with Outline permission granted for 26 Houses.

Outwell Parish Council did not initially approve this site because they felt there was a better option within the village centre itself.

Outwell Parish Council questions the adequacy of the visibility splay on the busy A1101 at this site junction with the addition of Traffic Calming measures at each end. (In the past Parish Council has been told traffic calming on an A route is not possible when they have requested it).

One established business would be penalised by this event with HGVs being unable to approach his business as has been the normal practice for well over 35 years.

Another concern that the Parish Council have is that a local, much loved and used recreational facility will have to be removed to allow for access into this proposed site, consisting of Grade 1 agricultural land.

Outwell's emerging neighbourhood plan asks for small developments only with adequate space for parking of several vehicles, in order to avoid on road parking.

Although we are considered part of the Key Service Centre, we are a rural area where there is a need for family members to travel to work due to lack of employment locally.

The Village of Outwell already has five very large estates, which fail to cope with off road parking. This is becoming an increasing concern to the local population.”

Local Highway Authority (NCC): NO OBJECTION – subject to conditions. Whilst further design work will clearly be required for the proposed junction, in addition to the completion of

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a stage 1 safety audit prior to the approval of any preliminary design. I can confirm that the measures shown on the submitted sketch would provide me sufficient comfort that an acceptable access could be provided to serve a residential development at this location.

Notwithstanding the above you should be aware that the proposed access will also require changes to the access and parking arrangements for the Tikka Chef takeaway, which extend beyond the application boundary of this planning application.

Lead Local Flood Authority (NCC): NO COMMENTS - Officers have screened this application and it falls below our current threshold for providing detailed comment. This is because the proposal is for less than 100 dwellings or 2 ha in size and is not within a surface water flow path as defined by Environment Agency mapping. Standard advice applies.

Norfolk County Council – Environment, Transport, Development: NO OBJECTION - Taking into account the permitted planning applications (15/10950, 16/00248 and 15/01496) a total of 135 dwellings (including the Land W of Tikka Chef, Isle Road site) would generate an additional 13 Early Education (2-4 year old) children, an additional 35 Primary school age (4-11 children), and an additional 23 High school age (11-16) children. There would be insufficient capacity in the Early Education and the Primary sectors and funding for additional school places would be required.

Norfolk County Council will therefore be seeking Early Education and Primary School funding through CIL for this proposed development.

Fire: This development will require 1 fire hydrant per 50 dwellings at a cost of £820 per hydrant, which should be dealt with through condition.

Library: A development of 50 dwellings would place increased pressure on the library service and mitigation is required to develop the self-service system for the local area.

Middle Level Commissioners Internal Drainage Board: NO COMMENTS received.

Anglian Water Services: NO OBJECTION – subject to condition relating to foul water disposal strategy.

Environment Agency: NO COMMENTS - The site is situated within Flood Zone 1 (low risk) of the Environment Agency's Flood Map. Therefore, we do not have comments to make on this proposal.

Public Open Space Officer: NO OBJECTION - In line with Policies DM16/CS14, a development of this size is required to provide 17m² per dwelling of 'suitably equipped' children's play space.

Whilst plans are at the outline stage, the layout does appear to show an area of open space on the inside of a curved road section - I do have some concerns regarding visibility (i.e. of the roadway from the open space and for drivers, particularly as they enter the development). I think it would be better to be on the opposite side of the road, but still in a central position and well overlooked.

Housing Enabling Officer: NO OBJECTION - At present a 20% provision is required on sites capable of accommodating 5 or more dwellings and/or 0.165ha in Outwell. The affordable housing provision is then further split into 70% of the affordable homes being made available for rent and the other 30% for shared ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an

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identified need in the Borough and is agreed by the Council. In this instance 10 units would be required, 7 for rent and 3 for shared ownership. A S.106 Agreement will be required to secure the affordable housing contribution.

Environmental Health & Housing - Environmental Quality: NO OBJECTION – The Phase 1 Geo-Environmental Desk Study produced by EPS Ltd, reference UK18.4026, dated 18th May 2018 indicates that the site has an industrial building on it which is considered to require characterisation via an intrusive site investigation. Given the former use of the site and the potential below ground fuel tanks to be present near the proposed entrance of the site I agree with the conclusion of the report and recommend conditions relating to potential contamination issues and remediation.

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: NO OBJECTION – suggests conditions relating to foul & surface water disposal, lighting scheme and construction management plan.

Arboricultural Officer: NO OBJECTION - in principle but I will need to see a tree survey to BS 5837:2012, should this application reach the next stage.

Norfolk Constabulary: NO OBJECTION – advice offered regarding pursuit of Secure by Design accreditation.

REPRESENTATIONS

A total of **16** items of correspondence **OBJECTING** on the following grounds:

- Impact upon infrastructure and services;
- Increased traffic on busy Isle Road;
- Traffic calming adversely affecting existing premises;
- Loss of recreation facility and impact upon takeaway;
- Layout infers additional dwellings are planned;
- Residential amenity; and
- Impact on wildlife.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

Policy G104.6 Outwell – Land surrounding Isle Bridge

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

PLANNING CONSIDERATIONS

The main issues for consideration are as follows:

Principle of Development

Impact on visual amenity of the locality

Highways issues

Residential Amenity

Flood Risk and Sustainable drainage

Section 106 matters

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

Principle of Development

Outwell combined with Upwell is defined as a Key Rural Service Centre as identified by Policy CS02 of the Core Strategy (2011). The site is allocated for housing under Policy G104.6 of the adopted Site Allocations and Development Management Policies Plan (2016). The land is not previously developed land and is therefore a greenfield site.

Policy G104.6 of the Site Allocations and Development Management Policies Plan (SADMPP) states:

“Policy G104.6 Outwell - Land Surrounding Isle Bridge

Land amounting to 2.0 hectares, as identified on the Policies Map, is allocated for residential development of at least 35 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water;

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2. Submission of an odour assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works;
3. Subject to safe access to the site being achieved from Isle Road to the satisfaction of the local highways authority;
4. Provision of affordable housing in line with the current standards.”

Certain criteria will be discussed subsequently in this report.

The Parish Council have objected to the application as they believe that the existing infrastructure (primary school & doctors' surgery) cannot sustain 50 further dwellings. It is claimed that there has already been development approved off Wisbech Road (outline for 42 dwellings) and Hall Road (26 dwellings).

The Wisbech Road site for up to 40 dwellings involved application ref: 16/00248/OM and comprised 1.88Ha of land (including the 5 dwelling allocated site (0.3Ha) of Policy G104.5). The Hall Road site (application ref: 15/01950/OM) is a windfall site for up to 20 dwellings, approved when the Council could not demonstrate a 5 year supply of residential development land.

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

The density proposed for this application site is acceptable in your officer's opinion to make the most efficient/effective use of land without compromising form and character, as this is an edge of village site which is well screened from public views. Whilst the layout plan submitted is indicative only, it is considered that up to 50 dwellings could be achieved with varying dwelling types. However, this would ultimately be determined at Reserved Matters stage and could be less numbers (condition may be attached so that it is not more).

With regards to Criteria 1 & 2, the policy was drafted in the early 2010s and would have been informed by Anglian Water comments at that stage, when the site was for a much larger site area. However the finalised allocated site area is much smaller than that originally proposed in the plan-making process. It is now evident that this application site is not crossed by a sewer and is not near a sewage treatment works. Anglian Water have commented on this current application and confirm no assets within the site boundary, available capacity at the West Walton Water Recycling Centre, and request that a drainage strategy is submitted via condition to ensure that risk of downstream flooding is avoided. The principle of the development of this site is not disputed.

In terms of other factors of the policy, the proposal generally conforms to Policy G104.6. The site is relatively constraint free, in other words sustainable and has ultimately been found 'sound'.

The Community Infrastructure Levy would apply to address any infrastructure implications.

Impact on visual amenity of the locality

The existing residential development abutting the site to the east is a mixture of styles and sizes (both single and two storey) and this Isle Road frontage also contains commercial premises. There is relatively flat, open land to the north and west with little boundary definition.

Peripheral planting will be an important feature in order to assimilate the development into its setting and will be addressed at the reserved matters stage. However, as recognised in the supporting statement to Policy G104.6, the site is considered to be well screened and seen in context with the existing developed area when viewed from a distance to the west.

From a form and character perspective, given the existing setting, it is not considered that the development would adversely affect the visual amenity of the locality in accordance with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016. However, the detailed design stage will demonstrate whether up to 50 dwellings is achievable given the constraints of the site and policy requirements.

The Parish Council refer to the development approved off Wisbech Road, which is likely to have a similar cul-de-sac configuration.

Highways issues

The means of access is not to be considered as part of this application. Confusion has arisen from a plan submitted with the application which showed an indication of the proposed access and traffic calming measures. This has however been superseded by a further plan following discussion with the Local Highway Authority. The current indicative plan shows that the principle of accessing the site from Isle Road/A1101 may be achieved involving realignment of the carriageway. These works fall within highway land and full details may be secured during the reserved matters submission.

The Local Highway Authority states: "Whilst further design work will clearly be required for the proposed junction, in addition to the completion of a stage 1 safety audit prior to the approval of any preliminary design. I can confirm that the measures shown on the submitted sketch would provide me sufficient comfort that an acceptable access could be provided to serve a residential development at this location.

Notwithstanding the above you should be aware that the proposed access will also require changes to the access and parking arrangements for the Tikka Chef takeaway, which extend beyond the application boundary of this planning application."

The parking layout and provision for the takeaway is within 'blue land' and may be secured via condition.

The principle of a safe access off Isle Road is accepted by the Local Highway Authority and the proposal is in accordance with criterion 3 of Policy G104.6.

Residential Amenity

Appearance, layout, scale and landscaping would be considered at the Reserved Matters stage. Notwithstanding this, careful consideration would need to be given to privacy and separation distances between existing and proposed dwellings given the range of different heights of dwellings surrounding the site. This may ultimately affect the type of dwelling

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proposed in particular circumstances. However, given that there are no flood risk restrictions on the type of dwelling (site in Flood Zone 1 of EA mapping), the applicant can develop a range of design solutions and boundary treatments to protect the residential amenities of surrounding residents.

CSNN raise no objection subject to conditions regarding lighting, dust suppression and Construction Management Plan. Details of lighting is not considered to be necessary at this stage and a Construction Management Plan would adequately cover the amenity issues to be encountered by a development of this scale.

The proposal is likely to accord with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

Flood Risk and Sustainable Drainage

The applicant has provided a site specific Flood Risk Assessment and Surface Water Drainage Strategy as part of the application.

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

The applicant proposes a surface water drainage strategy that incorporates Sustainable Drainage Strategies, which is in accordance with the national expectation that LPAs give priority to the use of SuDS in determining planning applications (para 163 of the NPPF).

Surface water drainage issues can be conditioned as recommended by CSNN. However, at this stage, the site layout is not being agreed and the finalised drainage strategy would need to be designed and agreed around the Reserved Matters application; associated management/maintenance plans would be secured via Section 106 agreement at this stage. The proposal would accord with the NPPF and the provisions of Policy CS08 of the Core Strategy 2011.

Section 106 matters

The site amounts to 2ha and thus exceeds the affordable housing threshold set down in Policy CS09 of the Core Strategy 2011. The applicant seeks consent for up to 50 dwellings which means that 10 dwellings would need to be provided, split 70/30 between affordable rent (7 units) and shared ownership (3) dwellings. The Applicants have agreed to provide affordable housing and the matter will be covered within the S106 agreement. Should numbers be reduced, this would be covered by the usual standard formula for outline applications.

Criterion 4 of Policy G104.6 is therefore met.

With regard to open space, 850m² of suitably equipped play space would be required on site to serve the 50 dwellings proposed, in accordance with Policy DM16 of the Site Allocations and Development Management Policies Plan 2016. The exact details of this provision would be secured by the Section 106 Agreement along with maintenance arrangements.

As stated above, the detailed design of SuDS would be required in conjunction with the 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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Any other matters requiring consideration prior to the determination of the application

Impact upon infrastructure

Norfolk County Council state: "Taking into account the permitted planning applications (15/10950, 16/00248 and 15/01496) a total of 135 dwellings (including the Land W of Tikka Chef, Isle Road site) would generate an additional 13 Early Education (2-4 year old) children, an additional 35 Primary school age (4-11 children), and an additional 23 High school age (11-16) children. There would be insufficient capacity in the Early Education and the Primary sectors, and funding for additional school places would be required.

Norfolk County Council will therefore be seeking Early Education and Primary School funding through CIL for this proposed development.

Loss of recreational facility

The proposal will require the removal of the warehouse currently used by Fenrock Climbing Centre. The agent informs that this building is the subject of a short-term lease which expires in March 2019. So there is no barrier to delivery of this site for residential development, and the leisure/recreational facility may be lost anyway in the near future if the lease is not renewed.

Impact on trees

In accordance with our Arboricultural Officer's comments, existing features adjoining the site - trees and hedges to the rear of Isle Road properties - will need to be assessed in accordance with a tree survey to BS 5837:2012, should this application reach the next stage. This may be covered via condition.

Impact upon ecology

The main part of the allocated site is worked agricultural land and is of low ecological value. There are not considered to be any implications or impacts upon protected species within the site area.

The Habitat Mitigation fee (£50 per dwelling) has already been paid and would not therefore need to be secured via Section 106 agreement.

Contamination

Environmental Quality raises no objection subject to condition regarding potential contaminated land relating to the commercial part of the site through which the access is proposed.

Fire hydrant

Norfolk Fire Service require 1 hydrant (on a minimum 90mm main) per 50 dwellings which may be secured via condition.

Crime and Disorder

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

CONCLUSION

This application involves a site that is allocated for development under Policy G104.6 of the Site Allocations and Development Management Policies Plan (SADMPP) 2016. Whilst the

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proposed development is for more dwellings than initially expected/sought, it is clear that allocation numbers are minimum numbers and it is considered that the site can accommodate (subject to design and appropriate layout) up to 50 dwellings without material harm to the visual amenity of the locality or neighbour amenity.

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

RECOMMENDATION:

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

- 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.
- 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: Notwithstanding the submitted details as part of this application, no development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 5 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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

- 6 Condition: Prior to the 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'.

- 6 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.

- 7 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.

- 7 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.

- 8 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.

- 8 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 9 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 6, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7, 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 8.

- 9 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 10 Condition: No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.
- 10 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.

- 11 Condition: Prior to the construction of the final dwelling all works shall be carried out on roads, footways, street lighting, foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.
- 11 Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.

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- 12 Condition: Before any dwelling is first occupied the road(s) and footway(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.
- 12 Reason: To ensure satisfactory development of the site.
- 13 Condition: Prior to the first occupation of the development hereby permitted visibility splays measuring 2.4 x 90 metres shall be provided to each side of the access where it meets the highway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 13 Reason: In the interests of highway safety.
- 14 Condition: No works above slab level shall commence on site, unless otherwise agreed in writing, until detailed drawings for the off-site highway improvement works to realign Isle Road to enable the construction of an acceptable access to the proposed development and the Tikka Chef restaurant has been submitted to and approved in writing by the Local Planning Authority.
- 14 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.
- 15 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 14 shall be completed to the written satisfaction of the Local Planning Authority.
- 15 Reason: To ensure that the highway network is adequate to cater for the development proposed.
- 16 Condition: The development shall not be brought into use until a scheme for the provision of a fire hydrant has been implemented in accordance with a scheme that has previously been submitted to, and approved in writing by, the Local Planning Authority.
- 16 Reason: In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 17 Condition: The landscaping details referred to in Condition 1 above shall include a tree survey to BS 5837:2012.
- 17 Reason: In order to ensure that the development does not adversely affect trees on adjoining properties in accordance with the provisions of the NPPF and Policy CS12 of the LDF.
- 18 Condition: Prior to commencement of demolition or development, a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of the demolition phase, the construction phase and any piling. The scheme shall also provide the location of any

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fixed machinery, the location and layout of the contractor compound, the location of contractor parking and proposed mitigation methods to protect residents from noise, site lighting, dust and litter. The scheme shall be implemented as approved.

18 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF and Policy DM15 of the SADMPP.

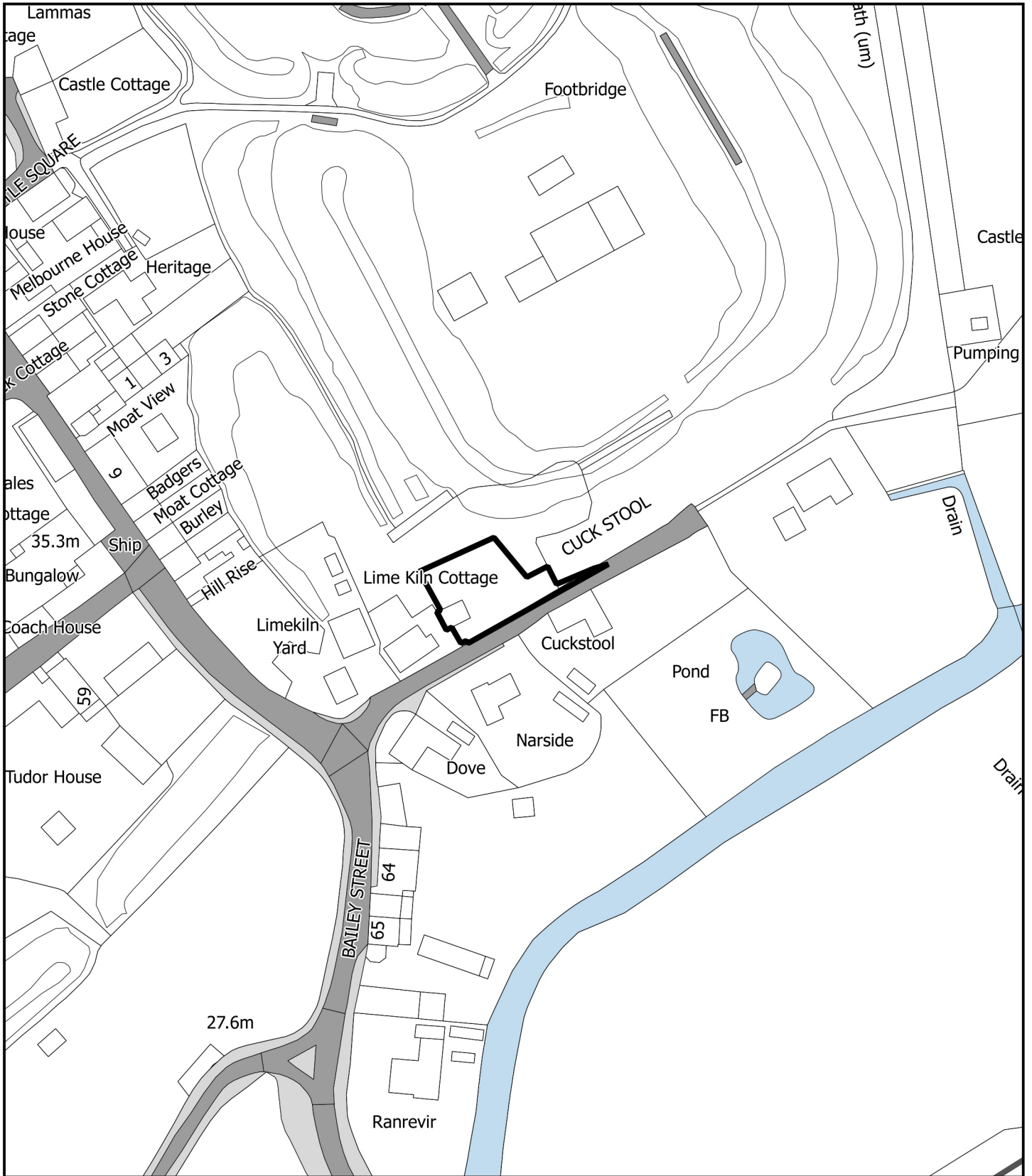
19 Condition: The development shall comprise no more than 50 dwellings.

19 Reason: To define the terms of this consent.

B. In the event that the Section 106 Agreement is not completed within 4 months of the date of this Committee meeting, the application shall be **REFUSED** due to the failure to secure affordable housing, public open space and play facilities, plus SUDS design and maintenance.

18/01053/F

Adj to Lime Kiln Cottages Cuckstool Lane Castle Acre



Parish:	Castle Acre	
Proposal:	Proposed dwelling	
Location:	Adj To Lime Kiln Cottages Cuckstool Lane Castle Acre Norfolk	
Applicant:	Derek Hales Ltd	
Case No:	18/01053/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 3 August 2018

Reason for Referral to Planning Committee – Contrary to Parish Council comments

Neighbourhood Plan: No

Case Summary

The application site is contained within the development boundary and Conservation Area of Castle Acre. The site also forms the setting of the Scheduled Ancient Monument, Castle Acre Castle.

Castle Acre is a Key Rural Service Centre accordingly to Policy CS02 of the Local Development Framework Core Strategy

The site contains a number of trees, a garage which is overgrown with vegetation and the northern boundary is formed by the wall to the castle.

The proposal seeks consent to erect a dwelling.

Key Issues

- Principle of Development**
- Impact upon Heritage Assets**
- Arbroicultural Implications**
- General Form and Character Issues**
- Impact upon Neighbour Amenity**
- Highway Safety**
- Other Material Considerations**

Recommendation

APPROVE

THE APPLICATION

The application site is in Castle Acre, a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy.

The existing built form on Cuckstool Lane comprises of two storey cottages constructed from flint, red brick and render with pantile roofs. There are also single storey dwellings on the southern side of Cuckstool Lane that are constructed from red brick and flint. The properties heading in a easterly direction get progressively closer to the Lane. The lane narrows to single car width heading in an easterly direction towards the site.

The site contains established trees along the southern and eastern boundaries of the site and the northern boundary consists of the wall to the Castle.

The proposal seeks consent for the erection of a chalet style dwelling with pitched roof dormers facing onto Cuckstool lane with a single storey rear projection. The property will be constructed from flint with red brick quoin and banded detailing.

The entire footprint of the dwelling and garden is contained within the development boundary. The land outside of the boundary, outlined in blue on the accompany plans is owned by the applicant, but does not form part of the application.

SUPPORTING CASE

The application has been supported by a Heritage Design and Access Statement:-

- High Street, Bailey Street and Stocks Green have a strong urban character and these linear spaces also have a strong sense of enclosure. The rest of the village is more rural in character
- Castle Acre has a number of historic character buildings and a large part of the village is designated Conservation Area. The predominant building material is rough knapped flint with orange/red brick quoin and also red brick itself.
- Castle Acre benefits from a range of services including a school, good bus service, a shop, pub and other employment.
- The applicant wishes to develop the site to provide improved views of the castle walling from Cuckstool Lane.
- The pre-application proposal has addressed the reasons to as to why an application would likely to be refused by reducing the site area to the dwelling within the development boundary to the east; by demonstrating that historic groups have mutually agreed upon the positioning of the building and providing additional information in respect to highway commuted.
- At the same time it was considered that a small-scale, low profile construction would minimise the impact of a new dwelling upon the Castle's Rampart.
- The proposed building reflects the form and character of a small traditional cottage. A limited number of window openings aligned with dormer windows above enhance the vertical proportion of the fenestration.
- Local materials are to be used in the construction of the dwelling.
- Consideration has been given to the neighbouring properties in so far as to the scale of the dwelling.
- In order to determine the location of the dwelling, given the conflicting sittings referenced by the Historic Environment Service and Historic England. It was decided to place the building in the south-east corner of the site to minimise

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overlooking/overshadowing of neighbours, and principally to provide the best view of the castle perimeter wall for walkers travelling along Cuckstool Lane and hence provide a benefit to the public.

- The highway will be widened to accommodate vehicle turning.
- The Highways officer has requested during the application an adoptable turning bay for general highway traffic and this was incorporated into revised plan 3381.04G
- The turning head has been re-positioned and reduced in size, such that it does not become a parking area for visitors to the castle, and facilitates turning for the parking associated with the proposed dwelling.
- The applicant's ownership of the red/blue-lined areas has been confirmed with the Land Registry
- Two rooflights on the rear elevation have been substituted with dormer windows
- The dwelling has been moved backward from the road such that a boundary hedge can be planted across the frontage.
- The site is within easy reach of the village centre.

PLANNING HISTORY

There is no recent relevant formal planning history

RESPONSE TO CONSULTATION

Parish Council: *latest comments* **OBJECTION** Castle Acre Parish Council object to the revised plans submitted. It seems to the Council that each revised plan so far has thrown up more problems and confusion about the proposed site which is adjacent to an historic monument and therefore in a very sensitive position within the Conservation Area.

