



Planning Committee

Agenda

Monday, 1st April, 2019
at approximately 10.15 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 18/02200/RMM listed on the agenda, prior to the meeting. It is aimed to commence the meeting at approximately 10.15 am when the Committee returns from the visit.



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PLANNING COMMITTEE AGENDA

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

Please ensure that all mobile phones are switched to silent

DATE: Monday, 1st April, 2019

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

TIME: Approximately 10.15 am

1. APOLOGIES

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

2. MINUTES

To confirm as a correct record the Minutes of the Meeting held on 4 March 2019 and the Special Meeting held on 13 March 2019.

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.

a) **Index of Applications** (Pages 6 - 7)

The Committee is asked to note the Index of Applications.

8. DECISIONS ON APPLICATIONS (Pages 8 - 95)

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

9. DELEGATED DECISIONS (Pages 96 - 116)

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

To: Members of the Planning Committee

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

Major applications

Please be advised that the Committee will visit the site for the major application 18/02200/RMM from 9.00 am, prior to the meeting, which will then commence at approximately 10.15 am where the application will then be determined.

Site Visit Arrangements

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

If there are any site inspections arising from this meeting, these will be held on **Thursday 4 April 2019** (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

Please note:

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

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday 29 March 2019**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

For Major Applications

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

For Minor Applications

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

For Further information, please contact:

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

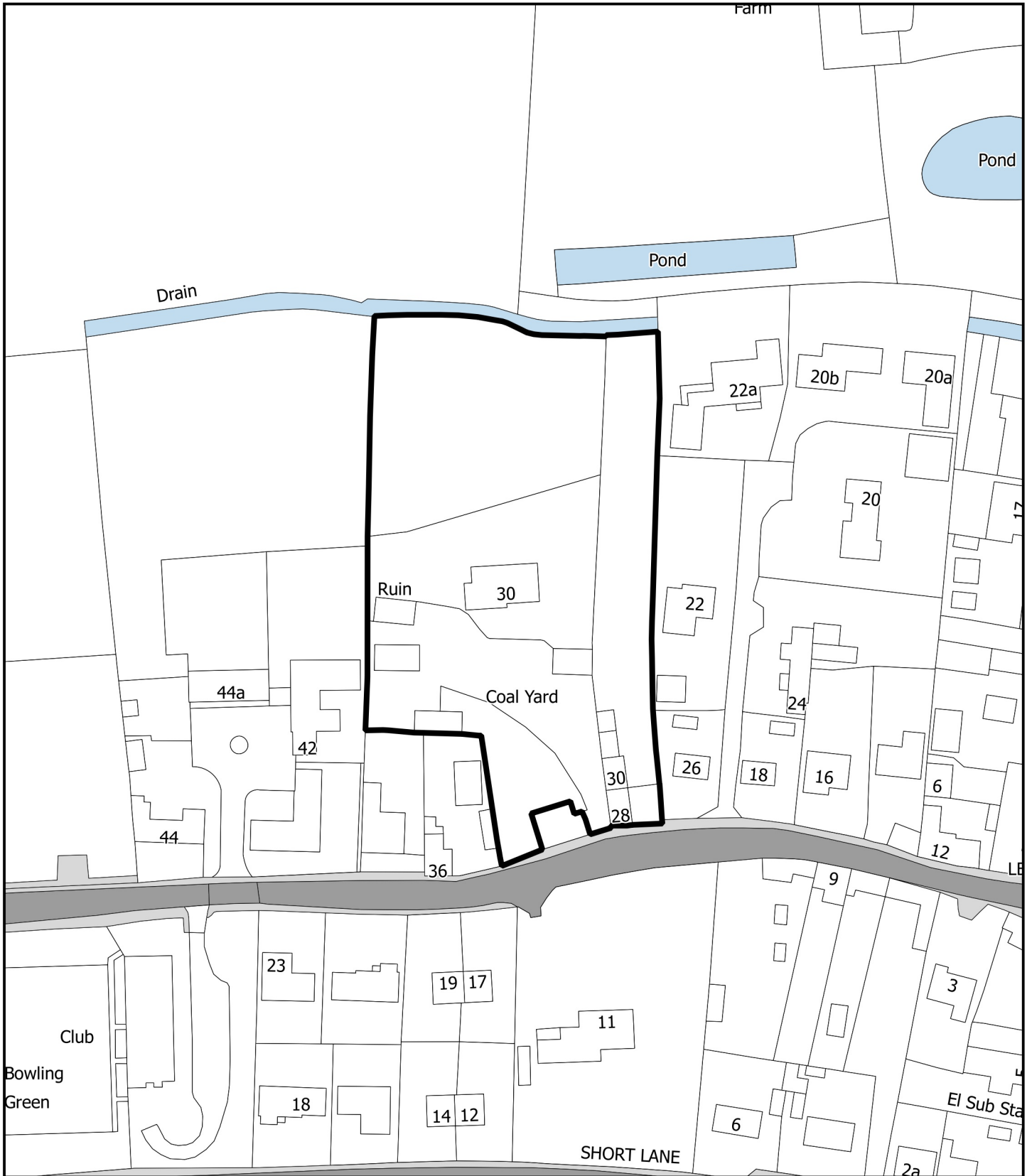
**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 1 APRIL 2019**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	MAJOR DEVELOPMENTS			
8/1(a)	18/01320/OM Long Lane Farm 30 Long Lane Outline Application: Residential development for a maximum of 19 dwellings following demolition of existing	FELTWELL	APPROVED	8
8/1(b)	18/02200/RMM Land Around Pond And W of 30 Hill Road Lynn Road Reserved Major application: Residential development and new public amenity area	INGOLDISTHORPE	REPORT TO FOLLOW	
8/2	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE			
8/2(a)	18/02218/F Land E of Blacksmiths Lane And W of Garners Row And S of Walsingham Road Construction of four dwellings	BURNHAM THORPE	APPROVE	22
8/2(b)	19/00232/F Bernaleen Station Road Demolition of existing dwelling and construction of 3 dwellings	DOCKING	APPROVE	36
8/2(c)	19/00139/F Heacham Holidays Ltd Long Acres Holiday Home Park South Beach Road Change of use of land to allow the residential use of the warden's caravan for 12 months each year	HEACHAM	APPROVE	49
8/2(d)	19/00250/O Friars Bungalow 32 West Winch Road Outline Application: Proposed new bungalow	NORTH RUNCTON	REFUSE	54

8/2(e)	18/02195/F The Red Barn 12 College Lane Extension to rear of existing barn to provide permanent function space and kitchens following removal of existing marquee	RUNCTON HOLME	APPROVE	60
8/2(f)	18/02196/LB The Red Barn 12 College Lane Listed building application: Extension to rear of existing barn to provide permanent function space and kitchens following removal of existing marquee	RUNCTON HOLME	APPROVE	69
8/2(g)	18/01008/F Alfred G Pearce Castle Road Retention and extension of effluent treatment plant, including the erection of a new DAF/control room building and the installation of new tanks and associated plant and equipment	WORMEGAY	APPROVE	79

18/01320/OM

Long Lane Farm 30 Long Lane Feltwell



Parish:	Feltwell	
Proposal:	Outline Application: Residential development for a maximum of 19 dwellings following demolition of existing	
Location:	Long Lane Farm, 30 Long Lane, Feltwell, Thetford	
Applicant:	Mrs Christine Barrett	
Case No:	18/01320/OM (Outline Application – Major Development)	
Case Officer:	Mrs N Osler	Date for Determination: 28 November 2018 Extension of Time Expiry Date: 3 June 2019

Reason for Referral to Planning Committee

Planning Committee made decision with time restriction for completion of S106 legal agreement

Neighbourhood Plan:

No

Update for Members

Members may recall that this application was considered at the Planning Committee Meeting of 3 December 2018. The application was approved, subject to appropriate planning conditions and the signing of a S106 legal agreement required to secure Affordable Housing, SuDS and the Habitat Mitigation Fee. The S106 agreement was to be signed within 4 months of the date of the Planning Committee meeting (03.04.2019).

The minutes of the meeting read:-

Resolved:

(A) That, the application be approved, subject to the completion of a Section 106 Agreement within 4 months of the date of this resolution and the addition of an additional condition to ensure the retention of the barn.

(B) That the application be refused if the Section 106 Agreement is not completed within 4 months of the site of this resolution to approve.

This planning application is before the Planning Committee to seek additional time for the completion of the legal agreement.

The legal agreement is required to be signed by several parties and this is currently being undertaken. However, additional questions relating to the wording of the agreement have been raised by one of the parties, and this is incurring additional delay. This has meant that the legal agreement has not been completed within the 4 month target date set at the December meeting (03.04.2019).

Discussions with our Legal Department suggest that two months should be sufficient time to complete the agreement.

Accordingly an additional period of two months from the date of the current determination date is requested to be agreed to enable the legal agreement to be completed (03.06.2019).

If Members consider an extension of time should not be granted then the application will be refused as per the original recommendation made at the December meeting.

Recommendation

A) APPROVE subject to the completion of the S106 by 03.06.2019

b) REFUSE if the S106 agreement is not completed by 03.06.2019

AGENDA ITEM NO: 8/1(a)

Parish:	Feltwell	
Proposal:	Outline Application: Residential development for a maximum of 19 dwellings following demolition of existing	
Location:	Long Lane Farm 30 Long Lane Feltwell Thetford	
Applicant:	Mrs Christine Barrett	
Case No:	18/01320/OM (Outline Application - Major Development)	
Case Officer:	Mrs N Osler	Date for Determination: 28 November 2018 Extension of Time Expiry Date: 7 December 2018

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

Neighbourhood Plan: No

Case Summary

Outline permission with all matters except access for a maximum of 19 dwellings is sought.

The site lies wholly within the development boundary of Feltwell, a Joint Key Rural Service Centre (with Hockwold). The forward third of the site is brownfield with the remainder being residential accommodating a bungalow and garden.

A drain runs along the northern perimeter of the site and in its immediate location the site is at risk of flooding. The remainder of the site remains in flood zone 1.

The site lies within the bufferzone of a SSSI and SPA.

Key Issues

- Principle of Development
- Highway Safety
- Loss of Undesignated Heritage Assets
- Form, Character and Residential Amenity
- Protected Sites
- Flood Risk
- S106 Considerations
- Crime and Disorder
- Other Material Considerations

Recommendation

A) APPROVE subject to the completion of S106 within 4 months of the date of this resolution.

B) REFUSE if S106 is not completed with 4 months of the date of this resolution to approve.

THE APPLICATION

Outline permission with all matters except access for a minimum of 19 dwellings is sought.

The site lies wholly within the development boundary of Feltwell, a Joint Key Rural Service Centre (with Hockwold). The forward third of the site is brownfield with the remainder being residential accommodating a bungalow and garden.

