



# **Planning Committee**

## **Agenda**

**Monday, 5th November, 2018**

\*at approximately 10.00 am

in the

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

\*Please note that the Committee will visit the site of the major application reference 18/01333/RMM listed on the agenda, prior to the meeting. It is aimed to commence the meeting at approximately 10.00 am when the Committee returns from the site visit.





King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX  
Telephone: 01553 616200  
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**PLANNING COMMITTEE AGENDA**

Please ensure that all mobile phones are switched to silent

**DATE:** Monday, 5th November, 2018

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

**TIME:** Approximately 10.00 am

**1. APOLOGIES**

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

**2. MINUTES**

To confirm as a correct record the Minutes of the Meeting held on 1<sup>st</sup> October 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.

a) **Decisions on Applications (Pages 8 - 51)**

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

**9. DELEGATED DECISIONS (Pages 52 - 89)**

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 Application**

Please be advised that the Committee will visit the site for the major application reference 18/01333/RMM from 9.00 am, prior to the meeting, which will then start at approximately 10.00 am, where the application will then be determined.

## **Site Visit Arrangements**

When a decision for a site inspection is made, consideration of the application will be adjourned, the site visited, and the meeting reconvened on the 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, 8 November 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, 2 November 2018**. Please contact [borough.planning@west-norfolk.gov.uk](mailto:borough.planning@west-norfolk.gov.uk) or call (01553) 616818 or 616234 to register.

### **For Major Applications**

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

### **For Minor Applications**

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

For Further information, please contact:

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

**INDEX OF APPLICATIONS TO BE DETERMINED  
BY THE PLANNING COMMITTEE AT THE MEETING  
TO BE HELD ON MONDAY 5 NOVEMBER 2018**

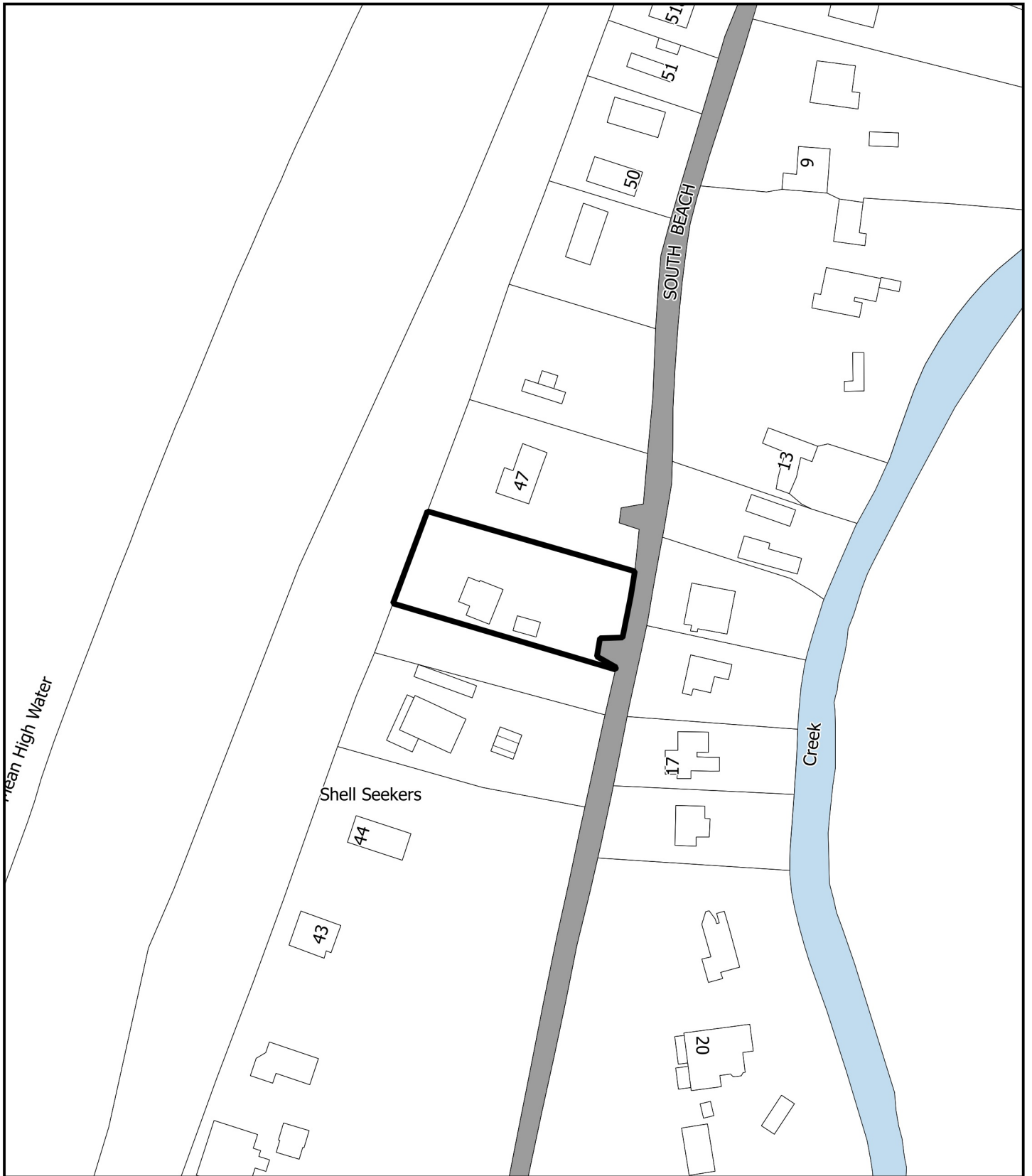
Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
<b>8/1</b>	<b>MAJOR DEVELOPMENTS</b>			
8/1(a)	18/01333/RMM The Nar Ouse Regeneration Area (NORA) Reserved Matters Major Application: Details of layout, scale and external appearance of buildings, means of access thereto and the landscaping of the site. Access and site infrastructure for the entire Enterprise Zone and buildings for the first phase	KING'S LYNN	REPORT TO FOLLOW	
<b>8/2</b>	<b>OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE</b>			
8/2(a)	18/01646/F Washington 46 South Beach Variation of condition 2 of planning permission 18/00162/F: First floor extension to dwelling and replacement garage - To amend previously approved drawings	HEACHAM	APPROVE	8
8/2(b)	18/01378/F Samphire Developments (Norfolk) Container Storage Coaly Lane Installation of 41 storage containers	INGOLDISTHORPE	APPROVE	15
8/2(c)	18/01732/F The Yews 10 Bunting Lane Construction of two dwellings	METHWOLD	REFUSE	25
8/2(d)	18/01561/F 5 Glebe Close Proposed residential bungalow	NORTHWOLD	APPROVE	32
8/2(e)	18/01684/F Land N of 2 Pinfold Lane	NORTHWOLD	REFUSE	39

**8/3 TREE PRESERVATION ORDER**

<b>8/3(a)</b>	<b>2/TPO/00574</b>	<b>SOUTH CREEKE</b>	<b>CONFIRM</b>	<b>47</b>
	<b>The Old Rectory Waterden Lane</b>		<b>WITHOUT</b>	
	<b>Waterden</b>		<b>MODIFICATION</b>	

# 18/01646/F

## Washington 46 South Beach Heacham





<b>Parish:</b>	<b>Heacham</b>	
<b>Proposal:</b>	<b>Variation of condition 2 of planning permission 18/00162/F: First floor extension to dwelling and replacement garage - To amend previously approved drawings</b>	
<b>Location:</b>	<b>Washington 46 South Beach Heacham Norfolk</b>	
<b>Applicant:</b>	<b>Mr Jeff Slater</b>	
<b>Case No:</b>	<b>18/01646/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr Philip Mansfield</b>	<b>Date for Determination: 7 November 2018</b>

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

**Neighbourhood Plan:** No

**Case Summary**

The application relates to the residential property 'Washington' located at 46 South Beach, Heacham. The proposal is a variation of condition 2 to planning permission 18/00162/F which granted consent for a first floor extension and replacement garage.

**Key Issues**

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

**Recommendation**

**APPROVE**

**THE APPLICATION**

The application site relates to the residential property 'Washington' located on the western side of South Beach in Heacham. The proposal is a variation of the approved plans condition relating to planning ref 18/00162/F. This granted consent for a first floor extension to the original dwelling in addition to a replacement garage.

## **SUPPORTING CASE**

The applicant has not submitted any supporting case.

## **PLANNING HISTORY**

18/00162/F First floor extension to dwelling & replacement garage PER - Application Permitted

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECTION** on the grounds of:

- Design of the garage
- Ridge height of dwelling
- Glazing
- Lack of measurements on plans

## **REPRESENTATIONS**

There were **four** letters of **objection** concerning:

- Use of the site
- Design of garage
- Scale of garage
- Height of dwelling
- Increase in habitable rooms
- Impact to form and character
- Use of the garage
- Glazing

## **LDF CORE STRATEGY POLICIES**

**CS08** - Sustainable Development

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

**DM18** – Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)

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

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

The proposed alterations to the approved design comprise:

- replacing the cladding at first floor level with render
- addition of two rooflights on the east elevation
- minor changes to the ground floor fenestration on the east elevation
- minor changes to the ground floor fenestration on the west elevation
- addition of glazing on the west elevation of the garage

The main considerations are:

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

### **Principle of Development**

The principle of development has previously been established as acceptable under planning permission 18/00162/F. This application seeks minor amendments to the previously approved scheme.

### **Form and Character**

The assessment has considered the proposed amendments to the scheme in which there would be no concerns from a design and character perspective. They are minor in nature and the additional windows have no impact in terms of adversely affecting the design and character. The cladding being replaced with render at first floor is also considered to be acceptable.

### **Neighbour Amenity**

The additional two rooflights are not thought to be harmful in terms of overlooking by virtue of being set in to the roof slope. The other changes are not considered to have any implications for amenity.

### **Other Material Considerations**

A number of comments have been made regarding the height of the dwelling and the impact to the appearance of the wider area. This aspect formed part of the original assessment and as this has been approved, this has not been considered further. The matter of compliance with the measurements shown on the proposed plans can be examined by the enforcement team. Whilst concern has been raised with lack of measurements on the plans, they are to scale and are acceptable.

## Conclusions

The development represents minor variations to an already approved scheme and is considered fully acceptable and in accordance with Policy CS08, of the Core Strategy 2011 and Policies DM1 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

## 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 plan:

Proposed elevations drawing no 18014 04-1, proposed block plan drawing no 18014 03-3,

- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Within one month of the date of this decision a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.
- 2 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.

## ENVIRONMENT AND PLANNING

King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX

Tel: (01553) 616200

Fax: (01553) 616652

DX: 57825 KING'S LYNN

e-mail: borough.planning@west-norfolk.gov.uk

### NOTICE OF DECISION - GRANT OF PLANNING PERMISSION

Mr Jeff Slater  
c/o Mr Andrew Page  
Bramble Cottage  
St Andrews Lane  
Congham  
Kings Lynn  
Norfolk  
PE32 1DS

Reference No: 18/00162/F  
Application  
Registered: 30 January 2018  
Parish: Heacham

Details: **First floor extension to dwelling & replacement garage at Washington 46 The South Beach Heacham King's Lynn Norfolk**

The Town and Country Planning Act 1990 (as amended)  
*The Town and Country Planning (Development Management Procedure) (England) Order 2015*

**Permission is granted** for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plan:  
Proposed elevations drawing no 18014-04, proposed plans, block plan & roof plan drawing no 18014-03-2
3. Prior to the commencement of the development hereby approved, a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.

The Reasons being:

1. 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. For the avoidance of doubt and in the interests of proper planning.
3. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.

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



Executive Director, Environment and Planning  
On behalf of the Council  
23 March 2018

SP

1. **Flood Warning Service:**

INFORMATIVE

The development is sited in an area at risk of flooding:

\* Occupiers should sign up to the Environment Agency Floodline Warnings Direct (FWD) service (0345 988 1188 or [www.gov.uk/flood](http://www.gov.uk/flood) )

\* A flood evacuation plan should be prepared to the satisfaction of the local authority emergency planning department.

\* This will include actions to take on receipt of the different warning levels, evacuation procedures (eg isolating services and removing valuables etc) and arrangement for evacuation routes

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Please note that any conditions that may be attached to this decision notice form an integral part of the permission. Failure to comply with any conditions could lead to enforcement action or the need to submit a further formal application.

In accordance with the NPPF, in determining this application for planning permission, the Borough Council has approached it in a positive and proactive way, and where possible has sought solutions to problems to achieve the aim of approving sustainable development. As such the development hereby approved is considered to represent sustainable development.

The case officer who dealt with this application was Mr Philip Mansfield, telephone number 01553 616230.

# 18/01378/F

## Samphire Developments (Norfolk) Container Storage Coaly Lane Ingoldisthorpe



<b>Parish:</b>	Ingoldisthorpe	
<b>Proposal:</b>	Installation of a further 8 storage containers, to allow a total of 41 storage containers on the site	
<b>Location:</b>	Samphire Developments (Norfolk) Container Storage Coaly Lane Ingoldisthorpe Norfolk	
<b>Applicant:</b>	Samphire Developments	
<b>Case No:</b>	18/01378/F (Full Application)	
<b>Case Officer:</b>	Mrs K Lawty	<b>Date for Determination:</b> 17 October 2018 <b>Extension of Time Expiry Date:</b> 12 November 2018

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

**Neighbourhood Plan:** No

**Case Summary**

The site is located on the southern side of Coaly Lane, Ingoldisthorpe, which runs to the east of Lynn Road (the B1440). The site comprises 13 no. storage containers and one pile of surplus material on a grassed field with some areas of compacted surfacing.

The site is bound to the north and south by open fields and countryside. To the east is a detached bungalow, 'Aldorcar'. To the west is an open, grassed site with planning permission for the construction of a place of worship with associated car parking.

This application seeks full planning permission for the reconfiguration of the previously approved 33 No. storage containers (ref. no. 15/01422/F) and the installation of an additional 8 storage containers. However, the storage building previously approved (ref. no. 15/01422/F) would not be constructed.

**Key Issues**

- Planning history
- Principle of the development
- Access and highway matters
- Impact on character and appearance of countryside
- Impact on amenities of local residents
- Any other material considerations

**Recommendation**

**APPROVE**



## **THE APPLICATION**

This application seeks full planning permission for the reconfiguration of the previously approved 33 storage units plus an additional 8 storage containers within the site. However, the storage building previously approved, to be divided into 6 separate storage units each with its own independent access, is not part of the proposal.

The site is located at the northern edge of the village, adjacent to but beyond the settlement boundary and is within countryside.

To the east are residential properties but to the north and south are open fields. Planning permission has already been approved on the land to the west for a detached building for use as a place of worship with associated car parking facilities.

The planning history is a material consideration and is discussed below.

## **SUPPORTING CASE**

The application has been supported by a Design, Access, Supporting Planning and Heritage Statement which refers to the following:

### **Proposal**

The proposal is for the 'Installation of forty one storage containers and associated works to existing storage facility' on land at Coaly Lane, Ingoldisthorpe, Norfolk.

### **Design**

The storage containers will be standard 6 x 2.4 m and have been positioned toward the centre and around the edge of the site to minimise visual impact and maintain the openness of the site.

### **Appearance**

The storage containers will be pre finished steel cladding.

### **Use**

The containers will be used for storage purposes.

### **Layout**

The storage containers have been positioned toward the centre and around the edge of the site to minimise the visual impact and maintain the open nature of the site. The access drive runs through the centre of the site connecting to the existing access point onto Coaly Lane

### **Amount**

The proposal includes forty one storage containers with a total floor area of 590.4m<sup>2</sup>; the storage containers have an individual floor area of 14.4m<sup>2</sup>.

### **Scale**

The proposed containers are single storey and of a scale appropriate to the locality.

### **Landscape**

The site includes an existing hedge along the northern boundary and a belt of existing trees to the western boundary which will be retained. A new 1.8 m chain link fence will be erected along the western and southern boundaries. The southern boundary will also include a native hedgerow

adjacent to the fence. The site will include grassed areas to maintain the open rural feel of the site.