Reasons for the objection are listed below:

- Highways have requested a turning bay in Cuckstool Lane because of the narrowness of the lane. It has come to the Council's attention that the bungalow called Narside, on the opposite side of the road to the proposed dwelling, added a brick wall during building work on its approved extension (16/01408/F) that brought their front boundary out by about 1 metre onto Highways land, without, it is believed, formal approval. This reduced the width of the highway, affects vehicle movement and added to flooding along the lane. The Council requests that Narsides' brick wall is moved back (or replaced by a hedge which is more in keeping with the Conservation Area) before finalising the position and size of the turning bay in Cuckstool Lane.
- In the Parish Council's opinion, the parking area, which incorporates the turning bay, now re-positioned to the east of the proposed dwelling, is still not big enough to be able to drive in, turn around and exit onto the road without reversing - a current planning authority rule. Noted that this area is within the property boundary of the proposed dwelling which may put drivers off from using it as a turning bay.
- This part of Cuckstool Lane is subject to flooding as the current system cannot manage the volume of water in wet weather. The revised plan suggests that the turning circle is tarmac surface that would exacerbate the flooding. The drain in front of Lime Kiln Cottage must be linked into the main drainage system and extra drains added as necessary for the dispersal of water. Both of these actions must be stated as planning conditions.
- The boundary has been reduced to leave an area of land around it to the north and the east. The plans show a proposed hedgerow to the eastern boundary of this area which

will effectively cut off access to the land between the red and blue lines on the plans. How can the landowner (which may be English Heritage) access this land?

- The Design and Access statement states that “the applicant’s ownership of the red/blue - lined areas has been confirmed with the Land Registry.” The Parish Council request that confirmation be sought as to who would own and maintain the area between the lines which at the moment is planted with various unmanaged trees and includes access to the castle wall. English Heritage should also confirm the boundary lines.
- Special care needs to be taken in setting and softening the proposed development into the landscape. Part of the proposed application states this development would open up the views to the rear wall of the Castle. The Council calls for fixed covenants that any trees planted on the plot should not restrict that view and a perimeter hedge be planted and never be removed. This hedge must not exceed 1.05 metres in height. The proposed picket fence surrounding the much smaller boundary of the proposed dwellings is incongruous with its natural surroundings and should not be permitted within the Conservation Area.
- The proposed dwelling is in an area of un-managed trees which may be the feeding ground for Daubenton’s Bats, often seen in this area of Castle Acre which is near the River Nar. Before any felling goes ahead, the Parish Council asks for a study to ascertain whether bats are using these trees.
- Various amendments have been made over the course of the application. The original site drawing showed a symmetrical building with two dormers at the south-east elevation. One of these has been removed which now makes the building unbalanced. The dormer should be reinstated.
- The Parish Council has sympathy with the new letter of objection from the neighbouring property of Lime Kiln Cottage in respect of being overlooked from the dormer windows to the rear of the new property but also notes the recent submission from Cuckstool Cottage in favour of this revised application.
- The National Planning Policy Framework 2012 or The BCKLWN Core Strategy 2011
- The BCKLWN Site Allocations and Development Management Policies Plan 2016
- Policy ENV 13: the design does not protect the quality and local distinctiveness of the rural built environment.
- Policy PPG1: the application does not meet the policy’s criteria, being out of scale and out of character with its surroundings.
- PPS1 – the design does not ensure a satisfactory external appearance.
- Policy 9/29 – the application does not meet a high standard of design or protect residential amenity.

original comments without the turning head – **SUPPORT** Castle Acre Parish Council supports the application of the proposed development on this unique site. The proposal is in keeping with the characteristics of the older houses in the area with one exception of the skylights on the rear elevation, to keep the design in keeping with the traditional buildings these should be changed to Dormer windows. Conditions are requested in regards to the eastern boundary at Cuckstool Lane there appears to be different boundary measurements. Cuckstool lane is subject to flooding as the current system cannot manage the volume of water in wet weather. Water flows down Bailey Street and floods area around the plot. The drain in front of Lime Kiln Cottage has a pipe which comes to an end on the proposed developments land, thus currently using the plot as a soakaway. Once built on, the proposed dwelling will exacerbate the problem. This drain needs to be linked into the main drainage system and extra drains added as necessary. Vehicles have limited turning space in Cuckstool Lane, the new dwelling should not reduce this space. The current proposal does not include details of electricity supply, the removal of the trees and the opening up of the view of the Castle Wall, the overhead cables and the pole will become more obtrusive and inappropriate. Soft landscaping needs to be taken into account and the positioning of such

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trees should not restrict the rear wall of the castle. Covenants should include that any trees planted on the plot. Any current hedging must be retained on the eastern boundary and not replaced at anytime by a wall or fence. There is currently a flint wall to the western side of the garage which is proposed to be demolished – this needs to be reviewed by the heritage bodies. Construction works avoid noise, dust and disturbance as well as road closure the builder must have a “good neighbour policy” during construction.

Highways Authority: *latest comments* **NO OBJECTION** subject to conditions

Original comments having visited the site I have concern that the width of Cuckstool Lane is in part insufficient to allow for two cars to pass which can result in a need for reversing on the carriageway when two cars meet or need to turn. Additionally the Highway junction of Cuckstool Lane with Bailey Street, historically has visibility splays below the adopted standard.

As the site I note that the applicant proposes some carriageway widening, however this does not mitigate against the general narrow road conditions in my view as traffic generated by the application would have needed to passed the potential points of conflict on approach to the site and it offers little benefit the general road users given that only 3 dwellings are found beyond. Visibility at the private point of access would be obstructed by the proposed dwelling position and there is limited space offered behind the parking spaces across the carriageway in which to manoeuvre into and out of the spaces freely.

However, having visited the site it is evident that Cuckstool Lane is without the benefit of any formal turning area and service vehicles and visitors can only turn in private driveways. Therefore having had to resort to reversing back to the junction I can see that there would be large benefit to the general road user of the application could incorporate a turning head to an adoptable highway standard. At this stage I therefore recommend that the applicant be asked to provide a revised plan which provides turning for general highway users and improves the parking and associated manoeuvring area.

PROW Officer: **NO OBJECTION** footpath 3 is in the vicinity of the site.

Arboricultural Officer: **NO OBJECTION**

Historic England: comments

Latest submission in regards to the turning head and reduction in redline arrangement don't quite understand how this comes about, keen to ensure that the conifer trees outside of the red line are removed – can this be conditioned.

Original submission the application lies partly within the Scheduled Ancient Monument known as “Castle Acre Castle, town defences and Bailey Gate”. The area would once have formed part of the outer works of the Castle and to the rear of the plot is a well preserved section of the castles defensive outer wall which stands to a height of some 8-10m. The land in front of the castle wall, along what is Cuckstool Lane is likely to have been on the line of the castle and towns outer defensive earthwork. The plot of land is heavily overgrown and the view of the wall and of the wider castle is currently obscured by a thick planting of conifer trees planted along the southern and eastern boundaries. At present we are of the opinion that the development area has an adverse impact on the setting of the castle and the Conservation Area. A carefully considered development would therefore have the potential to enhance the setting of the castle.

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The development would have the potential to impact upon the significance of the castle, through a development within its setting. Any development would also need to be aware of the potential for buried archaeological remains at the site relating to the castle and be mindful of the impact of the foundations upon any surviving below ground archaeology. The development therefore has the potential to have a direct impact upon the significance of designated heritage assets. Part of the development is also within the scheduled monument and in addition to planning permission Scheduled Ancient Monument Consent would also be needed.

Environmental Health & Housing – CSNN: comments This location is not in an area of concern for us in terms of surface water drainage, however I have noted the comments from the Parish Council and a member of the public, both of whom indicate a connection between the surface water drain on the road and the site itself. I note in your site photos that there is a kerbside drain on the road in front of the access gates to the north east of Lime Kiln Cottage, which is the property to the south west of this proposed site, however the utilities database indicates that surface water drains only run along Bailey Street. I therefore recommend that NCC Highways are asked to provide comment on this aspect specifically, as they may advise this is simply a blockage they were unaware of that can be dealt with by them, or they may advise that the site drainage design/layout requires amending to address the issue. It may be their responsibility or it may fall to the landowner. It may be a very old system that requires updating and amending.

Either way, if the pipework leads from the road onto the site, then this will need to be taken into consideration in the design and layout of the plot, and possibly incorporated into the surface water drainage scheme for the site, unless NCC Highways advise this is not required. A surface water drainage condition may be required.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

Conservation: NO OBJECTION whilst the property now only has one dormer on the front elevation, the proposal is not entirely symmetrical as the door is offset, conditions imposed in regards to sample panel door and window details.

Historic Environment Service: NO OBJECTION subject to archaeological conditions.

REPRESENTATIONS

Since the introduction of the turning head

3 letters in **support** of the application

- On-street parking beyond the first dwelling on either side results in significant obstruction.
- A choke point exists with the electricity pole and the corner wall of the house opposite.
- Unless a large turning area is intended, a turning area only caters for those visitors who miss or ignore the cul-de-sac signs at the entrance to the street and are seeking to park and visit the castle.

In regards to the original proposal without the turning head

4 letters in **support** of the application

- The proposed site is currently rough and not maintained.
- The big trees at the front are a danger to my bungalow and house next door.

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- The proposed house would enhance Cuckstool Lane
- The site already had residential use in the mid-20th century.
- Development in keeping with the characteristic of older houses
- appears to be a slight confusion over the location of the eastern boundary
- It would be good to remove the electricity pole
- the house would be better still if it were set back and it would then be easier to manoeuvre in the road
- Localised flooding and perhaps soakaways aren't suited.
- It would be sympathetic to the setting of the Castle.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

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

1. Principle of Development
2. Impact upon Heritage Assets (including Aborigicultural Implications)
3. General Form and Character Issues
4. Impact upon Neighbour Amenity

5. Highway Safety
6. Protected Species
7. Other Material Considerations

Principle of Development.

Castle Acre is designated as a Key Rural Service Centre in the settlement hierarchy. Within Key Rural Service Centres, limited growth of a scale and nature appropriate to secure the sustainability of the settlement, will be supported in line with policy CS06 - development in rural areas.

The strategy for development in rural areas is to promote sustainable communities and sustainable patterns of development to ensure strong, diverse, economic activity; maintain local character and a high quality environment, focus new development in Key Rural Service Centres and ensure employment, housing, services and other facilities are provided in close proximity.

The original plans included as part of the application site, land that is to the east and to the north of the site, but outside of the development boundary. Consequently the proposal has been amended that this land is removed from the proposal and the whole application site is contained within the development boundary of Castle Acre. The site is also contained within the Conservation Area, and adjacent to a Scheduled Ancient Monument.

Accordingly, subject to other material considerations the proposal could be supported in principle.

Impact upon Heritage Assets (including the Arboricultural Implications)

The site is contained within the Conservation Area and forms the setting to the Castle, a Scheduled Ancient Monument and Grade I listed building. The rear boundary wall of the site also forms part of the Scheduled Ancient Monument. Castle Acre's Conservation Area Character Statement refers to the site of the castle "being in elevated and commanding views over the River Nar valley. Its setting is one of undulating grass banks interspersed with the remnants of chalk and flint walls... Trees provide a backdrop for the ruins and the area around the village hall provides a viewpoint for the castle walls, the River Nar and its surrounding countryside".

Whilst not specifically mentioned within the Conservation Area Character Statement, Cuckstool Lane, where the site is located, leads off Bailey Street and is to the south of the Castle. Evidence from Tithe Maps identifies properties on the southern side of Cuckstool Lane but none on its northern side. However, by the first OS Maps of 1791, significant development on Bailey Street and development on the northern side of Cuckstool Lane is evident. Albeit difficult to see, it would appear that there are structures on the site's frontage and at depth.

Today, the site contains established trees on the southern and eastern boundaries, the western boundary contains close boarded fencing and the northern boundary is part of the castle wall. The site was overgrown at the time of the site visit. A garage/shed is partially hidden by the overgrown vegetation. The Castle Acre Footpath 3 runs along Cuckstool Lane and beyond the site to the east.

Development on the south side of Cuckstool Lane contains both single and two storey dwellings. The property opposite the site is a two storey cottage constructed solely from red brick and pantile. Off-set but also opposite the site's entrance is a 1960s infill bungalow.

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Properties to the west of the site, on the northern side of the lane, are two storey cottages constructed from flint and brick with low ridge heights. The properties immediately adjacent and opposite the site are hard onto Cuckstool Lane. Cuckstool Lane narrows in its width to single car width in line with the site for the rest of its length.

The development proposal is for a 3 bedroom detached, 1 ½ storey dwelling and would be constructed from brick, which will have a brick plinth, quoin and banding detail with pantiles. The main material used in the construction of the dwelling will be flint. The property is sited close to the front of the site following the removal of the trees on the roadside boundary, although taking into account the Parish Council's comments that there should be some landscaping to the front of the site, a hedge will be planted behind a picket fence. A detached garage will be provided to the west of the property between the proposed property and the neighbour's driveway. The property will benefit from a rear garden area. The flint wall referred to by the Parish Council will be retained in the construction of the detached garage. Beyond will be a post and rail fence as annotated on the site plan and on the eastern and northern boundary there will be a picket fence. A turning area constructed to NCC requirements will be provided and a slight increase to the width of Cuckstool Lane.

In line with section 72 of the Town and Country Planning (Listed Building and Conservation Area) Act 1990, the Local Planning Authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, and s.66 requires the Local Planning Authority to pay special attention to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it poses.

In line with paragraph 192 in determining planning application, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 requires great weight to be given to the assets 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. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of grade II listed building, park or garden should be exceptional.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

The Heritage, Design and Access Statement states that the siting of the dwelling is as far as possible from the castle rampart to reduce the impact of the new dwelling upon the heritage asset. It was also considered that a small-scale, low profile construction would also minimise the impact of the new dwelling upon both the Monument and the Conservation Area. Turning to the design of the proposed dwelling, the dwelling is said to reflect the form and character of a small traditional cottage. The use of a limited local palette of materials and a limited number of window openings aligned with dormer windows draws reference from properties in the locality.

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The proposal results in the loss of trees which form part of the setting of the Castle Wall and as referenced earlier, tree belts are specifically referenced in the Conservation Area Character Statement in respect to the setting of the Castle. However the trees on this site are overgrown conifers and self-seeded sycamore trees and the arboricultural officer has commented that the trees are not worthy of serving a tree preservation order and their loss could be accommodated.

Historic England has stated that the removal of the overgrown conifers and self-seeded sycamore trees would better reveal the Castle Wall. It is therefore concluded, both in regards to the arboricultural and historical implications, the loss of the trees leads to less than substantial harm rather than substantial harm to the significance to the Conservation Area and can be said to be an improvement to the Significance of the Castle and its wall.

Historic England has also commented that the proposal is in keeping with what they stated at pre-application in so far as the proposal is a single 1 ½ storey building, in a vernacular style which would be in keeping with the village. They did ask for the garage to be removed from the scheme, to allow greater permeability of the plot and to improve the visibility of the wall behind and this has been secured.

Historic England did comment that they accepted development within the area of the scheduled ancient monument i.e. the larger red line original application site, but this area has since been removed from the application, because it is located outside of the development boundary plan maps. This area is now outlined in blue on the accompanying plans, as it is in the applicants control and to ensure the wall is better revealed it considered reasonable to impose a separate condition in regards to securing the details of the landscape maintenance of the blue area. Such a condition will act to ensure that vegetation does not grow wildly and block views of the wall. It is also considered that in order to retain views through to the wall, permitted development rights under classes A (extensions and alterations to the dwelling), B (addition to the dwelling house roof), C (other alterations to its roof), and E (erection of incidental outbuildings) are removed by way of condition.

No reference is made to the setting of the Conservation Area from Historic England. However, the Conservation Officer comments that they have no objection to the proposal, and whilst the design has only 1 dormer window, the design of the property is not completely symmetrical as the door is in an offset position. Subject to a sample panel condition including tiles and door and window details the officer has no objection to the proposal.

Neither Historic England nor the Conservation Officer state that they have an objection to the turning head arrangements in terms of its impact upon these designated heritage assets.

General Form and Character Issues

The proposal is not considered to be an overdevelopment of the site, with a commensurate private amenity space to the dwelling in line with that of the locality.

There will be the loss of the trees which will affect the character of Cuckstool Lane. The loss of the trees appears to be acceptable, but in order to continue the green verdant character of the lane, the southern boundary hedging as shown on the plan, shall be secured by way of condition as part of a soft landscaping scheme.

Impact upon Neighbour Amenity

There are no residential neighbours immediately to the north or east of the site. The neighbour to the west is adequately separated from the dwelling by 11.4m (gable of proposed dwelling to eastern elevation of the neighbour's property). At this distance and given the 1 ½ storey scale of the proposed dwelling there would be no detrimental overbearing and overshadowing issues experienced by this neighbour. The windows at the rear of the proposed property at first floor serve bedrooms. Outlook from the eastern most window in the proposed property will not be achieved over the proposed single storey rear projection into this neighbour's garden area. The window closest to this neighbour will not afford direct outlook into any habitable amenity space and outlook would be towards the rear of their garden. This neighbour raises concerns in regards to being disturbed by vehicles using the turning head, but it is considered that given the position and given the position and nature of the turning head there will be minimal disturbance caused to amenity.

The neighbour opposite, Narside, is not directly opposite the site and are separated from the front of the proposed dwelling by 14.24m at their closest point and 11.4m from the start of the turning head. Given the separation distances and the orientation of the dwelling in relation to this neighbour, there would be no detrimental impact upon this neighbour's amenity by being overshadowed, overlooked or through overbearance.

The neighbour to the south east (Cuckstool Cottage) is in close proximity to the proposed dwelling but there is no direct overlooking, from ground floor or first floor windows that will serve the proposed property, into a Cuckstool Cottage. Being sited to the north of this neighbour there would be no overshadowing caused by the proposed property. The house is sited close to this neighbour but as referenced by virtue of not being sited directly opposite, these neighbours will not experience detrimental overbearing issues. If anything, this neighbour will experience less overbearing issues by virtue of removing the established trees that flank the roadside boundary.

There will be some disturbance caused during the construction period of the property. However given the scale of the proposal it is not considered necessary to request a construction management plan in this regard.

In all, based on the current proposed siting there would be no detrimental neighbour amenity issues.

Highway Safety

The highways officer initially objected to the scheme. The officer commented that the width of Cuckstool Lane is in part insufficient to allow two cars to pass which can result in the need for reversing on the carriageway when two cars meet. Additionally the highway junction of Cuckstool Lane with Bailey Street historically has visibility splays below the adopted standard. As originally presented the proposal only involved the widening of the carriageway but this did not mitigate against the general narrow road condition as traffic generated by the application would have needed to pass the potential points of conflict on approach to the site, and it offered little benefit to the general road users given that only 3 dwellings are found beyond. Visibility at the private point of access would be obstructed by the proposed dwelling position and there is limited space offered behind the parking spaces across the carriageway in which to manoeuvre into and out of the spaces freely.

However, having visited the site the officer now states that the provision of a turning head would offer additional highway safety benefits that would allow him to support the scheme.

The applicant has since revised the scheme and provided a turning head.

The Highways officer has no objection to the revised scheme as presented.

Protected Species

The site contains a shed that is overgrown with ivy, a number of mature trees and is adjacent to a County Wildlife Site. As a result a phase 1 protected species report has been carried out.

The phase 1 report has concluded that the presence of bats could not be ruled out as they could hibernate in the shed. It was considered that the removal of the shed could be carried out under a watching brief. Enhancements include the provision of two bat boxes or bat features to be installed on the new house.

Removal of trees should be undertaken during the period of September- February. Should this not be possible, nesting bird surveys will need to be undertaken by an ecologist to ensure no active nests are present. Two bird boxes are to be installed on the new house or garage.

Records of adders within 1km of the site are recorded and the habitat on site has some low potential to support reptiles. The adjacent habitat has high potential to support reptiles. It is recommended that site clearance be undertaken under the watching brief of an ecologist, during the April to October period.

Great Crested Newts are unlikely to be using the site, however should a great crested newt be found during the works, work should stop and an ecologist be consulted. If site clearance is undertaken under the watching brief of an ecologist, as recommended above for reptiles and bats, then this possibility would be covered simultaneously.

The need for an EPS License is referenced and it is unlikely that one will be required. Accordingly it is not necessary for the LPA to carry out the tests of derogation.

Norfolk Wildlife Trust commented on the pre-application that they would not object formally to an application on the site.

Other Material Considerations

Environmental Health was consulted as a result of the comments made in respect to localised surface water drainage issues. The environmental health officer has stated that there may well be a blockage in the surface water drain in the road which would need to be brought to the attention of the highways department. The highways officer has noted this issue but considers that such issues can be addressed in the technical details required for the off-site highway improvement works.

In regards to archaeological implications, notwithstanding that the site has been partially disturbed through the presence of buildings on the northern edge of Cuckstool Lane as evidenced in the first edition of the OS Maps, the site includes a section of the outer defensive ditch (the substantial castle bailey ramparts and a 8-10m tall medieval defensive wall are to the rear of the site). Elements of this ditch are still recognisable and there is a high potential for buried remains. Accordingly conditions are imposed in regards to a written scheme of investigation detail the programme of archaeological works, provision made for the analysis of the site investigation and archiving of such results.

The Parish Council's comment in regards to a wall being built at Narside on highway land is noted, and this will need to be investigated by the Highway Boundary Team. This does not prejudice the merits of this application.

CONCLUSION

Members will need to consider whether the proposal is of a suitable design and whether developing the site causes harm to the significance of the Conservation Area and Scheduled Ancient Monument.

In your officer's view the design, siting and scale of the proposal is not considered to cause significant harm to the designated heritage assets and such harm is outweighed by better revealing the Castle Wall with a traditional form of dwelling seen within the Conservation Area. The proposal also brings some form of highway benefit through the provision of a turning head by enabling cars to comfortably leave Cuckstool Lane in forward gear. Conditions imposed in regards to the removal of permitted development rights for the erection of outbuildings and extensions, roof alterations, along with landscaping management conditions will ensure that the significance of the Castle's wall and Conservation Area is safeguarded.

There are no other outstanding matters that have not been addressed in the scheme or that cannot be addressed by way of condition.

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

RECOMMENDATION:

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

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

Dwg.3381.04.H dated 17th August 2018
- 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.

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- 4 Condition: Prior to the installation of the roof tiles hereby approved a sample of the tile to be installed shall 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: Notwithstanding details received the following items shall be detailed on plans on a scale of 1:20, prior to their installation:-
- Windows and Doors
- The development shall be carried out in accordance with the agreed details
- 5 Reason: In the interests of safeguarding the characteristics of both the Conservation Area and Scheduled Ancient Monument.
- 6 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C and E of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, any other alteration to its roof, or the provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.
- 6 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 7 Condition: Notwithstanding details received, prior to the first occupation of the dwelling hereby approved full details of the height and appearance of the fencing to be erected on the northern and eastern boundaries shall be submitted to and approved in writing to the Local Planning Authority. The fencing shall be erected in accordance with the approved details prior to the first occupation of the development hereby approved.
- 7 Reason: For the avoidance of doubt and to safeguard the character of the Conservation Area and the setting of the scheduled Ancient Monument.
- 8 Condition: Prior to the first occupation of the development hereby approved, full details of both the hard and soft landscaping scheme for the dwelling shall be submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours and hard surface materials. Soft landscape works shall include planting plans (including the hedgerow details as on the southern boundary of the site), 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. All hard and soft landscape works shall be carried out in accordance with the approved details. 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.

- 8 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 9 Condition: A landscape management plan including long-term design objectives, management responsibilities, management and maintenance schedules for the area outlined in blue on plan dwg.3381.04 rev H shall be submitted to and approved by the Local Planning Authority prior to the occupation of the dwelling hereby approved. The landscape management plan shall be carried out as approved.
- 9 Reason: To ensure that the landscaping is properly maintained in accordance with the NPPF.
- 10 Condition: Prior to the first occupation of the development hereby permitted a 2.4m wide visibility splay (as measured back from the near channel edge of the adjacent highway carriageway) shall be provided across the whole site's roadside frontage the splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 10 Reason: In the interests of highway safety.
- 11 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking area shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- 11 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 12 Condition: Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works as indicated on drawing no. 3381.04 Rev H have been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in this condition shall be completed to the written satisfaction of the Local Planning Authority.
- 12 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.