The site has residential uses to its east, south and south west. To the west, northwest and north is countryside. A takeaway forms part of the southern boundary of the site. Two cottages occupy land at the southeast of the site and these would need to be demolished to enable suitable access.

A drain runs along the northern perimeter of the site and in its immediate location the site is at risk of flooding. The remainder of the site remains in flood zone 1.

The site lies within the bufferzone of a Site of Special Scientific Interest (SSSI) and Special Protect Area (SPA).

SUPPORTING CASE

A supporting statement was requested, however one was not received at the time of writing report.

PLANNING HISTORY

17/01636/OM: Application Withdrawn: 27/11/17 - Outline Application: development of 22 dwellings following demolition 28-30 and Coal Yard Bungalow

16/01371/OM: Application Withdrawn: 25/09/16 - OUTLINE SOME MATTERS RESERVED: residential development of 27 dwellings following demolition of 28-30 Long Lane and Coal Yard Bungalow

RESPONSE TO CONSULTATION

Parish Council: OBJECT to the above outline application for a minimum of 19 dwellings following demolition of existing at Long Lane Farm, 30 Long Lane because it is over-intensive and the Parish Councillors feel strongly that older properties should not be demolished.

Conservation Officer: NO OBJECTION I've read the heritage appraisal, and it does give a very good overview of the buildings origins and how they've changed over time.

Given the information provided I agree that the building as it now stands has limited merit as a non-designated heritage asset and its loss will cause less than substantial harm to Feltwell's historic significance / character, especially when set that against the public benefits of delivering new homes. I therefore have no objection to its demolition and I do not see the need for a recording condition but I will forward a copy of the report to Gressenhall for the Historic Environment Record (HER).

Highways Authority: NO OBJECTION With reference to the amended access layout shown on drawing 352/12 rev A I can confirm that the comments made in my previous response (dated 9 October 2018) have been addressed.

As a consequence, in relation to highway matters, I can confirm the County Council would have no objection to the granting of planning permission subject to conditions.

Natural England: NO OBJECTION The proposed development site is in close proximity to Breckland Special Protection Area (SPA), a European site. In particular it sits within the 1.5km constraint zone around Breckland SPA, put in place to protect stone curlew, the qualifying species of Breckland SPA. However, due to the size of the application, coupled with its specific location in relation to other development within the zone, Natural England does not consider that the proposed development, alone, will have a significant effect on Breckland SPA or Breckland Farmland SSSI.

However we have concerns about the cumulative effect of increasing levels of development within the 1.5km zone. With this in mind, Natural England is currently working towards a strategic land use planning solution for the Breckland Special Protection Area (SPA), which will seek to progress a sustainable development solution for stone curlew. We anticipate that, whilst a general principle of the avoidance of built development within the 1,500m constraint zone will remain (consistent with best practise), and should remain the preferred approach to the allocation of sites for development, a strategic solution will be devised which would identify options for mitigation which have so far not been available to developers. We will be in touch about this strategy.

Whilst we are working on this strategy we will only be providing detailed comments on those applications within the zone which we consider are likely to have a significant effect alone or in combination on Breckland SPA as there is currently no means of collecting funds for strategic mitigation for the ongoing cumulative effect discussed above.

Internal Drainage Board: The Board has **NO OBJECTION** from a drainage point of view

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

In relation to wastewater treatment, the foul drainage from the development is in the catchment of Feltwell Water Recycling Centre that will have available capacity for these flows

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to condition

Environment Agency: NO OBJECTION subject to conditions relating to contamination of water courses due to the site position over a principal chalk aquifer.

Housing Enabling Officer: NO OBJECTION The site area and number of dwellings proposed trigger the thresholds of the Council's affordable housing policy as per CS09 of the Council's adopted Core Strategy.

At present a 20% provision is required on sites capable of accommodating 5 or more dwellings and/or 0.165ha in Feltwell. The affordable housing provision is then further split into 70% of the affordable homes being made available for rent and the other 30% for shared ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council. In this instance 4 units would be required, 3 for rent and 1 for shared ownership.

A S106 Agreement will be required to secure the affordable housing contribution.

Norfolk Constabulary: NO OBJECTION, but unable to offer advice at this stage given the outline nature of the application.

REPRESENTATIONS

Nine letters of objection have been received. The issues raised can be summarised as:

- Loss of existing character cottages is not acceptable
- Highway Safety - the access will not be safe
- Noise during construction would be detrimental to neighbour amenity
- Overlooking
- Overshadowing
- Density of development - the number of dwellings is too high
- Pollution from the additional cars
- Car headlight intrusion
- Another 19 dwellings is not needed in Feltwell where there are a number of dwellings already on the market
- Lack of infrastructure to cope with the additional dwellings
- Contamination
- Impact on protected species
- Access from neighbouring land will not be permitted (specifically in relation to the chalk / flint barn which is indicated to be retained)
- The Ecology Survey is out-of-date being dated August 2017.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

- Principle of Development
- Highway Safety
- Loss of Undesignated Heritage Assets
- Form, Character and Residential Amenity
- Protected Sites
- Flood Risk
- S106 Considerations
- Crime and Disorder
- Other Material Considerations

Principle of Development

The site lies wholly within the development boundary of Feltwell and a third of the site is brownfield / previously developed land.

Both the NPPF and Local Plan support residential development in sustainable locations particularly on brownfield sites.

The principle of development is therefore to be supported subject to compliance with other relevant national and local planning policy and guidance.

Highway Safety

Access is the only matter not reserved for future consideration. To provide suitable visibility splays (and therefore access to the site) the two cottages in the southeast corner of the site need to be demolished (Nos. 28 and 30 Long Lane).

Subject to provision of access as indicated on the submitted plan, the Local Highway Authority would have no objection to the proposed development on the grounds of highway safety.

Loss of Undesignated Heritage Assets

The two dwellings to be demolished are not listed or in a Conservation Area. However, the cottages are considered to be non-designated heritage assets dating back to 1839. In order to help assess the impact of their loss, a Heritage Statement was submitted with the application.

In relation to the loss of non-designated heritage assets the NPPF requires a balance to be made in relation to the significance of the asset and the public benefit of the proposed development.

In respect of the heritage statement that accompanied the application the Conservation Officer made the following comments: "I've read the heritage appraisal, and it does give a very good overview of the buildings origins and how they've changed over time. Given the

information provided I agree that the building as it now stands has limited merit as a non-designated heritage asset and its loss will cause less than substantial harm to Feltwell's historic significance / character, especially when set that against the public benefits of delivering new homes. I therefore have no objection to its demolition and I do not see the need for a recording condition but I will forward a copy of the report to Gressenhall for the HER."

In this regard the provision of market and affordable housing, on a part brownfield site, within the development boundary of a Key Rural Service Centre is considered a significant public benefit.

It is therefore considered on balance that the public benefit of the proposal to provide a maximum of 19 dwellings outweighs the loss of these non-designated heritage assets.

Form, Character and Residential Amenity

Layout, scale, appearance and landscaping are all reserved matters and will therefore be considered at a later stage if outline permission is granted.

There are a number of developments in Feltwell that comprise small comprehensive developments of a type similar to that which the proposed development would need to take (small estate type developments). As such it is not considered that the likely form of any development on the site would form an alien feature or be of material detriment to the visual amenity of the locality.

In relation to character / appearance and residential amenity, this application follows the withdrawal of two previous applications; one for 27 dwellings and the other for 22 dwellings. Indicative layout plans were submitted with both these previous applications that suggested such numbers, coupled with the need for open space provision in any development where the numbers exceed 20, would lead to poor residential relationships particularly with existing boundary properties.

No indicative layout has been submitted with the current application. However, and notwithstanding comments made by CSNN objecting to the numbers, your officers believe that the site could accommodate 19 dwellings. Such a number would require a large percentage of the properties to be semi-detached / terrace properties. However, a maximum number of 19 (which could be conditioned if permission were granted) would enable a scheme of lower density to be submitted at the reserved matters stage if factors so dictates at that time. As such a maximum number of dwellings would build in flexibility that would enable a greater mix of dwelling types (large detached, small detached. etc.) at the reserved matters stage. Notwithstanding this the number would have to be conditioned to a maximum of 19, as anything exceeding this number would require the provision of equipped open space which your officers do not consider the site is of a size to satisfactorily accommodate.

In conclusion character and appearance will be fully considered at a later stage, but it is considered, that with careful layout and design, the site could accommodate 19 dwellings without detriment to the visual amenity of the locality or residential amenity.

Protected Sites / Species

Natural England has no objection to the proposed development in terms of its impact on the nearby SSSI / SPA. Whilst Natural England are working towards a strategic land use planning solution for the Breckland Special Protection Area (SPA), this is not in place yet and is therefore not a material consideration in the determination of this application to which Natural England do not object.

In terms of protected species, the Ecology assessment that accompanied the application concludes that the site is of low ecological value and that no further surveys are required although some mitigation is needed. The mitigation would take the form of protecting nesting birds and reptiles and appropriate planting. These issues could be suitably conditioned if permission were granted.

Flood Risk

Part of the site falls within in an area at risk of flooding. However, it is a very small strip of land at the north of the site along its northern boundary. The risk is from a drainage channel that runs along this boundary. The risk of this drain flooding would be as a result of flooding of the New Cut Drain to the west of Feltwell. The New Cut Drain is a Board maintained drain and the change therefore of this intensely maintained drain flooding is slight.

In such instances (where only a small part of a site is at risk of flooding) the NPPF concludes that the most vulnerable development (in this case it would be the dwellinghouses themselves) is located in areas of lowest risk of flooding within the site.

It is considered that the layout of any subsequent reserved matters application can suitably consider this aspect, and any permission granted could be conditioned to have finished floor levels raised 300mm above existing ground level. In this regard the site is relatively flat and such an increase in height would not result in material impact.

S106 Considerations

Heads of terms have been submitted confirming the intention to enter into a S106 agreement that would cover affordable housing (on-site provision of 20% (if 19 were built this would equate to 4 affordable units)), SuDS and Habitat Mitigation Fee (£50 / dwelling). Any resolution to approve this application by Committee would be subject to completion of such a S106 within four months of the date of the resolution.

The development is CIL liable and any contribution required will be secured under CIL legislation.

Crime and Disorder

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

Given the outline nature of the application such considerations will take place at the reserved matters stage.

CONCLUSION

The application seeks to provide up to 19 dwellings, four of which would be affordable. The site is partly brownfield and is wholly within the development boundary of a Key Rural Service Centre.

However, to enable access to the site two cottages will need to be demolished (Nos. 28 and 30 Long Lane). These properties are not listed and are not located within a Conservation Area. However, they are shown on the OS maps dating back to 1839 and are considered to be non-designated heritage assets. The Conservation Officer concludes, as do your officers, that the loss of these cottages would be unfortunate, but due to changes to the cottages made over time their loss would result in less than significant harm and that the public benefit of the provision of up to 19 dwellings outweighs this less than significant harm.