The access drive and parking area will be finished in gravel with a hard core base and timber edging.

#### Access

The existing access arrangements will be retained which involves the operation of a single access point along Coaly Lane. This ensures all vehicles can enter and exit the site in forward gear.

#### Conclusion

The site is located adjacent to the settlement boundary for Ingoldisthorpe. The principle of the use of the site for the container storage has already been established through previous approved planning applications. The proposal only represents an aggregate gain of eight additional storage containers and the removal of the approved storage building. The increased number of containers can easily be accommodated on site without significant harm in terms of visual amenity.

The Highways Authority raised no concerns to the approved application on highway safety issues. The proposal is of a scale, siting, appearance and use that does not cause a detrimental and unacceptable level of impact upon adjacent neighbour or visual amenity.

Significant weight should be placed upon the planning policy support for business and commercial development in rural areas as set out in the NPPF, the Draft NPPF and the adopted Core Strategy.

The proposed development maintains the existing lawful storage use of the site whilst providing a successful local business with an opportunity to grow. The development poses no additional impact on the amenity of the surrounding area to that already approved and proposes to improve the boundary treatments of the site through new planting and fencing.

The proposed development is in accordance with the adopted and emerging national and local planning policy and should be supported.

## **PLANNING HISTORY**

16/01063/F: Application Permitted: 04/08/16 - Variation of condition 20 of planning permission 15/01422/F to update approved frontage boundary treatment.

15/01422/F: Application Permitted: 18/11/15 - Construction of new storage building (amended design from approved scheme 12/01799/F) and siting of additional storage containers.

14/00366/O: Application Refused: 14/05/14 - Erection of 7 new dwellings and associated works.

12/01016/A - Non-illuminated hoarding sign – approved.

11/00069/LDE – Application for Lawful Development Certificate – Continued use of site/land as planning consent 2/82/3451/F for commercial storage and use of site/land for running of business – refused and dismissed at appeal (see attached decision).

09/01978/LDE – Application for Lawful Development Certificate - use of Land for commercial storage with additional business operation, nursery growing and selling plants – refused.

Planning Committee  
05 November 2018

2/82/3451/F – Change of use from light industry to storage (i.e. use of land for standing two freezer storage units and use of existing shed for storage purposes) – Approved.

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT** - have concerns about the security of the site as people have lost a substantial amount from break-ins on the site. In addition the additional traffic on a private road.

**Highways Authority: NO OBJECTION** - conditionally

**Environmental Health & Housing – Environmental Quality: NO OBJECTION**

**Environmental Health & Housing – CSNN: NO OBJECTION** - conditionally

**Natural England: NO OBJECTION**

## **REPRESENTATIONS**

No third party comments received.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS10** - The Economy

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

DM15 – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

The key issues in assessing this application are as follows:

- Planning history
- Principle of the development
- Access and highway matters

- Impact on character and appearance of countryside
- Impact on amenities of local residents
- Any other material considerations

## **Planning history**

The planning history of the site is a material planning consideration in this case.

Over many decades the site has been in several different uses and the subject of several planning applications. However, more recently planning permission was granted for a 255m<sup>2</sup> storage building and 14 storage containers in 2013 (Ref: 12/01799/F) and then for a smaller storage building and thirty three storage containers in November 2015 (Ref: 15/01422/F) as varied by 16/01063/F in August 2016.

This current application is a smaller site than for the earlier applications as part of the site has been granted planning permission for a place of worship and associated car parking ( Ref: 17/01843/F). The reduced site for storage use now proposes 8 additional storage containers but omits the storage building from the plans.

## **Principle of the development**

Whilst the site lies within an area designated as countryside, the National Planning Policy Framework and Policies CS06 and 10 of the Local Development Framework Core Strategy support sustainable rural enterprises and seek to ensure strong, diverse, economic activities commensurate to the size and scale to the local area.

The NPPF at paragraph 83 states:

“Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”

Policy CS10 refers to the economy and in particular rural employment exception sites. It states:

‘The Council will support the rural economy and diversification through a rural exception approach to new development within the countryside; and through a criteria based approach to retaining employment land and premises.

Permission may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need.

Any development must satisfy the following criteria

- i) It should be appropriate in size and scale to the local area;
- ii) It should be adjacent to the settlement;
- iii) The proposed development and use will not be detrimental to the local environment or local residents’

The site is already in use as a storage container site. This proposal would moderately increase the number of smaller storage units on the site but the previously approved, larger storage building for 6 independent storage units does not form part of this current proposal.

The principle of such storage use has previously been established on this site and this proposal raises no new issues in this regard.

### **Access and highway matters**

The proposal involves the use of an existing vehicle access onto the main B1440 Lynn Road to the east. This vehicular access already serves the existing business use, the dwelling known as Aldorcar and will also serve the site to the west with permission for a new place of worship.

The highways officer has no objection to the proposed use of this access, subject to the imposition of planning conditions relating to the access, parking and turning.

The Parish Council have raised concern regarding the additional traffic on the private road. However, given that the level of activity should be similar to that already approved no concern is raised regarding the level of traffic in this case.

### **Impact on character and appearance of countryside**

The storage containers are single storey in height.

The existing site has a 2m high timber fence to the northern roadside boundary and to the east is an existing 1.8m close boarded fence, both of which are to be retained.

There is currently no boundary demarking the western site boundary although there is a line of trees just beyond the site boundary. The boundary to the south has no planting but has a post and wire fence which delineates the extent of the site.

It is recommended that no outside storage will be permitted. It is also recommended that a planning condition be imposed stating that containers are not stacked above ground level to ensure that they are not highly visible in the landscape.

Conditionally therefore it is considered that there is limited impact in terms of visual amenity.

### **Impact on amenities of local residents**

The nearest residential neighbours are Aldorcar, accessed from the same access track, and Carstone and Shrublands which front Lynn Road. Vehicle movements in connection with the proposed business would need to travel close to both Aldorcar and Carstone to access the site.

Aldorcar is in the ownership of the applicant, but Carstone is owned by a third party. There is a distance of approximately 25m between the application site and the nearest garden boundary of Carstone.

Thus in terms of the scale of the proposal there is no detrimental overbearing or overshadowing issues that would warrant a refusal of the application.

In terms of noise implications, the level of activity at the site will be similar to that previously approved. The site currently has restrictions on the hours of operation through planning conditions and it is recommended that these are retained to protect neighbourhood amenity.

No external lighting currently exists on the site but should there become the need for any, it is recommended that details be agreed prior to installation.

Conditionally therefore it is considered that there is limited impact in terms of residential amenity.

### **Any other material considerations**

The Parish Council raise concern regarding the security of the site, stating there have been break-ins on the site. Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. Through previous applications the site has already been considered appropriate for this use and benefits from planning permission for storage containers. This current proposal will not increase the activity by a significant degree.

Therefore the matter of installing security measures is one for the landowner to assess and act accordingly and overall this relatively modest increase should not lead to a material increase in crime and disorder.

The Environmental Health – Environmental Quality team has no objection to the proposal.

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

The applicant has not discharged all necessary conditions relating to the overall use and this issue is being dealt with by Planning Enforcement.

### **Conclusion**

The proposal would result in a similar level of activity as previously approved on the site. It is of a scale, siting, appearance and use that, subject to the imposition of appropriately worded planning conditions should not cause a detrimental or unacceptable level of impact upon adjacent neighbours or visual amenity.

Weight is put on the policy support for business and commercial development in rural areas as set out in the NPPF and Core Strategy. The proposal complies with the policies of the SADMP.

There are no outstanding issues that cannot be addressed by condition, and any outstanding conditions on the site will be dealt with separately.

Therefore the proposal is in accordance with the provisions of the National Planning Policy Framework; Policies CS01,02,06,08,11 and 12 of the Local Development Framework Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan September 2016 (SADMP 2016).

### **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.

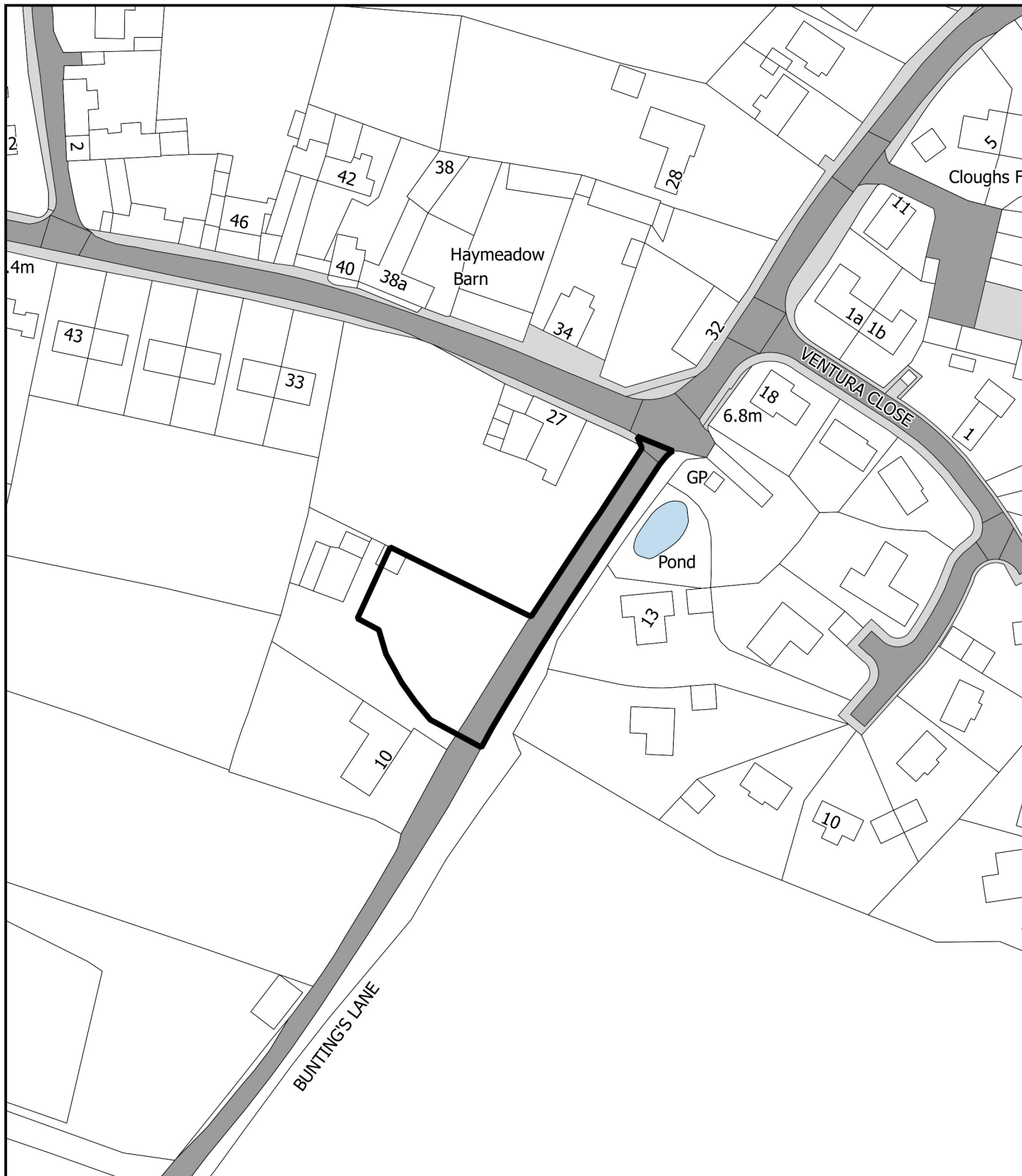
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
- Location Plan, Scale 1:2500
  - Drawing No. 279/P/11 Rev C, Sketch Scheme B
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No display or storage of goods, materials or waste shall take place outside of the buildings or storage containers on the site.
- 3 Reason: In the interests of the amenities of the locality in accordance with the provisions of the NPPF.
- 4 Condition: The number of storage units shall be restricted to 41 as shown on the approved plan.
- 4 Reason: In the interests of the amenities of the locality in accordance with the provisions of the NPPF.
- 5 Condition: The storage containers shall only be stored at natural ground level and not stacked on top of one another.
- 5 Reason: In the interests of the amenities of the locality in accordance with the provisions of the NPPF.
- 6 Condition: Access to the premises shall only take place between the hours of 08.00 and 20.00 Monday to Friday, 08.00 to 17.00 on Saturdays and at no time on Sundays, Bank or Public Holidays unless otherwise approved in writing by the Local Planning Authority.
- 6 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 provisions of the NPPF.
- 7 Condition: Prior to the installation of any outdoor lighting details of the lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 7 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the provisions of the NPPF.
- 8 Condition: The storage containers shall be used for B8 storage use and no other purpose, including any use within Class B1 of the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
- 8 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.

- 9 Condition: Prior to the first use of the development hereby permitted the proposed on-site car parking/servicing/loading/unloading/turning/waiting area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 9 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.



18/01732/F

The Yews 10 Buntings Lane Methwold



<b>Parish:</b>	<b>Methwold</b>	
<b>Proposal:</b>	<b>Construction of two dwellings</b>	
<b>Location:</b>	<b>The Yews 10 Buntings Lane Methwold Thetford</b>	
<b>Applicant:</b>	<b>J Webb &amp; C Morris</b>	
<b>Case No:</b>	<b>18/01732/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs C Dorgan</b>	<b>Date for Determination: 21 November 2018</b>

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

**Neighbourhood Plan:** No

**Case Summary**

The application site is on Buntings Lane, to the south of the village of Methwold. It falls outside but is adjacent to both the development boundary for the settlement as defined by Local Plan Map G59 of the Site Allocations and Development Management Policies Plan (SADMP), and Methwold Conservation Area.

This application is for full planning permission to construct two detached three-bedroom dwellings. The site is currently used for storage and parking, with access proposed to the south of the site utilising an existing vehicular access. To the north of the site a residential development is currently under construction, and to the south a recently built large detached house.

**Key Issues**

- Principle of Development
- Highways / Access
- Form and Character and Impact on the Conservation Area
- Neighbour Amenity
- Other materials considerations

**Recommendation: REFUSE**

**THE APPLICATION**

The application site is on Buntings Lane, to the south of the village of Methwold. It falls outside but is adjacent to both the development boundary for the settlement, as defined by

Local Plan Map G59 of the Site Allocations and Development Management Policies Plan (SADMP), and Methwold Conservation Area.

This application is for full planning permission to construct two detached three-bedroom dwellings. The site is currently used for storage and parking, with access proposed to the south of the site utilising an existing vehicular access. To the north of the site a residential development is currently under construction, and to the south a recently built large detached house.

## **SUPPORTING CASE**

The application site is just outside the current defined Development Area of Methwold, although immediately adjacent to it. Since that Development Area was defined, planning permission was granted for the replacement dwelling which is now no.10 Buntings Lane, completed in 2017 and also for the development of the Petch House site to the north. This approved development, is now under construction. Plot 4 of that development will be adjacent to the northern boundary of the application site. Part of the approval for the replacement dwelling at no.10 included a large garage or a garage/storage shed, which would occupy part of the application site, but has not yet been built. The application site is wholly contained within the residential curtilage of no.10 and is considered to be brownfield land.

Although outside the current Development Area, it is understood that this is under constant review, especially bearing in mind the Council's ongoing commitment to provide a 5 year supply of housing land.

Given the location of the application site, its relationship with the adjacent development and its position in the existing village, it is suggested that this proposal forms logical infill and would be sustainable and, therefore, would comply with National Planning Policy.