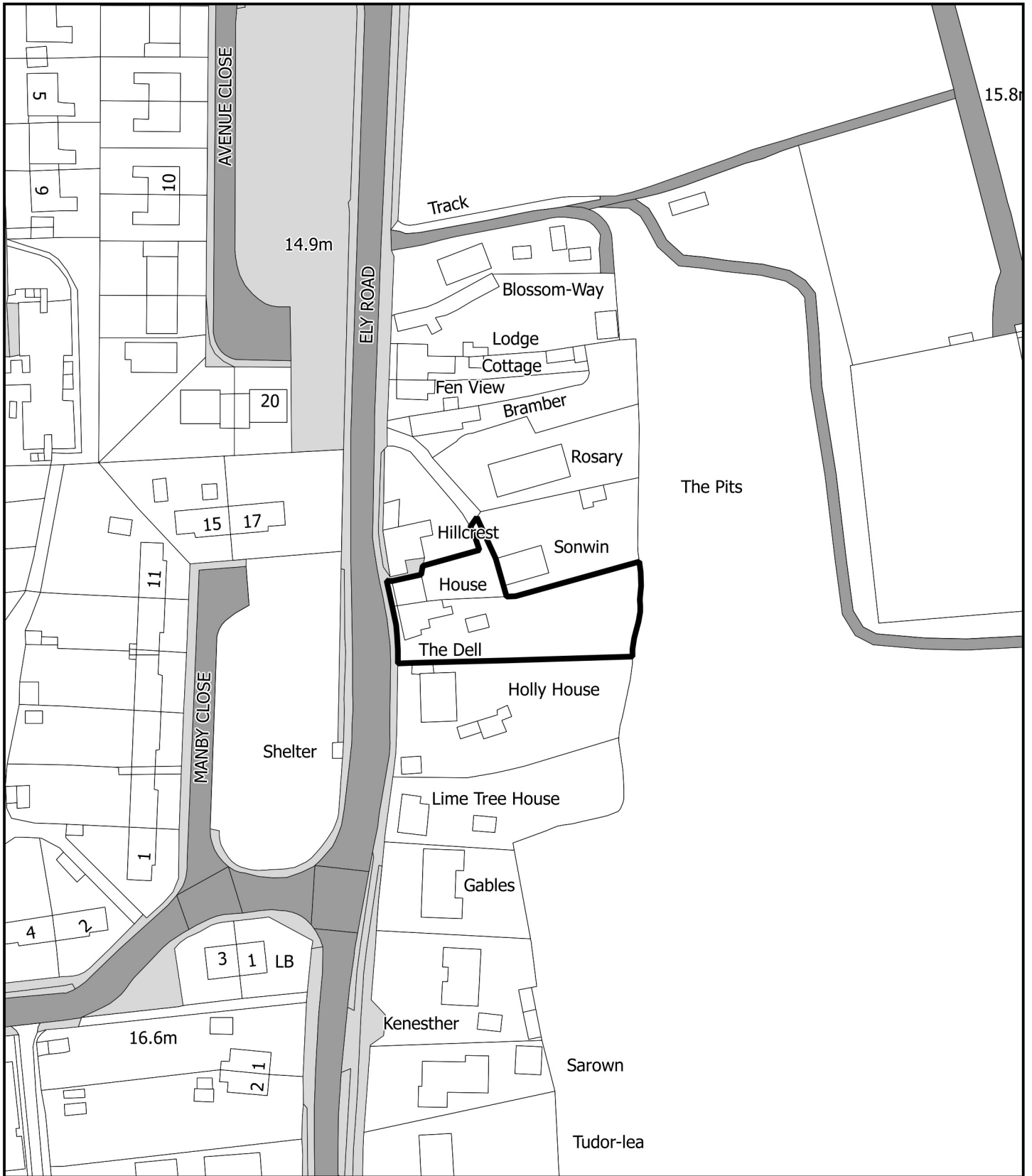
This also needs to be a pre-commencement condition as these fundamental details need to be properly designed at the front end of the process.
- 13 Condition: The development hereby approved shall be carried out in accordance with the recommendations (including enhancements) and conclusions section 4 of the Protected Species by Denny Ecology dated September 2017, specifically in regards to the protection of bats, birds, reptiles and great crested newts.
- 13 Reason: In order safeguard protected species in accordance with the provisions of the NPPF.
- 14 Condition: No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:

1. An assessment of the significance of heritage assets present 2. The programme and methodology of site investigation and recording 3. The programme for post investigation assessment of recovered material 4. Provision to be made for analysis of the site investigation and recording 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation 6. Provision to be made for archive deposition of the analysis and records of the site investigation 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

- 14 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 15 Condition: No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 14.
- 15 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 16 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 14; and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 16 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.

18/01343/F

The Dell and Marian House Ely Road Hilgay



Parish:	Hilgay	
Proposal:	Ground floor and basement extension to The Dell and infill of ground to bring level to upper terrace level including reinforced retaining wall for The Dell	
Location:	The Dell And Marian House Ely Road Hilgay Downham Market	
Applicant:	Mr & Mrs Mercer	
Case No:	18/01343/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 17 September 2018

Reason for Referral to Planning Committee – The application has been called in to Planning Committee by Cllr White

Neighbourhood Plan: No

Case Summary

The site is located in the village of Hilgay, to the east of Ely Road and to the south of the village centre. The site comprises a pair of cottages (semi-detached) Marian House and The Dell, which front directly onto Ely Road. The Dell and Marian House are in the same ownership.

The application is for a large extension to the rear of The Dell which uses the existing change in levels on site to create a new basement floor (to include a games room, storage rooms and WC). At the existing ground floor there will be an extension out onto the existing area of decking to enlarge the kitchen/ family room. It also includes an infill of ground at Marian House to create an upper terrace level including a reinforced retaining wall for The Dell.

Key Issues

- Principle of development
- Form and character
- Neighbour amenity
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The site is located in the village of Hilgay, to the east of Ely Road and to the south of the village centre. The site comprises a pair of cottages (semi-detached) Marian House and The Dell, which front directly onto Ely Road.

The application is for a large extension to the rear of The Dell which uses the existing change in levels on site to create a new basement floor (to include a games room, storage rooms and WC). At the existing ground floor there will be an extension out onto the existing area of decking to enlarge the kitchen/ family room. It also includes an infill of ground at Marian House to create an upper terrace level including a reinforced retaining wall for The Dell.

An application for works to The Dell was refused planning permission in December 2017 (ref. 17/01670/F), and the subsequent appeal (ref. APP/V2635/D/17/3192418, and attached to this report) was dismissed. This application seeks to amend the design for the extension at The Dell, and also to include the ground works and terracing to the rear garden at Marian House. These amendments are seeking to address the Inspectors comments in the appeal statement by reducing the impact of the extension on neighbouring Marian House.

SUPPORTING CASE

No separate case submitted to date.

PLANNING HISTORY

18/00614/F – Application withdrawn - Ground floor and basement extension at The Dell, Ely Road,

17/01670/F: Application Refused: 05/12/17 - Rear ground floor and basement extension - The Dell - Appeal Dismissed 23/02/18.

16/00799/F: Application Permitted: 22/06/16 - Swap flat lounge window for a bay window to the front of the property to match the joining property.

RESPONSE TO CONSULTATION

Parish Council: No comments received.

REPRESENTATIONS One letter of **support** received from the occupier of Marian Cottage. This states that the current situation offers little privacy or security to Marian House, and it is unsightly and unsafe. The proposed development would provide a solid and defined boundary. The extension will also offer some shade at times which would benefit their existing medical condition and enable them to better enjoy their garden, without adversely affecting the light into the dwelling and garden. The development would reduce overlooking from The Dell and reduce the noise.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

PLANNING CONSIDERATIONS

The main issues are:

- Principle of development
- Form and character
- Neighbour amenity
- Other material considerations

Principle of development

The proposal seeks to extend an existing dwelling to the rear, and to amend the ground levels of the garden of the neighbouring dwelling, and in both cases the principle of development is acceptable.

Essentially the issues are those of design and impact on neighbour amenity, which is a consideration under Policy DM15 specifically.

In addition, and as stated above, there has been a recent appeal decision on this site for a similar development and this proposal seeks to address the issues raised in that appeal.

Form and character

There will be no material change to the front of the dwellings and therefore the established street scene. The dwellings are cottage style semi-detached dwellings fronting onto Ely Road with limited parking to the front. The character of dwellings does vary in the locality. The gardens to the rear of the dwellings are large and have a significant difference in levels from the front to the rear of the site. Generally the dwellings have an area of decking/ patio at the current ground floor.

The proposal is to extend the ground floor (kitchen room) of The Dell out onto the currently decked area and then to cut in a new basement floor below this for a Games Room, Storage

and WC. Also, to infill a hole to the rear garden of Marian House to create terracing to accommodate the change in levels and alleviate the impact of the extension next door. Given that the ground drops away to all houses in this locality, there would be little impact in terms of form and character.

Neighbour amenity

The most significant issue for consideration is the impact of the proposal on the amenity of the neighbouring dwellings. The Dell and Marian House are in the same ownership but notwithstanding that the impact on the occupier of Marian House is material.

The previous application (17/01670/F) was refused by Planning Committee on the grounds that the proposal would give rise to increased overlooking to the neighbouring dwelling and garden known as Holly House. The second reason was that the proposal, by virtue of its scale, orientation and proximity to the neighbouring dwelling to the northern boundary known as Marian House, would result in an overbearing relationship between the proposed extension and the neighbouring dwelling.

The appeal statement (APP/V2635/D/17/3192418) upheld the decision stating in paragraph 4 -

'I find the scale of the extension to be excessive and that it would have an unacceptably dominant and overbearing effect on the neighbour at Marian House. As the extension would be immediately to the south of that property it would also be likely to overshadow its rear garden. This would add to its generally oppressive effect.'

This current application seeks to address the Inspectors concerns and improve the relationship between the proposed extension and Marian House next door. The scheme has set back the kitchen extension from the boundary to the north, and reduced the scale to lessen the impact. Furthermore this application includes infilling a hole in the garden to the rear of Marian House, creating an upper terrace. The proposed arrangement will reduce the visible extent of the flank wall of the proposed basement at The Dell, again lessening the impact on Marian House.

The application does not include surface water land drainage arrangements for the scheme and so it is suggested a condition is attached to require full details of surface water drainage arrangements to be agreed. This will ensure that the extension and change in levels will not have an adverse impact on either dwellings or neighbours.

The relationship of the scheme to the neighbouring dwelling to the south of the application site 'Holly House' has also been carefully considered again. The appeal statement detailed in paragraph 6 -

'On the other side of the site I saw that the existing boundary hedge between the site and Holly House ensures a good level of privacy to the rear garden of that property and that there are no ground floor windows in that property that would face the proposed extension. The proposed patio/decking above the basement extension would replace the existing decking and would not increase opportunities for overlooking. The ground floor extension would incorporate glazing in its side elevation facing Holly House but overlooking of the neighbour's garden from the extension would only potentially be possible if the hedge were to be cut back. A condition could be imposed requiring provision of a privacy screen if the appeal were to be allowed. For these reasons the proposal would not materially increase the potential for unacceptable overlooking of that neighbour.'

Taking on board the Inspectors views, and the fact that this application does not have any greater an impact on Holly House than the previous application, it is our view that, as suggested, the impact on Holly House can be mitigated against. There is some existing

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screening in place, the proposed extension is set back some distance from the boundary and there is already a large area of decking in place. It is therefore suggested that a condition is attached to require screening on the southern side of the decking of The Dell with full details to be agreed.

CONCLUSION

The proposed rear ground floor and basement extension to The Dell, and infilling to raise ground levels and create terraces at Marian House, in principle accords with policy and guidance. Full consideration has been given to issues which have been discussed in previous applications and in particular this scheme addresses the issues raised in the recent appeal decision.

For the reasons outlined above, it is recommended that the proposed extension is granted subject to the following additional 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 Nos 17065 001, 17065 002 and 17065 003 received on 23 July 2018).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding details that accompanied the application, prior to occupation or first use of the extension, precise details of a privacy screen to the southern boundary of the decking area of The Dell shall be submitted to and approved in writing by the local planning authority. The screen shall be implemented in accordance with the approved details prior to occupation or first use of the extension and decking, and shall thereafter be retained in that condition.
- 3 Reason: In the interests of the amenities of the locality in accordance with the NPPF.
- 4 Condition: No development shall commence on site until full details of the surface water land drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 4 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.



Appeal Decision

Site visit made on 13 February 2018

by Nick Palmer BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 February 2018

Appeal Ref: APP/V2635/D/17/3192418

The Dell, Ely Road, Hilgay, Downham Market PE38 0JN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Daniel Mercer against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 17/01670/F, dated 3 September 2017, was refused by notice dated 5 December 2017.
 - The development proposed is a rear ground floor and basement extension.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in the appeal is the effect of the proposal on the living conditions of adjacent occupants.

Reasons

3. The appeal dwelling is one of a pair of semi-detached houses which are close to the road frontage. To the rear the gardens of both houses fall sharply away and I saw that both properties have decking to the rear that is raised above the ground levels. The rear decking to the appeal property is more extensive than that at the adjoining house (Marian House). The proposed basement extension would replace the existing decking. The ground floor extension would be of lesser depth and adjacent to Marian House.
4. I saw that the ground floor rear wall of Marian House is on a similar alignment to the main rear wall of the appeal dwelling and that there is a small conservatory to the rear of the appeal dwelling that would be replaced. The ground floor extension would be of significant depth in relation to the existing house and as it would include a basement it would be of two storeys in height albeit that the basement would be at a low level. The basement would extend further to the rear with a fence or railing on top. The sloping roof would extend almost up to eaves level. I find the scale of the extension to be excessive and that it would have an unacceptably dominant and overbearing effect on the neighbour at Marian House. As the extension would be immediately to the south of that property it would also be likely to overshadow its rear garden. This would add to its generally oppressive effect.
5. I note that the appellant owns Marian House but this does not alter the detrimental effect that the proposal would have on its occupants. Planting

could be provided to mitigate the appearance of the extension but this would not overcome my concern in terms of its size. The appellant says that he intends to extend Marian House to the rear but I must consider the proposal in its existing context.

6. On the other side of the site I saw that the existing boundary hedge between the site and Holly House ensures a good level of privacy to the rear garden of that property and that there are no ground floor windows in that property that would face the proposed extension. The proposed patio/decking above the basement extension would replace the existing decking and would not increase opportunities for overlooking. The ground floor extension would incorporate glazing in its side elevation facing Holly House but overlooking of the neighbour's garden from the extension would only potentially be possible if the hedge were to be cut back. A condition could be imposed requiring provision of a privacy screen if the appeal were to be allowed. For these reasons the proposal would not materially increase the potential for unacceptable overlooking of that neighbour.
7. Although I find no harm in the latter respect this does not alter my conclusion on the main issue in terms of the overbearing effect on the neighbour at Marian House. Policy CS08 of the Core Strategy¹ and policy DM15 of the Development Management Policies² require high quality design and consideration of the impact on neighbouring occupants. For the reasons given the proposal would not accord with those policies. I conclude that the proposal would unacceptably harm the living conditions of adjacent occupants.

Conclusion

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

Nick Palmer

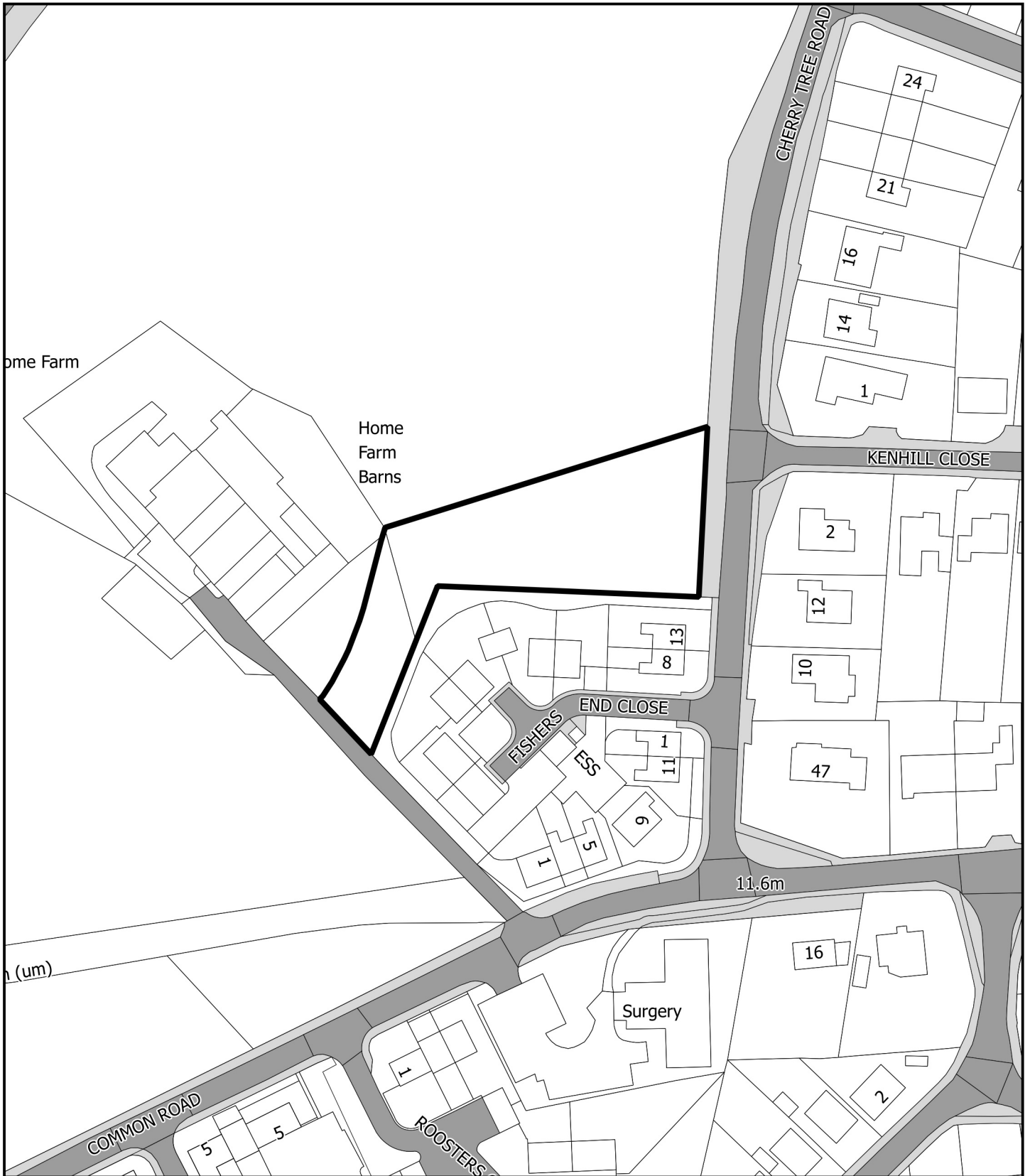
INSPECTOR

¹ King's Lynn & West Norfolk Borough Council Local Development Framework – Core Strategy (2011)

² King's Lynn & West Norfolk Site Allocations and Development Management Policies Plan (2016)

18/01042/O

Land off Cherry Tree Road Snettisham



Parish:	Snettisham	
Proposal:	OUTLINE APPLICATION: Construction of five dwellings with means of access via Cherry Tree Road	
Location:	Land Off Cherry Tree Road Snettisham Norfolk	
Applicant:	The Ken Hill Estate	
Case No:	18/01042/O (Outline Application)	
Case Officer:	Mr C Fry	Date for Determination: 8 August 2018

Reason for Referral to Planning Committee – Called in by Cllr Devereux and contrary to Snettisham Parish Council Comments

Neighbourhood Plan: No

Case Summary

The site is located within the development boundary of Snettisham.

The site is was once part of a larger field, part of which has already been developed as a rural exception site.

The site is located on the western side of the Cherry Tree Road, between Alma Road and Kenhill Close.

The form and character of development comprises of linear development of bungalows and two storey dwellings.

The proposal seeks outline consent for the erection of 5 dwellings with only access to be determined at this stage.

Key Issues

- Principle of Development
- Visual Amenity
- Neighbour Amenity
- Highway Safety
- Affordable Housing
- Ecology
- Any other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies within the development boundary of Snettisham. Snettisham is classified as a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The form and character of development on Cherry Tree Road comprises of 1970s bungalows on the opposite side of the site and two storey dwellings with pitched roof dormers and ex-authority dwellings to the north.

The site is on the western side of Cherry Tree Road and is partly screened by a visually broken field hedge along the northern boundary. Adjacent to the western boundary of the site is a set of farm buildings in association with Home Farm Barns. A recently newly constructed rural exception site sits adjacent to the southern boundary. That particular development was constructed as a rural exception site in line with the 1998 Local Plan Boundary Maps. Since then that site and this application site have been included in the development boundary of Snettisham as outlined in the Site Allocation and Development Management Policies Plan 2016.

The proposal seeks outline planning permission for 5 dwellings with access to be determined at this stage only. The application has an indicative layout that identifies 5; 3 and 4 bedroom two storey detached dwellings. Four of the 5 detached dwellings will face south and one detached dwelling in the bottom of cul-de-sac facing north.

The indicative appearance of the dwellings demonstrates the use of carstone, red brick, clay pantiles, timber windows.

Parking is indicatively provided in the form of garages and individual driveways. Visitor parking is also provided.

SUPPORTING CASE

The application has been supported with the following documents:-

- Design and Access Statement
- Planning Statement
- Landscape Visual Impact Assessment
- Ecology Report

The agent has provided a supporting statement that states the following:-

- The development lies within the settlement boundaries of Snettisham Village and such there is a strong presumption in favour of appropriate sustainable development on the site;
- The location of the houses is close to the village services and facilities and there is potential for safe walking/cycling access to the village centre;
- The mixture of housing provision can be delivered efficiently. The site is without any constraints;
- The proposal lies at the very edge of the Norfolk Coastal Area of Outstanding Natural Beauty (AONB) – no due impacts will be created on the AONB and this fact has been evidenced as part of the application;

- A landscaped buffer is provided along the whole of the northern boundary of the site – this helps in providing a soft defined edge between the application site and the agricultural field to the north;
- The homes are high quality and of bespoke design within a healthy green infrastructure;
- The scheme has been designed to blend into a rural landscape setting by providing a more relaxed built form which leaves larger gaps between the proposed houses;
- A safe access can be provided to the site via Cherry Tree Road
- New Housing attracts new residents whom assist in maintaining the vitality of community life in Snettisham; and,
- There are no adverse impacts arising from the proposed development in terms of heritage, landscape, highway or environmental impacts which would outweigh the clear benefits of the proposal.

PLANNING HISTORY

There is no recent relevant site history

RESPONSE TO CONSULTATION

Parish Council: OBJECTON

Lack of footway: Council would request that in the event of the Application being approved, provision is made for a footway.

Highways: NCC Highways have expressed concern over garage provision and we would echo this, again in the event that the Application is approved.

Parking issues on Alma Rd: There is concern over the parking situation at the junction of Cherry Tree Rd with Alma/Common Rd. Due to the lack of double yellow lines, this exit is already sufficiently hazardous, and some adjustment would be required should the development be approved, given the likely increase in those using the junction. The proximity of the vets and doctors makes this worse, and consideration might be given to restricting disabled parking in this small area – the risks to other traffic are the same regardless of who is parking.

Regarding substantive objections:

AONB: The proposed location is sited in the AONB. This had already been encroached upon and we would resist further development, given that there is building land in the Village which does not so encroach. An allocation is indeed proposed in our Neighbourhood Plan, which we believe is sufficient for the medium-term needs of the Village. homebuilding.co.uk states: “The intention of an AONB is to conserve and enhance the natural beauty of the landscape with the designation being of national importance.” There is reference in the Planning Statement to there being “housing adjacent and opposite the site” and suggesting this mitigates the effects of the development; while this may be true, by extension this would in due course allow for unlimited development, and the AONB would disappear under housing.

There is no reference to any affordable homes contribution or provision.

Neighbourhood Plan:

At the time of writing the NP is with the Inspector for his final adjudication prior to referendum. We believe that this increases its relevance; while not binding, it could hardly be at a later stage in the process. [The Inspector may insist on changes, and these may be presented before this application is formally considered; should that be the case we would note that any items not changed would have even more strength applied to them.]

Given that, we refer to:

NP01 – This makes an allocation and the proposal is not within that allocation – we would object therefore to any development at this time, certainly until it becomes clear whether the allocated land is subject to a planning application. There is no significant community benefit to be gained from this development.

NP02 – This refers to restrictions based on the agricultural category of the land – we may have missed this, but would seek assurance that it is not 1, 2 or 3a.

NP03 – The housing mix is not as suggested here.

NP04 – Would require legal covenants or similar to prevent use as second homes.

NP05 – Requires a proportion of affordable and other category homes which this does not reach.

NP09 – Though the site is within the official BCKLWN development boundary, as stated in the Planning Statement, it does not fall within the boundary used here. This has never been intended to be a formal designation, but the areas outside it were rejected as development sites for a variety of reasons, referred to in the supporting evidence.

NP11 – Clarifies the point immediately above, and the proposal is note included in the two exceptions.

CA02 – There being no community contribution currently suggested, the proposal does not meet this objective.

Community Safety Neighbourhood and Nuisance: NO OBJECTION subject to foul and surface water drainage details. Foul water sewer connection is available in Cherry Tree Road. Surface water sewers in Fishers End Close is a feasible option A condition requested in regards to a lighting scheme and details of air source heat pumps. Condition in regards to site construction hours.

Housing Enabling Officer: NO OBJECTION having reviewed the case in light of the NPPF, provided the development is for 5 units or less and the combined GIA is less than 1000sqm, there will be no affordable housing contribution.

If the GIA exceeds 1,000 sqm the contribution would be 1 onsite dwelling.