It is therefore recommended that the application be approved subject to completion of a S106 Agreement and the following conditions.

RECOMMENDATION:

A) APPROVE subject to the completion of S106 within 4 months of the date of this resolution and subject to the imposition of the following condition(s):

- 1 Condition Approval of layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition No dwelling shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act (1980) or a Private Management and Maintenance Company has been established.
- 5 Reason To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.
- 6 Condition No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.
- 6 Reason To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

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

- 7 Condition Prior to the occupation of the final dwelling all works shall be carried out on roads, footways, foul and surface water sewers in accordance with the approved specification (agreed under Condition 6 of this permission) to the satisfaction of the Local Planning Authority.
- 7 Reason To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 8 Condition Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
- 8 Reason To ensure satisfactory development of the site.
- 9 Condition Prior to the first occupation hereby permitted visibility splays measuring 2.4 x 43 metres shall be provided to each side of the access where it meets the highway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 9 Reason In the interests of highway safety.
- 10 Condition Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

- 10 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters,

property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

11 Condition Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

11 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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

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

12 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

13 Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 10, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 11, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 12.

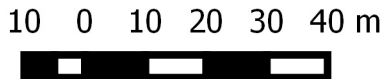
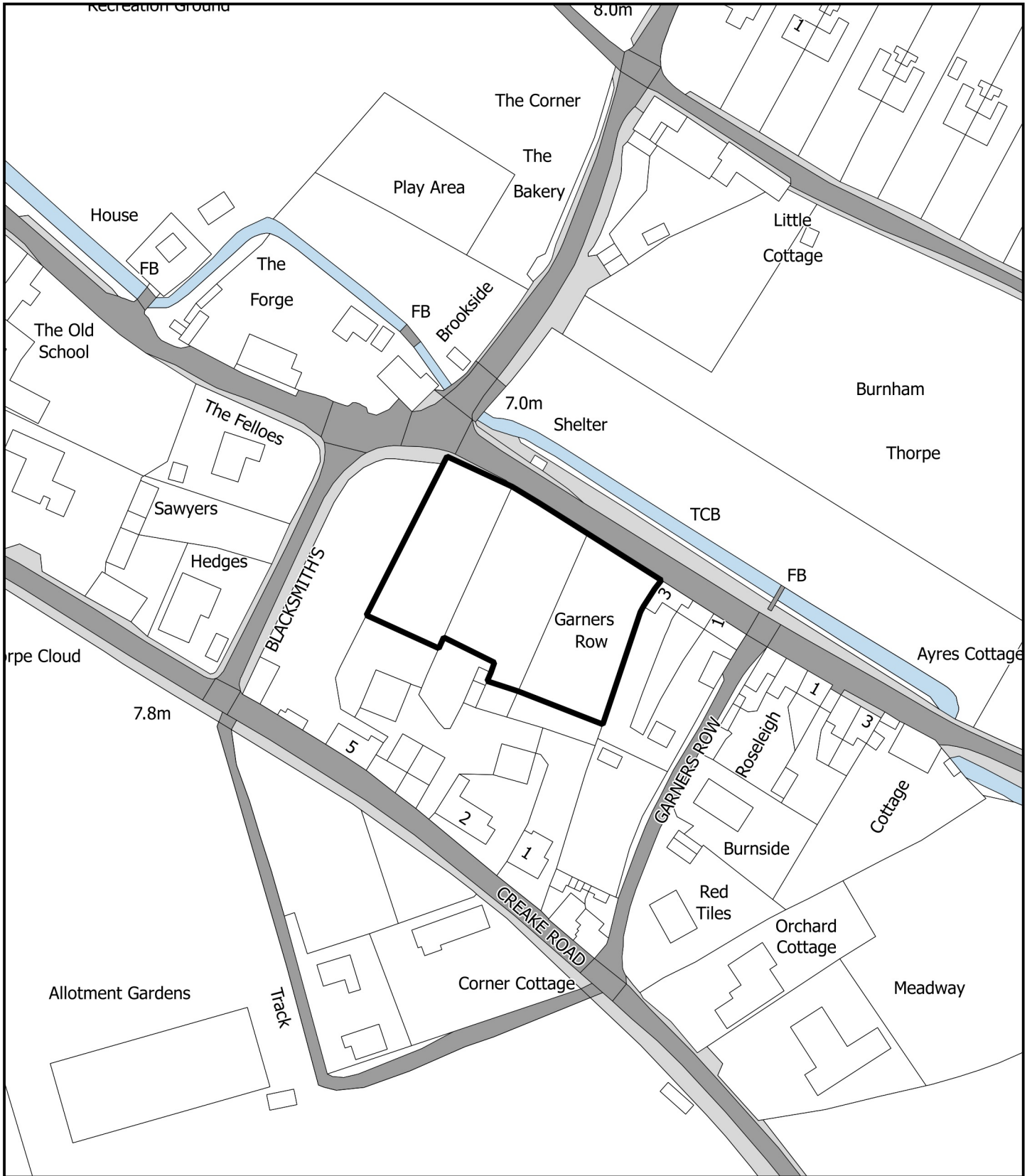
13 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 14 Condition No development shall commencement on site until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details.
- 14 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.
- 15 Condition Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
- 15 Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with the NPPF and Development Plan.
- 16 Condition The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 16 Reason In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 17 Condition The finished floor levels of the dwellings hereby permitted shall be set no lower than 300mm above adjacent ground levels.
- 17 Reason To reduce the risks associated with flooding in accordance with the NPPF and Development Plan.
- 18 Condition The development hereby permitted shall be carried out in full accordance with paragraphs 7.10, 7.12 and 7.13 of the Ecology Assessment that accompanied the application dated 04 August 2017 by Dr GW Hopkins CEnv MCIEEN that accompanied the application unless otherwise agreed in writing by the Local Planning Authority.
- 18 Reason To ensure that the impact of the development upon protected species is minimised in accordance with the NPPF and NPPG.
- 19 Condition The development hereby permitted shall comprise of no more than 19 dwellings.
- 19 Reason To define the terms of the permission.
- 20 Condition In relation to access only, the development hereby permitted shall be carried out in accordance with the following approved plan drawing no: 352/12 Rev.A.
- 20 Reason For the avoidance of doubt and in the interests of proper planning.

B) REFUSE if S106 is not completed with 4 months of the date of this resolution to approve.

18/02218/F

Land E of Blacksmiths Lane and W of Garners Row and S of Walsingham Road Burnham Thorpe



Parish:	Burnham Thorpe	
Proposal:	Construction of four dwellings	
Location:	Land E of Blacksmiths Lane And W of Garners Row And S of Walsingham Road Burnham Thorpe Norfolk	
Applicant:	Holkham Estate	
Case No:	18/02218/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 7 February 2019

Reason for Referral to Planning Committee – Referred to committee by Sifting Panel

Neighbourhood Plan: No

Case Summary

The site is located in the village of Burnham Thorpe and within an Area of Outstanding Natural Beauty (AONB). Burnham Thorpe is designated a ‘Smaller Village and Hamlet’.

The site is a level, grassed, open space on the southern side of Walsingham Road and faces open land on the northern side of the road. The site has historically been used as garden land in connection with Nos. 2 – 5 Creake Road to the south.

To the east of the site are houses fronting Walsingham Road and to the west is an area of open space. The River Burn flows through the land on the northern side of Walsingham Road, opposite the site.

Full planning permission is sought for four dwellings fronting Walsingham Road. Two are detached dwellings and two form a pair of semi-detached properties. Parking facilities for all units are accessed via a private drive leading to open and covered parking spaces.

There is an extant planning permission for six houses on this site and the adjoining open land to the west.

Key Issues

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

- Principle of Development
- Impact upon the Area of Outstanding Natural Beauty
- Form and Character
- Heritage Assets
- Neighbour Amenity
- Flood Risk
- Highway Safety
- Drainage

Ecology
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

Full planning permission is sought for four dwellings fronting Walsingham Road. Two are detached dwellings and two form a pair of semi-detached properties. All properties have three bedrooms.

The dwellings are of traditional design and are proposed to be constructed of stock brick with flint and chalk facing to some of the principal elevations. Clay pantile roofs are proposed and windows and doors are of traditional proportions with a mix of cottage style casements and sash windows.

Each dwelling has a private garden area with a combination of brick garden walls, fence and hedge planting to provide enclosure and privacy.

All units have pedestrian only access to the front with parking facilities for all units accessed via a private drive leading to a mix of open and covered parking spaces.

Planning permission was previously approved for six dwellings on this site, which included one affordable dwelling.

The application has been supported by a Design and Access Statement (DAS), Ecological Assessment, Heritage Statement, Contamination Statement, Flood Risk Assessment (FRA) and Surface Water Drainage Strategy.

SUPPORTING CASE

The applicant has submitted the following supporting statement:

Project Description:

The revised scheme design aims to provide 4 dwellings in the centre of the village of Burnham Thorpe on part of the rear gardens of 2 – 5 Creak Road, with access from Walsingham Road.

Intending to provide a high-quality development capable of making a positive contribution to the built environment, enhancing the form and character of the area in a sustainable manner.

The site has frontage to Walsingham Road, retaining existing low level brick & chalk wall with single access to the western end of the site.

Consultation & Community Engagement:

Local residents, neighbours and the Parish Council have been consulted as part of the design process to develop a scheme with their support, taking note of their requirements for style, massing, materials, density and tenure.

Formal presentations with Q & A sessions have been made to the Parish Council in September & November 2018.

Design:

Will provide a strong vernacular street scene with cottage style dwellings fronting Walsingham Road. All parking and domestic servicing is contained to the rear of the dwellings so as not to detract from the street scene. With a single vehicular and pedestrian access through an otherwise unbroken wall.

Each dwelling has been individually designed to suit the site, designed to reflect the vernacular scale, proportion and detailing of surrounding dwellings following a contextual study of dwellings within the village.

Traditional facing materials of stock facing brick, flint/chalk infill facings and clay pantile are proposed with soft coloured painted windows and doors.

Windows & doors will be of traditional proportions with a mix of cottage style casements and sash windows.

Affordable Housing:

In accordance with current BCKLWN and National affordable housing policy no affordable housing is required. However, by agreement with Burnham Thorpe Parish Council and local residents, two of the proposed dwellings will be offered for rent in accordance with agreed criteria, with at least one of the units being offered at below market rent.

Flood Risk:

The site is at minimal risk of flooding. However, as part of the scheme flood risk mitigation measures will be included, to prevent flooding of the site and surroundings.

Surface Water Drainage Strategy;

Surface water drainage has been designed to minimise run off and flooding, with attenuated drainage.