## **PLANNING HISTORY**

18/01677/F: Application Withdrawn: 24/09/18 - Construction of two dwellings - 10 Buntings Lane

17/01699/DISC\_B: Discharge of Condition final letter: 24/09/18 - Discharge of conditions 9 and 10 of planning permission 17/01699/F: Construction of four dwellings and garages, renovation of existing dwelling (Petch House) and provision of garage, repositioning access and demolition of existing boundary wall - Petch House

18/01174/F: Application Withdrawn: 15/08/18 - Construction of two dwellings - The Yews

17/01699/DISC\_A: Discharge of Condition final letter: 28/02/18 - DISCHARGE OF CONDITION 3: Construction of four dwellings and garages, renovation of existing dwelling (Petch House) and provision of garage, repositioning access and demolition of existing boundary wall. - Petch House

17/01699/F: Application Permitted: 28/11/17 - Construction of four dwellings and garages, renovation of existing dwelling (Petch House) and provision of garage, repositioning access and demolition of existing boundary wall. - Petch House

17/00022/F: Application Permitted: 20/02/17 - VARIATION OF CONDITION 2 OF PERMISSION 16/00700/F: Construction of replacement dwelling and garage following demolition of existing dwelling - The Yews

16/02136/F: Application Withdrawn: 20/01/17 - Construction of four dwellings and garages, including garage for Petch House, repositioning access and demolition of existing boundary wall - Petch House

16/01307/F: Application Withdrawn: 14/10/16 - Construction of four dwellings and garages including garage for Petch House, repositioning and demolition of existing boundary wall - Petch House

16/00700/F: Application Permitted: 02/06/16 - Construction of replacement dwelling and garage following demolition of existing dwelling - The Yews

## **RESPONSE TO CONSULTATION**

**Parish Council: SUPPORT**

**Highways Authority: NO OBJECTION**

Where Buntings Lane junctions Hythe Road, visibility and the width of the junction is found to be acceptable. However, the Local Highway Authority is mindful that the majority of Buntings Lane is not hard surfaced and loose material does get carried onto the highway. This application would result in approximately 12 additional vehicle movements per day, increasing the potential for material to be carried onto the road. Therefore it is recommended a condition be applied to ensure the first 5m of the junction be hard surfaced.

Also recommends an informative be attached in the event of approval.

**Environmental Health & Housing – Environmental Quality: NO OBJECTION**

No comments regarding flooding. Site is located above a principle aquifer, but do not consider the proposal to be high risk.

**Environment Agency: No comment**

**Conservation Officer: (Verbal) NO OBJECTION**

This site is on the outer boundary of the conservation area. The wall in front of the site has some historic value and affects views into and out of the conservation area, and provides some screening of the building sites which is important. The plans show two pedestrian openings to this wall and would therefore request that as much of the historic wall be retained as possible, and not demolished and rebuilt in modern brick.

Updated comments 24/10/18 – With reference to the amended plans, from a conservation point of view this is obviously an improvement and therefore have no objections.

**Arboricultural Officer: NO OBJECTION**

Having considered the application, could both tree retention and protective fencing be conditioned.

## **REPRESENTATIONS**

None received.

## **LDF CORE STRATEGY POLICIES**

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

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

**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 considerations are:

- Principle of Development
- Highways / Access
- Form and Character and the impact on the Conservation Area
- Neighbour Amenity
- Other materials considerations

### **Principle of Development**

The application site lies in the village of Methwold which is categorised as a joint Key Rural Service Centre with Northwold. The application site lies outside of the development boundary for the village, but does adjoin it.

Policy DM2 (Development Boundaries) of the Site Allocations and Development Management Policies Plan (adopted Sept 2016) states that areas outside development boundaries will be treated as countryside where new development will be restricted and limited to that identified as suitable in other policies of the local plan. In this case, the two dwellings do not meet any of the criteria set out in other local plan policies. Therefore in accordance with Policy DM2 the application is contrary to adopted Local Plan policy.

### **Highways / Access**

The Local Highway Authority has not raised any objections to the proposed scheme. Buntings Lane is not an adopted road, and the junction at Buntings Lane and Hythe Road is considered to be acceptable. However, given the additional vehicle movements, the Local Highways Authority recommends that a condition should be attached to any planning consent to require that the first 5m of the highway from the junction be hard surfaced.

### **Form and Character and the impact on the Conservation Area**

The proposed scheme is for two detached cottage-style dwellings, with three bedrooms and a centralised front porch. The layout of the site is such that the dwellings front onto Buntings Lane, with private gardens to the rear of the dwellings. The access is via an existing access to the south of the site, and it is proposed that parking for the dwellings is located to the west of the site, beyond the residential gardens.

The application site lies between a large detached dwelling to the south west, and to the north a site currently under construction for 4 new dwellings. To the west of the site is a residential caravan. Therefore the application site is within an established residential area. The two detached dwellings proposed are entirely appropriate in layout, scale and design and respond to the neighbouring forms of development existing and proposed. The materials proposed reflect the existing dwelling to the south, and are the same brick type to be used in the development to the north (J Medler Highcliffe Weathered Buff brick).

The original scheme proposed breaks in the existing boundary wall to the east of the site, however the amended scheme removes the proposed breaks and retains the existing wall in its entirety. The conservation officer does not object to the scheme and recognises that the retention of the original historic wall is an improvement to the scheme. Overall it is considered that there would be limited impact on the form and character of the locality or the setting of the Conservation Area.

**Neighbour Amenity** The siting and spacing of the new dwellings to each other, and the developments either side of the site are considered to be appropriate. Likewise there is sufficient distance between the scheme and the existing residential caravan that there is no detrimental impact on neighbour amenity. While the parking area is located within the vicinity of the existing dwelling to the south and the residential caravan to the west, this is only to serve the two dwellings, there is still separation and boundary treatments in place, and it is not considered that the vehicle movements would be so significant as to cause noise and disturbance issues.

### **Other material considerations**

There is an existing well established tree to the north of the site, adjacent to the site boundary. The Arboricultural Officer has requested that the tree is retained and protective fencing put in place during construction, and that any planning consent is conditioned accordingly.

The application site is located within Flood Zone 1 and Flood Zone 3, with the dwellings built within Flood Zone 1 and part of the rear gardens and the parking area in Flood Zone 3. The dwellings would be located in the lowest flood risk zone and therefore passes the sequential test in accordance with the NPPF and Policy CS08 of the Core Strategy (2011). The Environment Agency has confirmed they have no comments to make on the scheme.

It also falls within the 2000m buffer area for Breckland Forest SSSI. However, the application site is some distance from the designated site with built form around it and therefore would be unlikely to have any impact on the SSSI.

## **Conclusion**

While there are no objections to the proposed scheme, and the form and character of the proposal responds well to the locality, the application site is located outside the development boundary for Methwold and as such a principle policy objection stands. Therefore the proposal is contrary to policy CS06 of the Core Strategy (2011) and policy DM2 of the Site Allocations and Development Management Policies Plan (2016) and is duly recommended for refusal.

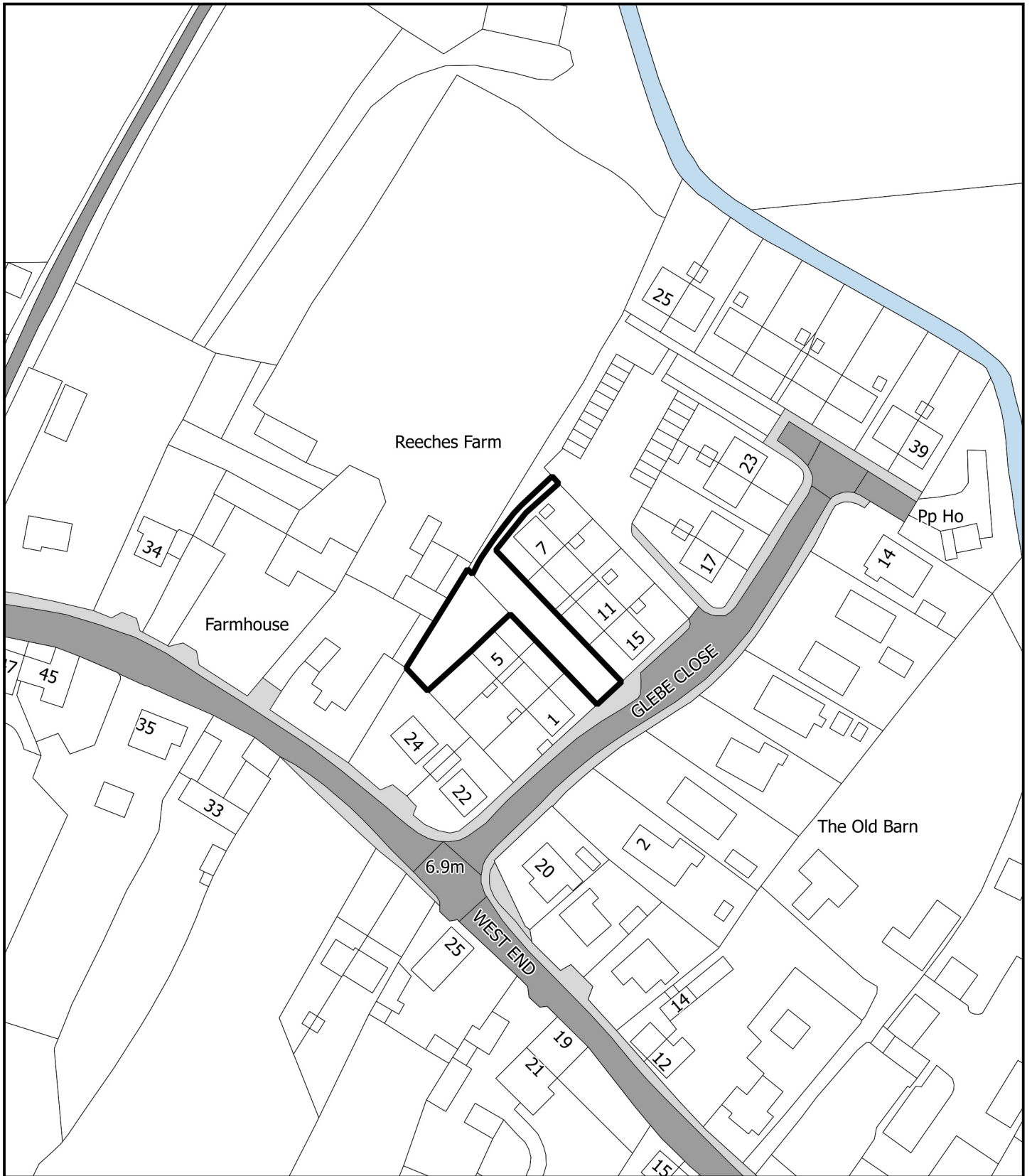
## **RECOMMENDATION:**

**REFUSE** for the following reason(s):

- 1 The site lies outside the development boundary for Methwold as defined by Inset G59 Methwold and Policy DM2 of the Site Allocations and Development Management Plan 2016 and is therefore countryside where countryside protection policies apply. The applicant has not provided any special justification why countryside protection policies should be relaxed. The proposed development is therefore contrary to the provisions of Paragraph 79 of the NPPF, Policy CS06 of the Core Strategy 2011 and Policy DM2 of the Site Allocations and Development Management Policies Plan 2016.

**18/01561/F**

**5 Glebe Close Northwold**





<b>Parish:</b>	Northwold	
<b>Proposal:</b>	Proposed residential bungalow	
<b>Location:</b>	5 Glebe Close Northwold Thetford Norfolk	
<b>Applicant:</b>	J & J Properties (Norfolk) Ltd.	
<b>Case No:</b>	18/01561/F (Full Application)	
<b>Case Officer:</b>	Mrs N Osler	<b>Date for Determination:</b> 23 October 2018 <b>Extension of Time Expiry Date:</b> 9 November 2018

**Reason for Referral to Planning Committee** – Contrary to Parish Council recommendation

**Neighbourhood Plan:** No

**Case Summary**

Full planning permission is sought for erection of a single storey property. The property will be an extension to an existing terrace of bungalows. No dedicated parking is proposed.

The site lies within the Conservation Area, but is not in an area at risk of flooding.

**Key Issues**

- Principle of Development
- Form and Character / Impact on Conservation Area
- Highway Safety
- Neighbour Amenity
- Crime and Disorder
- Other Material Considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

Full planning permission is sought for the erection of a two-bed, single-storey property. The property will be an extension to an existing terrace of bungalows.

The site lies within the Conservation Area, but is not in an area at risk of flooding.

No dedicated parking is proposed, but off-site parking is available in the immediate locality.

## **SUPPORTING CASE**

The planning statement that accompanied the application states:

### **PLANNING POLICY**

The Site Allocations and Development Management Policies Plan (SADMP) gives effect to and complements the adopted Core Strategy. The SADMP was adopted in September 2016 and now forms part of the Local Plan for the area.

Northwold (with Methwold) is a Key Rural Service Centre, where development is allowed. The application site is within the designated Village Development Area.

Bearing in mind the location of the application site, its relationship with adjacent development and its position in the existing village, it is suggested that this proposal forms logical infill and would be sustainable and, therefore, would comply with National Planning Policy.

### **ACCESS**

The existing Glebe Close development is part of a former Local Authority housing scheme, which provided low-cost rental properties. It is now part privately owned and partly Freebridge Housing rental. Glebe Close itself is a County Highway, although the pedestrian access ways are owned by Freebridge. Some of the dwellings on Glebe Close have adapted front gardens as parking spaces, although the majority have no off road parking. Parking provision is by County owned lay-by parking which will accommodate up to 7 cars and appears to be little used by residents.

Alternately, there is a garage courtyard to the north of the site, with direct footpath access. This garage court has 19 garages, plus another six spaces, for use by residents. The garages can be rented from Freebridge, but most are unused.

The property subject of the application enjoys pedestrian rights of access over the pedestrian areas owned by Freebridge.

It is anticipated that the occupiers of the proposed dwelling, like those adjacent to it, will, if necessary, use either the public lay-by parking or the garage courtyard by prior arrangement with Freebridge and then use the existing pedestrian walkways to access the dwelling.

### **DESIGN**

The existing form of development comprises two terraces of bungalows either side of a central pedestrianised walkway, leading from the Glebe Close carriageway. On the northeast side of the walkway there are four bungalows, yet on the southwest, only three. The end bungalow, no.5, therefore has a very large side garden. The proposal is to extend onto the end of no.5, to form an additional dwelling. A small projecting front gable will form a 'stop end' to the terrace, creating visual interest to an otherwise bland street scene. A pathway will be retained between the end of the new dwelling and the northwest boundary.

This pathway will provide access to the rear gardens of both no.5 and the new dwelling and also serve to provide access to the existing surface water drain which runs along the boundary line, thought to be a highways drain.

Both properties will be provided with adequate private garden/amenity area. The extension has been designed to reflect the existing development, modest and of simple proportions, with materials to match the existing.

The proposed dwelling will be built with very high fabric insulation standards and use renewable energy technology.

It is considered that the proposal will provide a simple, affordable property for the private rental market.

## **PLANNING HISTORY**

No recent relevant history

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT** The Parish Council unanimously objects to the application on the grounds of it being a cramped form of development.

**Highways Authority: NO OBJECTION.**

**Environmental Health & Housing – Environmental Quality:** No comments to make in relation to air quality or contaminated land.

**Natural England: NO OBJECTION** in relation to impact on SSSI.

## **REPRESENTATIONS**

**None** received at time of writing report.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS11** - Transport

**CS12** - Environmental Assets

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

**DM17** - Parking Provision in New Development

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

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

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

Principle of Development  
Form and Character / Impact on Conservation Area  
Highway Safety  
Neighbour Amenity  
Crime and Disorder  
Other Material Considerations

### **Principle of Development**

The 'new' NPPF was published in July of this year (2018) and continues to strengthen its support to 'Provide a sufficient supply of housing' (Chapter 5) and 'Making effective use of land' (Chapter 11) whilst 'Achieving well-designed places' (Chapter 12).

The Local Plan's policies that relate to such issues are still considered to be in general conformity with the new NPPF. In this regard the site lies within the development boundary of a Joint Key Rural Service Centre (with Methwold).

In such locations the principle of residential development is to be supported subject to compliance with other relevant planning policy and guidance.