Provided the development is for under 1,000m2 GIA, no affordable housing contribution is required. We would request the standard condition be applied limiting the site to not more than 5no units and not more than 1,000m2 GIA. In the event a proposal exceeds either of these, please contact the team as an affordable housing contribution is likely to be required.

NCC Highways: NO OBJECTION subject to condition.

Environmental Quality: NO OBJECTION The site historically contained a variety of ponds and areas of backfilled pits. This indicates that there is the potential for contamination to exist in site. Full contamination conditions required.

The Officer states that the EA should be contacted in regards to groundwater protection and potential pollution of controlled waters.

Natural England: NO OBJECTION in terms of the impact upon Statutory Designated Sites. Based on the plans submitted there are no likely significant effects on The Wash and North

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Norfolk Coast Special Area of Conservation, The Wash Ramsar and The Wash Special Protection Area and has no objection to the proposed decision that a likely significant effect can be ruled out.

Consultation should be had with the Coastal Partnership in regards to the impact upon the AONB.

Possible Environmental net gains could be had for example providing a new footpath through the new development to link into existing right of way, restoring a neglected hedgerow, creating a new pond, planting trees to the local area.

Arboricultural Officer: NO OBJECTION

Coastal Partnership Officer: comments neither supporting or objecting. The reduction in the number of houses and the improvements to landscaping to screen impact from the AONB is noted and welcomed. Also the consistent use of vernacular materials through the design is well considered and of a good visual quality.

However, this is a gateway to the AONB and therefore is a very sensitive location. The Snettisham Neighbourhood Plan has also stipulated that this is to be left undeveloped. This is a green buffer to the village and we are concerned that without this the village will continue grow and lose its character. We are also supportive of the approach of allocated sites that have come through the Local Plan being developed first as the Borough has a 5 year supply. This would mean developments that have less landscape impacts on the AONB and on brownfield sites can be achieved first.

The proposed landscaping could help alleviate some of impact. If the proposal is allowed we would like to see a detailed condition on landscaping and on lighting to reduce light pollution.

We recommend that any outdoor lights be;

- Fully shielded
- Directed downwards
- Switched on only when needed
- White light low-energy lamps.

Anglian Water: Any comments to be forwarded on in late correspondence.

REPRESENTATIONS

12 letters objecting on the following grounds:-

- Noise
- Visual amenity
- Not enough amenities in the village of Snettisham
- The land was considered for overflow carparking for Fishers End Close
- Overlooking properties and gardens
- Parking problems
- Traffic congestion and on-street parking between Goose Green Road and the Doctors Surgery on Common Road, extending onto Cherry Tree Road.
- No need for further houses in the village.
- The proposal is to build on an area of Outstanding Natural Beauty

- Other land is available in the village, so there is no justification for this proposed new development.
- Views into the AONB will be spoilt from within the village.
- No detailed drawings of the side elevations of the houses
- How long before another plan on the field and another small corner is include in the village boundary.
- Details of the amenities are outdated
- Bus Service does not run as frequent as stated.
- Little work opportunities in the village
- No affordable housing
- Haven for wildlife
- Broadband in the area is not great
- Water pressure issues in Snettisham
- Garage proportions are not to scale

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

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
- Landscape and Visual Amenity
- Other Form and Character Issues
- Impact upon Neighbour Amenity
- Highway Safety
- Affordable Housing
- Ecology
- Any other Material Considerations

Principle of Development

The site lies within the development boundary of Snettisham. Snettisham is a Key Rural Service Centre, where limited growth of a scale and nature appropriate to secure the availability of each settlement, will be supported within the development limits of Key Rural Service Centres. In accordance with Policy CS06 Rural Areas the strategy for Rural Areas is to promote sustainable communities and sustainable patterns of development; maintain local character and high quality environment; focus new development in Key Rural Service Centres, ensure that housing and other facilities are provided in close proximity. In line with Policy CS09 Key Rural Service Centres will have to provide for at least 2880 new dwellings in total over the plan period.

The site is located on the western side of Cherry Tree Lane and is currently a grass field with hedge boundaries on the northern side. The field was once part of a larger field which has been partly developed. The development on the southern half of the entire field has been developed as an affordable housing rural exception site, as at the time of determining that particular application the site was outside of the local plan boundary map. Since then the development boundary has been increased in size, through the Site Allocation and Development Management Policies Plan and now incorporates the whole field.

The site albeit greenfield can be considered a windfall site in line with the definition of a windfall site contained in the both the Core Strategy and Policies Plan, which are Development Plan documents.

Thus subject to other policies in the development plan and other material considerations that are considered to be relevant, the proposal could be supported in principle.

It is noted that Snettisham Parish Council refer to their submission of a Neighbourhood Plan to the Planning Inspectorate. The Neighbourhood Plan has been assessed and the plan has not been recommended by the Inspector to be modified, prior to going to referendum. At present the Planning Policy team are working with Snettisham Parish Council to agree a finalised Neighbourhood Plan in light of the Inspector's comments. At present therefore less weight is being attributed to their Plan.

Landscape and Visual Amenity

The site is also contained in an Area of Outstanding Natural Beauty (AONB). The Council's approach to development within the AONB is outlined in policy CS12 of the Local Development Framework Core Strategy. Policy CS12 states "that development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible enhance the special qualities and local distinctiveness of the area, gaps

between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks.”

In order to aid the Council in deliberating the principle of developing the site for 5 dwellings, a Landscape Visual Impact Assessment has been submitted that analyses the proposal and its impact on the wider landscape.

The LVIA identifies that the site that is contained within F1 of the Chris Blandfords Landscape Character Assessment, that is used by the Local Planning Authority. F1, wooded slopes with Estate Land, Snettisham and Dersingham. The sensitives of this character area are:-

- Mature Landscape Structures with fields and paddocks delineated by generally mature hedgerows
- Traditional buildings materials with several traditional/older buildings
- Mature woodland copses and larger areas of woodlands and plantations
- Open views to landmark church to the east of the villages.

The landscape planning guidelines derived from the F1 category is to seek;

- to maintain and enhance the generally wooded setting of parts of Snettisham
- to conserve open views to Snettisham church,
- to ensure that new small scale development in or on the edges of Snettisham responds to the settlement pattern
- to conserve and enhance the settlement edges of Snettisham.

The visual impact identifies 7 visual receptors.

Visual 1 – users of PROW footpath to the south of home farm

Visual 2 – highway footpath users/residents at Ken Hill close and Cherry Tree Road

Visual 3 – Highway footpath users, A149 Roundabout, Norton Hill

Visual 4 – Users of the footpath, west of A149

Visual 5 - Users of the footpath, west of A149 between Poppyfields Drive and A149

Visual 6 – Visitors to St Mary Snettisham Parish Church and

Visual 7 – Users of the PROW footpath and Park Farm.

The Landscape Visual Impact Assessment states the following:-

From Visual 1, the users of the footpath to the south of Home Farm will only achieve partial views of the development as the development will be screened by the existing development at Fishers End Close. The proposed development will infill between Home Farm and Fishers End Close, although the proposed materials and construction methods are in keeping with the local area and will read as an extension of the development at Fishers End Close.

Sensitivity of the visual 1 is considered to be high and the magnitude of change in the landscape is considered medium. The resultant visual impact would be moderate.

From Visual 2 – users of the highway footpath at Ken Hill Close and Cherry Tree Road will see the development and the new access road. The view will change from open rural greenspace to housing development, although proposed materials are in in keeping. The sensitivity of the receptor group is medium and the magnitude of change in the landscape is considered low. The resultant impact would be minor

Visual 3 – highway footpath users at A149 roundabout, Norton Hill will receive elevated views of the development. The effect on the view will be slight increase in built form of similar nature to that existing already at Fisher End Close and Common Road. The sensitivity of the receptor group is considered low and the magnitude of change in the landscape is considered low. The resultant visual impact would be minor/neutral.

Visual 4 – Users of the Public Right of Way (PROW) west of the A149 heading east from Lodge Hill Plantation may receive partial views of the development when existing roadside vegetation is without foliage. Views will however be obscured by planting structure and vehicles on the A149.

The sensitivity of the receptor is considered high and the magnitude of change in the landscape is considered low. The resultant visual impact would be moderate/minor.

Visual 5 – Users of PROW footpath, between Poppyfields Drive and the A149
-Footpath users between A149 and Poppyfield Drive will receive no visual impact from the development as the site is screened by topography.

Visual 6 – Visitors to St Mary Snettisham Parish Church.

Visitors to St Mary Snettisham Parish church will receive no impact from the development as the site is screened by topography. The representative viewpoint has been included to demonstrate no impact.

Visual 7 – Users of PROW Footpath, Park Farm

Footpath users at Park Farm will receive no visual impact from the development as the site is screened by topography. This representative viewpoint has been included to demonstrate no impact.

The LVIA, carried out to the standard guidelines for carrying out such assessments, has concluded that there would be moderate impact in terms of the wider landscape effect and a moderate to minor/neutral visual impact. With mitigation in the form of boundary planting to the site, it will reduce the landscape and visual of the development of the site as planting matures.

The LPA concurs with the observations made in the LVIA.

The scale of the development would not affect the wooded area of Snettisham nor enclose views of Snettisham Church and is of small scale development that through supplementary landscape planting would help to define the edge of the settlement. The proposal would therefore be of limited harm to the AONB and such limited harm is considered to be outweighed by the public benefit of an additional 5 dwellings to Snettisham.

Other Form and Character issues

The indicative proposal for 5 detached dwellings provides varied spacing between the dwellings. Spacing is tighter between plots 2-4 but there is spacing between 1 and 5. Denser forms of development are evident in Fishers End Close.

The indicative layout turns its back on the existing development in this case. This would be beneficial in this instance as it would not encourage the continuation of development further north, which is one of the concerns raised by Third Parties and the Parish Council.

As indicatively shown each plot benefits from a commensurate sized amenity space to that found in the locality.

The Arboricultural Officer has no objection to the proposed enhanced landscaping as indicatively shown, however notwithstanding that landscaping is a reserved matter, it is considered reasonable to impose a condition to ensure that there be an enhanced landscape buffer along the northern boundary of the site, as shown on drawing "Landscape Buffer" as part of the reserved matters application.

Impact upon Neighbour Amenity

Given the shape of the site it is very likely that the internal layout of the site will result in a service road running along the southern boundary of the site. This will result in some disturbance to the neighbours to the south; but with suitable surfacing of the private driveway (to be determined at reserved matters stage) there would be no detrimental impact upon their amenity.

Indicative plots 1-4 as shown are 18m from the rear and side elevations of the properties in Fishers End Close. Plot 5 is some 12m extending to 16.2m from the flank elevation to the properties in Fisher's End Close which is an adequate separation. The Internal layout of the properties can avoid detrimental any overlooking relationships into these neighbouring properties. By virtue of the site being to the north of Fisher End Close there will be no detrimental overshadowing.

The properties in Kenhill Road and those on the opposite side of Cherry Tree Road are some 17m away from the indicative siting of the proposed properties. At this distance there would be no detrimental impact upon their amenity.

The Community Safety Neighbourhood and Nuisance team has no principle objection to the scheme. The request for a site hours conditions is not considered to be reasonable given the scale of the development i.e. 5 dwellings. An air source heat pump condition is also not necessary to be imposed at this outline stage. The lighting scheme condition is also not considered to be necessary.

Highway Safety

Third Party and the Parish Council comments have raised concerns in regards to parking problems in the vicinity of the site. The Highways Officer does not concur with the 3rd party comments that there is traffic congestion in the area and there have been no recorded accidents.

Access only is to be determined at this stage. The highways officer following receipt of the amended plan, showing the continuation of the footpath into the bellmouth of the access, has no objection to the proposal subject to conditions that secures the continuation of the footpath, as well as conditions covering visibility splays, garage dimensions of 3m x 7m, and development not commencing until on-site parking for construction workers is secured.

However, the garage dimension condition is not required at this stage as garages will form part of the reserved matters (layout) and will be considered at that stage.

Affordable Housing

Third party representations are concerned that no affordable housing forms part of this scheme.

Whilst under 5 dwellings on a site area in excess of 0.165ha would require an affordable housing contribution, the NPPG states that if the site proposes 5 dwellings or less where the GIA footprint is less than 1,000m², then no affordable housing will be sought. A condition will therefore be imposed that the GIA is no more than 1000m² GIA.

Ecology

Third Party representations are concerned that there will be a detrimental impact upon the wildlife that use the site.

The site has been accompanied by an ecology report that has assessed the on-site features and surrounding features and buildings. In regards to onsite features there is the potential for breeding birds such as tits, sparrows and starlings because of the scrub and Hawthorn hedgerows. Other protected species; namely great crested newts, badgers, bats, reptiles and other species were screened out of being at risk from development on the site due to sub optimal habitats, paucity of droppings and lack of ponds within 500m of the site.

Recommendations in the report include;-

- Hedgerow and vegetation removal should be carried out outside of the bird breeding season (Nominally bird breeding season March – August) or if this cannot be achieved then should be carried out under supervision from an ecologist;
- Any trees protected by using heras fencing,
- Installation of bird boxes to mitigate for loss of bramble scrub;
- low level lighting scheme in regards to bat, bird and foraging routes
- landscaping planting should use native plant species

It is considered that the recommendations in regards to birds are reasonable given that the site contains hedge/scrub vegetation and timing/surveys in the removal of such features are secured by way of condition. There are no trees on the site. Details of the bird boxes are secured by way of condition. The low level lighting scheme in regards to foraging routes would be difficult to enforce. The specific plant types, densities Landscape planting details can be left to reserved matters stage and accordingly is not conditioned.

The proposal does not cause any detrimental impact upon the European designated sites. Natural England has no objection in this regard. The possible net gains referenced by Natural England are noted however these net gains are not required to be provided to render the proposal acceptable in regards to protected species. A unilateral undertaking that £50 per dwelling will be contributed towards the habitats mitigation has been submitted in the usual way.

Other Material Considerations

The proposal does not detail any foul or surface water drainage arrangements, but there is a foul water drain in Cherry Tree Road and there is a surface water drain in Fishers End Close. In line with the Environmental Health Officer's comments foul and surface water drainage details are to be secured by way of condition.

It is also worth noting that third parties and the Parish Council are concerned that there will be future development to the north of the site in the AONB. The site is designated in the wider countryside and any application would of course be considered separately on its own merits.

Third Party comments make reference to the site being used as overspill parking. No evidence of this was seen on the site visit and there is no planning history of such use.

Third Party representations state that there are other sites available within the village that can be built on. This is not a material consideration.

There are no detailed drawings of the side elevation of the houses as appearance and scale are reserved matter considerations.

Third parties reference issues in the DAS that the amenities listed are no longer available and the bus service is not as frequent as stated. Ultimately Snettisham is a Key Rural Service Centre in the settlement hierarchy that can accommodate minor development of this scale.

Issues about water are noted and should Anglian Water make any comments they will be reported in late correspondence.

CONCLUSION

Members will need to consider whether 5 dwellings, with only access to be determined at this stage are acceptable.

The Neighbourhood Plan and its policies has been the subject of examination by an Inspector. The Inspector has requested revisions to the plan and therefore little weight is being attributed to the policies quoted by Snettisham Parish Council, at this time, ahead of an agreed modified neighbourhood plan coming forward. The development plan documents and the new NPPF as a material consideration are considered to carry significant weight in determining the application.

It is your officer's opinion that with the site being in the development boundary of Snettisham, a Key Rural Service Centre, this application could be supported in this instance. Notwithstanding third party and Parish Council comments, there is considered to be limited harm caused to the Area of Outstanding Natural Beauty in developing this site and appearance and scale are matters to be determined at reserved matters stage. The indicative appearance and scale of the properties as presented would be akin to development found in the locality and the enhanced landscaping strip will help create a buffer to the remaining open countryside.

The indicative layout does not show any principle neighbour amenity issues and the highways officer has no objection to the access arrangements as presented.

Issues in regards to drainage and protected species can be secured by way of condition.

The proposal is therefore to be supported subject to the following conditions.

RECOMMENDATION:

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

- 1 Condition: Approval of the details of the means of layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.

- 1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 5 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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

- 6 Condition: Prior to the first occupation of the development hereby permitted the vehicular/pedestrian/cyclist access over the footway shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways specification (TRAD 1) and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 6 Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 7 Condition: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 7 Reason: In the interests of highway safety.
- 8 Condition: Prior to the first occupation of the development hereby permitted a 2.4m wide parallel visibility splay (as measured back from the near edge of the adjacent highway

carriageway) shall be provided across the whole of the site's roadside frontage. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

- 8 Reason: In the interests of highway safety.
- 9 Condition: Development shall not commence until a scheme detailing provision for on-site parking 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 in accordance 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: Any hedgerow or vegetation clearance will shall take place outside of the bird nesting/breeding season between the 1st March and 31st August in any given year. Should hedgerow, removal or vegetation clearance is required during this period, prior to its removal a bird nesting/breeding survey shall be submitted to and approved in writing by the Local Planning Authority. The result of the survey shall also include any mitigation/enhancement measures appropriate to the extent of any breeding/nesting bird recorded in order to minimise the impact of such landscape feature removal upon the bird species. The mitigation/enhancement works shall be completed and maintained in accordance with the agreed details and timetable other than with the prior written approval of the Local Planning Authority.
- 10 Reason: To ensure the impact of the development upon protected species is minimised in accordance with the NPPF and NPPG.
- 11 Condition: Notwithstanding the details as outlined in condition 10, full details of 2 bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the scale, siting and appearance of the bird boxes and the agreed boxes shall be installed prior to first occupation of the dwellings hereby approved or installed in accordance with any other such timetable to be agreed in writing.
- 11 Reason: To ensure the impact of the development upon protected species is minimised in accordance with the NPPF and NPPG.
- 12 Condition: Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works (provision of footpath) as indicated on Drawing(s) entitled "Illustrative site plan with means of access to be considered" has been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation/use of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority.
- 12 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
- 13 Condition: Any reserved matters application pursuant to the development hereby approved shall include the provision of a landscape buffer area along the northern

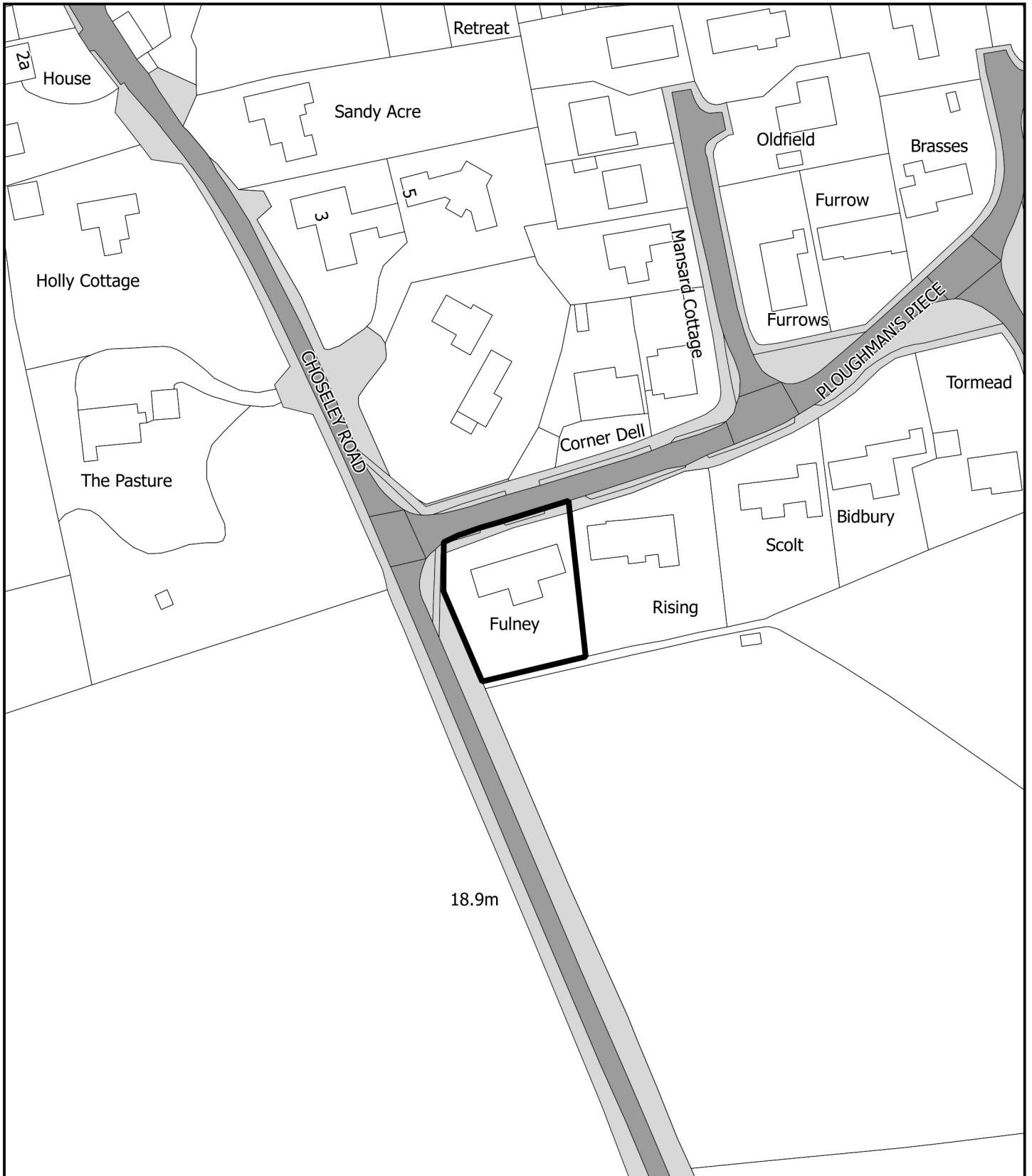
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boundary of the site as indicated on drawing entitled "Plan to demonstrate proposed landscape buffer" received 16th August 2018.

- 13 Reason: In the interests of visual amenity in accordance with the provisions of the NPPF.
- 14 Condition: The development hereby approved shall comprise of no more than 5 residential units and shall not exceed 1,000m2 Gross Internal Area.
- 14 Reason: To define the terms of the permission.

18/01302/F

Fulney Ploughmans Piece Thornham



Parish:	Thornham	
Proposal:	Proposed demolition of existing dwelling and construction of 4 x 2 bed semi detached dwellings	
Location:	Fulney Ploughmans Piece Thornham Hunstanton	
Applicant:	Butler & Le Gallez Properties LTD	
Case No:	18/01302/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 13 September 2018

Reason for Referral to Planning Committee – Called in by Cllr Watson

Neighbourhood Plan: No

Case Summary

The application site lies within the development boundary of Thornham contained within the AONB.

Thornham is a Rural Village in the settlement hierarchy in accordance with Policy CS02 of the Local Development Framework Core Strategy 2016.

The application site is elevated above road level and contains a detached bungalow on a site size of 0.101ha

The proposal is for the demolition of the existing bungalow to 2 pairs of semi-detached 1 ½ storey dwellings.

Key Issues

- Principle of Development
- Impact upon the Area of Outstanding Natural Beauty
- Other Form and Character Issues
- Impact upon Amenity
- Highway Safety
- Drainage
- Ecology
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site is contained within the development boundary of Thornham and within an Area of Outstanding Natural Beauty.

The site is set within a comprehensive form of 1960s and 1970s bungalows cul-de-sac development. Further to the east are 1 ½ storey dwellings and houses. The development on Choseley Road comprises of cottages towards the main road and substantial individual bespoke dwellings set with a dip in the landscape that are heavily treed.

The site contains a late 1960s early 1970s detached bungalow that has undergone a number of extensions. The bungalow is set back on the site in an elevated position above the roadside. Parking is provided to the front and a red brick wall wraps around the front of the site and increases in height to form the side boundary.

The application seeks consent to demolish this dwelling and erect 2 pairs of semi-detached 1 ½ storey dwellings. The dwellings will scale 7.46m (h) (following a reduction in ground level of 300mm) x 8.6m(d) x 13m (w) with parking provided to the front. The dwellings are to be constructed from flint with red brick quoin detailing and sunken dormer windows. Other design features include pitched roof porches.

Each property will have its own private amenity space with rear access.

A 1.2m high wall will be provided to the front of the site.

SUPPORTING CASE

The agent has provided the following supporting documents:-

- Design and Access Statement

Design and Access Statement

- The proposal comprises residential development of high quality small new residential buildings to replace a large existing bungalow & associated outbuildings.
- The proposal brings forward high quality traditional designs for housing and associated landscaping, enhancing character of this rural setting and, with the provision of housing with this sustainable location.
- Existing site has buildings that cover a footprint of 175m² – amenity of 714m² and car parking of 192m². The proposal has a footprint of 180m² amenity of 449m² and carparking of 452m²
- GFA of 292m²
- All dwellings are 1 ½ storeys in scale and 8 parking spaces available. 12 cycle storage facilities are provided
- Solar panels and air source heat pumps provide on-site renewables
- The site is adjacent to number of residential properties of varying style
- The site is outside of the Conservation Area
- The boundary wall (flint faced) will mask the areas of parking
- The proposed massing is partly derived from the established view corridors across the site and also through detailed assessment of the wider context which provides for an appropriate height development.