PLANNING HISTORY

16/00381/F: Application Permitted: 11/08/16 - Construction of six dwellings including one affordable dwelling - Rear of 2-5 Creake Road Burnham Thorpe

RESPONSE TO CONSULTATION

Consultations:

Parish Council: SUPPORT

Local Highway Authority: NO OBJECTION - conditionally

Environment Agency: NO OBJECTION

District Emergency Planning Officer: NO OBJECTION – made comments

CSNN: NO OBJECTION – conditionally (hours of work for construction)

Environmental Quality: NO COMMENTS

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Historic Environment Service: NO OBJECTION – conditionally; programme of archaeological work

Natural England: NO OBJECTION

Norfolk Coast Partnership: NO OBJECTIONS – conditionally; external lighting.

Conservation Officer: NO OBJECTIONS

Arboricultural Officer: NO OBJECTION

Housing Enabling Officer: NO OBJECTION – no affordable housing required

Representations :

2 representations received:

1 objection to the height of the cart shed building providing covered parking and **1 removing this objection** following the submission of amended plans which reduce the height of the cart shed building.

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

DM3 - Development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

- Principle of Development
- Impact upon the Area of Outstanding Natural Beauty
- Form and Character
- Heritage Assets
- Neighbour Amenity
- Flood Risk
- Highway Safety
- Drainage
- Ecology
- Other Material Considerations

Principle of Development

The site is located in the village of Burnham Thorpe and within an Area of Outstanding Natural Beauty (AONB). Burnham Thorpe is designated a 'Smaller Village and Hamlet' and currently does not have any specific site allocation or a development boundary.

Only very limited development would be expected here and this would be judged against the range of policies in the Core Strategy and the Development Management Policies, including in particular DM3: Development in the Smaller Villages and Hamlets. In exceptional circumstances small groups of dwellings will be permitted under Policy DM3 where the development is of particularly high quality and would provide significant benefits to the local community.

In this case the application site is seen in context with a collection/group of existing dwellings. The site lies opposite playing fields and there is a public house, church and village hall within the village.

The site has history of planning permission for the construction of six dwellings, including one affordable dwelling. This was approved in 11 August 2016. Whilst this permission is extant and is a material planning consideration this application was the subject of a judicial review and, following discussion with all parties the challenge was dropped following an agreement from the applicant that the development would not proceed. Accordingly this application, for less development on a smaller site, has been submitted, and has been the result of extensive local consultation.

Provided the proposal accords with the principles of Policy DM3 and other relevant planning policies it can be supported.

Impact upon the Area of Outstanding Natural Beauty

The site lies within an Area of Outstanding Natural Beauty (AONB). The NPPF states that in paragraph 172 of the NPPF that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The same paragraph states that the scale and extent of development within these designated areas should be limited.

The site is currently open and used as part of the rear gardens of 2 – 5 Creake Road. The proposal would result in built form on the site, but this would not be viewed in isolation as the site is bounded by existing development to the North West, west, south and east.

The submitted street scene sketch shows that the height of the dwellings would be taller than the cottages to the east, but this is only marginal and would not dominate the site or surrounding landscape.

Previously it was accepted that the scheme for 6 dwellings would not have a harmful impact upon the landscape and scenic beauty of the wider AONB. This current scheme would result in a smaller mass of buildings across the site.

Having considered the amount of development and the position of the site within the village setting it is not considered that the proposed development would detract from the overall landscape character and scenic beauty of the wider AONB. There is no conflict with policy in this case.

Form and Character

The scheme has taken reference from surrounding development and has incorporated design elements found in the village into the design of the dwellings.

The proposed layout follows the built form of the village with linear development along Walsingham Road and round into Blacksmiths Lane. The design is of high quality and reflects the common design elements of the traditional cottages and house styles found in the vicinity. The dwellings are shown to be constructed from traditional, local materials, in keeping with the existing characteristics of the village.

The layout retains an element of open space to the corner of the site, which is a focal point from Walsingham Road and Blacksmiths Lane, and will help retain some of the open characteristics of the site.

The proposed development is considered to be in keeping with the general characteristics of the village and responds sensitively and sympathetically to the local setting and pattern of adjacent streets and spaces between buildings. It is a high quality design which uses local materials and will enhance this part of the village. The proposal accords with the provisions of Policy DM15 in this regard.

Further, it is considered that the site complies with the principles of Policy DM3 in that it would be the sensitive infilling of a small gap within the village, the development is appropriate to the scale and character of the group of buildings and its surroundings and will not fill a gap that necessarily provides a positive contribution to the street scene. Additionally the development is of particularly high quality and will provide benefits to the local community through the increase in housing stock.

Heritage Assets

The site is within the Conservation Area. It is currently an open site and would result in increased built form. That said, the design and layout of the proposed group of dwellings is in keeping with the characteristics of the village and would preserve and enhance the character of this part of Walsingham Road.

The Conservation Officer supports the proposal adding that the site layout, with all 4 houses broadly in line and facing Walsingham Road, is also in keeping with the linear form of development in the village and she considers this addresses the comments made by the

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Conservation Areas Advisory Panel in respect of the previous application. The layout conceals the parking better than previously, leaving the corner of the site and the area running along Blacksmiths Lane open as a green space, which is also quite characteristic of this part of the village.

The Conservation Officer notes that all 4 dwellings are 2 storey, traditional in terms of design and material and are in keeping with the existing dwellings seen in the locality. It is recommended that a planning condition is imposed requiring that a sample panel is provided on site to agree external materials.

Overall, however, the Conservation Officer considers this proposal will enhance rather than harm the character of the conservation area and will also provide public benefit in accordance with the NPPF.

The proposal accords with national guidance and local planning policy with regard to impact on the Conservation Area.

Neighbour Amenity

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

The nearest neighbouring properties are to the east and rear (south) of the site. Sufficient distanced have been left between these neighbouring properties to ensure that the proposed development will not be overbearing and not cause loss of light or overshadowing. Similarly there will be no direct overlooking of the windows of these properties and distances mean there are no significant privacy issues.

A similar exercise has been undertaken assessing amenity implications for future occupants of the proposed development. Mitigation to prevent overlooking of ground floor side windows can be secured through obtaining boundary treatment details and the implementation of appropriate screening between properties prior to their occupation.

In terms of noise CSNN have requested that a condition be imposed restricting site hours for construction workers given that this is a quiet rural area and background noise levels will be low. However, as the site is only for four residential units, along with the associated infrastructure, it is not considered necessary to impose a condition for what will be a relatively short period of time. However, informatives referring to the control of noise, dust and smoke are recommended to be added to the decision notice.

In summary it is not considered there will be a significantly detrimental impact upon the amenity of the occupants of the neighbouring properties in terms of overlooking, being overshadowed or the proposed dwellings being over bearing, as a result of this proposal.

Flood Risk

The site lies within fluvial Flood Zone 2 & 1 defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a medium & low probability of flooding. The proposal is for construction of four dwellings which is classified as a 'more vulnerable' development. Therefore, to comply with national policy the application is required to pass the Sequential Test and be supported by a site specific Flood Risk Assessment (FRA).

A FRA has been submitted and this has been updated during the course of the planning application in response to comments from the Environment Agency. Having reviewed the

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information within the FRA and, having undertaken their own recent modelling of the River Burn, the Environment Agency has no objection to the proposed development.

In accordance with the National Planning Policy Framework (NPPF) paragraph 158, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. In this case the site is owned by the Holkham Estate, a large landowner who owns and manages other land around the village.

In terms of proximity to other properties in the village and sites of this scale it is of note that there are no alternative available sites that would likely accommodate this proposed development in lower zones.

The site specific FRA indicates that mitigation measures may be made to render the dwellings safe. These mitigation measures may be controlled via condition.

The Emergency Planner suggests conditions relating to a flood evacuation plan and signing on to Flood Warnings Direct service.

Highway Safety

The Highways Authority raises no objection to the proposal. Whilst their initial comments about the level of parking were noted, the Parish Council raises no objection to the overprovision of parking facilities to ensure that parking does not occur on the narrow Walsingham Road.

Accordingly there are no outstanding highway safety issues, subject to conditions.

Drainage

The application has been supported by a surface water drainage proposal. The site has potential to provide SuDs techniques. Details of the floodplain storage and surface water and groundwater drainage system have been provided.

The surface water runoff from the proposed hardstanding (roofs, drive and access) within the site will discharge into an attenuated (crated) drainage system which will outfall into the River Burn and details of the maintenance of this scheme have been provided.

The revised FRA confirms that the drainage system would be designed to contain up to and including the 1 in 100 year rainfall event. The site is not in the current Flood Zone 3 and will not result in the loss of floodplain storage available and as such will not alter the risk of flooding downstream of the site.

The applicant has demonstrated that a drainage strategy can be provided and this can be controlled by condition.

Ecology

The application has been supported by an ecology survey, updated since the previous application. The findings of this survey were similar to those of the previous survey which found there is limited potential for protected species to occur or be affected by the proposed development. Likewise, given the distance from the development site, there is little potential for designated sites to be affected.

There is however potential for biodiversity to be enhanced through the development of the site. This includes the following:

- Protection of the southern boundary hedgerow to the regrading area;
- Careful clearance of vegetation within the site to avoid disturbance of breeding birds;
- Inclusion of bat boxes in to the cavity walls of the new properties;
- Provision of swift boxes to encourage this rapidly declining species;
- Planting of night scented shrubs which would attract insects on which bats could feed;
- Legal removal of rabbits from burrows prior to development commencing.

Mitigation measures can be covered by condition.

Other matters

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.

Landscaping forms an important part of the design concept and soft landscaping is shown on the site plan, which includes native hedge to the sides and rear of the site, which will provide increased wildlife habitat, tree planting and lawn area. However, it is recommended that a detailed landscaping scheme be submitted prior to implementation and this is covered by planning condition.

The application states that two of the proposed dwellings will be offered for rent, with at least one of the units being offered at below market rent. This has already been secured through a unilateral undertaking (UU) (signed by the Holkham Estate on 10 March 2017) which refers that the property for rental on the open market would be retained as such for 15 years and the property for rental at below market rent would be retained as such for 25 years. This second property would be specifically aimed at tenants with a local connection and a set of parameters is contained within the UU.

For this application, however, the issue of tenure in this case is a matter for the land owner as there is no policy requirement for any form of affordable housing on a scheme of this scale. Accordingly there is no need for this matter to be controlled through planning condition.

The application has the support of the Parish Council and all statutory consultees.

CONCLUSION

To some degree the principle of development was established by the extant planning permission for six dwellings on this and the adjoining land (LPA ref: 16/00381/F), although it is recognised that this permission will not be constructed.