### **Form and Character / Impact on Conservation Area**

The site lies to the at the western point of this particular section of Glebe Close and offers no long public views from outside of Glebe Close. From within Glebe Close views are limited to the end of the pedestrian way between numbers 1 and 15 Glebe Close.

As such the proposed development would have a negligible impact on the setting of the Conservation Area and indeed to visual amenity as a whole, and the Conservation Officer raises no objections on these grounds.

To the immediate west of the site are the eastern boundaries of the adjacent farm buildings which currently (and will continue to) comprise the western boundary of the site. These buildings project north of the building line of the existing bungalows thus providing a backdrop of built form when viewing the site. It is therefore considered that the gable projection, which may otherwise appear alien in the regimental linear bungalow formation, would not appear overly out of place.

There is adequate spacing around the proposed property including the provision of a rear access to No.5 (the donor property) to enable an appropriate amount of amenity space consistent with dwellings in the locality. For these reasons, and contrary to the Parish

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Council's views, it is not considered that the proposed development is overly cramped or that it would have a negative impact on the visual amenity of the locality.

### **Highway Safety**

Local Plan Policy DM17 requires new two bed dwellings to provide 2 car parking spaces. However, the NPPF states, at para 106, that: 'Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework)...'

In this instance no dedicated parking is proposed although there is a pedestrian link adjacent to No.7 Glebe Close (directly opposite the site) to a garage court. A site visit established that there is parking provision available in this locality as well as in a lay by to the east of No.15. Discussions have taken place with Freebridge Housing (the owners of the garage court) who suggests that the parking areas are not monitored or restricted at this moment in time. As such if occupiers of the proposed dwelling did have a car, and parked on Freebridge land they would not take any action against them. In the future it may be that Freebridge requests a formal agreement, but this would be outside of planning.

Due to the presence of available off-site parking the Local Highway Authority does not raise an objection stating that '...the consideration of parking (if it is not provided) is the impact to the highway. In this regard there is a large layby available for use and the carriageway itself is wide and experiences low speeds. Therefore, the highway is unlikely to be significantly impacted by any increase in on-street parking'. As such, and whilst contrary to Local Plan Policy DM27, because the proposal would not have a material impact on the local road network, the proposal is considered to be in general accordance with the NPPF.

### **Neighbour Amenity**

There would be no material overbearing, overshadowing or overlooking impacts primarily due to the single storey domestic nature of the proposed development. The adjacent farm buildings have no windows or doors on their western elevation (adjacent to the site). As such there is likely to be very limited cross contamination of noise between proposed and existing developments in the locality.

### **Crime and Disorder**

There are no specific crime and disorder issues associated with the proposed development.

### **Other Material Considerations**

The site lies within the buffer zone of a SSSI. The proposed development is surrounded by existing built form and Natural England has no objection to the proposed development in relation to its impact on the SSSI.

## **CONCLUSION**

The site lies with the development boundary of a Key Rural Service Centre. Contrary to the Parish Council's opinion, it is considered that the modest single storey dwelling proposed would not have a detrimental impact on the visual amenity of the locality, and the conservation officer raises no concerns in relation to the impact of the development on the Conservation Area. No objections have been received on technical issues or from third

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party representatives. Whilst contrary to Local Plan Policy DM17, because there is available parking in the vicinity of the site, the local highway authority raises no objection and it is not considered that the development would have a material impact on the local road network. It is therefore recommended on balance that the application be approved subject to the following conditions.

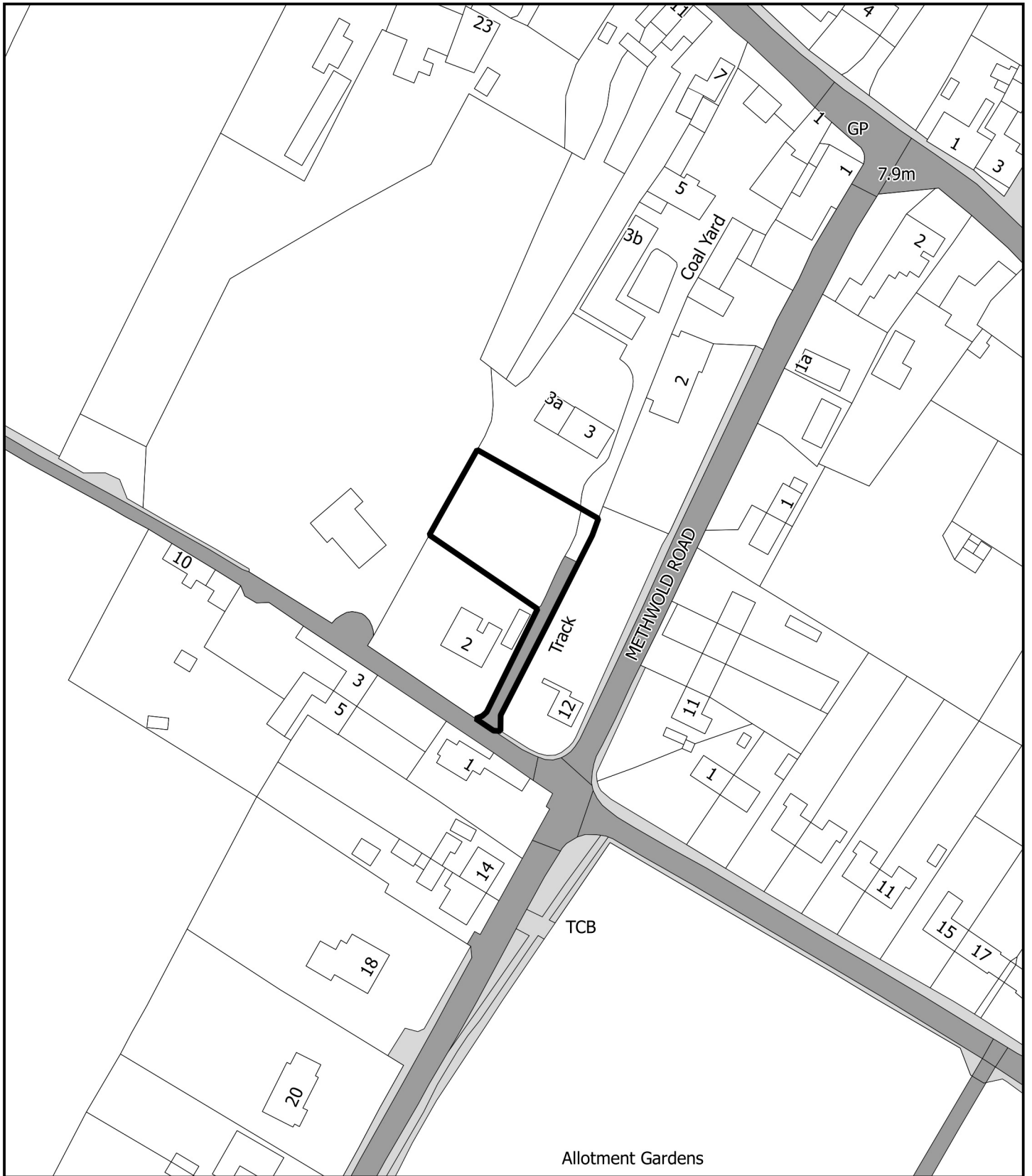
**RECOMMENDATION:**

**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 drawing no's: 13150, 13151 and 13152.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.

# 18/01684/F

## Land N of 2 Pinfold Lane Northwold



<b>Parish:</b>	<b>Northwold</b>	
<b>Proposal:</b>	<b>Construction of one dwelling</b>	
<b>Location:</b>	<b>Land N of 2 Pinfold Lane Northwold Norfolk</b>	
<b>Applicant:</b>	<b>Mr &amp; Mrs G Fendick</b>	
<b>Case No:</b>	<b>18/01684/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 14 November 2018</b>

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

**Neighbourhood Plan:** No

**Case Summary:**

The application seeks full permission for the construction of a two storey detached dwelling.

The application site comprises approx. 0.1ha of residential amenity land bordered on all sides by residential properties and accessed via a private track adjoining Pinfold Lane.

Northwold, combined with Methwold, is classified as a Key Rural Service Centre with the Settlement Hierarchy as defined by Policy CS02 of the Core Strategy 2011. The site is also within the Northwold Conservation Area.

**Key Issues:**

- Principle of development
- Form and character and impact on the conservation area
- Neighbour impact
- Highway Safety
- Other material planning considerations

**Recommendation:**

**REFUSE**

**THE APPLICATION:**

The application seeks full permission for the construction of a two storey dwelling. The application covers a site area of approximately 0.1ha and is bordered on all sides by residential dwellings and their gardens. The site is currently used as a garage/parking area

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with childrens play equipment also on the site (owned by 1 Millenium Cottage, West End to the south), with an outbuilding in the north corner of the site proposed to be removed as part of the application. The site plan shows that the existing vehicular access track, adjoining Pinfold Lane to the south west would be used to provide access to the site. The site lies within the development boundary for Northwold, and lies within the Northwold Conservation Area.

## **SUPPORTING CASE:**

### Planning Policy

The Site Allocations and Development Management Policies Plan (SADMP) gives effect to and complements the adopted Core Strategy. The SADMP was adopted in September 2016 and now forms part of the Local Plan for the area.

Northwold (with Methwold) is a Key Rural Service Centre, where development is allowed. The application site is within the designated Village Development Area.

The application site is also located within the Conservation Area of Northwold. Bearing in mind the location of the application site, its relationship with adjacent development and its position in the existing village, it is suggested that this proposal forms logical infill and would be sustainable and, therefore, would comply with National Planning Policy.

### Affordable Housing

In accordance with the NPPG, Affordable housing is no longer required on sites of 5 or less provided that the gross internal area across the site does not exceed 1000m<sup>2</sup>. The GIA for this proposal will not exceed 1000m<sup>2</sup>, therefore no contribution is required.

### Contamination

The site comprises part of an existing residential unit and garden and there is no visible sign of any contamination. A brief report is included with the application.

### Access

The Old Coalyard stretches from West End to the north, to Pinfold Lane, to the south, with a private driveway and access points in each direction. The existing properties 1-5 West End, with parking areas closest to the north, tend to use the West End access. It is intended that the proposed dwelling will use the Pinfold Lane access. This existing access provides safe passage onto Pinfold Lane and then onto Methwold Road. Although visibility is limited, the access is very close to the Methwold Road junction, which is clearly visible from it. This, together with the very nature of Pinfold Lane, means that traffic speed at the access is an absolute maximum of 15mph, probably nearer 10mph. At 12mph, the requirement according to the Manual for Streets is 2.4x14m. Actual visibility at the access, in the easterly (trafficked) direction is approximately 2.4 x 15m.

Para 109 of the NPPF states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

It is considered that the effect of one additional dwelling using an existing access would be minimal and would certainly not result in an unacceptable impact on highway safety. The dwelling will be provided with more than adequate parking and turning area and the

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dwelling will have a hardsurfaced area and level access threshold, making it accessible to all.

## Design

Other than the existing house, 3 & 3A West End, the site is surrounded by modern development. It cannot be seen from the public domain and contributes nothing to the character of the Conservation Area. The dwelling proposed has been designed to reflect the local vernacular, in particular that of the old house itself, in terms of proportions, fenestration, roof pitch and materials. It is orientated to face the old house, creating enclosure and facing the three upstairs windows away from adjoining private garden areas to the south, east and west. There is considerable distance between the proposed dwelling and the existing house and two mature trees break the line of vision.

One small Silver Birch tree will need to be removed from the frontage of the site. All other trees and vegetation will remain. The site is a mature residential plot, surrounded by tall hedges on the south and west sides and existing screen fencing on the north and east sides. The garden areas will be grassed and any further landscaping will be left to the discretion of the homeowners.

## **PLANNING HISTORY:**

No relevant planning history.

## **RESPONSE TO CONSULTATION:**

**Parish Council: NO OBJECTION**

**Local Highway Authority: Recommended REFUSAL.**

Having visited the site it is evident that the private point of access (a shared access) is of insufficient width to allow two cars to pass and enable the highway of Pinfold Lane to be cleared by those waiting to enter while another exits.

Pinfold Lane itself is of single track width only and although a short distance needs to be travelled to reach the access point from the highway junction of Methwold Road the access is unsighted on approach and there is no area in which to pass a vehicle turning out and vice versa. At the highway junction of Pinfold Road the ability to safely see oncoming traffic along Methwold Road is completely dependent on the properties to each of its sides maintaining their frontage treatments because their boundary features are found to be very close to the carriageway edge.

The private access point also suffers from substandard levels of visibility at just 14m x 2.4m x 6m which below the adopted standards recommended by Manual for Streets. This is due to the presence of a large high hedge which fronts the property of number 2 Pinfold Lane and third party land fencing and vegetation of the property adjacent at No.12 Methwold Road. The design and access statement acknowledges that visibility is limited.

As an additional dwelling being accessed via the combination of elements indicated above would result in conditions to the detriment of highway safety, it is recommended that the application is refused as follows:

The unclassified road serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width / lack of passing provision restricted

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visibility at adjacent road junctions. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety. Contrary to Development Plan Policies CS11.

The access is unsatisfactory to serve the proposed development by reason of its inadequate width and the proposal would therefore lead to the waiting of vehicles on the highway to the detriment of highway safety. Contrary to Development Plan Policies CS11.

Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway. Contrary to Development Plan Policies CS11

**Environmental Quality:** No comments.

**Conservation Officer: NO OBJECTION.** The proposal will not have any significant impact on the conservation area. Please condition materials or a sample panel.

**Representations:**

**Three** Letters received from two members of the public

2 Pinfold Lane (two Letters received) - **Object**

- Loss of value
- Proximity to boundary
- Safety of access
- Noise during construction

The Old Police House, 10 Methwold Road - **Neutral**

## **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

## **NATIONAL GUIDANCE**

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

## **OTHER GUIDANCE**

Conservation Area Character Statement.

## **PLANNING CONSIDERATIONS:**

The main planning considerations are:

- Principle of development
- Form and character and impact on the conservation area
- Neighbour impact
- Highway Safety
- Other material planning considerations

### **Principle of Development:**

The site lies to the north of No. 2 Pinfold Lane, and is located within the development boundary as defined on the Northwold map within the Site Allocation and Development Management Policies Plan (2016).

The principle of residential development at the site is therefore considered acceptable.

### **Form and Character and Impact on the Conservation Area:**

The application seeks consent for a three bedroom, two storey detached house, with the primary frontage oriented north towards No. 3 and 3a. The dwelling is designed in a farmhouse/cottage style, with balanced fenestration and a centralised porch, as well as a single storey lean-to style projection to the rear.

Existing boundary treatments including hedgerows and fencing will shield the majority of the development from view from the wider street scene. The proposed design responds to the form and character of the surrounding area, with proposed materials able to be conditioned to ensure a final appearance that is sympathetic to the location, thereby minimising the development's impact on the surrounding conservation area. The conservation officer raises no objection to the application subject to materials being conditioned.

Overall, given the mix of housing styles and types in the immediate vicinity, the design of the proposed dwelling is considered appropriate for the area in accordance with Polic CS11 of the Core Strategy (2011) and DM15 of the SADMP (2016).

### **Neighbour Impact:**

The application includes 2 first floor windows, serving a bathroom and hallway/landing, facing the rear elevation of No.2 Pinfold Lane. Whilst the proposed rooms are not habitable rooms, given the distance between the properties, approximately 5m to the shared

boundary, to safeguard amenity it is recommended that the windows are obscure glazed and restricted to top opening.

First floor windows on the front elevation will face towards 3 and 3a (North). However, considering the existing trees between the properties, and the distance, approximately 30m, that separates the dwellings, the majority of the viewpoint provided will be shielded by vegetation. The likelihood of severe overlooking as a result of these windows is therefore reduced.

To the east, a bathroom window will provide a viewpoint towards the rear garden of Police House and a row of terraces beyond. As a bathroom window, the window will likely be obscure glazed to minimise the potential for overlooking, which further minimises the impact on neighbours.