- There is a precedent along Ploughmans Piece of 1 1/2, 1 3/4 and 2 storey development. In this scheme the 1 1/2 storey stories on Ploughmans Piece to tie in with existing roofslope and roof lines.

In response to 3rd party comments received the agent has stated the following

- The principle of development is acceptable as the site lies within the village development boundary
- The village of Thornham contains a strong traditional Norfolk vernacular through the heart of the village with mid to late 20th century and contemporary designed housing intertwined and positioned around the village.
- Ploughmans piece dated from the mid 20th century and contains a variety of dwelling types including brick built bungalows and 2 storey dwellings.
- Choseley Road that leads to Ploughmans Pieces which has the largest Boundary with the site contains a mix of modern and traditionally designed dwellings with traditional boundary treatments and leads to traditionally designed High Street.
- The development of the site will better represent the prevailing character of the village as viewed upon entering the village than the existing through introducing traditional materials and features ((eg. Flint work) to this location.
- The dwellings are designed to be of an appropriate design, form and scale to sit comfortably with the more modern designed residences on Ploughmans Piece and mix of dwelling on Choseley Road.
- It is important to highlight the very recently approved scheme for 5 dwelling at The Castle, High Street, Thornham (18/00593/F) which has consented 2 storey traditionally designed dwellings amongst 20th century bungalows and 2 storey semi-detached dwellings.
- Whilst the directly neighbouring units on Ploughmans Piece are large single bungalows, it is quite clear that the designed scheme is in fact providing a scheme which better utilises the land available and enables the provision of 3 additional units. It is therefore considered that the proposal is of an appropriate density.
- The castle has a density of 41 dwellings per hectare and Iceni (permitted 13/01645/F) of 37.5 dwellings
- The nearest dwelling is 7.10m away from the proposed dwelling with the nearest neighbours to the north 35m away.
- Parking is in accordance with NCC Standards
- The proposal relates to replacing an existing dwelling situated in the context of the existing built form. The proposal represents an enhancement to the wider character of the AONB.
- In addition to the parishioners comments the following revisions have been made – demonstration of bin positions, solar panel removal, reducing ground levels by 30mm from the rear boundary wall to the patio areas, this will reduce the eaves height by 300mm. A 1.8m high bay laurel hedge on the southern boundary will afford additional screening. No affordable housing is proposed as the site cannot accommodate 5 units. The wall will provide 1.5m high screening, thus screening the site from car headlights.

PLANNING HISTORY

05/00150/F: Application Permitted: 21/02/05 - Extension to dwelling

RESPONSE TO CONSULTATION

Parish Council: OBJECTION wishes to recommend refusal of this application on the grounds of overdevelopment and concerns regarding parking on a busy junction.

Highways Authority: NO OBJECTION subject to conditions

Natural England: comments our primary concern is the potential impacts of discharges to ground and surface water from the proposed development and how it may impact water quality of the aforementioned sites. If, however, the proposed development will be connected to the mains sewer for waste and surface water discharge, the development is not anticipated to impact the water of quality designated sites.

In addition, we recommend a financial contribution of £50 per dwelling to in line with Policy DM19

Environmental Health & Housing – Environmental Quality: NO OBJECTION the control of asbestos is covered under the Asbestos Regulations and having assessed the application with regard to potential impacts on human health it is advisable to contact the Environment Agency in respect to the potential pollution of controlled waters.

Norfolk Coast Partnership: not sure how this will sit in the street scene as mostly bungalows and chalet bungalows however we are supportive of smaller dwellings to meet the needs of the local community. Please consider external lighting. In order to minimise light pollution it is recommended that the light should be fully shielded, directed downwards, switched on only when needed (no dusk to dawn lamps), white light low-energy lamps.

Environmental Health CSNN: comments that they do not agree with the proposed layouts as they mirror each other internally and request that they are altered. If oil tanks are installed these are recommended to be shown on the plans. Not supportive of Airsource heat pumps unless they can be attenuated to ensure that they do not cumulatively increased background noise levels by 5db. Requests that drainage, details of air source heat pumps and site demolition hours be conditioned

Arboricultural Officer: comments in regards to the AIA will be reported in late correspondence.

Original comments: No Objection subject to the retention of 2 ash trees at the rear. Tree survey condition required.

REPRESENTATIONS

8 Letters of **objection** in regards to the amended plans (primarily reducing ground levels by 300mm)

- Overdevelopment of the site
- No precedent for 4 houses
- Norfolk and Government housing guides contrary to scale, layout, access etc.
- Parking should not dictate design
- No measurements stated on the plans
- Overbearing and overshadowing
- Parking, noise and waste disposal bins – nuisance
- Design not in keeping with existing properties in the cul-de-sac

- Government directive on driveways more than 6m long should be considered no more than a parking spot.
- Parking not practical and unsightly
- Why use oil heating systems
- Lead to a precedent.
- On street parking will result.
- Properties will not be affordable and there are a lot of 2 bed properties on the market in the area.
- Affect the setting of a national trial
- Not similar to development at the Castle
- Wall will not hide the cars.
- Affects the open nature of the road

6 Letters of **objection** in regards to the original plans

- There are no small semi-detached properties with all bungalows and houses on good sized plots
- There is a covenant that restricts the wall to a maximum height of 6 inches in all parts
- Overdevelopment of the site
- Open feel with green verges
- Little room for 8 cars to park
- Where will visitors to the houses park?
- Nowhere to store bins
- Where will the oil tanks be located
- The proposal will lead to off-road parking near the junction of Choseley Road.
- Adversely affect the sight lines of those leaving Ploughmans piece
- Set a precedent being contrary to the form and character of Ploughmans piece
- Not affordable houses
- More need for a single detached bungalow than 4 houses
- The development will sit on an elevated plot meaning that there will be dominant views from a number of viewpoints
- Likely to become holiday lets.
- Only 5 houses expected to be provided in Thornham.
- Too much noise, traffic and pollution especially when considering the recent developments permitted.
- Affect light and views for residents
- Overbearing on neighbouring properties
- No building heights have been mentioned
- The pebble facades are not in keeping with the 1970s brick built buildings on Ploughmans piece
- Contrary to Policy CS12 and contrary to CS07 and CS08 as it does not respond to the context, character of the area, by ensuring the scale, density, layout and access will enhance the environment.
- Detrimental affect the AONB.
- The current single storey bungalow is on ground that rises from the north and its roofline to the west, nearest to the coastal path is reduced lower than its main roofline so reducing its overall massing on the footpath side.
- The proposed new houses are 1 $\frac{3}{4}$ storeys high not 1.5 this represents a 75% large increase on the current roofline height.
- There is no break in the levels in the proposed rooflines.
- Panoramic views of the coast-line will be affected.
- Overlooking into properties sited on lower land.

- The wall will be out of character
- There is already a run off on Choseley Road and this amount of hard landscaping could lead to increased problems.
- The boundary between houses on Ploughman's piece and the field acts as a haven for bats.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

- Principle of Development
- Impact upon the Area of Outstanding Natural Beauty
- Other Form and Character Issues
- Impact upon Amenity
- Highway Safety
- Drainage
- Ecology
- Other Material Considerations

Principle of Development

The site is located in the development boundary of Thornham and within an Area of Outstanding Natural Beauty (AONB).

It is noted that 3rd party representations refer to Thornham only requiring a maximum of 5 dwellings over the plan period as referenced in the Core Strategy. However these are minimum numbers for allocations, and do not stop windfall sites (such as this) from coming forward.

Thornham by virtue of being classified as a Rural Village can look to support small scale development in accordance with Policy CS02.

Therefore subject to satisfying other material considerations the development could be supported in principle.

Impact upon the Area of Outstanding Natural Beauty

The site lies within an Area of Outstanding Natural Beauty (AONB). The NPPF states that in paragraph 172 of the NPPF that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty. The scale and extent of development within these designated areas should be limited. In order to determine what the key characteristics of this part of the AONB, the Council uses its Landscape Character Assessment document.

According to Chris Blandford's Landscape Character Appraisal of the various landscapes within the borough, used by the LPA in assessing the impact of development upon the landscape, this site lies within designation C2 – Holme next the sea – Brancaster.

Within this area the general summary of C2 states that the "settlement pattern is several linear villages lining the A149 (thornham stated) and a series of rural roads, which lead southwards. One of these minor roads follows the line of Peddars Way. A mixture of traditional buildings, which are occasionally interspersed with more modern development, dominates built character within villages."

The key landscape sensitivities of C2 are;

- Generally intact, Coherent landscape (and hedgerow network)
- Strong sense of openness within views northwards towards the coast from the higher slopes.
- Distinctive combinations of traditional building materials within small village settlements.
- Coherent and recognisable small-scale density and pattern.
- Open views (particularly from the higher slopes) towards church towers within the villages.
- Strong recognisable sense of place.

Landscape Planning Guidelines of the C2 designation in form the design, massing and scale of development are as follows:-

- Seek to ensure that potential new small-scale development within the villages is consistent with existing settlement pattern, density and traditional built form.
- Seek to promote the use of local materials, including flint, chalk clunch, pebbles and pantiles; and architecture, which respects traditional built form, layout and character.

- Seek to screen existing settlement edges and potential new small-scale development within the villages with planting, using species appropriate to local landscape character.
- Seek to conserve characteristic panoramic, open views towards the coast.
- Seek to conserve and enhance strong recognisable sense of place within the area
- Seek to ensure that any new development avoids prominent skyline location upon the slopes.

Third party comments state that the proposal is contrary to the form and character of the locality and it is noted that Ploughmans Piece contains mainly brick bungalows and 2 storey dwellings, on wide established green frontages but wider afield, in the village, the proposal would be akin to the traditional built form i.e. 1 ½ storey semi-detached dwellings as evidenced in the agents accompanying documents. As the agent also refers to, the density of this development is similar to that already permitted by the Planning Committee at The Castle (18/00593/F).

The proposal promotes the use of local materials, including the use of flint and red brick. The layout and character of development would also be akin to development in the wider locality with parking provided to the front (consistent with that of Ploughmans Piece) with amenity space provided to the rear.

The scale of development (number of dwellings) as referenced in the previous section is commensurate to the settlement's position in the settlement hierarchy and screening has been provided by continuing a wall wrapped round to the front of the site (walls evident as forms of boundary treatment on the existing site and in the locality as front boundary treatment). Planting within the area is mixed with Scotts Pines, conifer hedging and laurel. Acknowledging this landscape/boundary treatment the proposal has been softened by including the planting of 1.2m bay laurel hedges. The close boarded fencing will not be seen behind the wall that currently forms the western boundary of the site and the establishment of the proposed planting of bay laurel hedges that will line the fences to the proposed properties. Contrary to 3rd party comments the wall will not be out of character at the front of the site, dwarf walls and higher walls are seen in Ploughmans Piece and within the wider context of development in Thornham. The third bullet point is considered to be satisfied.

Heading into the Village from a southerly direction, views are funnelled by the roadside hedges on Choseley Road. The funnelled views lead towards an embankment of trees that run in a west to easterly direction. Contrary to 3rd party comments there are no panoramic views of the coast in this location. This funnelled view continues when approaching the site, which is on the eastern side of Choseley Road.

The proposal is contained within the development boundary of Thornham village. Ploughmans piece instantly informs people of the beginning of the village/built up form and likewise the site, on this corner position, signifies the start of the wider rural area when heading out of the village. The proposal in this regard does have some harm to the rural sense of place by virtue of extending the built form over 1 ½ storeys in scale closer to the western boundary compared to what currently exists.

The Coastal Partnership Officer does not object to the proposal and is neutral in their comments. The external lighting scheme comments will be referenced as an informative rather than conditioned on any decision notice as it would not be considered reasonable to restrict lighting in this locality with other properties in the street not being subject to such restrictions.

Other form and character issues

Third party representations are concerned about there being an over intensive use of the site in terms of parking and the overall proposal being an overdevelopment of the site, contrary to the form and character of development in the locality.

The layout of the development provides 8 parking spaces to the front to serve the 4 dwellings, along with 2 visitor spaces and rear access is provided to each property. Parking across the whole of the sites frontage can already be achieved and large front parking areas are akin to development in the cul-de-sac. The properties will benefit from an appropriate sized amenity space relative to the scale and the overall character of development in Thornham.

The scale of the dwellings, 1 ½ storey, following the regrading of the land by removing 300mm off the site across the whole of the site, will result in dwellings of 7.45m in height above the regraded ground level; this is compared to the existing dwelling that scales 7.3m above existing ground level. Accordingly there is little difference in height. Noting that it is higher, by some 0.15m this would not appear unduly prominent in terms of its scale.

In regards to massing the proposal is of similar built form in relation to plot coverage as the existing. Nevertheless, given the properties are staggered in their siting and with a roof mass of 13m wide each with 2m gap in the middle it is not considered that the roof mass causes harm to the character of Ploughmans Piece, especially with the existing bungalow's roof extending some 24.6m in an east to west direction.

Third party comments raise issues in regards to bin storage. The agent has shown that bins can be stored at the rear.

Impact upon Amenity

The scale, siting and internal layouts of the proposed properties does not give rise to any detrimental neighbour amenity issues. The boundary of the neighbours opposite (Eden House) is 22.5m from the front façade of the dwellings and with these neighbours is sat within a dip in the topography of the landscape and surrounded by established trees and 2m high close boarded fence. It is not considered that they will experience detrimental overbearing, overshadowing or overlooking issues from the first floor windows in the proposed properties.

The neighbour to the north east, is not directly in line with the development and is some 23.5 m away from the front elevation of the properties.

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here are no residential properties to the west.

The adjacent neighbour will experience some overshadowing in the late afternoon, with the unit 1 being sited adjacent to the shared boundary but this is not considered to warrant a refusal of the application as they benefit from sun from the south. Overlooking has been designed out in the internal layouts of the scheme.

A slight increase in height to the dwarf wall that separates the neighbour to the east from the proposal avoids car headlights from shining across their front drive.

Third party representations are concerned about noise from the future residents of the dwellings; however the site already has a residential use by virtue of the existing bungalow on the site. The intensification of the residential use would not warrant a refusal of the application.

The Community Safety of Neighbourhood Nuisance (CSNN) team have requested that demolition, construction or any other development work associated with the proposal be restricted to 08:00-18:00 weekdays and 09:00-13:00 on Saturdays with no work allowed on Sundays and Bank Holidays. For development of this scale, such a condition is not considered to be necessary.

The CSNN Officer requests that the internal layout of the buildings is altered to avoid stairs backing onto bedrooms. In their experience this causes statutory nuisance issues from people complaining about noise from their next door neighbour. However, such noise issues are addressed under building regulations and any issues are enforced under other statutory nuisance regulations and therefore it would not be reasonable under planning legislation to request such a change or impose any conditions in this regard.

Highway Safety

Third Party representations raise concerns that there is little room for the 10 cars to park and with little room to park this will lead to on-street parking affecting the sight lines for those entering and leaving Ploughmans pieces.

The proposal meets the required number of parking spaces for the size of property and the 2 visitor spaces provided are over and above NCC standard requirements. It is therefore unlikely that the proposal will lead to on-street parking.

The Highways Officer has no objection to the proposal subject to parking arrangements being secured and the access being laid out in accordance with the plans.

Drainage

The Environmental Health CSNN team have been consulted following third party issues raised in regards to surface water drainage issues in the locality.

The CSNN team considers that with the change in ground levels, which includes the provision of retaining walls, that surface water drainage ought to be imposed. This is considered to be reasonable.

Ecology

The site has Ash Trees and is surrounded by field hedges. Such features are suitable habitats for nesting birds and bats, and in accordance with Natural England Standing Advice, a phase 1 protected species report was requested.

The results from the Phase 1 report, indicated an east facing fissure on the western most Ash Tree that could be a potential bat roost. The eastern most Ash Tree contained no bat roosting features. No additional surveys are required in accordance with the Bat Conservation Trust Guidelines. The report considers that subject to precautionary "soft felling" (where tree limbs are cut and left on the ground over-night prior to chipping or removal) and tree works being carried out between September- end of October or in Spring (April) to avoid the summer roosting and winter hibernation periods, there should be no harm to the bat population. A condition is to be imposed accordingly.

Other Material Considerations

Third party representations raise concerns that the properties will become holiday lets. However there is no development plan policy, local or neighbourhood (Thornham does not

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have a neighbourhood plan) that would prohibit such a use. No condition is therefore imposed that would prohibit these houses from being used for holiday lets.

There is no requirement for affordable housing on this site.

The position of oil tanks is a matter for building control.

The agent has confirmed that there is no covenant on the property in respect to the heights of walls.

There is no private right to a view and the proposal is not considered to cause any overshadowing issues.

The Arboricultural Officer originally commented that they have no objection to the proposal subject to an Arboricultural Implications Assessment (AIA) detailing the retention of the trees. An AIA has now been submitted with the application with the Arboricultural Officer's comments reported in late correspondence.

CONCLUSION

Members will need to consider whether the proposal causes a detrimental impact upon the Area of Outstanding Natural Beauty and whether the proposal constitutes an overdevelopment of the site.

Officers consider that the proposal causes little harm to the Area of Outstanding Natural Beauty and any such harm is considered to be outweighed by the social and economic benefits the scheme brings.

The density and layout of the site is akin to development in the wider locality, especially drawing parallels from the recently permitted scheme at 18/00593/F which is to the east of the site.

The appearances of the dwellings are similar to those found in the locality and materials used in the construction of the dwellings are traditional materials found within Thornham.

The layout of the properties does not give rise to any detrimental neighbour amenity issues and there are no highway implications.

Therefore subject to conditions the proposal is recommended for approval.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

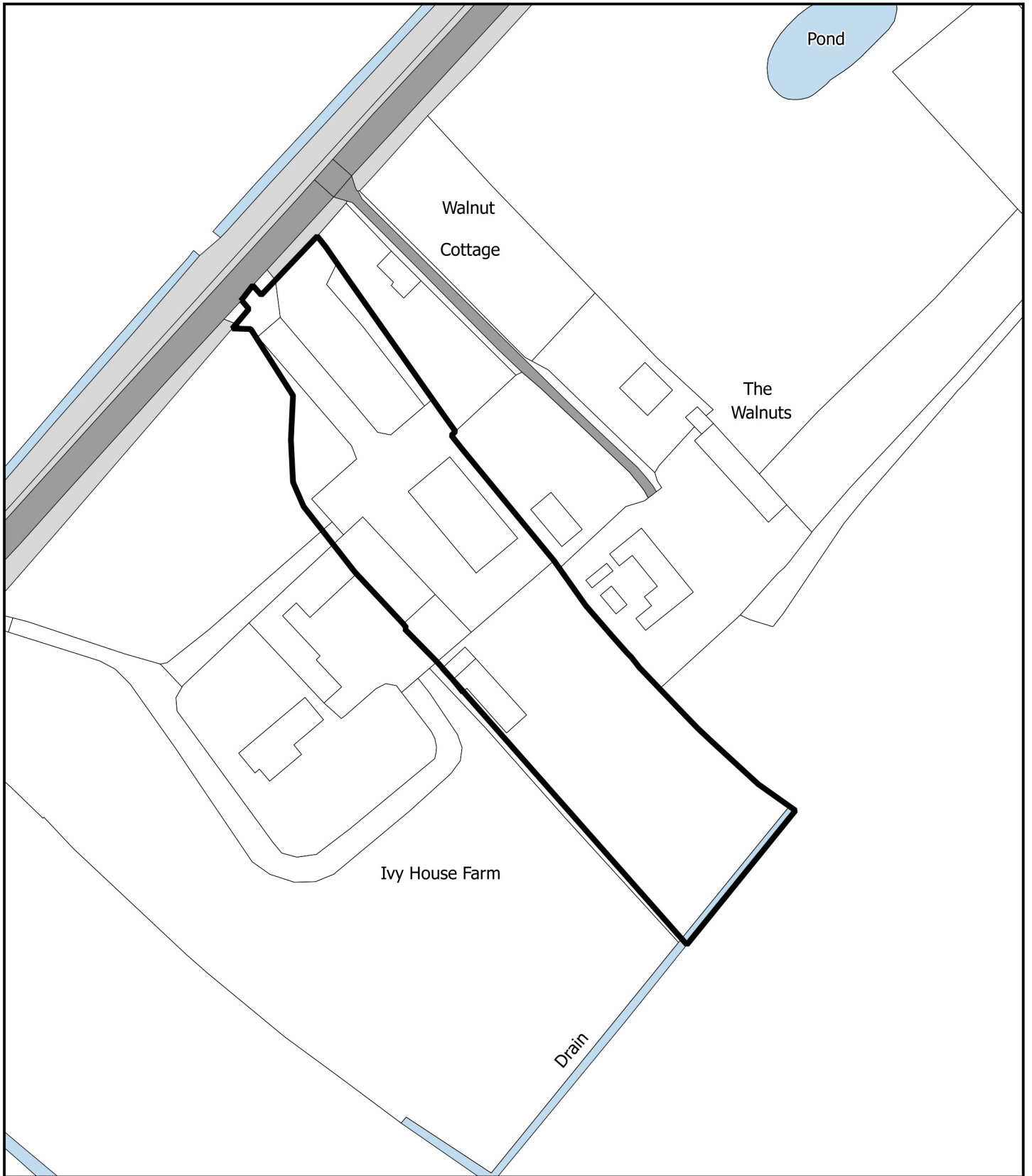
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:-
- Site & Location Plan – dwg. 1.4-03001-SL received 17th August 2018
 - All Plans Elevations - dwg. 2.1-03001 received 17th July 2018
- 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 including rooftiles to be used in the construction of the external surfaces of the dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: Prior to the first occupation of the development hereby permitted the vehicular access, crossing over the footway shall be constructed in accordance with a detailed scheme to be agreed in writing by the Local Planning Authority in accordance with the highways specification (TRAD1) and thereafter retained at the position shown on the approved plan D1.4-03001-SL. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 4 Reason: To ensure construction of a satisfactory access and to avoid carriageway of extraneous material or surface water from or onto the highway in the interest of highway safety
- 5 Condition: Vehicular/pedestrian/cyclist access to and egress from the adjoining highway shall be limited to the access shown on Drawing no.D14-3001 only. Any other access or egress 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: Notwithstanding the provision 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 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 the proposed access/on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 7 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

- 8 Condition: The development shall be carried out in accordance with the site and location plan D1.4-3001-SL specifically in regards to the tree protection measures stated on the plan.
- 8 Reason: In the interests of visual amenity.
- 9 Condition: The development hereby approved shall be carried out in accordance with section 5.1 & 5.2 of the Ecology Report - P2018-36R1 Draft received 17th August 2018
- 9 Reason: In the interests of safeguarding protected species in accordance with the provisions of the Wildlife Countryside Act 1981.
- 10 Condition: The screen walls and fences shown on the approved plans shall be erected prior to the occupation of the dwelling to which they relate.
- 10 Reason: In the interests of the residential amenities of the future occupants of the development in accordance with the NPPF.
- 11 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details - D1.4-03001SL. 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.
- 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: Prior to the installation of any air source heat pump a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the units and the distance from the proposed units to the boundaries with neighbouring dwellings and provide details of anti-vibration mounts and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 12 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 13 Condition: No development shall commence on site until full details of the surface water drainage arrangements (accounting for the change in ground levels) 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.
- 13 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

18/01088/F

Holly Manor Lynn Road Tilney St Lawrence



Parish:	Tilney St Lawrence	
Proposal:	VARIATION OR REMOVAL OF CONDITION 5 OF PLANNING PERMISSION 14/01126/F: Change of use of agricultural barn and hay stores to builders yard, storage and office	
Location:	Holly Manor Lynn Road Tilney All Saints Norfolk	
Applicant:	Mr N Barker	
Case No:	18/01088/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 10 August 2018

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

Neighbourhood Plan: No

Case Summary

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

The application proposes a variation of Condition 5 of planning permission 14/01126/F. It was originally proposed that the amended condition would allow for the business to operate until 6pm on Monday to Friday and between 7am and 1pm on Saturdays and at no time on Sundays, Bank or Public holidays. Saturday hours have since been amended to between 8am and 1pm.

There are 2 other applications which seek to amend the hours of operation condition to make it consistent across the site (refs. 18/01089/F and 18/01090/F).

Key Issues

- Principle of Development and Planning History
- Neighbour Amenity Issues

Recommendation

APPROVE

THE APPLICATION

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

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

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

The application proposes a variation of Condition 5 of planning permission 14/01126/F. It was originally proposed that the amended condition would allow for works to operate until 6pm on Monday to Friday and between 7am and 1pm on Saturdays. Saturday hours have since been amended to between 8am and 1pm.