This current proposal is of smaller dimension and retains more open space around the dwellings. It is your officer's opinion that the site can accommodate the proposed development without being of detriment to the visual amenities of the locality or the wider AONB landscape.

The high quality design of the dwellings and the use of traditional, local materials results in a scheme that will be sensitive and sympathetic to the pattern of adjacent streets and spaces and will enhance the local setting and the conservation area. As such it meets the tests of Policies DM3 and DM15.

The proposal makes adequate provision for off-site parking facilities and there are no neighbour amenity issues. The scheme can be constructed with adequate drainage and there are no outstanding flood risk issues.

Subject to appropriate planning conditions there are no implications in terms of protected species or ecology.

There are no objections from the Parish Council, statutory consultees or third parties and the proposal accords with advice in the NPPF and the relevant Local Plan policies. It is therefore recommended that this application be permitted subject to 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. 639-12G, Revised Scheme Site Plan, Location Plan
 - Drawing No. 639-015B, Revised Scheme Proposal, Plots 1 & 2
 - Drawing No. 639-16B, Revised Scheme Proposal, Plot 3
 - Drawing No. 639-17C, Revised Scheme Proposal, Plot 4
 - Drawing No. 639-18B, Revised Scheme Proposal Covered Parking
 - Drawing No. 639-19, Revised Scheme Sketch Street Scene
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: Prior to the first occupation of the development hereby permitted the vehicular access over the verge shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways specification (TRAD 5) and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

- 4 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.
- 5 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 5 Reason: In the interests of highway safety.
- 6 Condition: Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.0 metres above the level of the adjacent highway carriageway.
- 6 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 7 Condition: Prior to the first occupation of the development hereby permitted the proposed access/on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 7 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 8 Condition: No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:
1. An assessment of the significance of heritage assets present
 2. The programme and methodology of site investigation and recording
 3. The programme for post investigation assessment of recovered material
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
- 8 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 9 Condition: No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 8.
- 9 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 10 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 8 and the provision

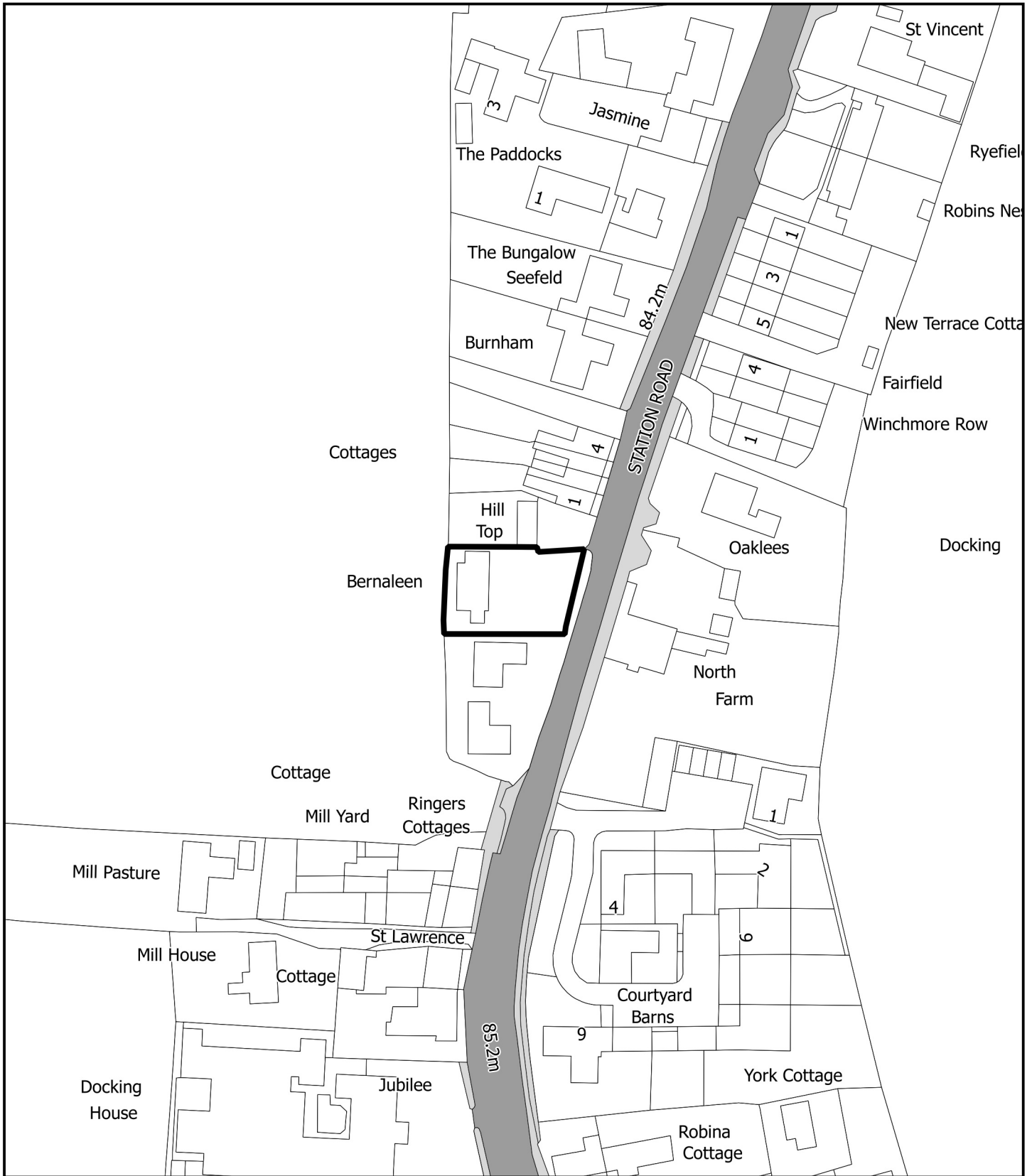
to be made for analysis, publication and dissemination of results and archive deposition has been secured.

- 10 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 11 Condition: The development shall be carried out in accordance with the flood mitigation measures set out in the Flood Risk Assessment & Surface Water Drainage Strategy Revision B by Plandescil Ltd, Job No: 20640, Date : February 2019 that was submitted in conjunction with the planning application hereby approved.
- 11 Reason: To ensure that the development takes place substantially in accordance with the principles contained with the Flood Risk Assessment in order to prevent an increased risk of flooding in accordance with the principles of the NPPF.
- 12 Condition: Prior to the first occupation of the development hereby permitted the surface water drainage works referred to within the Flood Risk Assessment & Surface Water Drainage Strategy Revision B by Plandescil Ltd, Job No: 20640, Date: February 2019 shall be completed to the satisfaction of the Local Planning Authority.
- 12 Reason: To prevent an increased risk of flooding in accordance with the principles of the NPPF.
- 13 Condition: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 13 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 14 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 14 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 15 Condition: A landscape management plan including long-term design objectives, management responsibilities, management and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

- 15 Reason: To ensure that the landscaping is properly maintained in accordance with the NPPF.
- 16 Condition: Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 16 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 17 Condition: Prior to the installation of any external lighting, details of the method of lighting and extent of illumination shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be implemented as approved and thereafter maintained and retained as agreed. Your attention is drawn to Informative No.1 which relates to this condition.
- 17 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 18 Condition: The development shall be carried out in accordance with the mitigation measures set out in the Ecological Assessment 2018 Update by Philip Parker Associates, Report Ref: 2016-01 R1A 2018 UPDATE, Date: 10 December 2018 that was submitted in conjunction with the planning application hereby approved.
- 18 Reason: To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Ecological Assessment.

19/00232/F

Bernaleen Station Road Docking



Parish:	Docking	
Proposal:	Demolition of existing dwelling and construction of 3 dwellings	
Location:	Bernaleen Station Road Docking Norfolk	
Applicant:	New World Timber Frame	
Case No:	19/00232/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 9 April 2019

Reason for Referral to Planning Committee – Called in by Cllr Morrison and Officer recommendation is contrary to Parish Council recommendation

Neighbourhood Plan: No

Case Summary

Full planning permission is sought for the erection of a terrace of three, 2.5-storey dwellings with shared access and parking provision to the front following demolition of an existing bungalow on the site.

The site lies within the Conservation Area of Docking.

The application follows refusal of a similar application that was refused and dismissed at appeal (17/02118/F; APP/V2635/W/18/3208288). This application seeks to address the reasons for refusal.

Key Issues

- Principle of Development
- History / Impact on Conservation Area
- Residential Amenity
- Highway Safety
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The site lies on the western side of Station Road within Docking Conservation Area and accommodates a detached bungalow constructed from brick under a concrete tiled roof that sits towards the rear of the site.

The built form in the immediately locality of the site, other than its primary linear form, is varied with both new and traditional properties of varying styles, heights and materials; some properties are set back from the road.

To the immediate north of the site is a dwelling known as Hill Top. This property is set back from the road with all its amenity space, including parking, forward of its principle elevation.

To the immediate south of the site is a new development of two houses.

Full planning permission is sought for the erection of a terrace of three, 2.5-storey dwellings with shared access and parking provision to the front following demolition of an existing bungalow on the site.

The application follows refusal of a similar application that was dismissed at appeal (17/02118/F; APP/V2635/W/18/3208288). This application seeks to address the reasons for refusal.

SUPPORTING CASE

Although this part of the Docking Conservation Area has a pleasing character and appearance, there is no defined architectural style or townscape character evident. Moreover, there are sites, such as the application site and Hilltop that make no positive contribution to that character and appearance.

Application 17/02118/F included a single storey cart shed, to be used for car parking, set to the front of the proposed dwellings, and close to the boundary with Hill Top. This application was refused in May 2018, and was then subject to an appeal, which was dismissed on 15 January 2019.

The appeal Inspector considered that the proposed development would preserve the character and appearance of the Docking Conservation Area, and that the only harm to living conditions in Hill Top arose from the proposed cart shed to the front of the proposed dwellings. There were no other objections raised by the Inspector.

The current submission is effectively a resubmission of application 17/02118/F, and identical in all major respects save for the removal of the single storey cart shed to the front of the proposed dwellings. This area is now proposed as open car parking spaces.

Therefore, the Inspector's sole objection to the earlier scheme has been completely resolved, and the revised development will not result in any harm to living conditions in Hill Top.

Therefore, the revised application complies with Policy CS08 of the CS and Policy DM15 of the DMPP which require development to avoid significant adverse impacts on the amenity of others, and would also accord with paragraph 127(f) of the NPPF.