A bedroom window on the first floor west elevation will provide an outlook towards the rear elevation of the adjacent bungalow, which is partially shielded by an existing hedgerow. With approximately 14m between the window and the shared boundary, the likelihood of severe overlooking is reduced.

It terms of overbearing or overshadowing, the majority of the dwelling is well distanced from neighbouring properties. However, to the South the built form is located in fairly close proximity to the shared boundary with No.2 Pinfold Lane, leaving approximately 15m between the two-storey element and the rear elevation of No. 2, with the lean-to style projection located closer than this. Nonetheless, with existing boundary treatments proposed to remain, and with windows along this rear elevation conditioned obscured it is considered unlikely that the development would pose significant impact in terms of overbearing, overshadowing or overlooking and the impact on neighbours is therefore considered acceptable.

### **Highway Safety:**

An objection was received from the Local Highway Authority regarding the safety of the proposed access following the intensification of use following the proposed development.

The inadequate width of both the private access road and Pinfold Lane, with neither road wide enough to allow two vehicles to pass, is likely to lead to cars queuing along both Pinfold Lane and Methwold Road whilst a car exits at the junction.

The private access point also suffers from substandard visibility splays, well below the adopted standards recommended by Manual for Streets. This is primarily due to boundary treatments on third party land, which front Pinfold Lane and are beyond the Applicant's control.

Overall, it is believed that the increase in vehicle movements provided as a result of the proposed development, via the combination of the elements above, would result in conditions detrimental to highway safety and would cause danger and inconvenience to users of the public highway. The development would therefore be contrary to Policy CS11 of the Core Strategy and Policy DM15 of the SADMP 2016.

### **Other Material Planning Considerations:**

The occupant of No.2 also submitted objections relating to noise and disturbance caused by construction, as well as the potential reduction in the value of their property as a result of the development. Whilst noise is inevitable as a result of the development, as a single dwelling, the impact of noise will be short term.

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Loss of property value is not a material planning consideration.

Despite the application's location on the site of an old coal yard, no objections were received from Environmental Quality.

**Conclusion:**

The application seeks approval for a new dwelling within the development boundary of the settlement of Northwold. Whilst the design of the dwelling is considered appropriate for its surroundings, the proposed access is considered inadequate, with the proposal if permitted likely to give rise to conditions detrimental to highway safety. The proposal is therefore contrary to Policy CS11 of the Core Strategy (2011) and Policy DM15 of the SADMP (2016).

It is your officer's opinion that the highway safety concerns raised warrant a refusal due to the unacceptable risk placed upon users of the highway. The proposal is therefore recommended for refusal for the reason set out below.

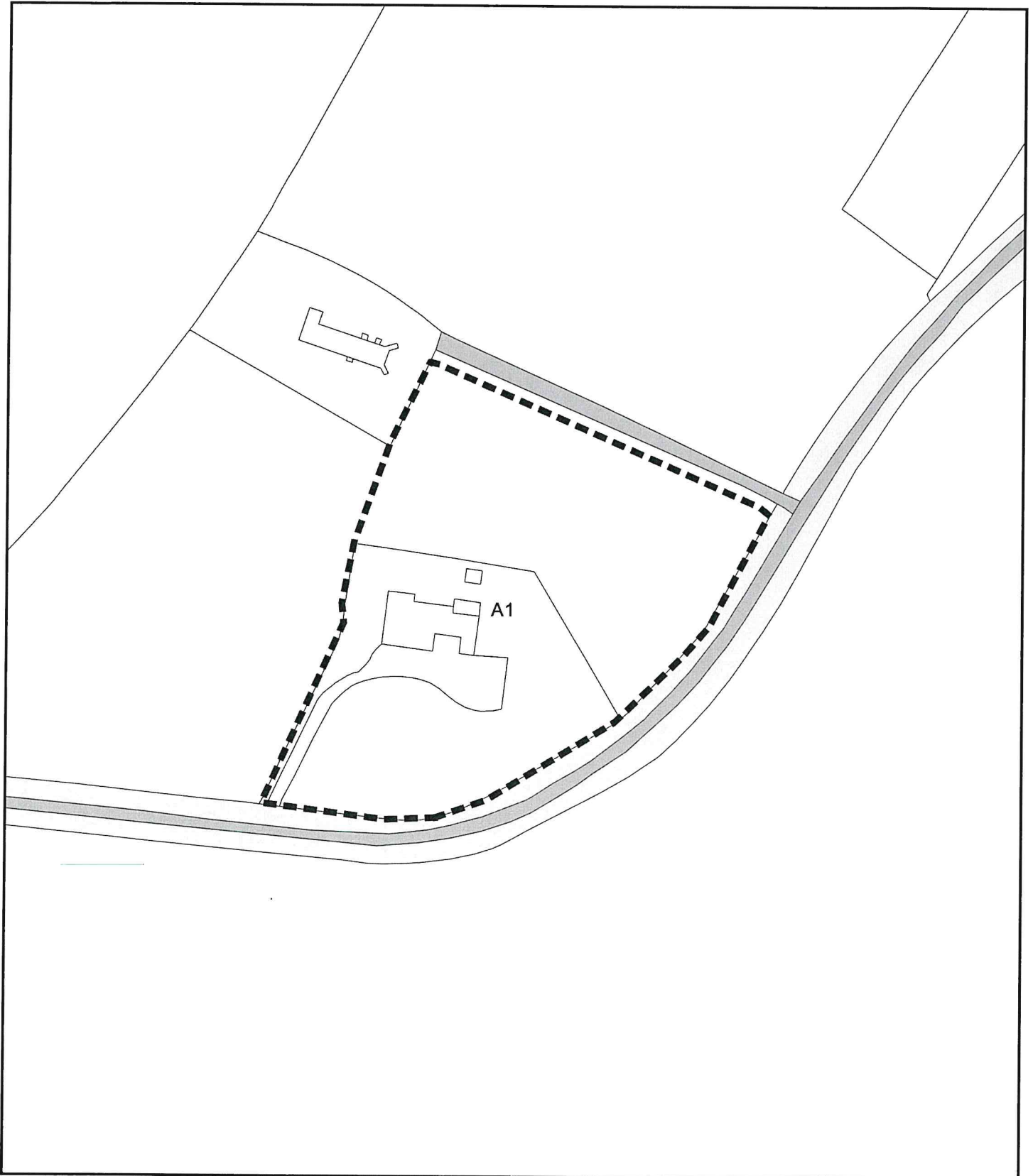
**RECOMMENDATION:**

**REFUSE** for the following reason(s):

- 1 The unclassified road, by reason of its restricted width, lack of passing provision, and restricted visibility at the adjacent junction is considered to be inadequate to serve the development proposed. The proposal if permitted would give rise to conditions detrimental to highway safety, including inadequate visibility splays and the waiting of vehicles on the highway, and the development is therefore contrary to Core Strategy policy CS11 and DM15 of the SADMP 2016.

# 2/TPO/00574

The Old Rectory, Waterden Lane, Waterden  
South Creake



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

<b>Parish:</b>	South Creake	
<b>Purpose of report:</b>	TO CONSIDER WHETHER TREE PRESERVATION ORDER 2/TPO/00574 SHOULD BE CONFIRMED, MODIFIED OR NOT CONFIRMED IN THE LIGHT OF OBJECTIONS	
<b>Location:</b>	The Old Rectory Waterden Lane Waterden South Creake Norfolk NR22 6AT	
<b>Case No:</b>	2/TPO/00574	
<b>Grid Ref:</b>	588492 335740	<b>Date of service of Order: 12 June 2018</b>

### RECOMMENDATION - CONFIRM ORDER WITHOUT MODIFICATION

#### THE SITE

The area of trees (A1) surround the Old Rectory in Waterden, many of the trees are mature specimens that can be clearly seen along Waterden Lane.

#### LDF CORE STRATEGY POLICIES

**C12** - Environmental Assets

#### REASONS FOR MAKING THE TREE PRESERVATION ORDER

Following the receipt of an informal enquiry to development The Old Rectory, it was felt that the threat to these trees, both now and into the future, required the TPO to be served to preserve the amenity of the immediate area and the wider landscape.

#### OUTLINE OF OBJECTIONS AND REPRESENTATIONS

One letter of objection was received from Holkham Coke Estates Limited, a summary of their comments are outlined below:

1. The notice received makes reference to article 4 1999 regulations and not article 5 of the 2012 regulations, we believe that this makes the TPO invalid and request that this notice is re-issued.
2. The schedule list received should list the number of trees included and the various species in the schedule which it does not. We believe there are trees which should be excluded including dying and dangerous trees as well as those that are not of any amenity value.



3. It is stated that the order has been placed due to the threat to the trees both now and into the future. We believe that this has been stated on the grounds that they were involved in an informal enquiry. No formal application has been submitted and we feel that the TPO has been served because of the potential application. Please note, has this been the case the owners would have sought professional advice regarding the trees.
4. The notice received states that, to make an objection, we should state what particular trees, groups of trees or woodlands, this cannot be done as the order related to an area, we also believe that the Tree Officer did not visit the site but placed the area around the plan from the informal enquiry and secondly because none of the trees were identified. If the trees had been identified the Tree Officer would have seen the condition of the trees.

The objector also raises some points from the Government website:

5. What does Amenity mean in practice? Amenity is not defined by law, local authorities need to exercise judgement when deciding to serve a TPO, TPOs should be used to protect trees where their removal would have significant negative impact on the environment and their protection would have a degree of public benefit. Could the borough provide proof of this?
6. Is a site visit needed? Before making a TPO a LPA officer should visit the site of the trees in question and consider whether a TPO is justified. Further site visits may be appropriate following emergency situations.
7. What evidence should be collected on a site visit? Where a TPO may be justified, the LA Officer should gather sufficient information to enable an accurate TPO to be drawn up; the officer should record the number and species of the individual trees and groups. A general description of genera should be sufficient for areas of trees or woodlands. It is, however, important to gather enough information to be able to map their boundaries. We do not believe that this has been carried out.

## **RESPONSE TO OBJECTIONS AND REPRESENTATIONS**

1. The TPO itself has been served under the correct regulations; the notice the objectors refer to lays out the procedure for objecting to the serving of a TPO and in no way invalidates this TPO. The template letters for the notice have been updated to reflect this.
2. This TPO has been served as an Area Order and 'Tree Preservation Orders – A Guide to the Law and Good Practice' states in 3.17: Using the area classification (the 'Area Order') is an alternative way of specifying scattered individual trees. All the trees within the defined area on the maps are protected if their description in the 1st schedule of the TPO is all encompassing eg 'the trees of whatever species within the area marked A1 on the map'. The 1st schedule for this TPO states; 'various species within the area listing'.
3. Following a site visit between 2 senior council officers and a planning agent, the removal of trees and redeveloping the Old Rectory was discussed; this was brought to the attention of the tree officer and are sufficient grounds for a TPO to be served.
4. Please see point 2 above and appendix 1.

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5. Please see appendix 1.
6. Please see appendix 1.

## **CONCLUSIONS**

In conclusion, these trees contribute greatly to the character and appearance of the street scene and the wider landscape, both now, and more importantly into the future. In the absence of a TPO, the applicant could legitimately fell the trees without seeking consent. Whilst we recognise that the Holkham Estate has indicated that this is not the intention, the removal of the trees did form part of the pre-application discussion. As a result, there are reasonable grounds to consider that the trees are under possible threat and that the service of a notice is warranted. It is considered that the reasons put forward by the objectors are of insufficient weight to overcome the harm to the character and appearance of the locale that would occur should these trees be removed. It is therefore recommended that the order is confirmed.

## **RECOMMENDATION: CONFIRM ORDER WITHOUT MODIFICATION**

### **Background Papers**

TPO file reference: 2/TPO/00574

Appendix 1: Copy of scoring assessment

Contact Officer: Mr R. Fisher, Arboricultural Officer 01553 616386

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 6/6/18 Surveyor: R. FISHER

**Tree details**  
 TPO Ref (if applicable): / Tree/Group No: A1 Species: Various  
 Owner (if known): / Location: The Old Rectory, Waterden

### REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

#### Part 1: Amenity assessment

##### a) Condition & suitability for TPO

- 5) Good Highly suitable
- 3) Fair/satisfactory Suitable
- 1) Poor Unlikely to be suitable
- 0) Dead/dying/dangerous\* Unsuitable

\* Relates to existing context and is intended to apply to severe irremediable defects only

**Score & Notes**  
 (3) A good group/Area of visible trees.

##### b) Retention span (in years) & suitability for TPO

- 5) 100+ Highly suitable
- 4) 40-100 Very suitable
- 2) 20-40 Suitable
- 1) 10-20 Just suitable
- 0) <10\* Unsuitable

\*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

**Score & Notes**  
 (4) mature trees with good/long life expectancy

##### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- 5) Very large trees with some visibility, or prominent large trees Highly suitable
- 4) Large trees, or medium trees clearly visible to the public Suitable
- 3) Medium trees, or large trees with limited view only Suitable
- 2) Young, small, or medium/large trees visible only with difficulty Barely suitable
- 1) Trees not visible to the public, regardless of size Probably unsuitable

**Score & Notes**  
 (4) Highly visible along lane + from church.

##### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

**Score & Notes**  
 (1) Trees have grown around old Rectory

#### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

**Score & Notes**  
 (2) Possible re-development

#### Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-11 Does not merit TPO
- 12-15 TPO defensible
- 16+ Definitely merits TPO

**Add Scores for Total:**  
 14

**Decision:**  
 serve TPO

**Planning Committee**

**APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

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**PURPOSE OF REPORT**

- (1) To inform Members of the number of decisions issued between the production of the October Planning Committee Agenda and the November agenda. 182 decisions issued 173 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 19/09/2018 – 24/10/18

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
<b>Major</b>	8	8	0		7	87%	60%	1	0
<b>Minor</b>	76	67	9	70		92%	70%	5	2
<b>Other</b>	98	92	6	95		97%	80%	0	1
<b>Total</b>	<b>182</b>	<b>167</b>	<b>15</b>						

Planning Committee made 9 of the 182 decisions, 5%

## PLANNING COMMITTEE - 5 NOVEMBER 2018

### APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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#### PURPOSE OF REPORT

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

#### RECOMMENDATION

That the report be noted.

#### DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
03.08.2018	04.10.2018 <b>Application Permitted</b>	18/01417/F	Lilac Farm Stoke Ferry Road Eastmoor Barton Bendish Regularisation application for change of use of land for the stationing of caravans to be occupied in summer months by migrant workers	Barton Bendish
20.08.2018	08.10.2018 <b>Application Permitted</b>	18/01537/F	Village Hall Church Road Barton Bendish Norfolk Proposed alterations and extension to Village Hall	Barton Bendish
06.08.2018	27.09.2018 <b>Application Permitted</b>	18/01436/F	8 Windmill Hill Great Bircham Norfolk PE31 6SW Extension	Bircham

24.09.2018	11.10.2018 <b>Consent Required</b>	18/01718/AG	Ny Field Land At Stocks Close Bircham Tofts Norfolk Agricultural Prior Notification: Proposed steel barn for agricultural use	Bircham
06.07.2018	24.09.2018 <b>Application Permitted</b>	18/01232/F	The Hollies Main Road Brancaster Staithe King's Lynn Variation of condition 2 of planning permission 17/00608/F - Replacement dwelling: To amend previously approved drawings	Brancaster
18.07.2018	19.09.2018 <b>Application Permitted</b>	18/01309/F	Robert Smith Cottages London Street Brancaster King's Lynn Construction of 2 new Almshouse Cottages	Brancaster
19.07.2018	26.09.2018 <b>Application Permitted</b>	18/01321/F	Marshview Cottage Main Road Brancaster Staithe King's Lynn Alterations and extensions to cottage to form holiday letting accommodation	Brancaster
01.08.2018	26.09.2018 <b>Application Permitted</b>	18/01399/F	Mayflower Butchers Lane Brancaster Norfolk Variation of Condition 2 attached to 17/00052/F: Replacement of existing bungalow and shed with new two-storey dwelling, single storey annex, and detached garage	Brancaster

17.09.2018	25.09.2018 <b>TPO Work Approved</b>	18/00073/TPO	3 Broad Lane Brancaster King's Lynn Norfolk 2/TPO/00039: The removal of a self set Sycamore tree which sits atop a mound of builders rubble and replace, adjacent to the tree and within the garden of No 3, with a a semi-mature Lime tree.	Brancaster
03.10.2018	11.10.2018 <b>TPO Work Approved</b>	18/00077/TPO	Sundowner House Cross Lane Brancaster Norfolk 2/TPO/00334 - T1-T8 Holm Oak - repollard to previous pollard points	Brancaster
06.08.2018	18.09.2018 <b>Application Permitted</b>	18/01432/F	Waterloo Station Road Burnham Market King's Lynn Loft conversion and alterations to dwelling.	Burnham Market
05.09.2018	23.10.2018 <b>Application Permitted</b>	18/01615/F	Pebble Cottage Station Road Burnham Market Norfolk Extension and alterations to existing property	Burnham Market
10.09.2018	09.10.2018 <b>Tree Application - No objection</b>	18/00157/TREECA	Mill Yard Overy Road Burnham Market King's Lynn See tree report for details - within a Conservation Area	Burnham Market
18.05.2018	19.09.2018 <b>Application Permitted</b>	18/00912/A	SPAR Foxes Meadow Castle Acre Norfolk Advertisement application: 2x internally illuminated fascia signs, 1 x non illuminated fascia sign and 3x non illuminated signs	Castle Acre

03.08.2018	27.09.2018 <b>Application Permitted</b>	18/01423/F	Woodbine Cottage St James Green Castle Acre Norfolk Demolish conservatory. Extension to provide living area and bedroom with ensuite. Erection of bike shed	Castle Acre
22.05.2018	28.09.2018 <b>Application Permitted</b>	18/00941/F	64 Station Road Clenchwarton King's Lynn Norfolk VARIATION OF CONDITION 5 OF PLANNING PERMISSION 11/00200/F: Construction of 2 bed bungalow	Clenchwarton
18.06.2018	24.10.2018 <b>Application Withdrawn</b>	18/01114/F	26 Ferry Road Clenchwarton King's Lynn Norfolk Variable Extensions and Alterations to dwelling	Clenchwarton
03.07.2018	15.10.2018 <b>Application Refused</b>	18/01216/CU	41 Wildfields Road Clenchwarton King's Lynn Norfolk Change of use of annexe for use as a dwelling	Clenchwarton
10.07.2018	08.10.2018 <b>Application Permitted</b>	18/01258/F	78 Station Road Clenchwarton King's Lynn Norfolk Erection of timber framed annexe for the residential use of the applicants parent	Clenchwarton
31.08.2018	10.10.2018 <b>Application Permitted</b>	18/01595/F	Barita 54 Station Road Clenchwarton King's Lynn Proposed single storey extension and garage conversion	Clenchwarton
31.08.2018	15.10.2018 <b>Application Refused</b>	18/01597/F	15 Wildfields Road Clenchwarton King's Lynn Norfolk Extension to side of dwelling	Clenchwarton



16.07.2018	26.09.2018 <b>Application Permitted</b>	18/01296/F	49 Whin Common Road Denver Downham Market Norfolk Removal of rear lobby, repairs to gable wall, replacement of window & door frames, internal alterations and construction of single storey extension	Denver
16.07.2018	21.09.2018 <b>Application Permitted</b>	18/01297/LB	49 Whin Common Road Denver Downham Market Norfolk Listed building application for the removal of rear lobby, repairs to gable wall, replacement of window & door frames, internal alterations and construction of single storey extension	Denver
26.07.2018	20.09.2018 <b>Application Refused</b>	18/01366/F	14 Nightingale Walk Denver Downham Market Norfolk Single storey extension on front of dwelling	Denver
02.08.2018	05.10.2018 <b>Application Permitted</b>	18/01408/F	53 Ryston Road Denver Downham Market Norfolk Proposed extensions and alterations, change of use of amenity land to residential and erection of 1.8m high close boarded timber fence	Denver
28.08.2018	19.10.2018 <b>Application Permitted</b>	18/01576/F	Adjacent 28 Whin Common Road Denver Downham Market Norfolk Alterations to roof of agricultural shed	Denver
30.07.2018	21.09.2018 <b>Application Permitted</b>	18/01386/F	2 Reynolds Way Dersingham King's Lynn Norfolk Extensions to dwelling	Dersingham

13.08.2018	19.09.2018 <b>Application Permitted</b>	18/01470/F	4 Station Road Dersingham King's Lynn Norfolk Extension and alterations and detached garage	Dersingham
10.09.2018	16.10.2018 <b>Application Permitted</b>	18/01634/F	31 Saxon Way Dersingham King's Lynn Norfolk Side extension to link proposed garage conversion to habitable accommodation with internal alterations	Dersingham
20.08.2018	12.10.2018 <b>Application Refused</b>	18/01527/F	2 Courtyard Barns Station Road Docking Norfolk Carport extension	Docking
30.08.2018	23.10.2018 <b>Application Permitted</b>	18/01586/F	17 Harewood Estate Docking King's Lynn Norfolk Proposed Porch and Single Storey Rear Extension	Docking
16.02.2018	15.10.2018 <b>Application Permitted</b>	13/01855/NMAM_3	Jim Russell Garage London Road Downham Market Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 13/01855/FM: Substitution of house types	Downham Market
22.06.2018	24.09.2018 <b>Application Refused</b>	18/01151/F	Donnadell Howdale Road Downham Market Norfolk Construction of five bungalows and garages following demolition of existing bungalow and garage	Downham Market
29.06.2018	03.10.2018 <b>Application Permitted</b>	18/01195/F	Vacant 1D High Street Downham Market Norfolk Change of use from retail to tattoo parlour	Downham Market

03.08.2018	28.09.2018 <b>Application Permitted</b>	18/01420/F	Ivy House 53 Railway Road Downham Market Norfolk Variation of condition 3 of planning permission 12/00533/F	Downham Market
15.08.2018	11.10.2018 <b>Application Permitted</b>	18/01498/F	Norfolk County Council Library The Priory Centre Priory Road Downham Market Norfolk Creation of external entrance including new accessible ramp and handrails	Downham Market
23.08.2018	27.09.2018 <b>Application Permitted</b>	18/01553/F	24 Civray Avenue Downham Market Norfolk PE38 9TR Extension to domestic garage	Downham Market
05.09.2018	09.10.2018 <b>Application Permitted</b>	18/01618/F	15 Bexwell Road Downham Market Norfolk PE38 9LH Single storey timber building for use as a garden room	Downham Market
08.10.2018	10.10.2018 <b>TPO Approved</b> <b>Work</b>	18/00081/TPO	2 Woodsage Drive Downham Market Norfolk PE38 9UG 2/TPO/00372: T1 Ash - Maintain 2 - 4m ground to crown and prune crown to previously agreed size	Downham Market
26.07.2018	20.09.2018 <b>Application Permitted</b>	18/01369/F	Fendale Downham Road Salters Lode Norfolk Proposed extension, alterations and loft conversion	Downham West
26.07.2018	19.09.2018 <b>Application Permitted</b>	18/01361/F	Dial Cottage 261 Wisbech Road Outwell Norfolk Removal of existing conservatory and erection of single storey side extension	Emneth

01.08.2018	27.09.2018 <b>Application Permitted</b>	18/01403/O	Joystan 44 Hawthorn Road Emneth Wisbech OUTLINE APPLICATION: Construction of one detached bungalow utilising existing vehicular access	Emneth
17.08.2018	03.10.2018 <b>Application Permitted</b>	18/01517/F	56 Hungate Road Emneth Wisbech Norfolk Part loft conversion and two storey extension	Emneth
20.08.2018	04.10.2018 <b>Application Permitted</b>	18/01528/F	Algores Chapel Lane Emneth Wisbech Alterations to the existing dwelling to form new first floor Bathroom and Bedrooms	Emneth
06.07.2018	21.09.2018 <b>Application Permitted</b>	18/01237/F	Land Accessed Between 54 And 56 Wilton Road Feltwell Norfolk Construction of two dwellings	Feltwell
20.08.2018	11.10.2018 <b>Application Permitted</b>	18/01530/F	7 Lodge Road Feltwell Thetford Norfolk Extension to rear of dwelling	Feltwell
20.08.2018	04.10.2018 <b>Application Permitted</b>	18/01535/F	Grange Farm Old Methwold Road Feltwell Thetford Alterations to farm store for use as farm office	Feltwell
20.08.2018	26.09.2018 <b>Application Permitted</b>	18/01536/F	Croft House Croft House Drive Feltwell Norfolk Two storey extension to rear of dwelling	Feltwell
30.08.2018	04.10.2018 <b>Application Permitted</b>	18/01590/F	50 Lodge Road Feltwell Norfolk IP26 4DL Single storey side extension single storey rear extension and attached garage	Feltwell

05.10.2018	11.10.2018 <b>Tree Application - No objection</b>	18/00188/TREECA	Well Cottage 6 Abbey Road Flitcham King's Lynn T1 - Beech - Reduce by 3 metres and T2 - Acer -Fell within a Conservation Area	Flitcham with Appleton
05.09.2018	16.10.2018 <b>Application Permitted</b>	18/01616/F	Crosskeys Riverside House Bridge Street Hilgay Norfolk Proposed installation of 2 Air Source Heat Pumps	Fordham
28.11.2017	15.10.2018 <b>Application Permitted</b>	17/02233/OM	Former Works Adj Gayton Mill Litcham Road Gayton Norfolk OUTLINE APPLICATION SOME MATTERS RESERVED: Redevelopment of site for housing	Gayton
18.06.2018	03.10.2018 <b>Application Permitted</b>	18/01126/F	The Crown Lynn Road Gayton King's Lynn Construction of a canopy lintel over a front entrance door, replace existing smoking shelter with new pergola and, internally, re-locate bar servery on ground floor and reconfigure bedrooms / bathrooms to first floor.	Gayton
18.06.2018	02.10.2018 <b>Application Permitted</b>	18/01127/LB	The Crown Lynn Road Gayton King's Lynn Listed Building Application:Construction of a canopy lintel over a front entrance door, replace existing smoking shelter with new pergola and, internally, re-locate bar servery on ground floor and reconfigure bedrooms / bathrooms to first floor.	Gayton

31.07.2018	18.09.2018 <b>Application Permitted</b>	18/01392/F	58 St Nicholas Close Gayton King's Lynn Norfolk Extensions	Gayton
16.08.2018	04.10.2018 <b>Application Permitted</b>	18/01511/LB	The Old Swan 5 School Road Great Massingham King's Lynn Internal alterations	Great Massingham
01.08.2018	25.09.2018 <b>TPO Approved</b> <b>Work</b>	18/00059/TPO	Land East of Grimston And Pott Row First School Cliffe En Howe Road Pott Row Norfolk 2/TPO/00109: T1 Lime, Crown reduction from over the neighbours drive. Reduction of lower branches to approximately boundary line	Grimston
07.08.2018	12.10.2018 <b>Application Permitted</b>	18/01446/F	21 Bracken Way Grimston King's Lynn Norfolk Rear single storey extension and front first floor extension over existing porch	Grimston
13.08.2018	04.10.2018 <b>Application Permitted</b>	18/01474/F	White Lion Cottage Nethergate Street Harpley King's Lynn Erection of a detached single garage and relocation of garden shed	Harpley
21.08.2018	11.10.2018 <b>Application Permitted</b>	18/01539/F	11 Cross Street Harpley King's Lynn Norfolk Single storey rear extension	Harpley
06.06.2018	25.09.2018 <b>Non-determined Invalid now returned</b>	18/01040/F	Alderby 6 The South Beach Heacham King's Lynn Retention of small area of free standing decking by the caravan.	Heacham

14.06.2018	19.09.2018 <b>Application Permitted</b>	18/01099/CU	Norfolk Lavender Ltd Caley Mill Lynn Road Heacham King's Lynn Retrospective change of use to sui generis (zoo) and retention of barn	Heacham
09.08.2018	18.09.2018 <b>Application Permitted</b>	18/01458/RM	Land South St Marys Close Heacham Norfolk Reserved Matters Application: Plot 6 only	Heacham
28.08.2018	23.10.2018 <b>Application Permitted</b>	18/01570/F	3 Witton Close Heacham King's Lynn Norfolk Single storey extension and alterations to dwelling	Heacham
30.08.2018	02.10.2018 <b>GPD HH extn - Not Required</b>	18/01588/PAGPD	Cockles South Beach Heacham Norfolk Single storey rear extension which extends beyond the rear wall by 4 metres with a maximum height of 3.7 metres and a height of 3.7 metres to the eaves	Heacham
31.08.2018	23.10.2018 <b>Application Permitted</b>	18/01598/F	Foreman's 55 Station Road Heacham Norfolk Extensions and alterations to office space	Heacham
03.09.2018	23.10.2018 <b>Application Permitted</b>	18/01603/F	9 Kenwood Road Heacham King's Lynn Norfolk Retention and completion: external insulation with render finish to walls and adjustment of existing openings to form windows/doors	Heacham
07.09.2018	16.10.2018 <b>Application Permitted</b>	18/01631/F	28 The Broadway Heacham King's Lynn Norfolk Extension and alterations to dwelling	Heacham

10.09.2018	02.10.2018 <b>Application Permitted</b>	18/00556/NMA_1	5 Lamsey Lane Heacham King's Lynn Norfolk Non-material amendment to planning permission 18/00556/F: Extensions and alterations, and carport to front of dwelling	Heacham
25.09.2018	09.10.2018 <b>TPO Work Approved</b>	18/00074/TPO	Magdalen House Hunstanton Road Heacham King's Lynn 2/TPO/00251 - (T1) horse chestnut - fell. Replant with suitable species	Heacham
25.09.2018	05.10.2018 <b>Tree Application - No objection</b>	18/00172/TREECA	4 Lynn Road Heacham King's Lynn Norfolk T1 - willow - pollard, T2 - ash - fell, T3 - poplar - pollard, T4 - ash - raise crown over road to approx 4 metres, T5 - willow - raise crown to approx 3 metres, T6 - oak - raise crown to approx 4 metres within a Conservation Area	Heacham
06.08.2018	05.10.2018 <b>Application Permitted</b>	18/01433/F	2 Avenue Close Hilgay Downham Market Norfolk Proposed replacement flat roof with pitched roof	Hilgay
26.07.2018	20.09.2018 <b>Application Permitted</b>	18/01362/F	21 Pearces Close Hockwold cum Wilton Norfolk IP26 4LU 2 storey side extension	Hockwold cum Wilton
25.07.2018	11.10.2018 <b>Application Withdrawn</b>	18/01359/F	Holmbush Drove Orchards Thornham Road Holme next The Sea Construction of an outdoor swimming pool	Holme next the Sea



01.10.2018	11.10.2018 <b>Tree Application - No objection</b>	18/00175/TREECA	19 Kirkgate Holme next The Sea Norfolk PE36 6LH T1 - Eucalyptus: Fell, T2 - Portuguese Laurel: Reduce in height within a Conservation Area	Holme next the Sea
06.03.2018	28.09.2018 <b>Application Permitted</b>	18/00407/F	7 Boston Square Hunstanton Norfolk PE36 6DT Replacement UPVC windows	Hunstanton
08.03.2018	15.10.2018 <b>Application Permitted</b>	18/00418/RMM	Land East of Cromer Road Hunstanton Norfolk Reserved Matters Application: construction of 120 dwellings with associated landscaping, open space, car parking	Hunstanton
21.09.2018	04.10.2018 <b>Application Permitted</b>	17/02368/NMA_1	The Old Hall The Drift Ingoldisthorpe Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/02368/F: Proposed extensions to existing building	Ingoldisthorpe
24.11.2016	08.10.2018 <b>Application Permitted</b>	16/02059/F	102 - 103 London Road King's Lynn Norfolk PE30 5ES Demolition of existing derelict shop and erection of 2 No. dwellings	King's Lynn
17.04.2018	28.09.2018 <b>Application Permitted</b>	18/00709/F	Pedal Revolution 26 Nelson Business Park Bergen Way North Lynn Industrial Estate Change of use from Class Sui Generis (showroom) to Bicycle Shop (A1) with associated warehousing (B8) and new pedestrians access (retrospective)	King's Lynn