The use of the site for a builders yard, storage and office is already established under planning consent reference 14/01126/F and appeal decisions APP/V2635/C/16/3146551 and 3146770. Also consent was granted for conversion of workshop to an office and a replacement workshop on February 2017 (15/01963/F), and for an additional building for storage in October 2017 (17/01298/F) at Planning Committee.

SUPPORTING CASE

This application is made under S73 of the Town and Country Planning Act. It seeks to vary the time constraints imposed via conditions on the previous planning permissions. It is proposed to amend the conditions to include an additional hour of working up until 6pm Monday to Friday, and to allow for working on Saturday mornings.

The proposed amended hours will fit in with normal working hours associated with a builders yard and within the building industry. The current time restrictions have resulted in the applicant having to turn away deliveries which has had an impact on the effective operation of the business which currently employs 15 members of staff and up to 30 contractors out in the field.

The proposed additional hours of operation will not extend the use to an unsociable hour on week day afternoons and the hours proposed on a Saturday are not considered unreasonable given that works would commence after typical waking hours and would cease before typical afternoon enjoyment of neighbouring residential amenities. The additional working hours will allow the business to operate within the normal working hours of the building industry, thereby allowing for the retention and promotion of this employment use.

The use of the site has already been assessed by the Local Planning Authority and it was established that no undue harm would be caused to local residents by reasons of noise and disturbance, hence the development being permitted. The additional hours are not unsociable and will cause no harm to the amenities of neighbouring residents.

In accordance with paragraph 80 of the NPPF, significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs. The proposed variation of condition would address a specific local business need and would

support the economic sustainability of an existing business. In accordance with paragraph 80 of the NPPF, this should be afforded significant weight.

The proposal complies with policy CS10 of the Core Strategy in that it seeks to promote and retain an existing employment use. It also complies with DM5 of the SADMPP as it will have no adverse impact on the amenity of others by reasons of (amongst other issues) overlooking, overbearing, overshadowing, noise, or light pollution.

The proposed variation of condition complies with policies of the Development Plan and with National Policy. It is therefore respectfully requested that the application is permitted.

PLANNING HISTORY

17/01545/F: Application Permitted: 18/10/17 - Variation of condition 1 of planning permission 15/01963/F to amend drawings to display an excavator - Holly Manor

17/01298/F: Application Permitted: 05/10/17 - Proposed Storage Building - Holly Manor

15/01963/DISC_A: Discharge of Condition final letter: 30/05/17 - Discharge of conditions 2 and 6 of planning permission 15/01963/F: Proposed workshop conversion to office and replacement workshop - 1 Ivy Farm

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16/01537/F: Application Permitted: 17/10/16 - Retention of gates and wall - Holly Manor

15/01963/F: Application Permitted: 06/03/17 - Proposed workshop conversion to office and replacement workshop - Ivy Farm

14/01126/DISC_A: Discharge of Condition final letter: 21/09/15 - Discharge of conditions 3, 4 and 6 of planning permission 14/01126/F: Change of use of agricultural barn and hay stores to builders yard, storage and office - Ivy Farm

14/01129/DISC_A: Discharge of Condition final letter: 13/01/15 - DISCHARGE OF CONDITION 5 AND 6: Proposed change of use from agricultural out-buildings to domestic use and the retention and completion of an extension and alterations to existing dwelling - Ivy Farm

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

14/01129/F: Application Permitted: 03/10/14 - Proposed change of use from agricultural out-buildings to domestic use and the retention and completion of an extension and alterations to existing dwelling - Ivy Farm

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

08/01584/F: Application Permitted: 07/08/08 - Conversion of barn/outbuilding to form residential dwelling - Ivy Farm

2/95/0763/CU: Application Permitted: 09/08/95 - Change of use to residential care home - Ivy Farm

2/02/1942/CU: Application Permitted: 17/03/03 - Change of use of barn and outbuildings to craft centre with bed/breakfast accommodation - Ivy Farm

04/00648/CU: Application Permitted: 08/09/04 - Conversion of barns to 5 residential units - Barns At Ivy Farm

RESPONSE TO CONSULTATION

Parish Council: OBJECT. Complaints have been received regarding noise, causing a nuisance to neighbours; and failure to comply with previous conditions.

Community Safety and Neighbourhood Nuisance: This team received thirteen complaints over the use of this site, albeit that some were not related to noise (three were about bonfires and one was re lighting), and we undertook several investigations over a long period of time which also included visits by officers during the daytime, at evenings and at weekends. The main issue of the complaints was that the original hours of plant/machinery operation were not being adhered to, causing noise which affected the complainants. The role of the Community Safety and Neighbourhood Nuisance Team is to determine if a Statutory Nuisance exists and as such we need to determine that the noise unreasonably and substantially interfered with the use or enjoyment of the complainants property. This is a higher test than establishing that working hour conditions were being breached.

In each of these cases there was insufficient evidence to substantiate any formal action under the statutory nuisance provisions. We therefore have no grounds to object. Sections 2 and 3 of the Noise Management Plan for this site dated 23 June 2015, reference NDT4821/15218 (condition 4 of 14/01126/F refers), identify basic noise control measures for the site, and compliance with this should have continued to date. As aspects of this document would become out of date with any changes to hours, we request that the following condition is attached to any approval issued:

'No operation of machinery or plant shall occur outside of the hours of 0700-1700 until a scheme to protect the neighbours from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the approved hours are brought into use.'

REPRESENTATIONS

Four letters of **objection** received from the neighbouring three dwellings, The Walnuts, Walnut Tree Cottage and Walnut Barn. The issues raised are-

- The conditions were imposed to protect amenity of neighbouring residents. Nothing has changed to warrant removal of conditions. Any relaxation would adversely affect neighbouring properties. The site has turned from an old farmhouse to a commercial unit, with the disturbance being unbearable.
- Submitted many complaints over the years re noise and disturbance, now with loud music at 9-10pm from a caravan in the yard where someone is living.
- The company has increased operations, and it is not standard practice for construction works to operate 11 hours a day. They usually cease at 4pm Monday to Friday. It is grossly unfair to allow approx. 60hours of operation knowing an even great detrimental effect on residential amenity.
- Current restrictions have not hindered growth of business. The application states that the present time restrictions are causing delivery problems which is difficult to believe apart from the fact that most building materials are delivered direct to the relevant site.
- It has been established that there has been a failure by the Planning Department to deal with this development in the correct manner and we have been consistently let down. I trust that more consideration will be afforded to the residents of the 3 remaining properties on this occasion.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

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 and Planning History
- Neighbour Amenity Issues

Principle of Development and Planning History

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

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

There were further planning consents for the conversion of the workshop to an office and the construction of a new workshop building (ref: 15/01963/F). Also the construction of a second storage building (ref: 17/01298/F), which is yet to be constructed but will be sited to the rear of the first workshop, both of which are in the place of steel agricultural shelters to the east of the site.

The proposed application is to vary condition 5 of planning consent 14/01126/F to amend the working hours of the site. In principle the use of the site is already established and so consideration should be given to the balance between supporting local business and the amenity of neighbouring dwellings which should be considered in accordance with policy DM15.

Neighbour Amenity Issues

The existing Condition 5 of 14/01126/F states-

'No plant/machinery shall be operated at the premises between the hours of 1700 and 0700 on weekdays, and at no time on Saturdays, Sundays Bank or Bank/Public Holidays'

The applicant originally proposed that this condition is amended to read-
'Plant/machinery shall only be operated at the premises between the hours of 0700 and 1800 on weekdays, 0700 and 1300 on Saturdays, and at no time on Sundays Bank or Bank/Public Holidays.'

As stated above, the applicant originally requested 7am to 1pm however it was considered 8am on a Saturday would be a more reasonable time for neighbouring residents and the applicant is satisfied with this. There are a number of objections to the application from the neighbouring dwellings relating to the noise and disturbance of the existing use. They state that it has a detrimental impact on neighbour amenity and is unfair to extend the hours of use. Concerns are raised that as the business grows it will continue to have an adverse impact on neighbours.

The CSNN team have clarified that while there has been ongoing complaints made relating to the use of the site (the majority relating to noise), these have been investigated. In each case there was insufficient evidence and therefore there are no grounds to object to this application. They do however request a condition is attached to ensure a noise protection scheme is submitted and agreed. On the basis of the amended hours of operation, the advice and information provided by the CSNN team indicates on balance it would be difficult for the Local Planning Authority to substantiate a refusal to the application based on noise, in accordance with Policy DM15.

With regards to the non-compliance with planning conditions and the reported siting of a caravan on the site, any complaint made has and will be picked up by the Enforcement Team and fully investigated.

CONCLUSION

In principle the proposed development is supported by national policy and Local Plan policies CS06 and CS10. The use of the site for a builders yard, storage buildings and an office is already established and this application seeks to amend current hours of operation to increase weekly working days by 1 hour until 6pm, and to work Saturdays between 8am and 1pm. This application has received a number of objections from the three neighbouring dwellings. Having given careful consideration to the objections raised, it is our view that a balance needs to be made between supporting an existing, successful, local employment use with an established planning consent, while protecting the amenity of neighbouring dwellings where they state the existing business does cause them noise and disturbance.

However in the absence on an objection, or any evidence from the CSNN team it is recommended that Members approve the amended condition to allow the business to operate between 7am to 6pm Monday to Fridays, and 8am to 1pm on Saturdays. Previous conditions have been reviewed as part of this application and amended accordingly.

RECOMMENDATION:

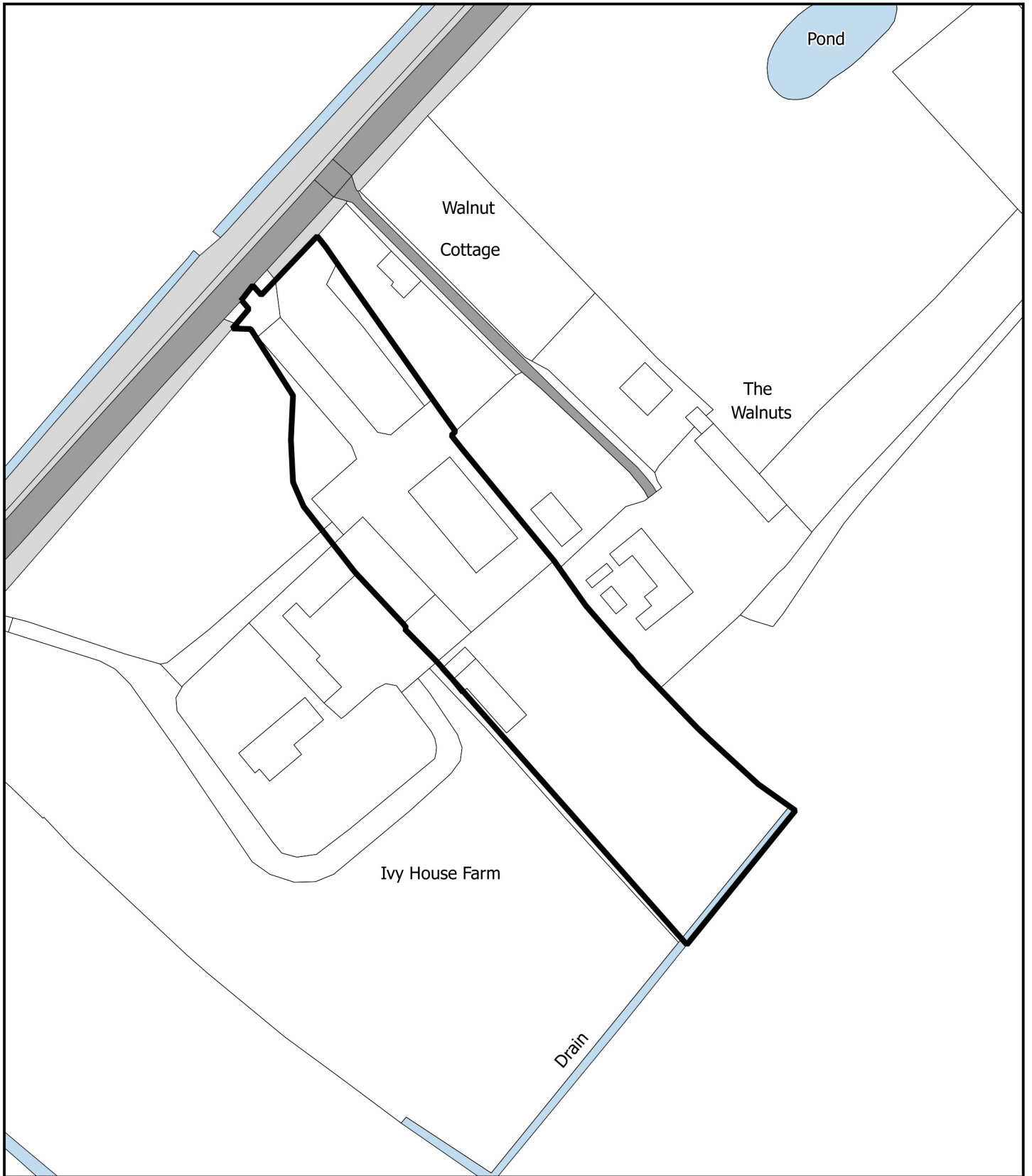
APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: 30 revision B and 31 revision A.

- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall continue to be provided across the whole of the site's roadside frontage. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- 2 Reason: In the interests of highway safety.
- 3 Condition: Plant/machinery shall only be operated at the premises between the hours of 0700 and 1800 on weekdays, 0800 and 1300 on Saturdays, and at no time on Sundays Bank or Bank/Public Holidays.
- 3 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 4 Condition: No outside storage of goods, materials or waste shall take place except within the designated compound as shown on drawing numbered 30 revision B.
- 4 Reason: In the interests of the amenities of the locality and to retain control over the development in accordance with the NPPF.
- 5 Condition: No operation of machinery or plant shall occur outside of the hours of 0700-1700 Monday to Friday or at any time on Saturdays, Sundays, Bank or Public holidays until a scheme to protect the neighbours from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the approved hours specified in Condition 3 are brought into use.
- 5 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.

18/01089/F

Holly Manor Lynn Road Tilney St Lawrence



Parish:	Tilney St Lawrence	
Proposal:	Variation of condition 3 of planning permission 15/01963/F to change hours of operation	
Location:	Holly Manor Lynn Road Tilney All Saints Norfolk	
Applicant:	Mr N Barker	
Case No:	18/01089/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 10 August 2018

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

Neighbourhood Plan: No

Case Summary

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

The application proposes a variation of Condition 3 of planning permission 15/01963/F. It was originally proposed that the amended condition would allow for the business to operate until 6pm on Monday to Friday and between 7am and 1pm on Saturdays and at no time on Sundays, Bank or Public holidays. Saturday hours have since been amended to between 8am and 1pm.

There are 2 other applications which seek to amend the hours of operation condition to make it consistent across the site (refs. 18/01088/F and 18/01090/F).

Key Issues

- Principle of Development and Planning History
- Neighbour Amenity Issues

Recommendation

APPROVE

THE APPLICATION

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

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

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

The application proposes a variation of Condition 3 of planning permission 15/01963/F. It was originally proposed that the amended condition would allow for works to operate until 6pm on Monday to Friday and between 7am and 1pm on Saturdays and at no time on Sundays, Bank or Public holidays. Saturday hours have since been amended to between 8am and 1pm.

The use of the site for a builders yard, storage and office is already established under planning consent reference 14/01126/F and appeal decisions APP/V2635/C/16/3146551 and 3146770. Also consent was granted for conversion of workshop to an office and a replacement workshop on February 2017 (15/01963/F), and for an additional building for storage in October 2017 (17/01298/F) at Planning Committee.

SUPPORTING CASE

This application is made under S73 of the Town and Country Planning Act. It seeks to vary the time constraints imposed via conditions on the previous planning permissions. It is proposed to amend the conditions to include an additional hour of working up until 6pm Monday to Friday, and to allow for working on Saturday mornings.

The proposed amended hours will fit in with normal working hours associated with a builders yard and within the building industry. The current time restrictions have resulted in the applicant having to turn away deliveries which has had an impact on the effective operation of the business which currently employs 15 members of staff and up to 30 contractors out in the field.

The proposed additional hours of operation will not extend the use to an unsociable hour on week day afternoons and the hours proposed on a Saturday are not considered unreasonable given that works would commence after typical waking hours and would cease before typical afternoon enjoyment of neighbouring residential amenities. The additional working hours will allow the business to operate within the normal working hours of the building industry, thereby allowing for the retention and promotion of this employment use.

The use of the site has already been assessed by the Local Planning Authority and it was established that no undue harm would be caused to local residents by reasons of noise and disturbance, hence the development being permitted. The additional hours are not unsociable and will cause no harm to the amenities of neighbouring residents.

In accordance with paragraph 80 of the NPPF, significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs. The proposed variation of condition would address a specific local business need and would

Planning Committee
03 September 2018

support the economic sustainability of an existing business. In accordance with paragraph 80 of the NPPF, this should be afforded significant weight.

The proposal complies with policy CS10 of the Core Strategy in that it seeks to promote and retain an existing employment use. It also complies with DM5 of the SADMPP as it will have no adverse impact on the amenity of others by reasons of (amongst other issues) overlooking, overbearing, overshadowing, noise, or light pollution.

The proposed variation of condition complies with policies of the Development Plan and with National Policy. It is therefore respectfully requested that the application is permitted.

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08/01584/F: Application Permitted: 07/08/08 - Conversion of barn/outbuilding to form residential dwelling - Ivy Farm

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2/02/1942/CU: Application Permitted: 17/03/03 - Change of use of barn and outbuildings to craft centre with bed/breakfast accommodation - Ivy Farm

04/00648/CU: Application Permitted: 08/09/04 - Conversion of barns to 5 residential units - Barns At Ivy Farm

RESPONSE TO CONSULTATION

Parish Council: OBJECT. Complaints have been received regarding noise, causing a nuisance to neighbours; and failure to comply with previous conditions.

Planning Committee
03 September 2018

Community Safety and Neighbourhood Nuisance: This team received thirteen complaints over the use of this site, albeit that some were not related to noise (three were about bonfires and one was re lighting), and we undertook several investigations over a long period of time which also included visits by officers during the daytime, at evenings and at weekends. The main issue of the complaints was that the original hours of plant/machinery operation were not being adhered to, causing noise which affected the complainants. The role of the Community Safety and Neighbourhood Nuisance Team is to determine if a Statutory Nuisance exists and as such we need to determine that the noise unreasonably and substantially interfered with the use or enjoyment of the complainants property. This is a higher test than establishing that working hour conditions were being breached.

In each of these cases there was insufficient evidence to substantiate any formal action under the statutory nuisance provisions. We therefore have no grounds to object. Sections 2 and 3 of the Noise Management Plan for this site dated 23 June 2015, reference NDT4821/15218 (condition 4 of 14/01126/F refers), identify basic noise control measures for the site, and compliance with this should have continued to date. As aspects of this document would become out of date with any changes to hours, we request that the following condition is attached to any approval issued:

'No operation of machinery or plant shall occur outside of the hours of 0700-1700 until a scheme to protect the neighbours from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the approved hours are brought into use.'

REPRESENTATIONS

Four letters of **objection** received from the neighbouring three dwellings, The Walnuts, Walnut Tree Cottage and Walnut Barn. The issues raised are-

- The conditions were imposed to protect amenity of neighbouring residents. Nothing has changed to warrant removal of conditions. Any relaxation would adversely affect neighbouring properties. The site has turned from an old farmhouse to a commercial unit, with the disturbance being unbearable.
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- The company has increased operations, and it is not standard practice for construction works to operate 11 hours a day. They usually cease at 4pm Monday to Friday. It is grossly unfair to allow approx. 60hours of operation knowing an even great detrimental effect on residential amenity.
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CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

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PLANNING CONSIDERATIONS

- Principle of Development and Planning History
- Neighbour Amenity Issues

Principle of Development and Planning History

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

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

There were further planning consents for the conversion of the workshop to an office and the construction of a new workshop building (ref: 15/01963/F). Also the construction of a second storage building (ref: 17/01298/F), which is yet to be constructed but will be sited to the rear of the first workshop, both of which are in the place of steel agricultural shelters to the east of the site.

The proposed application is to vary condition 3 of planning consent 15/01963/F to amend the working hours of the site. In principle the use of the site is already established and so consideration should be given to the balance between supporting local business and the amenity of neighbouring dwellings which should be considered in accordance with policy DM15.

Neighbour Amenity Issues

The existing Condition 3 of 15/01963/F states-

'No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the replacement workshop building outside the hours of 07:00 – 17:00 on weekdays nor at any time on Saturdays, Sundays, Bank or Public Holidays.'

The applicant proposes that this is amended to read-

'Plant/machinery shall only be operated at the premises between the hours of 0700 and 1800 on weekdays, 0700 and 1300 on Saturdays, and at no time on Sundays Bank or Bank/Public Holidays.'

As stated above the applicant originally requested 7am to 1pm however it was considered 8am on a Saturday would be a more reasonable time for neighbouring residents and the applicant is satisfied with this. Further, the wording of the Condition should remain as per existing other than the amended operating hours as it gives tighter control. There are a number of objections to the application from the neighbouring dwellings relating to the noise and disturbance of the existing use. They state that it has a detrimental impact on neighbour amenity and is unfair to extend the hours of use. Concerns are raised that as the business grows it will continue to have an adverse impact on neighbours.

The CSNN team have clarified that while there has been ongoing complaints made relating to the use of the site (the majority relating to noise), these have been investigated. In each case there was insufficient evidence and therefore there are no grounds to object to this application. They do however request a condition is attached to ensure a noise protection scheme is submitted and agreed. On the basis of the amended hours of operation, the advice and information provided by the CSNN team indicates on balance it would be difficult for the Local Planning Authority to substantiate a refusal to the application based on noise, in accordance with Policy DM15.

With regards to the non-compliance with planning conditions and the reported siting of a caravan on the site, any complaint made has and will be picked up by the Enforcement Team and fully investigated.

CONCLUSION

In principle the proposed development is supported by national policy and Local Plan policies CS06 and CS10. The use of the site for a builders yard, storage buildings and an office is already established and this application seeks to amend current hours of operation to increase weekly working days by 1 hour until 6pm, and to work Saturdays between 8am and 1pm. This application has received a number of objections from the three neighbouring dwellings. Having given careful consideration to the objections raised, it is our view that a balance needs to be made between supporting an existing, successful, local employment use with an established planning consent, while protecting the amenity of neighbouring dwellings where they state the existing business does cause them noise and disturbance.

However in the absence on an objection, or any evidence from the CSNN team it is recommended that Members approve the amended condition to allow the business to operate between 7am to 6pm Monday to Fridays, and 8am to 1pm on Saturdays. Previous conditions have been reviewed as part of this application and amended accordingly.