PLANNING HISTORY

18/00973/F - Demolition of existing dwelling and construction of 2 dwellings – Permitted 31/07/2018

17/02118/F – Demolition of existing dwelling and construction of 3 dwellings – Refused 10/05/2018; dismissed at Appeal 15/01/2019

RESPONSE TO CONSULTATION

Parish Council: OBJECT to the application for the following reasons:

- The number of properties is overdevelopment of a small site, a point made in the past when 3 were reduced to 2 and approved by the Borough Planners,
- The development will overshadow a small cottage and deprive it of light,
- The height of the properties has increased from previous plans,
- Large increase of cars onto Station Road which is already a very busy road,
- The Parish Council consider 1 for 1 development would be suitable for this site but had agreed to 2 when they had considered previous plans. The parish council is very frustrated that the developer is again trying to overcrowd this site.

Highways Authority: NO OBJECTION subject to condition

Environmental Health & Housing – Environmental Quality: NO OBJECTION – recommends informative relating to the control of asbestos (given the age of the bungalow that currently occupies the site)

Conservation Officer: There has never been an issue in terms of the demolition of the existing property which does nothing to enhance the character of the conservation area and I did not have any objection in principle to replacing it with either a terrace of three houses as proposed by the original application which was refused and dismissed at appeal, or by the two houses which were later approved. I have however expressed concerns about the extensive area of car parking proposed to the front of the plots by various schemes which I felt would be entirely inappropriate and would detract from rather than enhancing the street scene.

In order to address the Inspectors concerns regarding the original proposal it has been necessary to remove the proposed cart shed garage and we are now back to a large parking area in front of the dwellings which I had hoped to avoid. I am however pleased to note that there will be some planting along the boundaries and that that parking area will be gravel (rather than hard surfacing) both of which will go some way to reducing its visual impact.

I therefore have **NO OBJECTIONS** to this application but would recommend a condition requiring sample panels of materials to be provided on site.

REPRESENTATIONS

Four letters of **objection** have been received. The issues raised can be summarised as:

- Overdevelopment of the site that would be of detriment to the locality and the neighbours
- Loss of light

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- Overbearing
- Noise from cars
- Visitors will have to park on the road
- The dwellings are too tall and too large to replace the small bungalow.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main issues in the consideration of this application are:

Principle of Development
 History / Impact on Conservation Area
 Residential Amenity
 Highway Safety
 Other Material Considerations

Principle of Development

The site lies within the development boundary of Docking (a Key Rural Service Centre). The principle of residential development is therefore acceptable subject to compliance with other relevant national and local planning policy and guidance.

History / Impact on Conservation Area

Permission was recently granted by Planning Committee (at their meeting in July 2018) for the replacement of the bungalow with a pair of 2.5-storey, semi-detached dwellings (18/00973/F). This approval followed the refusal of a proposal for the replacement of the bungalow with a terrace of three, 2.5-storey dwellings (17/02118/F). The 2018 application was approved during the appeal process for the 2017 application. As such intensification of development on the site has been established by virtue of an extant permission for two dwellings (18/00973/F).

Application 17/02118/F, for three dwellings, was refused under delegated powers for the following reasons:

1. The proposal by virtue of its height, scale, width, bulk and massing, combined with the number of units and its associated parking would result in an unduly prominent and cramped form of development that would be contrary to the building characteristics of the locality, appear incongruous in the street scene and cause harm to the character of Docking Conservation Area that would not be outweighed by any form of public benefit. The proposal therefore fails to comply with s.72 of Town and Country Planning (Listed Building and Conservation Area Act) 1990, paragraphs 56, 58, 64, 131 and 134 of the National Planning Policy Framework; Policies CS01, CS06, CS08 and CS12 of the Local Development Framework Core Strategy and Policy DM15 of the Site Allocation and Development Management Policies Plan.
2. The proposal causes detrimental overbearing issues upon the adjacent neighbour Hilltop by virtue of the height and siting of Plot 3 in relation to a velux window contained on the western elevation roof slope of Hilltop and secondly due to the height, length and siting of the cart shed that serves all 3 dwellings in relation to the front amenity area of Hilltop. The proposal is therefore an un-neighbourly form of development contrary to the provisions of paragraphs 17 and 56 of the NPPF, Policy CS08 and Policy DM15 of the Site Allocation and Development Management Policies Plan 2016.

The applicant appealed this decision and the Planning Inspector dismissed the appeal. However the Inspector's dismissal was based purely on the second of the LPA's reasons for refusal (the impact that the cart shed would have on the amenity of occupiers of Hill Top). In relation to the three dwellings themselves, the Inspector found the proposal to be acceptable stating: *"The proposed dwellings would be two-storey in appearance but would utilise the roof space to provide a third storey. The overall height of the dwellings would be fairly reflective of the new development adjacent [the two new dwellings to the south]. Furthermore, the terraced nature, design and detailing would be similar to the group of terraced properties to the north, beyond Hill Top. Whilst the height would exceed that of Hill Top, there is a varied scale of development in the immediate surroundings and I find that it is the variations in the buildings present that contribute to the visual interests and integrity of the Conservation Area."*

The Inspector went on to say: *"Furthermore, whilst the development would replace one dwelling with three, which, in combination with the parking arrangements, the Council feel would result in overdevelopment of the site, I find that the level of development proposed*

would reflect and accord with a number of the existing clusters of dwelling along this part of Station Road.”

The Inspector concluded: *“Accordingly, I find that the proposal would preserve the existing character and appearance of Docking Conservation Area in terms of the scale, height, design and materials of the proposed dwellings themselves, and it would complement the new development adjacent.”*

The only differences between the application the Inspector commented on and the application before Committee is the removal of the cart shed and the insertion of an additional three roof lights in the rear roof slope.

The Conservation Officer (CO) raises no objection on the grounds of impact on the Conservation Area. However the CO’s comments do refer to planting adjacent to the road which has been removed to accord with highway requirements in relation to visibility splays. Notwithstanding this, it is considered that some suitable planting could be achieved in this location that won’t interfere with the required visibility and also softens the frontage. This can be suitably addressed if permission is granted.

Given the Inspector’s findings your officers therefore consider that the proposed development would preserve the existing character and appearance of Docking Conservation Area.

Residential Amenity

As previously stated, other than an additional three roof lights on the rear slope (that will have no material impact), the proposal before Committee today is the same as that which the Inspector concluded, in relation to neighbour amenity arising from the dwellings themselves, would be acceptable. The Inspector stated: *“Hill Top has a Velux window in the rear roof place which the Council advises serves a bedroom. The proposed development would result in a larger built form and increased height in proximity to this window. However, although the dwelling on Plot 3 would be sited closer to the rear of Hill Top than the existing bungalow, I consider that sufficient separation has been retained from the northern side boundary to ensure that undue harm would not be caused in terms of overbearing or overshadowing impacts on this window and to ensure that adequate outlook would be retained.”*

The removal of the cart shed from this proposal, which the Inspector agreed with your officers would have an unacceptable impact on the occupiers of the property known as Hill Top, has therefore addressed the Inspector’s reason for dismissal of the previously appealed application.

Your officers therefore consider that any impact on neighbour amenity is now acceptable in line with the Inspector’s decision.

Highway Safety

The Local Highway Authority raises no objection on the grounds of highway safety, and parking provision is shown to be in line with current standards. Conditions relating to visibility, parking and improvements to the existing access will be appended to any permission granted.

Other Material Considerations

It is considered that all third party and Parish Council comments have been covered above.

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Crime and Disorder There are no specific crime and disorder issues arising from the proposed development.

CONCLUSION

The Inspector's decision on the recent Appeal carries significant weight in the determination of this application. The Inspector considered that the dwellings themselves, in all regards, preserved the character and appearance of Docking Conservation Area and were acceptable in relation to neighbour amenity. The Inspector's only reason for dismissal of the Appeal was the impact on neighbour amenity from the cart shed. The cart shed has been removed from the current application.

The proposed development is therefore considered to preserve the existing character and appearance of Docking Conservation Area, and would not give rise to detrimental highway safety or neighbour amenity issues. No objections have been received from statutory consultees on technical grounds. It is therefore recommended that the proposed development 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 nos: STR01.01.01 Rev.M and STR01.01.02 Rev.M.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the dwellings hereby permitted has been erected on the site for the inspection and written approval of the local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the NPPF and Development Plan.
- 4 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the tile and cladding to be used in the construction of the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the NPPF and Development Plan.
- 5 Condition: No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the NPPF and Development Plan.
- 6 Condition: Notwithstanding the details received, and other than in relation to the existing hedge that is shown to be retained on approved plan STR01.01.01 Rev.M, prior to first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected, The boundary treatment shall be completed before the dwellings are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 6 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF and Development Plan.
- 7 Condition: No development or other operations shall commence on site until the existing hedges shown to be retained on approved plan no: STR01.01.01 Rev.M have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 7 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 8 Condition: Other than to enable visibility splay provision as required under Condition 9 of this permission, the existing boundary hedges that are shown as being retained on the approved plan STR01.01.01 Rev.M shall not be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any hedge plant removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.
- 8 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.

- 9 Condition: Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 9 Reason: In the interests of highway safety and traffic movement in accordance with the NPPF and Development Plan.
- 10 Condition: Prior to the first occupation of the use hereby permitted the vehicular access shall be upgraded / widened to a minimum width of 4.5 metres in accordance with the Norfolk County Council residential access construction specification for the first 2.5 metres as measured back from the near channel edge of the adjacent carriageway. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 10 Reason: In the interests of highway safety and traffic movement in accordance with the NPPF and Development Plan.
- 11 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site access, car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 11 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with the NPPF and Development Plan.
- 12 Condition: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 12 Reason: In the interests of highway safety and traffic movement in accordance with the NPPF and Development Plan.
- 13 Condition: Prior to the first use of the development hereby approved, a soft landscaping scheme for the area adjacent to the road shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 13 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.



Appeal Decision

Site visit made on 11 December 2018

by **R Norman BA (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 15 January 2019

Appeal Ref: APP/V2635/W/18/3208288
Bernaleen, Station Road, Docking PE31 8LT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Chris Stringer, New World Timber Frame against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 17/02118/F, dated 9 November 2017, was refused by notice dated 10 May 2018.
 - The development proposed is the demolition of existing dwelling and construction of 3 dwellings.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The new National Planning Policy Framework (the Framework) was published in July 2018. The main parties have been given the opportunity to comment on this revised document and I have taken any comments made into account.

Main Issues

3. The main issues are:
 - whether the development would preserve or enhance the Docking Conservation Area; and
 - the effect of the development on the living conditions of adjoining occupiers.

Reasons

Conservation Area

4. The appeal site comprises a modest bungalow, set back into the site and is located within the Docking Conservation Area. This immediate part of Station Road is characterised predominantly by linear, road frontage developments of varied scales and designs, but with some properties set back from the road, including the existing bungalow on the appeal site and the adjoining property. The surroundings have a traditional character with brick and flint construction and the older buildings are complemented by some pockets of newer development. Overall, this part of the Conservation Area presents an attractive, varied and traditional streetscape.