26.04.2018	28.09.2018 <b>Application Permitted</b>	18/00765/FM	Land At Junnction of Mortson Drift And Nar Ouse Way King's Lynn New Land Rover dealership comprising showroom, workshop and MOT testing and valeting facilities plus associated parking, used car display and car storage	King's Lynn
26.06.2018	03.10.2018 <b>Application Permitted</b>	18/01169/F	Shop 2B Columbia Way King's Lynn Norfolk Installation of ATM (retrospective)	King's Lynn
26.06.2018	03.10.2018 <b>Application Permitted</b>	18/01170/A	Shop 2B Columbia Way King's Lynn Norfolk ADVERT APPLICATION: Installation of ATM machine	King's Lynn
11.07.2018	17.10.2018 <b>Application Permitted</b>	18/01260/F	1A River Lane Gaywood King's Lynn Norfolk Change of use from retail and photographic studio to cafe and 2 dwelling houses	King's Lynn
12.07.2018	17.10.2018 <b>Application Permitted</b>	18/01275/F	17 Extons Place King's Lynn Norfolk PE30 5NP Extension and alterations and garden shed	King's Lynn
01.08.2018	04.10.2018 <b>Application Permitted</b>	18/01397/A	Goldings 8 Saturday Market Place King's Lynn Norfolk Advertisement application for 1 x non-illuminated fascia sign, 1 x non-illuminated hanging sign and 2 x non-illuminated other signs	King's Lynn

03.08.2018	27.09.2018 <b>Application Permitted</b>	18/01418/LB	Goldings 8 Saturday Market Place King's Lynn Norfolk LISTED BUILDING APPLICATION: 1x painted 'Goldings' sign on the curved wall above main door entrance, lined up with columns underneath, 1 x painted symbol of the logo on the right hand side of the windows above the main door entrance, 1 x hanging sign of the logo on the existing signage bracket to the left of the main entrance and 1 x hanging menu board to the right of the main entrance	King's Lynn
06.08.2018	18.09.2018 <b>Application Permitted</b>	18/01437/F	54 King George V Avenue King's Lynn Norfolk PE30 2QF Construction of pitched roof to replace flat roof & internal works	King's Lynn
13.08.2018	10.10.2018 <b>Application Permitted</b>	18/01477/A	Russen & Turner 17A High Street King's Lynn Norfolk Advertisement application for 2 No. advertisements including a new name plate above the main entrance replacing existing and a new hanging sign replacing the existing	King's Lynn

14.08.2018	21.09.2018 <b>Application Permitted</b>	18/01482/F	Vacant Oldmedow Road Hardwick Industrial Estate King's Lynn Variation of Condition 2 of planning permission 18/00703/F: Demolition of front block, increase in eaves and ridge height and re-cladding to form new trade unit with first floor mezzanine offices	King's Lynn
15.08.2018	10.10.2018 <b>Application Permitted</b>	18/01496/F	Chatterton House Goodwins Road King's Lynn Norfolk Variation of Condition 2 of planning permission 17/01388/F to amend drawing numbers and removal of Condition 3 following submission of the submission of a Tree Survey	King's Lynn
16.08.2018	11.10.2018 <b>Application Permitted</b>	18/01508/F	4 Hinchbrook Close South Wootton King's Lynn Norfolk Extensions to dwelling	King's Lynn
17.08.2018	15.10.2018 <b>Application Permitted</b>	18/01522/A	2 London Road King's Lynn Norfolk PE30 5PY Advertisement Application: Non-Illuminated Fascia Sign	King's Lynn
17.08.2018	16.10.2018 <b>Application Permitted</b>	18/01524/F	2 London Road King's Lynn Norfolk PE30 5PY Replacement shopfront	King's Lynn
23.08.2018	16.10.2018 <b>Application Permitted</b>	18/01558/F	226 Wootton Road King's Lynn Norfolk PE30 3BH Replacement of flat roof store with pitch roof garage extension	King's Lynn

24.08.2018	08.10.2018 <b>Application Permitted</b>	18/01566/F	OLD BEROL BUILDING Oldmedow Road Hardwick Industrial Estate King's Lynn Variation of condition 2 of planning permission 18/00175/FM: To amend previously approved drawings	King's Lynn
30.08.2018	23.10.2018 <b>Application Permitted</b>	18/01584/F	Nationwide Building Society 9 New Conduit Street King's Lynn Norfolk Various minor external works to accommodate for overall rebrand of shopfront	King's Lynn
30.08.2018	23.10.2018 <b>Application Permitted</b>	18/01591/A	Nationwide Building Society 9 New Conduit Street King's Lynn Norfolk Advertisement application for 1 x non-illuminated fascia sign, 1 x non-illuminated hanging sign, 1 x non-illuminated ATM sign and 1 x non-illuminated other sign	King's Lynn
31.08.2018	16.10.2018 <b>Application Permitted</b>	18/01596/F	2 Turbus Road King's Lynn Norfolk PE30 2DL Proposed single storey rear extension, internal alterations and ramped access to main entrance	King's Lynn
03.09.2018	27.09.2018 <b>Application Permitted</b>	15/01699/NMA_2	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

10.09.2018	26.09.2018 <b>Tree Application - No objection</b>	18/00156/TREECA	Providence House Providence Street King's Lynn Norfolk Trees in a Conservation Area: Remove self-set sapling and tree stump. To reduce all other trees to give a 2m clearance of the building and air conditioning units	King's Lynn
18.09.2018	20.09.2018 <b>Application Permitted</b>	16/01327/NMAM_1	Land At Greenpark Avenue King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 16/01327/FM: The construction of 89 dwellings, associated access roads, footways and new access of public open space and associated external works	King's Lynn
23.08.2018	09.10.2018 <b>TPO Work Approved</b>	18/00066/TPO	Oak Tree House 82A Brow of The Hill Leziate Norfolk 2/TPO/00204: T1 Oak Tree - Trim lower branches that are so low that they prevent walking on footpath, access to drive and parking	Leziate
08.02.2018	01.10.2018 <b>Application Permitted</b>	18/00242/RMM	Land On The South West Side of School Road Marshland St James Norfolk Reserved Matters Application: construction of 17 dwellings	Marshland St James
19.07.2018	19.09.2018 <b>Application Permitted</b>	18/01324/F	65 Smeeth Road Marshland St James Wisbech Norfolk Replace metal railings & gate with vertical timber boarding and new vertical timber boarding to boundary either side of existing entrance walls	Marshland St James

20.07.2018	20.09.2018 <b>Application Permitted</b>	18/01329/RM	St James Lodge 288 Smeeth Road Marshland St James Wisbech RESERVED MATTERS: Construction of dwelling.	Marshland St James
23.07.2018	11.10.2018 <b>Application Permitted</b>	18/01350/F	66 Smeeth Road Marshland St James Wisbech Norfolk Single storey rear extension following demolition of existing conservatory	Marshland St James
26.07.2018	20.09.2018 <b>Application Permitted</b>	18/01363/F	Pedar Meadow House Moyses Bank Marshland St James Wisbech Two storey extension to rear of property	Marshland St James
01.08.2018	27.09.2018 <b>Application Permitted</b>	18/01402/F	Rose Cottage Rands Drove Marshland St James Wisbech Proposed Extension and Alterations	Marshland St James
03.08.2018	16.10.2018 <b>Application Permitted</b>	18/01419/F	17 Walton Road Marshland St James Wisbech Norfolk Retrospective rear extension to dwelling (revised design)	Marshland St James
17.08.2018	15.10.2018 <b>Application Permitted</b>	18/01520/RM	Shipley 46 Smeeth Road Marshland St James Wisbech RESERVED MATTERS: For one dwelling (Plot 1)	Marshland St James
08.05.2018	04.10.2018 <b>Application Permitted</b>	18/00829/RMM	Land On The South Side of Hythe Road Methwold Norfolk Reserved Matters Application for the construction of 24 dwellings	Methwold
02.07.2018	24.09.2018 <b>Application Permitted</b>	18/01202/F	Formerly RAF Methwold Brandon Road Methwold Norfolk Proposed Agricultural Dwelling to Supervise Poultry Unit.	Methwold

07.08.2018	27.09.2018 <b>Application Permitted</b>	18/01442/F	Two Ways Brook Lane Brookville Thetford Single storey rear extension to bungalow	Methwold
30.07.2018	19.09.2018 <b>Application Permitted</b>	18/01379/F	26 Hall Orchards Middleton King's Lynn Norfolk New 3 Bay Garage with new boundary wall to front.	Middleton
08.08.2018	25.09.2018 <b>Application Permitted</b>	18/01447/F	Old Hall Hill Road Middleton King's Lynn Detached open Log, implement and tractor store	Middleton
23.08.2018	16.10.2018 <b>Application Permitted</b>	18/01556/F	Jubilee Cottages 19 West Street North Creake Fakenham Raise existing roof by 900mm to create first floor habitable space. Convert existing garage and kitchen	North Creake
08.10.2018	24.10.2018 <b>Tree Application - No objection</b>	18/00191/TREECA	Red House 28 Church Street North Creake Fakenham T1 Cotoneaster Tree - dead/in decline so remove to ground level, T2 Prunus Tree (plum) - Reduce upper canopy & over extended stem over south boundary wall by approximately 4m to appropriate growth points/unions available within a conservation area	North Creake



24.07.2018	25.09.2018 <b>Application Permitted</b>	18/01351/F	North Runcton Lodge 10 Rectory Lane North Runcton King's Lynn General repairs, restoration of property. Total upgrade of plumbing, heating and electrics. Opening of 2 window recesses ground floor (east elevation). Conversion of outbuilding to bio-mass boiler room with introduction of 2 flues	North Runcton
24.07.2018	26.09.2018 <b>Application Permitted</b>	18/01352/LB	North Runcton Lodge 10 Rectory Lane North Runcton King's Lynn Listed building application for general repairs, restoration of property. Total upgrade of plumbing, heating and electrics. Opening of 2 window recesses ground floor (east elevation). Conversion of outbuilding to bio-mass boiler room with introduction of 2 flues	North Runcton
13.08.2018	10.10.2018 <b>Application Permitted</b>	18/01471/F	Ardees New Road North Runcton King's Lynn Extensions and Alterations to dwelling	North Runcton
03.08.2018	19.09.2018 <b>Application Permitted</b>	18/01428/F	17 Hayfields Road North Wootton King's Lynn Norfolk Retention of extension to dwelling, front porch and conversion of garage following demolition of existing conservatory (revised design)	North Wootton

15.05.2018	27.09.2018 <b>Application Permitted</b>	18/00879/F	Prospect Villa 4 West End Northwold Thetford VARIATION OF CONDITION 2 OF PLANNING PERMISSION 16/01016/F: Construction of two storey dwelling	Northwold
18.06.2018	01.10.2018 <b>Application Permitted</b>	18/01121/F	4 Pinfold Lane Northwold Norfolk IP26 5LH Proposed side extension, front reception lobby/hall and attached double garage in a Conservation Area	Northwold
03.08.2018	20.09.2018 <b>Application Permitted</b>	18/01438/F	Fendicks Fisheries Methwold Road Whittington Norfolk Retrospective application for siting of purpose built shipping container for use as snack bar	Northwold
05.09.2018	16.10.2018 <b>Application Permitted</b>	18/01619/F	Millennium Cottage 1 West End Northwold Thetford Removal of existing conservatory and construction of rear single storey extension	Northwold
25.06.2018	25.09.2018 <b>Non-determined Invalid now returned</b>	18/01154/F	10 Wodehouse Road Old Hunstanton Hunstanton Norfolk Construction of rear single storey extension	Old Hunstanton

10.08.2018	27.09.2018 <b>Application Permitted</b>	18/01461/F	Sea Haven 7 Wodehouse Road Old Hunstanton Hunstanton Works including the demolition of the existing structure and the construction of a new dwelling with associated ground works and landscaping, with the exact same external envelope as the previously consented scheme, ref: 17/02093/F	Old Hunstanton
26.06.2018	16.10.2018 <b>Application Permitted</b>	18/01160/F	Sandy Lodge Langhorns Lane Outwell Wisbech REMOVAL OR VARIATION OF CONDITION 4 OF PLANNING PERMISSION 16/01279/PACU3: Change of use from Agricultural barn to dwellinghouse	Outwell
27.06.2018	28.09.2018 <b>Application Permitted</b>	18/01176/F	Listers Barn Chalk Road Outwell Norfolk Retrospective application for 2no existing static caravans for client employed agricultural workers and erection of 2.5m high acoustic fencing.	Outwell
25.07.2018	08.10.2018 <b>Prior Approval - Approved</b>	18/01368/PACU3	Kirton House Langhorns Lane Outwell Wisbech Prior notification for change of use of agricultural building to a dwelling house	Outwell
31.07.2018	24.09.2018 <b>Application Permitted</b>	18/01391/F	28 Well Creek Road Outwell Wisbech Norfolk Side annex extension to existing dwelling and erection of new detached garage	Outwell

02.08.2018	24.09.2018 <b>Application Permitted</b>	18/01409/F	Laxton Isle Road Outwell Wisbech Proposed two storey side extension and minor internal alterations	Outwell
20.08.2018	17.10.2018 <b>Application Refused</b>	18/01548/F	Land E Church Field SW of 54 Well Creek Road And E of Baldwins Drove Outwell Norfolk Construction of dog kennels for dog breeding purpose	Outwell
21.09.2018	02.10.2018 <b>Application Permitted</b>	15/02042/NMA_1	Cliftonville The Cottons Outwell Norfolk NON-MATERIAL AMENDMENT to Planning Permission 15/02042/F: Proposed erection of 4 bedroom 2 storey dwelling with separate double garage and temporary siting of mobile home whilst building works take place	Outwell
01.08.2018	20.09.2018 <b>Application Permitted</b>	18/01401/F	Land At Foxes Lair Narborough Road Pentney Norfolk Construction of 2No Semi-Detached Dwellings	Pentney
22.05.2018	01.10.2018 <b>Application Permitted</b>	18/00937/F	The Old School High Street Ringstead Hunstanton Retention of air source heat pump, replacement windows and installation of 1no. roof light.	Ringstead
30.07.2018	24.09.2018 <b>Application Permitted</b>	18/01380/F	Hare Barn 112 High Street Ringstead Norfolk 4 x conservation type velux rooflights to match existing and 2 pairs of timber hinged garaged doors to match existing design and colour	Ringstead

28.08.2018	23.10.2018 <b>Application Permitted</b>	18/01571/F	46 Peddars Way North Ringstead Norfolk PE36 5JP Single storey extensions to dwelling	Ringstead
28.08.2018	19.10.2018 <b>Application Permitted</b>	18/01572/F	Land To The East of 90 Watlington Road Runcton Holme Norfolk Erection of a wind pump to pump water from the stream to top up adjacent winter storage reservoir	Runcton Holme
31.07.2018	18.09.2018 <b>Application Permitted</b>	18/01395/F	7 Parkside Sedgeford Hunstanton Norfolk Construction of 2No car park spaces and erection of 2m close boarded fence and gates	Sedgeford
11.07.2018	25.09.2018 <b>Application Permitted</b>	18/01265/F	Carter Haulage & Storage Woodside Mill Road Shouldham Thorpe Proposed agricultural store	Shouldham Thorpe
22.03.2018	16.10.2018 <b>Application Permitted</b>	18/00526/F	Land S of 47 Lynn Road Snettisham Norfolk Conversion of former stables into an annexe to existing dwelling	Snettisham
22.03.2018	02.10.2018 <b>Application Permitted</b>	18/00527/LB	47 Lynn Road Snettisham King's Lynn Norfolk Listed Building Application: Conversion of former stables into an annex to existing dwelling	Snettisham
10.08.2018	03.10.2018 <b>Application Refused</b>	18/01465/F	18 Beach Road Snettisham Norfolk PE31 7RA Removal of condition 4 of planning permission 14/00492/F to change to all year round occupancy	Snettisham