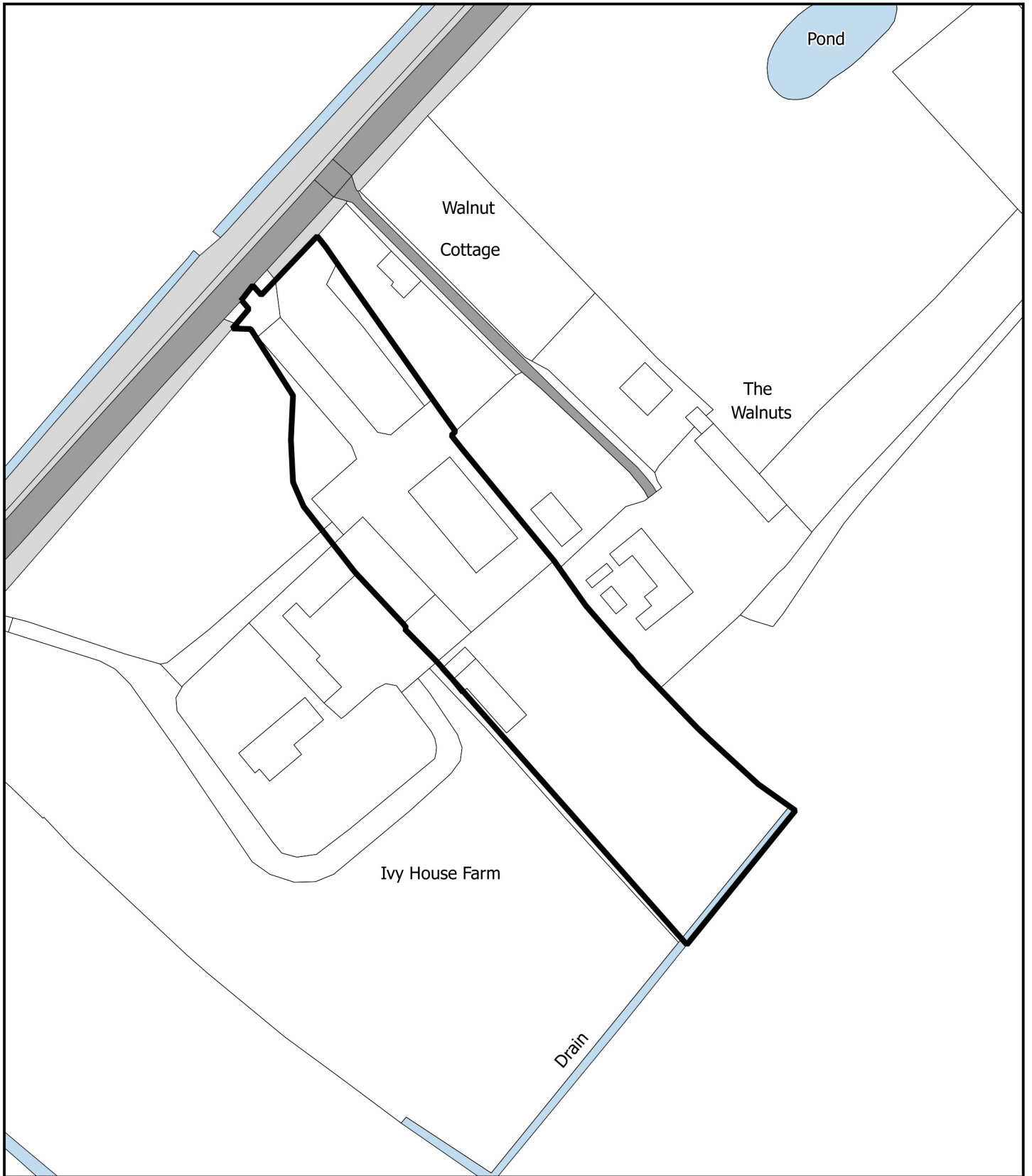
RECOMMENDATION:

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

- 1 Conditions: The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos SE-415 10B,11C,12A and 20B).
- 1 Reasons: For the avoidance of doubt and in the interests of proper planning.
- 2 Conditions: No development above foundation level on the new workshop shall take place until a detailed scheme for the sound insulation of the new workshop building has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the development is brought into use and thereafter maintained as such.
- 2 Reasons: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 3 Conditions: No Machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the workshop building outside the hours of 07:00 – 18:00 on weekdays, 08:00 – 13:00 on Saturday nor at any time on Sundays, Bank or Public Holidays.
- 3 Reasons: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 4 Conditions: The Roller shutter doors on the SE elevation of the workshop and the pedestrian access on the NE elevation shall remain closed other than when being used for access and egress from the building.
- 4 Reasons: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 5 Conditions: The use of the workshop shall be limited to the storage of dry goods and equipment only. Works to fabricate or otherwise construct, finish, renew or repair building or other construction related materials including vehicles should be limited to the use of hand tools only.
- 5 Reasons: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 6 Conditions: No Operation of machinery or plant shall occur outside of the hours of 07:00 – 17:00 nor at any time on Saturdays, Sundays, Bank or Public holidays until a scheme to protect neighbours from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the approved hours specified in Condition 3 are brought into use.
- 6 Reasons: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.

18/01090/F

Holly Manor Lynn Road Tilney St Lawrence



Parish:	Tilney St Lawrence	
Proposal:	Variation of condition 4 of planning permission 17/01298/F to change hours of operation	
Location:	Holly Manor Lynn Road Tilney All Saints Norfolk	
Applicant:	Mr N Barker	
Case No:	18/01090/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 10 August 2018

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

Neighbourhood Plan: No

Case Summary

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

The application proposes a variation of Condition 4 of planning permission 17/01298/F. It was originally proposed that the amended condition would allow for the business to operate until 6pm on Monday to Friday and between 7am and 1pm on Saturdays and at no time on Sundays, Bank or Public holidays. Saturday hours have since been amended to between 8am and 1pm.

There are 2 other applications which seek to amend the hours of operation condition to make it consistent across the site (refs. 18/01088/F and 18/01089/F).

Key Issues

- Principle of Development and Planning History
- Neighbour Amenity Issues

Recommendation

APPROVE

THE APPLICATION

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

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

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

The application proposes a variation of Condition 4 of planning permission 17/01298/F. It was originally proposed that the amended condition will allow for works to operate until 6pm on Monday to Friday and between 7am and 1pm on Saturdays and at no time on Sundays, Bank or public holidays. Saturday hours have since been amended to between 8am and 1pm.

The use of the site for a builders yard, storage and office is already established under planning consent reference 14/01126/F and appeal decisions APP/V2635/C/16/3146551 and 3146770. Also consent was granted for conversion of workshop to an office and a replacement workshop on February 2017 (15/01963/F), and for an additional building for storage in October 2017 (17/01298/F) at Planning Committee.

SUPPORTING CASE

This application is made under S73 of the Town and Country Planning Act. It seeks to vary the time constraints imposed via conditions on the previous planning permissions. It is proposed to amend the conditions to include an additional hour of working up until 6pm Monday to Friday, and to allow for working on Saturday mornings.

The proposed amended hours will fit in with normal working hours associated with a builders yard and within the building industry. The current time restrictions have resulted in the applicant having to turn away deliveries which has had an impact on the effective operation of the business which currently employs 15 members of staff and up to 30 contractors out in the field.

The proposed additional hours of operation will not extend the use to an unsociable hour on week day afternoons and the hours proposed on a Saturday are not considered unreasonable given that works would commence after typical waking hours and would cease before typical afternoon enjoyment of neighbouring residential amenities. The additional working hours will allow the business to operate within the normal working hours of the building industry, thereby allowing for the retention and promotion of this employment use.

The use of the site has already been assessed by the Local Planning Authority and it was established that no undue harm would be caused to local residents by reasons of noise and disturbance, hence the development being permitted. The additional hours are not unsociable and will cause no harm to the amenities of neighbouring residents.

In accordance with paragraph 80 of the NPPF, significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs. The proposed variation of condition would address a specific local business need and would

support the economic sustainability of an existing business. In accordance with paragraph 80 of the NPPF, this should be afforded significant weight.

The proposal complies with policy CS10 of the Core Strategy in that it seeks to promote and retain an existing employment use. It also complies with DM5 of the SADMPP as it will have no adverse impact on the amenity of others by reasons of (amongst other issues) overlooking, overbearing, overshadowing, noise, or light pollution.

The proposed variation of condition complies with policies of the Development Plan and with National Policy. It is therefore respectfully requested that the application is permitted.

PLANNING HISTORY

17/01545/F: Application Permitted: 18/10/17 - Variation of condition 1 of planning permission 15/01963/F to amend drawings to display an excavator - Holly Manor

17/01298/F: Application Permitted: 05/10/17 - Proposed Storage Building - Holly Manor

15/01963/DISC_A: Discharge of Condition final letter: 30/05/17 - Discharge of conditions 2 and 6 of planning permission 15/01963/F: Proposed workshop conversion to office and replacement workshop - 1 Ivy Farm

14/01126/DISC_B: Discharge of Condition final letter: 31/05/17 - Discharge of conditions 3, 4 and 6 of planning permission 14/01126/F: Change of use of agricultural barn and hay stores to builders yard, storage and office - Holly Manor

16/01537/F: Application Permitted: 17/10/16 - Retention of gates and wall - Holly Manor

15/01963/F: Application Permitted: 06/03/17 - Proposed workshop conversion to office and replacement workshop - Ivy Farm

14/01126/DISC_A: Discharge of Condition final letter: 21/09/15 - Discharge of conditions 3, 4 and 6 of planning permission 14/01126/F: Change of use of agricultural barn and hay stores to builders yard, storage and office - Ivy Farm

14/01129/DISC_A: Discharge of Condition final letter: 13/01/15 - DISCHARGE OF CONDITION 5 AND 6: Proposed change of use from agricultural out-buildings to domestic use and the retention and completion of an extension and alterations to existing dwelling - Ivy Farm

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

14/01129/F: Application Permitted: 03/10/14 - Proposed change of use from agricultural out-buildings to domestic use and the retention and completion of an extension and alterations to existing dwelling - Ivy Farm

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

08/01584/F: Application Permitted: 07/08/08 - Conversion of barn/outbuilding to form residential dwelling - Ivy Farm

2/95/0763/CU: Application Permitted: 09/08/95 - Change of use to residential care home - Ivy Farm

2/02/1942/CU: Application Permitted: 17/03/03 - Change of use of barn and outbuildings to craft centre with bed/breakfast accommodation - Ivy Farm

04/00648/CU: Application Permitted: 08/09/04 - Conversion of barns to 5 residential units - Barns At Ivy Farm

RESPONSE TO CONSULTATION

Parish Council: OBJECT. Complaints have been received regarding noise, causing a nuisance to neighbours; and failure to comply with previous conditions.

Community Safety and Neighbourhood Nuisance: This team received thirteen complaints over the use of this site, albeit that some were not related to noise (three were about bonfires and one was re lighting), and we undertook several investigations over a long period of time which also included visits by officers during the daytime, at evenings and at weekends. The main issue of the complaints was that the original hours of plant/machinery operation were not being adhered to, causing noise which affected the complainants. The role of the Community Safety and Neighbourhood Nuisance Team is to determine if a Statutory Nuisance exists and as such we need to determine that the noise unreasonably and substantially interfered with the use or enjoyment of the complainants property. This is a higher test than establishing that working hour conditions were being breached.

In each of these cases there was insufficient evidence to substantiate any formal action under the statutory nuisance provisions. We therefore have no grounds to object. Sections 2 and 3 of the Noise Management Plan for this site dated 23 June 2015, reference NDT4821/15218 (condition 4 of 14/01126/F refers), identify basic noise control measures for the site, and compliance with this should have continued to date. As aspects of this document would become out of date with any changes to hours, we request that the following condition is attached to any approval issued:

'No operation of machinery or plant shall occur outside of the hours of 0700-1700 until a scheme to protect the neighbours from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the approved hours are brought into use.'

REPRESENTATIONS

Four letters of **objection** received from the neighbouring three dwellings, The Walnuts, Walnut Tree Cottage and Walnut Barn. The issues raised are-

- The conditions were imposed to protect amenity of neighbouring residents. Nothing has changed to warrant removal of conditions. Any relaxation would adversely affect neighbouring properties. The site has turned from an old farmhouse to a commercial unit, with the disturbance being unbearable.
- Submitted many complaints over the years re noise and disturbance, now with loud music at 9-10pm from a caravan in the yard where someone is living.
- The company has increased operations, and it is not standard practice for construction works to operate 11 hours a day. They usually cease at 4pm Monday to Friday. It is grossly unfair to allow approx. 60hours of operation knowing an even great detrimental effect on residential amenity.
- Current restrictions have not hindered growth of business. The application states that the present time restrictions are causing delivery problems which is difficult to believe apart from the fact that most building materials are delivered direct to the relevant site.
- It has been established that there has been a failure by the Planning Department to deal with this development in the correct manner and we have been consistently let down. I trust that more consideration will be afforded to the residents of the 3 remaining properties on this occasion.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

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 and Planning History
- Neighbour Amenity Issues

Principle of Development and Planning History

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

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

There were further planning consents for the conversion of the workshop to an office and the construction of a new workshop building (ref: 15/01963/F). Also the construction of a second storage building (ref: 17/01298/F), which is yet to be constructed but will be sited to the rear of the first workshop, both of which are in the place of steel agricultural shelters to the east of the site.

The proposed application is to vary condition 4 of planning consent 17/01298/F to amend the working hours of the site. In principle the use of the site is already established and so consideration should be given to the balance between supporting local business and the amenity of neighbouring dwellings which should be considered in accordance with policy DM15.

Neighbour Amenity Issues

The existing Condition 4 of 17/01298/F states-

'No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the workshop building outside the hours of 07:00 – 17:00 on weekdays nor at any time on Saturdays Sundays, Bank or Public Holidays.'

The applicant proposes that this is amended to read-

'Plant/machinery shall only be operated at the premises between the hours of 0700 and 1800 on weekdays, 0700 and 1300 on Saturdays, and at no time on Sundays Bank or Bank/Public Holidays.'

As stated above the applicant originally requested 7am to 1pm however it was considered 8am on a Saturday would be a more reasonable time for neighbouring residents and the applicant is satisfied with this. Further the wording of the Condition should remain as per existing other than the amended operating hours as it gives tighter control. There are a number of objections to the application from the neighbouring dwellings relating to the noise and disturbance of the existing use. They state that it has a detrimental impact on neighbour amenity and is unfair to extend the hours of use. Concerns are raised that as the business grows it will continue to have an adverse impact on neighbours.

The CSNN team have clarified that while there has been ongoing complaints made relating to the use of the site (the majority relating to noise), these have been investigated. In each case there was insufficient evidence and therefore there are no grounds to object to this application. They do however request a condition is attached to ensure a noise protection scheme is submitted and agreed. On the basis of the amended hours of operation, the advice and information provided by the CSNN team indicates on balance it would be difficult for the Local Planning Authority to substantiate a refusal to the application based on noise, in accordance with Policy DM15.

With regards to the non-compliance with planning conditions and the reported siting of a caravan on the site, any complaint made has and will be picked up by the Enforcement Team and fully investigated.

CONCLUSION

In principle the proposed development is supported by national policy and Local Plan policies CS06 and CS10. The use of the site for a builders yard, storage buildings and an office is already established and this application seeks to amend current hours of operation to increase weekly working days by 1 hour until 6pm, and to work Saturdays between 8am and 1pm. This application has received a number of objections from the three neighbouring dwellings. Having given careful consideration to the objections raised, it is our view that a balance needs to be made between supporting an existing, successful, local employment use with an established planning consent, while protecting the amenity of neighbouring dwellings where they state the existing business does cause them noise and disturbance.

However in the absence on an objection, or any evidence from the CSNN team it is recommended that Members approve the amended condition to allow the business to operate between 7am to 6pm Monday to Fridays, and 8am to 1pm on Saturdays. Previous conditions have been reviewed as part of this application and amended accordingly.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos SE-803-10B, 11B, and Topographical Survey 4828-1 Parts 1 and 2).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development above foundation level on the new workshop shall take place until a detailed scheme for the sound insulation of the new workshop building has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the development is brought into use and thereafter maintained as such.
- 3 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 4 Condition: No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the workshop building outside the hours of 07:00 – 18:00 on weekdays, 08:00 – 13:00 on Saturday nor at any time on Sundays Bank or Public Holidays.
- 4 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 5 Condition: The Roller shutter doors on the SW elevation of the workshop and the pedestrian accesses on the SE & NE elevation shall remain closed other than when being used for access and egress from the building.
- 5 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 6 Condition: The use of the workshop shall be limited to the storage of dry goods and equipment only. Works to fabricate or otherwise construct, finish, renew or repair building or other construction related materials including vehicles should be limited to the use of hand tools only.
- 6 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 7 Condition: No operation of machinery or plant shall occur outside of the hours of 0700-1700 Monday to Friday nor at any time on Saturdays, Sundays, Bank or Public holidays until a scheme to protect the neighbours from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the approved hours specified in Condition 4 are brought into use.

Planning Committee
03 September 2018

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

Planning Committee

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the 30 July 2018 Planning Committee Agenda and the September agenda. 146 decisions issued 137 decisions issued under delegated powers with 9 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority’s powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 30% determined in time. Failure to meet this target could result in the application being dealt with by Pins who will also receive any associated planning fee.

RECOMMENDATION

That the reports be noted.

Number of Decisions issued between 17/07/2018 – 20/08/2018

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
Major	4	4	0		2	50%	60%	0	0
Minor	68	56	12	60		88%	70%	3	3
Other	74	71	3	73		98%	80%	2	1
Total	146	131	15						

Planning Committee made 9 of the 146 decisions, 6%

PLANNING COMMITTEE -

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

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

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
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30.05.2018	23.07.2018 Application Refused	18/00981/O	Victory Lodge Eastmoor Road Eastmoor Barton Bendish OUTLINE APPLICATION SOME MATTERS RESERVED: Proposed residential development	Barton Bendish
26.06.2018	08.08.2018 Application Permitted	18/01164/RM	Conifers Lynn Road Bawsey King's Lynn RESERVED MATTERS: Construction of a dwelling	Bawsey

19.07.2017	01.08.2018 Application Permitted	17/01390/FM	Long Meadow Fring Road Great Bircham King's Lynn Proposed demolition of existing dwelling and construction of 12 residential dwellings	Bircham
06.07.2017	31.07.2018 Application Refused	17/01309/F	Land Adjacent Church Farm The Green Boughton King's Lynn Proposed three bed dwelling	Boughton
30.05.2018	23.07.2018 Application Permitted	18/01007/F	Winward The Green Boughton King's Lynn Construction of boundary wall to replace hedge	Boughton
31.05.2018	31.07.2018 Application Permitted	18/00992/F	Keepers Lodge Dalegate Road Brancaster Norfolk The erection of one classroom and five accommodation cabins and use of land as an educational facility with ancillary holiday accommodation use	Brancaster
20.06.2018	10.08.2018 DM Prior Notification NOT Required	18/01141/DM	Long Yard Cottage Main Road Brancaster Staithe King's Lynn Prior Notification for demolition of two storey detached dwelling to create enlarged garden area for adjoining property	Brancaster
22.06.2018	09.08.2018 Tree Application - No objection	18/00105/TREECA	Mayflower Butchers Lane Brancaster Norfolk T4 Norway Spruce to have crown lift to 6m and dead wood cut away. T1 Weeping Willow to be trimmed. T10 Lawson Cypress trimmed or felled and replaced . G1 Sycamore group to be trimmed and tidied. T9 Holly cut back as very overgrown	Brancaster

22.06.2018	09.08.2018 Tree Application - No objection	18/00107/TREECA	The Hermitage London Street Brancaster King's Lynn Tree in a conservation area: T1- Rowen Fell to ground level	Brancaster
08.06.2018	31.07.2018 Application Permitted	18/01055/F	Locksley Cottage North Street Burnham Market Norfolk Variation of condition 2 of planning permission 16/01070/F: To vary previously approved drawings (Variation of Condition 2 attached to Planning Permission 15/00887/F to amend drawings)	Burnham Market
29.06.2018	07.08.2018 Application Permitted	18/01194/F	13 Sussex Farm Ringstead Road Burnham Market King's Lynn Proposed single storey extensions and alterations following the removal of existing flat roof extension	Burnham Market
13.12.2017	31.07.2018 Application Permitted	17/02341/RMM	Land Adjacent Rose Cottage Massingham Road Castle Acre Norfolk Reserved Matters Application for 11 dwellings	Castle Acre
03.07.2018	15.08.2018 Application Permitted	18/01213/F	Fiddlers Hill Cottage St James Road Castle Acre Norfolk Variation of condition 2 of planning permission 16/01823/F to amend plans	Castle Acre
16.10.2017	14.08.2018 Application Permitted	17/01934/F	Point Farm Clockcase Road Clenchwarton Norfolk Change of use, converting a barn for 10 x kennels and 10 cattery kennels, for pets holidays and day stays	Clenchwarton

14.05.2018	18.07.2018 Application Refused	18/00857/F	Rose Cottage Market Lane Crimplesham King's Lynn Construction of a dwelling	Crimplesham
21.03.2018	14.08.2018 Application Permitted	18/00513/F	83 Manor Road Dersingham Norfolk PE31 6LN Change of use from agricultural to overflow carpark (retrospective)	Dersingham
23.05.2018	17.07.2018 Application Permitted	18/00948/F	15 Onedin Close Dersingham King's Lynn Norfolk Single storey side extension providing a bedroom with en suite, and a study/hobby room	Dersingham
12.06.2018	15.08.2018 Application Permitted	18/01078/F	Mecklenburg House 92 Chapel Road Dersingham King's Lynn Removal of existing dilapidated close boarded timber fence and replacement with woven steel fencing and automated entrance gates	Dersingham
05.07.2018	01.08.2018 GPD HH extn - Not Required	18/01231/PAGPD	6 Robert Balding Road Dersingham King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 6 metres with a maximum height of 4 metres and a height of 3 metres to the eaves	Dersingham
23.03.2018	31.07.2018 Application Permitted	18/00545/RM	Hayward Revive Norfolk Barn Brancaster Road Docking Reserved Matters Application: Approval of the scale, appearance and landscaping for the construction of 7 dwellings, proposed access, car parking and demolition of existing buildings	Docking

21.05.2018	31.07.2018 Application Permitted	18/00919/RM	Bernaleen Station Road Docking Norfolk Reserved Matters Application for erection of two number two storey dwellings with garages	Docking
22.06.2018	09.08.2018 Tree Application - No objection	18/00106/TREECA	1 Grove Farm Barns High Street Docking King's Lynn T1- Dead Hornbeam- Monolith to 6 Meters, T2-Hornbeam-retrenchment pruning and Monolith to height of 6 Meters, T3- Conifer-Height reduction to 6 meters, T4-T5-T6-T7- Fell to ground level (re planting plan to be actioned at a later date), T8- Hornbeam- Fell to ground level within a Conservation Area	Docking
12.04.2018	31.07.2018 Application Permitted	18/00671/F	2 Rembrandt Court Downham Market Norfolk PE38 9LD Construction of 2 storey rear extension	Downham Market
20.04.2018	17.07.2018 Application Permitted	18/00738/F	Ex Antiques Centre 43 High Street Downham Market Norfolk Renovation of existing building creating 1 residential dwelling (3 storey flat) and change of business use for the ground floor rear to A1 and B1 business use, first floor rear of the building to have D2 Assembly and leisure.	Downham Market

08.06.2018	03.08.2018 Application Permitted	18/01059/F	HSBC 24 High Street Downham Market Norfolk Installation of replacement full height glazing to existing front elevation ground floor windows. Build up side elevation ground floor window. Paint existing brickwork to front and side elevations of ground floor white to match first floor.	Downham Market
22.06.2018	20.07.2018 Application Permitted	12/00533/NMA_1	Development South of 53 Railway Road Downham Market Norfolk Non-material amendment to planning permission 12/00533/F: Construction of four houses and associated works	Downham Market
22.05.2018	06.08.2018 Application Permitted	18/00931/F	Recreation Ground School Road East Rudham Norfolk Extension to community facilities and renovation of existing building	East Rudham
07.06.2018	17.08.2018 Application Permitted	18/01045/RM	Site East of 3 Burman Mews Lynn Road East Winch Norfolk Reserved Matters Application: 2 no. proposed two storey dwellings with detached garages	East Winch
01.06.2018	16.08.2018 Application Permitted	18/01000/F	College of West Anglia Wisbech Centre Meadowgate Lane Emneth Proposed replacement dwelling for one of the two existing fire damaged houses on the application site. Including siting of temporary accommodation.	Emneth

01.06.2018	31.07.2018 Application Permitted	18/01001/F	12 Church Road Emneth Wisbech Norfolk Side and rear 2 storey extensions and new porch area	Emneth
11.06.2018	03.08.2018 Application Permitted	18/01068/CU	62 Gaultree Square Emneth Wisbech Norfolk Change of use of dwelling to shop and dwelling	Emneth
11.06.2018	16.08.2018 Application Permitted	18/01083/F	Strawberry Fields 28 Mill Road Emneth Norfolk Temporary mobile home whilst development takes place of 16/01967/PACU3	Emneth
08.06.2018	03.08.2018 Application Permitted	18/01063/F	40 Addison Close Feltwell Thetford Norfolk Two storey side extension	Feltwell
06.07.2018	13.08.2018 GPD HH extn - Not Required	18/01235/PAGPD	Field House 17 Lodge Road Feltwell Thetford Single storey rear extension which extends beyond the rear wall by 7.038m with a maximum height of 4m and a height of 2.275m to the eaves.	Feltwell
14.12.2017	09.08.2018 Application Permitted	17/02355/RMM	Allens Garage Lynn Road Gayton King's Lynn Reserved Matters Application for 10 detached/linked detached dwellings	Gayton

16.05.2018	31.07.2018 Application Permitted	18/00889/RM	Site Adjacent Former Rampant Horse Cottage Lynn Road Gayton Reserved Matters Application for 2 semi-detached dwellings (layout, scale, appearance and landscaping). Access arrangement previously determined under adjacent application 16/02163	Gayton
05.06.2018	08.08.2018 Application Permitted	18/01024/F	Roys Farm Winch Road Gayton King's Lynn Change of use from Piggery to Dwelling with demolition of outbuildings	Gayton
02.07.2018	07.08.2018 Application Permitted	18/01201/F	5 Howards Way Gayton Norfolk PE32 1WJ Single storey rear sun room extension	Gayton
15.05.2018	17.07.2018 Application Permitted	18/00886/F	The Old Swan 5 School Road Great Massingham King's Lynn Proposed stable block	Great Massingham
06.06.2018	31.07.2018 Application Permitted	18/01034/F	Land Adjacent Nethergate House Nethergate Street Harpley Proposed Dwelling	Harpley
08.03.2018	10.08.2018 Application Refused	18/00411/F	Hous'em'ever 41A Station Road Heacham Norfolk 2 no. proposed semi-detached dwellings	Heacham
13.04.2018	15.08.2018 Application Permitted	18/00686/F	43A High Street Heacham Norfolk PE31 7DB Construction of single storey extension and carport extension to the existing garage	Heacham