5. The proposed development would involve the demolition of the existing bungalow. A terrace of three dwellings would be constructed which would sit further forward than the existing bungalow. Each property would have an area of private garden to the rear and there would be a shared vehicular access and parking and turning areas to the front of the properties. A detached, single storey cart shed would be located adjacent to the northern side boundary, projecting towards the road. The development would reflect the adjacent new development in terms of its design and would utilise brick, timber and flint detailing.
6. The proposal would involve the demolition of the existing bungalow, which whilst does not enhance the character of the surroundings, also does not detract significantly from the visual characteristics of this part of Station Road. I therefore find that it has a neutral effect on the Conservation Area.
7. The proposed dwellings would be two-storey in appearance but would utilise the roof space to provide a third storey. The overall height of the dwellings would be fairly reflective of the new development adjacent. Furthermore, the terraced nature, design and detailing would be similar to the group of terraced properties to the north, beyond Hill Top. Whilst the height would exceed that of Hill Top, there is a varied scale of development in the immediate surroundings and I find that it is the variations in the buildings present that contribute to the visual interest and integrity of the Conservation Area.
8. Furthermore, whilst the development would replace one dwelling with three, which, in combination with the parking arrangements, the Council feel would result in overdevelopment of the site, I find that the level of development proposed would reflect and accord with a number of the existing clusters of dwellings along this part of Station Road.
9. Accordingly, I find that the proposal would preserve the existing character and appearance of the Docking Conservation Area in terms of the scale, height, design and materials of the proposed dwellings themselves, and it would complement the new development adjacent. It would therefore comply with Policies CS01, CS06, CS08 and CS12 of the King's Lynn and West Norfolk Borough Council Local Development Framework Core Strategy (2011) (Core Strategy) and Policy DM15 of the Site Allocation and Development Management Policies Plan (2016) (SADMPP) insofar as they relate to the requirement for development to maintain and respond to the local character and setting, protect and enhance the historic environment and achieve a high quality design. In addition, the proposal would meet the requirements of paragraphs - 127(c), 130 and 192 of the Framework.

Living Conditions

10. The appeal site is located between existing residential sites with the new development of large properties to one side and an existing modest property, known as Hill Top, located directly to the other side. The existing bungalow is set back into the site beyond Hill Top, and the proposed development would bring the development forward into the site. However, the development would include a cart shed for parking which would sit significantly forward of the adjacent property.
11. Hill Top is located in proximity to the side boundary of the appeal site and is slightly angled away. The introduction of the cart shed into this location, whilst

single storey only, would result in harm to the outlook from Hill top. The cart shed would have a pitched roof and although it would be detached from the dwellings allowing a break in the built form it would appear dominant and overbearing in visual terms from this property. Furthermore, the property to the other side of Hill Top is set forward and the introduction of the cart shed in this location would have a significant and harmful enclosing effect on the outlook from the front ground floor windows of this property.

12. Hill Top has a Velux window in the rear roof plane which the Council advise serves a bedroom. The proposed development would result in a larger built form and increased height in proximity to this window. However, although the dwelling on Plot 3 would be sited closer to the rear of Hill Top than the existing bungalow, I consider that sufficient separation has been retained from the northern side boundary to ensure that undue harm would not be caused in terms of overbearing or overshadowing impacts on this window and to ensure that adequate outlook would be retained.
13. I have had regard to the subsequent scheme which has been approved on this site. However, the submitted documents show that the cart shed in the approved scheme does not extend as far forward and is set further from the side boundary than the appeal scheme. I therefore find this to be materially different and accordingly this does not, in my view, set a precedent for the acceptability of the scheme before me.
14. I therefore find that the proposed development would have an unduly harmful impact on the living conditions of the occupiers of Hill Top. It would therefore fail to comply with Policy CS08 of the Core Strategy and Policy DM15 of the SADMPP which require development to avoid significant adverse impacts on the amenity of others, amongst other things. It would also fail to accord with paragraph 127(f) of the Framework.

Other Matters

15. Docking is identified as a Key Rural Service Centre in Policy CS02 of the Core Strategy and provides a good level of services and facilities. The Council have not raised concerns over the principle of residential development in this location and I have no reasons to disagree with this view. However this does not outweigh the harm to the living conditions of adjacent occupiers as identified above.

Conclusion

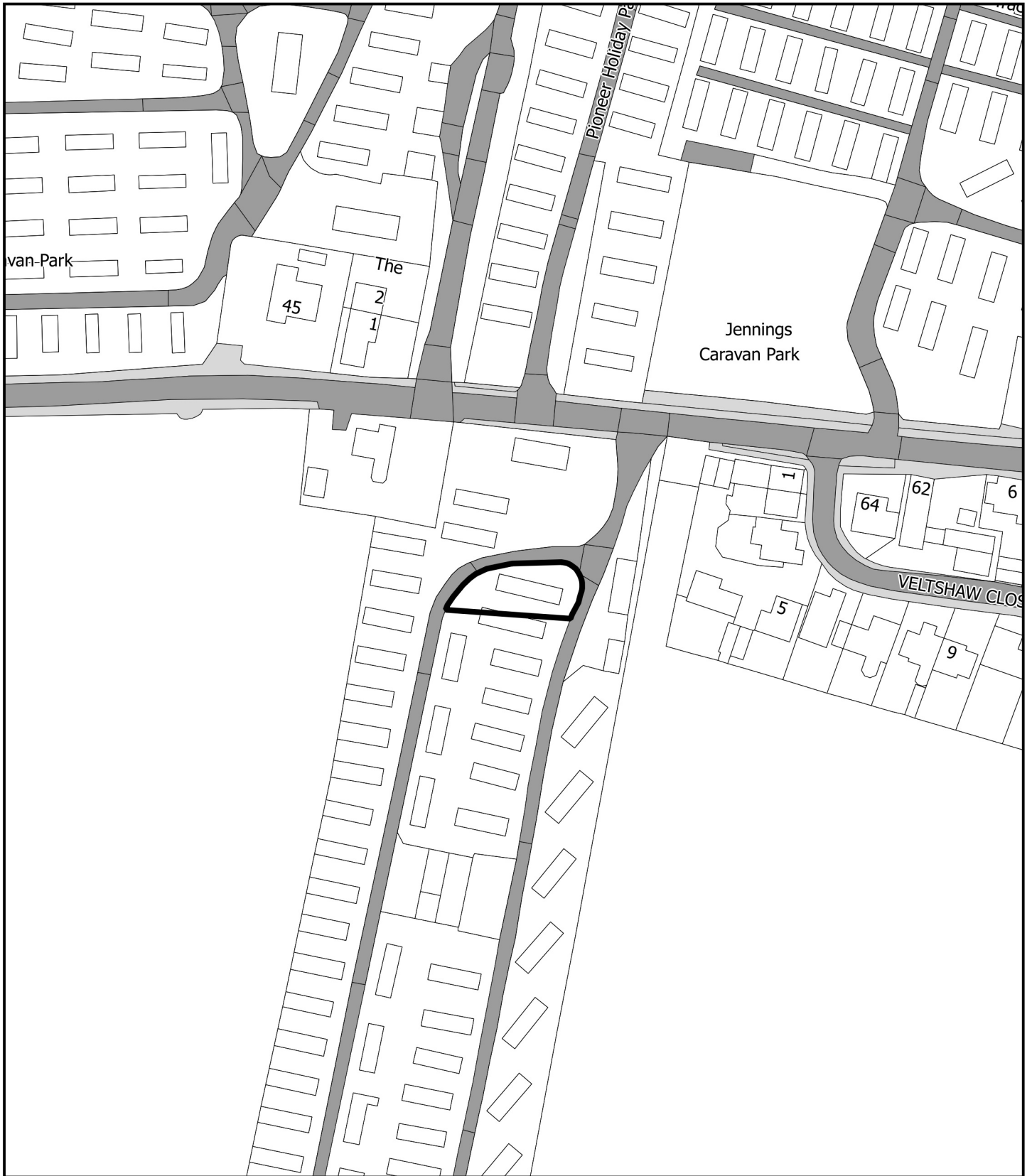
16. For the reasons given above, and having had regard to all matters raised including the recent approved planning permission for the site and the local objections received, I conclude that the appeal should be dismissed.

R Norman

INSPECTOR

19/00139/F

**Heacham Holidays Ltd Long Acres Holiday Home Park South Beach Road
Heacham**



Parish:	Heacham	
Proposal:	Change of use of land to allow the residential use of the warden's caravan for 12 months each year	
Location:	Heacham Holidays Ltd Long Acres Holiday Home Park South Beach Road Heacham	
Applicant:	Heacham Holidays Ltd	
Case No:	19/00139/F (Full Application)	
Case Officer:	Mr Philip Mansfield	Date for Determination: 8 April 2019

Reason for Referral to Planning Committee – The views of the Parish Council are Contrary to the Officers recommendation

Neighbourhood Plan: No

Case Summary

The application site relates to the Long Acres Holiday Home Park located on South Beach Road in Heacham.

The proposal is a change of use to allow 12 month occupancy of the warden's caravan situated at the entrance to the park. The overall site currently has 11 month occupancy granted as part of application 2/95/1076/F.

Key Issues

- Planning History
- Flooding
- Other considerations

Recommendation

APPROVE

THE APPLICATION

The application site forms part of the Long Acres Holiday Home Park located on South Beach Road, Heacham. The portion of the site in which the application relates is located within flood zone 2 but outside of the Coastal Hazard Zone.

The application proposes to change the use of the warden's caravan to allow 12 month occupancy. The site currently has 11 month occupancy granted as part of application 2/95/1076/F which superseded the original consent ref DG 2694. The reason for the restriction is that the site was deemed suitable only for holiday accommodation and should not be used as permanent accommodation.

SUPPORTING CASE

The applicant has submitted a design and access statement in support of their case. The main points are as follows:

'This application seeks full planning permission for change use and is submitted with the following description:-

'Change of use of land to allow the residential use of the warden's caravan for 12 months each year'

Heacham Holidays are seeking permission in order to allow for an on-site warden throughout the year to manage the site more effectively, to guarantee the safety of all holidaymakers and visitors at all times of the year, and to safeguard the security of the on-site equipment, facilities, stored touring and all static caravans when the park is both open and closed.

Location

4.3 The application site is located to the north of the holiday park, adjacent to the park's entrance.

Use

4.4 The application site will be used as a residential caravan for the warden of the site.

Access

4.5 The proposal site will be accessed from the existing road network from South Beach Road and access/exit points within the surrounding holiday park complex.'