20.08.2018	11.10.2018 <b>Application Permitted</b>	18/01526/F	6 Canada Close Snettisham King's Lynn Norfolk Extension to dwelling	Snettisham
18.09.2018	25.09.2018 <b>Application Permitted</b>	17/02426/NMA_1	3 Golden Pheasant Drive Snettisham Norfolk PE31 7TL NON-MATERIAL AMENDMENT: Single Storey Extension	Snettisham
04.04.2018	26.09.2018 <b>Application Permitted</b>	18/00611/F	W Spice Building Ltd Unit 3 Creake Business Park The Common The erection of two new blocks of industrial units plus an extension to an existing building. The two blocks subdivided into 9 new units of varying size.	South Creake
12.09.2018	16.10.2018 <b>Application Permitted</b>	18/01644/F	1 The Green South Creake Fakenham Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 18/00827/F: Proposed first floor extension	South Creake
05.10.2018	11.10.2018 <b>Tree Application - No objection</b>	18/00189/TREECA	1 Manor Farm Barns Burnham Road South Creake Norfolk T1 - Beech - Reduce by 3 metres within a Conservation Area	South Creake

17.10.2018	24.10.2018 <b>Tree Application - No objection</b>	18/00203/TREECA	5 Back Street South Creake Fakenham Norfolk T1 - Hawthorn: Reduce in size by no more than 0.5m, T2 and T3 - Cherries: Crown raised to give approx 2.5m ground clearance and reduced back from neighbours, T4 - Crimson Sycamore: Crown raised to 3m and crown reduction throughout by no more than 1m within a Conservation Area	South Creake
03.11.2017	12.10.2018 <b>Application Permitted</b>	17/02058/F	Land Between 102 And 116 Nursery Lane South Wootton Norfolk Variation of condition 2 of planning permission 16/01937/FM - Residential development of 26 dwellings with public open space and visitors car park: To re-site plots 22, 23, 26 and 19, 20 and 21 due to location of rising water mains	South Wootton
26.06.2018	25.09.2018 <b>Non-determined Invalid now returned</b>	18/01162/F	Crispins Unit 1 Rainbow Centre Langley Road Change of use from an A5 (take away) premises to an A5 and A3 (Restaurant) premises	South Wootton
09.07.2018	05.10.2018 <b>Application Permitted</b>	18/01246/F	Sylvan House 116 Nursery Lane South Wootton King's Lynn Construction of detached dwelling and garage	South Wootton
30.07.2018	18.09.2018 <b>Application Permitted</b>	18/01385/F	28 Little Walsingham Close South Wootton King's Lynn Norfolk Proposed residential extension	South Wootton

13.08.2018	27.09.2018 <b>Application Permitted</b>	18/01473/F	Hilltops 85 Nursery Lane South Wootton Norfolk Variation of condition 2 and removal of conditions 6,7 and 8 of planning permission 16/01858/F	South Wootton
16.08.2018	04.10.2018 <b>Application Permitted</b>	18/01502/F	56 The Birches South Wootton King's Lynn Norfolk Two storey and single storey extensions to dwelling, alterations and creation of new access	South Wootton
16.08.2018	27.09.2018 <b>Application Permitted</b>	18/01504/F	The Oaks 72 Castle Rising Road South Wootton King's Lynn Two storey and single storey extensions to dwelling	South Wootton
16.08.2018	10.10.2018 <b>Application Permitted</b>	18/01512/F	2 Ebble Close South Wootton King's Lynn Norfolk Extension to dwelling	South Wootton
21.08.2018	18.10.2018 <b>Application Withdrawn</b>	18/01549/F	Service Station Unit 6 Langley Road South Wootton VARIATION OR REMOVAL OF CONDITION 3 OF PLANNING PERMISSION 18/00433/F: Demolition of existing petrol filling station and erection of a replacement three-pump (6 filling position) petrol filling station with associated kiosk	South Wootton
04.09.2018	05.10.2018 <b>Application Permitted</b>	18/01611/F	Northfield Cottage 76 Lynn Road Southery Downham Market Subdivision of existing dwelling to form two dwellings	Southery



05.09.2018	16.10.2018 <b>Application Permitted</b>	18/01621/CU	A10 Reclamation Common Lane Southery Norfolk Change of use of barns and land to form additional premises for existing use of storage and distribution of salvaged/reclaimed building materials	Southery
04.09.2018	11.10.2018 <b>Application Permitted</b>	18/01613/F	The Lodge Docking Road Stanhoe King's Lynn Extensions and alterations to dwelling (retrospective)	Stanhoe
25.07.2018	20.09.2018 <b>Application Refused</b>	18/01358/O	Land E of Tamara Cuckoo Road Stow Bridge Norfolk OUTLINE APPLICATION: Construction of two dwellings	Stow Bardolph
08.06.2018	10.10.2018 <b>Application Permitted</b>	18/01060/F	Arwyn 13 Ashside Syderstone Norfolk Demolition of existing bungalow and annex and construction of 5-bed property with studio/guest annex for use of patrons of the Norfolk Painting School (sui generis)	Syderstone
23.07.2018	21.09.2018 <b>Application Permitted</b>	18/01342/F	Anvil Farm Mill Lane Syderstone King's Lynn Agricultural building	Syderstone
19.02.2018	21.09.2018 <b>Application Permitted</b>	18/00303/F	Salterns The Saltings Terrington St Clement Norfolk Change of house types on plots 25-29 (inclusive) and retention of underground LPG tank compound	Terrington St Clement

30.04.2018	28.09.2018 <b>Application Refused</b>	18/00784/F	The Poplars Long Road Terrington St Clement King's Lynn Change of use to equestrian business utilising existing buildings & facilities	Terrington St Clement
28.06.2018	28.09.2018 <b>Application Permitted</b>	18/01183/F	Homefields Low Lane Terrington St Clement Norfolk Proposed extensions to dwelling and refurbishment of existing barn	Terrington St Clement
16.08.2018	05.10.2018 <b>Application Permitted</b>	18/01506/F	The Laurels Lynn Road Terrington St Clement King's Lynn Proposed Conversion of Garage and store to form 2 bedrooms and Lounge	Terrington St Clement
12.12.2017	19.10.2018 <b>Application Permitted</b>	17/02335/RMM	Playing Field School Road Terrington St John Norfolk RESERVED MATTERS: Residential development for 35 dwellings	Terrington St John
25.07.2018	18.09.2018 <b>Application Permitted</b>	18/01356/F	4 Sibleys Terrace School Road Terrington St John Wisbech Addition of entrance porch to semi detached dwelling	Terrington St John
01.08.2018	19.09.2018 <b>Application Permitted</b>	18/01396/F	Caldene High Street Thornham Norfolk Variation of condition 2 of planning permission 09/01545/F - construction of three dwellings: to amend previously approved drawings	Thornham
07.08.2018	19.09.2018 <b>Application Permitted</b>	18/01445/F	Even Keel 13 Shepherds Pightle Thornham Norfolk Extension to rear of property and internal alterations	Thornham

13.08.2018	04.10.2018 <b>Would be Lawful</b>	18/01486/LDP	Copper Hall High Street Thornham Norfolk Lawful Development Certificate: proposed shepherds hut within curtilage of dwelling for use as additional accommodation	Thornham
07.09.2018	16.10.2018 <b>Application Permitted</b>	18/01630/F	17 Shepherds Pightle Thornham Hunstanton Norfolk Single storey side extension and infill of existing open porch area	Thornham
04.10.2018	09.10.2018 <b>TPO Partial</b>	18/00079/TPO	The Farmhouse 2 St Georges Court Thornham Norfolk 2/TPO/00028: T1 - horse chestnut - pollard to approx 5 metres. Crown reduction possibly insufficient for location. T2 - As above	Thornham
04.10.2018	09.10.2018 <b>TPO Approved Work</b>	18/00080/TPO	Thornham Point House 4 St Georges Court Thornham Norfolk 2/TPO/00028: T1 - oak - Crown raise to approx 5 meters. Lightly prune away from building (2 meters maximum). Reshape as feasible	Thornham
10.07.2018	19.09.2018 <b>Application Permitted</b>	18/01254/F	The Willows Station Road Tilney All Saints King's Lynn Proposed single storey rear extension to provide an annexe	Tilney All Saints
14.05.2018	05.10.2018 <b>Application Permitted</b>	18/00868/F	Norville 29 St Johns Road Tilney St Lawrence Norfolk Extensions to 2 bedroom bungalow to create 6 bedroom chalet bungalow, render to exterior.	Tilney St Lawrence

12.07.2018	21.09.2018 <b>Application Permitted</b>	18/01274/RM	19 Spice Chase Tilney St Lawrence Norfolk PE34 4RD Reserved matters sought for the construction of two pairs of semi-detached dwellings in regards of appearance, landscaping, layout and scale.	Tilney St Lawrence
03.08.2018	05.10.2018 <b>Application Permitted</b>	18/01426/A	The Hollies New Road Tilney St Lawrence King's Lynn ADVERT APPLICATION: 3 x non-illuminated fascia signs, 2 x non-illuminated other sign	Tilney St Lawrence
06.08.2018	08.10.2018 <b>Application Permitted</b>	18/01434/F	29 Magdalen Road Tilney St Lawrence King's Lynn Norfolk Proposed Single Storey rear Extension and Internal Alterations	Tilney St Lawrence
10.08.2018	11.10.2018 <b>Application Permitted</b>	18/01462/F	Land NE of 13 Westfields Tilney St Lawrence Norfolk Detached Dwelling and landscape works incidental to the development	Tilney St Lawrence
05.07.2018	20.09.2018 <b>Application Permitted</b>	18/01229/RM	Plot 17 Orchard Gardens Upwell Norfolk PE14 9EQ Reserved matters application for proposed dwelling	Upwell
13.08.2018	16.10.2018 <b>Application Permitted</b>	18/01467/F	Orchard View 7 Baptist Road Upwell Wisbech Extension to form additional master bedroom with en suite, to include remodelling of existing conservatory to form kitchen area.	Upwell

13.08.2018	11.10.2018 <b>Application Permitted</b>	18/01487/RM	19 Orchard Gardens Upwell Norfolk PE14 9EQ Reserved Matters Application: Construction of a dwelling for plot No. 15	Upwell
29.08.2018	24.10.2018 <b>Application Permitted</b>	18/01582/F	Clovelly 48 St Peters Road Upwell Wisbech Change of use of domestic garage to play room for child minding business	Upwell
03.07.2018	11.10.2018 <b>Application Refused</b>	18/01212/F	7 Market Lane Walpole St Andrew Wisbech Norfolk Retention of and addition to brick wall to raise overall height	Walpole
13.08.2018	09.10.2018 <b>Application Permitted</b>	18/01472/RMM	Land West of Cedars Lodge Church Road Walpole St Peter Norfolk RESERVED MATTERS: Construction of 10 dwellings	Walpole
17.08.2018	03.10.2018 <b>Application Permitted</b>	18/01516/F	Faulkner House West Drove North Walton Highway Norfolk New agriculture shed	Walpole Highway
21.09.2018	26.09.2018 <b>Application Permitted</b>	18/00958/NMA_1	Land S of Birch View And W of Trevine And The Cottage (Plot 3) Hall Road Walpole Highway Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 18/00958/RM: RESERVED MATTERS: Construction of one dwelling (revised design)	Walpole Highway

13.04.2018	24.09.2018 <b>Application Permitted</b>	18/00697/F	Wellington House 17 S-Bend Lynn Road Walsoken Variation of condition 1 of planning permission 86/1765/F/BR for the removal of agricultural occupancy restrictions	Walsoken
03.08.2018	01.10.2018 <b>Was Lawful</b>	18/01425/LDE	Willow Tree Farm Wheatley Bank Walsoken Norfolk Lawful Development Certificate: existing manege for personal use and a tennis court	Walsoken
04.06.2018	05.10.2018 <b>Application Permitted</b>	18/01015/F	1 Rowan Close Watlington Norfolk PE33 0UG Erection of a fence exceeding 1m in height adjacent to a highway	Watlington
23.07.2018	24.09.2018 <b>Application Permitted</b>	18/01335/F	Kenbridge 41 Station Road Watlington King's Lynn Side and rear extensions	Watlington
23.07.2018	12.10.2018 <b>Application Permitted</b>	18/01349/F	Fendykes Farm Fen Road Watlington King's Lynn Extensions to dwelling and conversion of barn to form additional residential accommodation	Watlington
02.08.2018	24.09.2018 <b>Application Permitted</b>	18/01407/CU	29 Bure Close Watlington King's Lynn Norfolk Change of Use - open space to garden land	Watlington
02.08.2018	24.09.2018 <b>Application Permitted</b>	18/01411/F	2 Rowan Close Watlington Norfolk PE33 0UG Variation of condition 1 of planning permission 18/00914/F	Watlington

16.05.2018	18.10.2018 <b>Application Permitted</b>	18/00898/F	Golden Square Cottage Suspension Bridge Welney Wisbech Retrospective porch extension, garage extension, single-storey rear extension and dormer roof extension	Welney
20.09.2018	24.09.2018 <b>Application Permitted</b>	17/01360/NMAM_1	Land East of Dunrobin 147 School Road West Walton Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/01360/RMM: RESERVED MATTERS: Construction of 10 dwellings	West Walton
12.06.2018	09.10.2018 <b>Application Permitted</b>	18/01075/F	The Old Vicarage Lynn Road Wiggenhall St Germans King's Lynn Construction of a detached dwelling and double garage	Wiggenhall St Germans
29.06.2018	05.10.2018 <b>Application Refused</b>	18/01190/F	Heatherdene 64 Mill Road Wiggenhall St Germans King's Lynn Proposed 2No. dwellings at land east of 64 Mill Road	Wiggenhall St Germans
13.07.2018	24.09.2018 <b>Application Permitted</b>	18/01282/F	The Vineyard School Lane Wiggenhall St Germans Norfolk Refurbishment of existing 2 storey cottage and re-build existing lower stories together with the removal of outbuildings.	Wiggenhall St Germans

14.08.2018	08.10.2018 <b>Application Permitted</b>	18/01485/F	Belmont 8 Mill Road Wiggshall St Mary Magdalen King's Lynn Proposed side and rear extensions including internal alterations and formation of porch and dormers.	Wiggshall St Mary Magdalen
20.07.2018	03.10.2018 <b>Application Permitted</b>	18/01330/F	49 West Way Wimbotsham King's Lynn Norfolk Remove existing 1 m high fence adjacent to road and replace with 1.35m high fence.	Wimbotsham
01.08.2018	08.10.2018 <b>Application Permitted</b>	18/01398/F	34 Church Road Wimbotsham King's Lynn Norfolk Alterations including extension to porch, removal of render and replacement windows	Wimbotsham
10.09.2018	27.09.2018 <b>Application Refused</b>	17/02303/NMA_1	Kirkwall 67 Church Road Wimbotsham King's Lynn NON-MATERIAL AMENDMENT: Extension to rear of dwelling (revised design from that previously approved)	Wimbotsham
26.07.2018	21.09.2018 <b>Application Permitted</b>	18/01375/F	Castle Dene Castle Road Wormegay King's Lynn Variation of condition 2 of planning permission 14/01806/F: Change of use of existing domestic garage to annex accommodation to amend wording of condition to allow for occasional holiday letting	Wormegay
27.07.2018	12.10.2018 <b>Application Permitted</b>	18/01373/F	West View Castle Road Wormegay King's Lynn Proposed Dwelling with new driveway and access to existing	Wormegay



02.08.2018	19.10.2018 <b>Application Permitted</b>	18/01405/F	Wretton House Wretton Fen Drove Wretton King's Lynn Upper floor extension to South East and South West elevation	Wretton
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