22.05.2018	16.07.2018 Application Permitted	18/00932/LB	4 Lynn Road Heacham King's Lynn Norfolk Listed Building Application: Proposed link extension to provide additional day space and unify care homes	Heacham
22.05.2018	17.07.2018 Application Permitted	18/00935/F	4 Lynn Road Heacham King's Lynn Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 18/00106/F: Variation of Condition 2 attached to planning consent 15/01824/F to allow revised drawings to insert additional windows and amend internal layout	Heacham
05.06.2018	10.08.2018 Prior Approval - Approved	18/01032/PACU2	42 Station Road Heacham King's Lynn Norfolk Prior Notification: Change of use from existing store (A1) to residential (C3)	Heacham
18.06.2018	01.08.2018 Application Permitted	18/01124/F	15 Veltshaw Close Heacham King's Lynn Norfolk First floor bedroom extension to house	Heacham
02.07.2018	07.08.2018 Application Permitted	18/01204/F	20 Caley Street Heacham King's Lynn Norfolk Single storey rear extension	Heacham

06.07.2018	15.08.2018 Application Permitted	18/01236/F	4 Ringstead Road Heacham King's Lynn Norfolk Variation of condition 2 attached to 16/01892/F: Single storey extensions including attached garage and replacement roof containing 1st floor accommodation.	Heacham
12.04.2018	03.08.2018 Application Refused	18/00665/F	Church View Church Road Hilgay Norfolk The proposal is for a single new build dwelling	Hilgay
06.06.2018	01.08.2018 Application Permitted	18/01036/F	Bourne House East End Hilgay Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/01954/F: Proposal for new single storey rear extension with tiled pitched roof to existing dwelling house	Hilgay
07.06.2018	02.08.2018 Application Permitted	18/01052/F	Land South of East End Hilgay Norfolk REMOVAL OR VARIATION OF CONDITION 13 OF PLANNING PERMISSION 15/01830/O: Outline application for site for construction of two dwellings	Hilgay
30.05.2018	23.07.2018 Application Permitted	18/00986/F	St James Cottages 141 Main Street Hockwold cum Wilton Norfolk Two storey and single storey extension on rear of dwelling	Hockwold cum Wilton

11.06.2018	10.08.2018 Application Permitted	18/01074/F	Wilton Farm 193 Main Street Hockwold cum Wilton Norfolk Siting of self contained, pre-fabricated butchery unit	Hockwold cum Wilton
14.06.2018	07.08.2018 Application Permitted	18/01101/F	18 Malts Lane Hockwold cum Wilton Norfolk IP26 4LA Extension to dwelling	Hockwold cum Wilton
14.06.2018	15.08.2018 Not Lawful	18/01108/LDE	Caravan Cross Drove Fisheries Cowles Drove Hockwold cum Wilton Stationing of caravan for permanent residential use	Hockwold cum Wilton
27.06.2018	16.08.2018 Prior Approval - Not Required	18/01178/T3	Bulldog Service Station 87 Main Street Hockwold cum Wilton Prior Notification: Installation of a 17.5 metre high monopole, 3 antennas, 1 dish and an equipment cabinet	Hockwold cum Wilton
18.05.2018	18.07.2018 Application Permitted	18/00910/F	Cambril Broadwater Road Holme next The Sea Norfolk Extensions to dwelling	Holme next the Sea
12.06.2018	17.07.2018 Application Permitted	18/01081/F	2 Nursery Drive Hunstanton Norfolk PE36 5JD Removal of existing Conservatory and rear WC. Enlargement of existing Garage. Re-configuration of bedrooms and en suite facilities. Erection of rear porch and conservatory.	Hunstanton
20.06.2018	01.08.2018 Application Permitted	18/01137/F	22 Crescent Road Hunstanton Norfolk PE36 5BU Single storey rear extension and alterations	Hunstanton

12.06.2018	16.08.2018 Application Permitted	18/01082/F	Manor Farm Rest Home Hill Road Ingoldisthorpe King's Lynn Change of use from care home to private dwelling	Ingoldisthorpe
26.04.2018	31.07.2018 Application Permitted	18/00762/CU	Travel And Visitor Information Kings Lynn Bus Station Old Market Street King's Lynn To change the use from storage to A1 Retail and seal the internal opening adjoining the store room	King's Lynn
15.05.2018	24.07.2018 Application Permitted	18/00881/F	8 Thomas Street King's Lynn Norfolk PE30 5QP Single storey rear extension	King's Lynn
15.05.2018	01.08.2018 Application Permitted	18/00885/F	33 - 39 Tower Street King's Lynn Norfolk PE30 1EJ Change of use and conversion of first floor, with extensions at first and second floors to create six flats including alterations and incidental demolition	King's Lynn
01.06.2018	31.07.2018 Application Permitted	18/01002/A	50 Guanock Terrace King's Lynn Norfolk PE30 5QT Hand painted timber signage as shown on the elevation for the barber shop including colours as shown	King's Lynn
01.06.2018	17.07.2018 Application Permitted	18/01018/A	Vacant 26 Rollesby Road Hardwick Industrial Estate King's Lynn ADVERT APPLICATION: Temporary vinyl banner type sign	King's Lynn

05.06.2018	31.07.2018 Application Permitted	18/01033/F	The Lodge Cross Bank Road King's Lynn Norfolk Variation of condition 6 of planning permission 13/01318/F to be able to store outside the building within the perimeter	King's Lynn
07.06.2018	31.07.2018 Application Permitted	18/01050/F	49 Temple Road King's Lynn Norfolk PE30 3SQ Extension to dwelling	King's Lynn
08.06.2018	18.07.2018 Application Permitted	18/01061/F	Burkitt Homes Queen Street King's Lynn Norfolk Internal alterations and replacement of lean-to extension with new	King's Lynn
08.06.2018	07.08.2018 Application Permitted	18/01062/LB	Burkitt Homes Queen Street King's Lynn Norfolk Listed building application for internal alterations and replacement of lean-to extension with new	King's Lynn
11.06.2018	07.08.2018 Application Permitted	18/01066/F	14 South Everard Street King's Lynn Norfolk PE30 5HJ Replacement front & front side doors to property	King's Lynn
11.06.2018	17.07.2018 Application Permitted	18/01069/F	4 Keene Road King's Lynn Norfolk PE30 5BT 2 storey rear extension to dwelling, along with the installation of a window within the side wall	King's Lynn
12.06.2018	02.08.2018 Application Permitted	18/01080/F	Style Kitchens 9 High Street King's Lynn Norfolk Change of use from first floor storage area into 2no two bedroom flats	King's Lynn

15.06.2018	18.07.2018 Application Permitted	18/01105/F	8 St Peters Road West Lynn King's Lynn Norfolk Side and rear extension to dwelling (re-application of 17/02331/F)	King's Lynn
18.06.2018	01.08.2018 Application Permitted	18/01111/F	Sunnydale 27 Low Road South Wootton Norfolk Proposed extension and alterations	King's Lynn
21.06.2018	01.08.2018 Application Permitted	18/01147/F	North Lynn Methodist Church St Edmundsbury Road King's Lynn Norfolk Extension and alterations	King's Lynn
26.06.2018	15.08.2018 Application Permitted	18/01163/F	7 Tower Place King's Lynn Norfolk Proposed extension	King's Lynn
28.06.2018	15.08.2018 Application Permitted	18/01196/F	12 Grafton Close King's Lynn Norfolk PE30 3EZ Rear lean to extension (retrospective)	King's Lynn
02.07.2018	10.08.2018 Application Permitted	18/01215/F	8 Gloucester Road King's Lynn Norfolk PE30 4AB Construction of a two storey rear extension	King's Lynn
09.07.2018	17.07.2018 Application Permitted	15/00828/NMAM_2	Marsh Lane King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 15/00828/FM: To amend plans	King's Lynn

09.07.2018	02.08.2018 Application Permitted	15/01699/NMA_1	18 - 20 Railway Road King's Lynn Norfolk PE30 1NF Non-material amendment to planning permission 15/01699/F: Proposed re-development to provide 8 dwellings and 2 commercial units following demolition of the existing	King's Lynn
16.05.2018	18.07.2018 Application Permitted	18/00888/F	Highbury 41 Station Road Leziate King's Lynn Proposed single storey rear extension to form an annexe	Leziate
12.04.2018	09.08.2018 Application Refused	18/00667/O	Manor Lodge Station Road Little Massingham King's Lynn Proposed replacement dwelling	Little Massingham
29.05.2018	23.07.2018 Application Permitted	18/00978/F	Chancellor's Dike Farm Black Drove Marshland St James Wisbech Extension to bungalow	Marshland St James
18.06.2018	16.08.2018 Application Permitted	18/01120/F	Pleasant View Middle Drove Marshland St James Wisbech Proposed replacement dwelling	Marshland St James
23.05.2018	19.07.2018 Application Permitted	18/00944/F	Keepers Cottage Station Road Tower End Middleton Construction of two storey extension to cottage and ancillary works	Middleton
29.05.2018	23.07.2018 Application Refused	18/00974/O	Foen Ridge Hill Road Middleton King's Lynn Outline application with some matters reserved for construction of new dwelling	Middleton

14.05.2018	20.07.2018 Application Permitted	18/00859/F	23 Common Lane North Runcton Norfolk PE33 0RD Proposed extension	North Runcton
05.06.2018	03.08.2018 Application Permitted	18/01019/F	Hillside Lodge Hill Road Middleton Norfolk Installation of a tree house	North Runcton
13.06.2018	02.08.2018 Application Permitted	18/01085/F	Sainsbury's Supermarket 2 Scania Way Hardwick Industrial Estate King's Lynn Erection of a single storey retail pod (use class A1) and associated signage	North Runcton
13.06.2018	07.08.2018 Application Permitted	18/01086/A	Sainsbury's Supermarket 2 Scania Way Hardwick Industrial Estate King's Lynn Advertisement application for 3no. illuminated fascia signs and 4no. non-illuminated panel signs	North Runcton
19.06.2018	02.08.2018 Application Permitted	18/01136/F	57 All Saints Drive North Wootton King's Lynn Norfolk Removal of boundary hedge and replace with 6'6" fence	North Wootton
14.08.2018	16.08.2018 Application Permitted	07/02097/NMA_1	Land North of 62 - 64 West End Northwold Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 07/02097/F: Construction of 3 dwellings	Northwold

26.04.2018	27.07.2018 Application Permitted	18/00761/F	Holly And Ivy Barn The Cottons Outwell Norfolk Change of use of arable land to paddocks for the keeping of horses, goats, chickens and geese with the construction of a new access and a stable block	Outwell
02.05.2018	24.07.2018 Application Permitted	18/00801/F	Farm Buildings SE of 134 139 Church Drove Outwell Norfolk Conversion of Dis-used agricultural Barn into a residential dwelling and construction of new vehicular access	Outwell
14.05.2018	26.07.2018 Application Permitted	18/00867/F	Barn At Sandy Lodge Langhorns Lane Outwell Variation of condition 1 of planning permission 17/00350/PACU3: To amend previously approved drawings	Outwell
03.07.2018	07.08.2018 Application Permitted	18/01209/F	Mill Cottage 41 Peddars Way North Ringstead Norfolk Refurbishment of Mill Cottage and extension	Ringstead
09.07.2018	10.08.2018 Application Permitted	18/01245/F	Lynfield 31 Docking Road Ringstead Hunstanton First floor extension to create two storey dwelling	Ringstead
20.11.2017	02.08.2018 Application Permitted	17/02183/F	2 Southgate Lane Snettisham King's Lynn Norfolk Variation of condition 2 of planning permission 14/01028/F to amend drawings	Snettisham

14.05.2018	17.07.2018 Application Permitted	18/00869/F	3 Park Lane Snettisham King's Lynn Norfolk Change of use of Scout Hall to two dwellings	Snettisham
10.07.2018	16.08.2018 Application Permitted	18/01253/F	36A Common Road Snettisham King's Lynn Norfolk Single storey extension and associated works	Snettisham
15.06.2018	18.07.2018 Application Permitted	18/01104/F	4 Churchill Estate South Creake Fakenham Norfolk Two storey side house extension and a single storey rear house extension.	South Creake
25.05.2018	17.07.2018 Application Refused	18/00965/F	20 Avon Road South Wootton King's Lynn Norfolk Proposed contemporary side extension and alterations to existing dwelling	South Wootton
07.06.2018	08.08.2018 Application Refused	18/01049/F	4 Wimpole Drive South Wootton King's Lynn Norfolk First Floor Extension and Alterations	South Wootton
13.06.2018	17.07.2018 Application Permitted	18/01091/F	Stumps 17 Oak Avenue South Wootton King's Lynn Extensions and alterations	South Wootton
26.06.2018	15.08.2018 Prior Approval - Approved	18/01171/PACU8	Unit 3 Rainbow Centre Langley Road South Wootton Notification for Prior Approval for a change of use from A1 to A3	South Wootton

28.06.2018	16.08.2018 Application Permitted	18/01187/F	12 Ebble Close South Wootton King's Lynn Norfolk Erection of a single-storey rear extension, single-storey front extension and a first-floor side extension over garage	South Wootton
07.08.2018	10.08.2018 TPO Work Approved	18/00064/TPO	Wootton Rectory 47 Castle Rising Road South Wootton King's Lynn 2/TPO/00291 - T 8 and 5 on TPO map - Oaks: Lift crown to 5.5m due to extending limbs over Castle Rising road. Oak 14/TPO5 also extends limbs over telecom wire and driveway.	South Wootton
30.07.2018	01.08.2018 Tree Application - No objection	18/00128/TREECA	4 Buckenham Drive Stoke Ferry King's Lynn Norfolk T1 Sycamore - Remove one of three trunks and thin tree within a conservation area	Stoke Ferry
15.06.2018	20.07.2018 Application Permitted	18/01107/RM	Rose Cottage Farm 164 The Drove Barroway Drove Norfolk RESERVED MATTERS: Two dwellings (retrospective)	Stow Bardolph
31.08.2017	23.07.2018 Application Permitted	17/01649/OM	Land East Wesley Villa 58 Chapel Road Terrington St Clement Outline Application: Proposed 10 new build houses	Terrington St Clement
16.05.2018	23.07.2018 Application Permitted	18/00897/F	13 Tower Road Terrington St Clement King's Lynn Norfolk Extension and alterations to dwelling and detached garage and workshop	Terrington St Clement

30.05.2018	24.07.2018 Application Permitted	18/00990/F	87 Northgate Way Terrington St Clement King's Lynn Norfolk Demolition of the existing garage & conservatory, proposed extensions to the north & south elevations, new garage, internal alterations to existing, extended driveway	Terrington St Clement
04.06.2018	31.07.2018 Application Permitted	18/01010/F	Pine Lodge Hargate Lane Terrington St Clement Norfolk Proposed single storey side and rear extension	Terrington St Clement
08.06.2018	06.08.2018 Application Permitted	18/01057/F	Pegasus Haulage 44 Anchor Road Terrington St Clement Norfolk Removal of existing sewage treatment plant and installation of new cesspit	Terrington St Clement
25.06.2018	17.08.2018 Application Permitted	18/01159/F	92 Northgate Way Terrington St Clement King's Lynn Norfolk Two storey side extension and single storey rear extension with detached double garage	Terrington St Clement
21.05.2018	19.07.2018 Application Permitted	18/00925/F	Thornham Deli High Street Thornham Norfolk CHANGE OF USE OF OFFICE TO 2 LETTING ROOMS	Thornham
14.06.2018	17.08.2018 Application Permitted	18/01096/F	Chez Nous 55 Church Road Tilney All Saints King's Lynn Proposed extensions and alterations including new front entrance wall	Tilney All Saints

25.05.2018	06.08.2018 Application Permitted	18/00968/F	Land E of Eastfields Barn And N of Dades Lane The Paddock Chapel Road Tilney Fen End Variation of condition 1 of planning permission 17/01302/RM to amend plans	Tilney St Lawrence
18.07.2018	26.07.2018 Tree Application - No objection	18/00125/TREECA	Manor Hotel Main Road Titchwell King's Lynn T1-T7 - leylandii conifers - Fell. Low emenity value. Poor, sparse condition, shedding limbs in car park area. T8 - holly - fell. Excessive shading to rooms	Titchwell
01.06.2018	03.08.2018 Application Permitted	18/00998/CU	Unit A2 Tottenhill Retail Park Lynn Road Tottenhill Change of use from display and hospitality space to a cafe	Tottenhill
01.06.2018	03.08.2018 Application Refused	18/00999/F	Tottenhill Retail Park Lynn Road Tottenhill Norfolk Siting of 24 containers to be used for self-storage	Tottenhill
01.06.2018	13.08.2018 Application Refused	18/01003/F	Unit G Tottenhill Retail Park Lynn Road Tottenhill Replacement of existing building with new workshop and change of use to B1/B8	Tottenhill
24.05.2018	19.07.2018 Application Permitted	18/00953/F	Plawfield Cottage 112 Green Road Upwell Wisbech Construction of two storey extension and internal alterations.	Upwell

24.05.2018	27.07.2018 Application Permitted	18/00954/F	Janis 176 New Road Upwell Wisbech Proposed agricultural store for machinery/tractors	Upwell
04.06.2018	01.08.2018 Application Permitted	18/01012/F	Goodmans Crossing Low Side Upwell Wisbech Proposed side and rear extension to dwelling, involving partial demolition of existing rear extension	Upwell
21.05.2018	17.07.2018 Application Permitted	18/00920/F	April Rise Walnut Road Walpole St Peter Norfolk Single storey attached cart shed	Walpole
23.05.2018	15.08.2018 Application Permitted	18/00946/RM	Cedar View Walnut Road Walpole St Peter Norfolk Reserved Matters Application: Single 2 storey residential dwelling	Walpole
30.05.2018	16.08.2018 Application Permitted	18/00983/F	Church Hall Church Road Walpole St Peter Norfolk Demolition of existing village hall and replacement with new village hall	Walpole
07.06.2018	03.08.2018 Application Permitted	18/01046/F	3 Marsh Road Walpole St Andrew Wisbech Norfolk Attached garage and porch	Walpole
11.06.2018	09.08.2018 Prior Approval - Refused	18/01073/PACU3	Holme Farm King John Bank Walpole St Andrew Wisbech Prior Notification: Change of use of Agricultural building to two dwelling houses	Walpole

30.04.2018	17.08.2018 Application Permitted	18/00780/F	Samuels Family Farm Shop And Butchers Market Lane Walpole St Andrew Norfolk REMOVAL OR VARIATION OF CONDITIONS 2, 3 AND 8 OF PLANNING PERMISSION 15/01594/F: Extension to shop to provide Cafe together with indoor play area for incidental use with the cafe	Walpole Cross Keys
18.05.2018	19.07.2018 Application Permitted	18/00908/F	Land On The South Side of Sutton Road Walpole Cross Keys Norfolk Construction of two dwellings	Walpole Cross Keys
12.07.2018	16.08.2018 GPD HH extn - Not Required	18/01279/PAGPD	Last View Low Road Walpole Cross Keys Norfolk Single storey rear extension which extends beyond the rear wall by 6.491 metres with a maximum height of 3.520 metres and a height of 3.092 metres to the eaves	Walpole Cross Keys
29.05.2018	23.07.2018 Application Permitted	18/00972/CU	Skaters Roller Rink Ratten Row Walpole Highway Norfolk Change of use from Fenland Motorcycle training area to overflow car park for skaters and use of existing access	Walpole Highway
30.05.2018	31.07.2018 Application Permitted	18/00984/F	Coopers Mill Mill Road Walpole Highway Norfolk Variation of condition 2 of planning permission 15/01292/F: Proposed new dwelling - amendments to previously approved drawings	Walpole Highway

04.06.2018	17.08.2018 Application Refused	18/01011/O	Skaters Roller Rink Ratten Row Walpole Highway Norfolk Outline Application: Construction of 1 dwelling	Walpole Highway
13.02.2018	23.07.2018 Application Permitted	18/00270/F	The Stables Wheatley Bank Walsoken Norfolk Proposed residential dwelling to replace the site managers caravan, to support the livery stables	Walsoken
03.05.2018	17.08.2018 Prior Approval - Approved	18/00817/PACU3	Manor House Farm Green Lane Walsoken Wisbech Prior notification for a change of use from an agricultural building to a dwelling house	Walsoken
25.05.2018	20.07.2018 Application Permitted	18/00970/CU	Tarrazona 16 S-Bend Lynn Road Walsoken Change of use of land for continued use of livery yard (retrospective)	Walsoken
08.06.2018	03.08.2018 Application Permitted	18/01065/F	22 Burrettgate Road Walsoken Wisbech Norfolk Construction of single storey rear extension. Conversion of existing double garage to living space with first floor extension over to side. External rendering to existing and new external walls. New window profiles and infill to form entrance lobby to front.	Walsoken

18.06.2018	10.08.2018 Application Permitted	18/01117/F	Barn Rear of The Lodge Station Road Walsoken VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/02181/F: Conversion of sections of existing barn footprint to create a dwelling and garage and change of use of land from agricultural to garden land	Walsoken
18.05.2018	19.07.2018 Application Permitted	18/00914/F	2 Rowan Close Watlington Norfolk PE33 0UG Erection of featheredge and picket fencing to boundary (retrospective)	Watlington
23.05.2018	24.07.2018 Application Permitted	18/00961/F	24 Warren Close Watlington King's Lynn Norfolk Conversion of integral garage to sitting room and construction of single storey garage	Watlington
15.06.2018	13.08.2018 Application Permitted	18/01106/F	Orchard House Bells Drove Welney Wisbech Single Storey side Extension to form Garage	Welney
30.04.2018	20.07.2018 Application Permitted	18/00782/F	Row Cottage The Row Wereham King's Lynn Two storey and single storey extensions and alterations to dwelling	Wereham
24.11.2017	31.07.2018 Application Permitted	17/02203/O	Land To The East 114 School Road West Walton Wisbech Outline Application: Erection of one, two storey detached dwelling using existing access from School Road	West Walton

23.05.2018	18.07.2018 Application Permitted	18/00950/F	Coppers Church End Wisbech Road West Walton Wisbech Erection of garage and store	West Walton
06.06.2018	03.08.2018 Application Permitted	18/01041/F	5 Trafford Estate West Walton Wisbech Norfolk Two storey rear extension, single storey front porch and alterations including formation of new window openings to side boundary	West Walton
01.05.2018	20.07.2018 Application Permitted	18/00796/F	Glenkerry 26 Fir Tree Drive West Winch King's Lynn Two storey side extension, a detached garage and hardstanding to the front of the dwelling	West Winch
30.05.2018	26.07.2018 Application Permitted	18/00988/F	Roselea Millfield Lane West Winch King's Lynn VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/01652/F: Extension and Roof Space Conversion with detached garage and general landscaping finishing's	West Winch
08.06.2018	03.08.2018 Application Permitted	18/01056/F	8 The Paddocks Setchey Norfolk PE33 0BX Conversion of garage roof to provide additional living accommodation	West Winch
25.07.2018	26.07.2018 Application Permitted	18/00157/NMA_1	The Winch 70 Main Road West Winch Norfolk NON-MATERIAL AMENDMENT TO PLANNING APPLICATION 18/00157/F:	West Winch

21.05.2018	17.07.2018 Application Permitted	18/00928/F	Curlew Cottage 34 St Peters Road Wiggshall St Germans King's Lynn Demolition of existing single storey flat roofed extension to side & rear and construction of new two storey extension to side & rear of existing two storey dwelling	Wiggshall St Germans
21.06.2018	17.08.2018 Application Permitted	18/01144/F	62 - 64 Mill Road Wiggshall St Germans King's Lynn Norfolk Extensions and alterations to dwellings	Wiggshall St Germans
24.05.2018	27.07.2018 Application Permitted	18/00955/F	Orton Field 146 Stow Road Wiggshall St Mary Magdalen King's Lynn Proposed stables	Wiggshall St Mary Magdalen
29.05.2018	27.07.2018 Application Permitted	18/00980/F	Orton Field 146 Stow Road Wiggshall St Mary Magdalen King's Lynn Proposed manege	Wiggshall St Mary Magdalen
16.08.2017	14.08.2018 Application Permitted	17/01574/F	Land East of 5 Bridle Lane Downham Market Norfolk Development for 3 no. five bedroom detached houses	Wimbotsham
06.06.2018	07.08.2018 Application Permitted	18/01039/F	Hazelwood 33 Church Road Wimbotsham King's Lynn Extension & Alterations to Dwelling	Wimbotsham
18.06.2018	27.07.2018 Tree Application - No objection	18/00103/TREECA	10A Church Road Wimbotsham King's Lynn Norfolk T1- (Walnut): Fell	Wimbotsham

29.05.2018	27.07.2018 Application Permitted	18/00977/F	Alfred G Pearce Castle Road Wormegay King's Lynn VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/01916/F: Erection of cold store and staff facilities buildings	Wormegay
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