PLANNING HISTORY

2/88/4530/CU/F Occupation of caravan without complying with condition 1 of planning permission ref: DG 2694 dated 29th November 1962 to enable warden to reside on site throughout the year for security reasons Approved

2/94/1411/F Occupation of caravan without complying with condition 1 of planning permission DG 2694 dated 29.11.1962 to enable warden to reside on site throughout year for security reasons (renewal) PER - Application Permitted

2/95/1076/F Use of land as caravan site without complying with condition 1 of planning permission DG 2694 dated 29.11.62 to enable caravan site to be occupied except the period between 15th January and 15th February in each year PER - Application Permitted

04/00655/CU Extension to caravan site including construction of amenity buildings and wardens flat REF - Application Refused

04/01989/F Continued use of caravan as accommodation for warden (renewal) NONDET - Application not determined

11/01014/F Variation of condition number 1 of planning permission DG2694: to enable warden to reside on site throughout the year for security reasons, replacing previously approved planning permission 2/94/1411/F WDN - Application Withdrawn

18/01605/F Change use of land from agricultural use to sales and storage area for touring and static caravans PER - Application Permitted

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RESPONSE TO CONSULTATION

Parish Council - OBJECTION: The following comments were received:

'The company requested this back in 1994 which was approved by Borough Council, there were further applications in 1995, again approved, a warden's flat was refused on renewal in 2004 when the 10 year approval ran out. In 2011 the application was withdrawn. No breach was established on enforcement in 2012. We at Heacham Parish Council object to a 12 month residency of a warden's caravan as we believe it sets a precedence. This is within a flood plain.'

Environment Agency – NO OBJECTION:

REPRESENTATIONS there were **8** letters of **objection** concerning:

- sets a precedence
- intensification of Fenway access
- increase in traffic
- warden is not required for 12 months
- supporting case does not justify the proposal
- rights of access

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

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

Planning History
Flooding
Other considerations

Planning History:

Application ref 2/88/4520/CU/F was approved to allow for the warden to reside on site throughout the year without complying with condition 1 of permission (DG/2694). This was then renewed to allow the warden to live on site for a period of 10 years (2/94/1411/F) which expired in 2004. The reasons stated for the temporary consent are that the caravan was required in special circumstances to meet the applicant's need for warden accommodation

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and for the borough council to retain control over the development. Since this time there has been no further application approved to allow 12 month occupancy.

A variation of condition to application DG/2694 was approved in 1995 for the full site to be occupied throughout the year apart from the period of 15th January to 15th February every year (2/95/1076/F). This became the new permission for the site superseding the original (DG/2694).

The reason for the restriction was that the overall site was only deemed suitable for the purposes of holiday accommodation and not as permanent living accommodation.

Flooding:

The site lies within Flood Zone 2 as shown on the council's newly adopted SFRA maps. It also lies outside the Coastal Flood Risk Hazard Zone so would not be subject to the restrictions in policy DM18 of the Site Allocations & Development Management Policies Plan 2016. Given that the site is situated in an area at a lower risk of flooding as per the new SFRA it would not raise any concerns with respect to flood risk. It is also the case that the Environment Agency has raised no objections to the proposal. Finally the caravan has to be associated with the site as it is associated with the current holiday park.

Other Considerations:

A number of representations have been made stating that the proposal would set a precedent in addition to access and highway concerns. It is the case that each application is assessed separately and a decision made based on the particular merits of the proposal. Given that the application only proposes to change how the unit is occupied and is not extending the floorspace there is thought to be no highway issues in terms of the increase of traffic. The issue of the Fenway access is not relevant to this application and has been dealt with as part of a recent application 18/01605/F comprising the change of use of land from agricultural use to sales and storage area for touring and static caravans. The matter of flood risk has been dealt with above.

CONCLUSION:

The proposal is to allow 12 month occupancy of the warden's caravan which is currently restricted to 11 months through the historic permission. Due to the site being outside the coastal hazard zone there would be limited flood risk concerns. The proposal would not give rise to any issues that would be detrimental to highway safety. Although outside (but directly adjacent to the settlement boundary) the caravan is already occupied for 11 months and they are only applying for one extra month. It is clear that the extra month will help to safeguard the site during the time the park is closed. The proposal is considered to be in accordance with the policies of the Development Plan and the provisions of the National Planning Policy Framework 2019. It is therefore recommended for approval.

RECOMMENDATION:

APPROVE

19/00250/O

Friars Bungalow 32 West Winch Road West Winch



Parish:	North Runcton	
Proposal:	Outline Application: proposed new Bungalow	
Location:	Friars Bungalow 32 West Winch Road West Winch King's Lynn	
Applicant:	Mr J Wood	
Case No:	19/00250/O (Outline Application)	
Case Officer:	Lucy Smith	Date for Determination: 18 April 2019

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

Neighbourhood Plan: North Runcton & West Winch Neighbourhood Plan

Case Summary

The site is located within the development boundary for West Winch, a settlement adjacent to King's Lynn and designated as a Growth Area in the adopted Local Plan.

The application is for outline permission, with appearance, landscaping and scale reserved, for the construction of one dwelling behind an existing dwelling in West Winch. Access and layout are being considered within this application.

Key Issues

The key issues to be considered within this application are:

- Principle of Development
- Highway Safety
- Form and Character

Recommendation

REFUSE

THE APPLICATION

The application is made for outline consent for the erection of a detached bungalow on land to the rear of West Winch Road. Access and Layout are detailed within this application, with appearance, landscaping and scale reserved.

The site is proposed to the west of an existing bungalow at No. 32 West Winch Road, with access to a secondary access track which adjoins the A10.

The character of this part of West Winch Road is a mix of housing styles. There is existing development to the rear of bungalows in the immediate vicinity.

SUPPORTING CASE None received at time of writing this report.

PLANNING HISTORY No relevant planning history.

RESPONSE TO CONSULTATION

Parish Council: The Parish Council **OBJECTS** to this application for the following reasons;

- Concerns about access safety, including the sight lines with the nearby bus shelter and narrowness of the access for vehicles.
- Existing trees - Proximity to 'Countryside Buffer' - Local Plan Policy E2.2

The Parish Council also notes that the Highways have already objected and wish to mirror the concerns made in their comments.

Highways Authority: The proposed development accesses directly onto the A10 which is a strategic route in Norfolk's Route Hierarchy and designated as a corridor of movement under the Kings Lynn and West Norfolk Local Plan.

The A10 carries a very high volume of traffic and I consider an approval of this application, would lead to increases in conflict and interference with the passage of through traffic on this principle route, ultimately caused by additional vehicles, slowing, waiting, and turning into the site.

It is additionally apparent that the private access for the site is of such a width that only a single car can pass which would exacerbate the concerns raised above particularly for vehicles turning into the shared drive.

Norfolk County Council as the highway authority for the A10, has consistently sought to resist development that would increase vehicle movements of the nature described above. All inspectors' decisions have been found in favour of this authority's stance when challenged at appeal. According to the TRICS database a residential development will typically generate 6 vehicular trips per day.

As I believe an approval of this application would lead to conditions to the detriment of safety and efficiency on the A10, I therefore recommend the application be refused for the following reasons:

The proposal would lead to intensification in the use of an access onto the A10 West Winch Road, which is a busy trafficked / principal route and would cause undue interference with the safe and free flow of traffic on this important traffic route. Contrary to Policy CS11.

The access is unsatisfactory to serve the proposed development by reason of its inadequate width and the proposal would therefore lead to undue interference with the safe and free flow of traffic on the A10 Principle Route. Contrary to Development Plan Policies CS11.

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REPRESENTATIONS

Two letters of **objection**

- noise and disturbance
- highway safety
- turning area and access
- overlooking/privacy

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

Policy E2.2 - Development within existing built-up areas of West Winch

NEIGHBOURHOOD PLAN POLICIES

Policy WA07 - Design to Protect and Enhance Local Character

Policy WA10 - Adequate Provision for Cars

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

The main issues are:

- Principle of Development
- Highway Safety
- Form and Character
- Residential Amenity

Principle of Development:

The proposal site is located behind the existing bungalow at No. 32 West Winch Road and forward of No. 30 West Winch Road. West Winch is categorised as a Settlement Adjacent to Kings Lynn within the Core Strategy (2011) and therefore has a development boundary guiding the location of residential development to locations where it can demonstrate a positive impact on the adjacent Kings Lynn. The subject site is located within this development boundary, and the principle of development on the site is therefore considered acceptable subject to accordance with other policies of the Local Plan.

Highway Safety:

The significant issue for this application is the proposed access off West Winch Road, from the A10 to the secondary access/track. The Local Highway Authority has objected to this application on the grounds of highway safety.

Policy E2.2 of the Site Allocation and Development Management Policies Plan (2016) relates to development within existing built up areas of West Winch, stating: No development resulting in significant new traffic or accesses onto the A10 will be permitted in advance of the new West Winch link road opening. Significance in this instance refers to effect on the capacity and free flow of traffic on the A10 and its ability to accommodate the existing traffic and that arising from the growth area, and both individual and cumulative potential impacts will be considered;'

An approval of this application would lead to increases in conflict and interference with the passage of through traffic on this principal route, ultimately caused by additional vehicles, slowing, waiting and turning into the private access. A residential development will typically generate 6 vehicular trips per day. These conditions would be to the detriment of highway safety and efficiency on the A10. Both the Local Highway Authority and the Parish Council have objected on these grounds. The full comments from both the LHA and the Parish are detailed above.

The Local Highway Authority also commented stating that the private access track is of insufficient width to support the development, which would exacerbate the concerns raised above, particularly for vehicles turning into the shared drive.

Due to the likelihood of highway safety concerns relating to the development, the application is considered contrary to Policy CS11 of the Core Strategy and DM15 of the Site Allocations and Development Management Policies Plan (2016).

Form and Character:

The proposed dwelling lies to the rear of an established frontage of dwellings along West Winch Road. There are an existing number of dwellings developed in the land to the rear of houses along the adjacent highway which differ in design and scale. The layout of the property is considered acceptable at this stage, with adequate spacing between existing houses. Given the proposed siting of the dwelling, it would not be visible from the wider street frontage. It is therefore considered that a detailed design could come forward at reserved matters stage that would be considered acceptable in terms of form and character of the locality.

Residential Amenity:

The dwelling is proposed as a 3 bedroom detached bungalow. Given the spacing between dwellings, it is considered that issues such as overlooking to neighbouring dwellings could

be mitigated through appropriate boundary treatments and landscaping design at reserved matters stage.

Neighbour objections have been received in relation to noise during construction, whilst noise during construction is inevitable, given the scale of the proposal it is not considered that the possibility for noise during construction is severe enough to warrant refusal.

Conclusion:

The proposal is for outline consent with some matters reserved for the construction of a three bedroom single storey dwelling. The site is within the development boundary for West Winch and the principle of development on the site is therefore considered acceptable, however the access arrangements are via existing un-adopted tracks onto the A10 which would cause interference with the free flow of traffic on this principal traffic route to the detriment of highway safety.

It is therefore recommended that the planning permission be **REFUSED**.

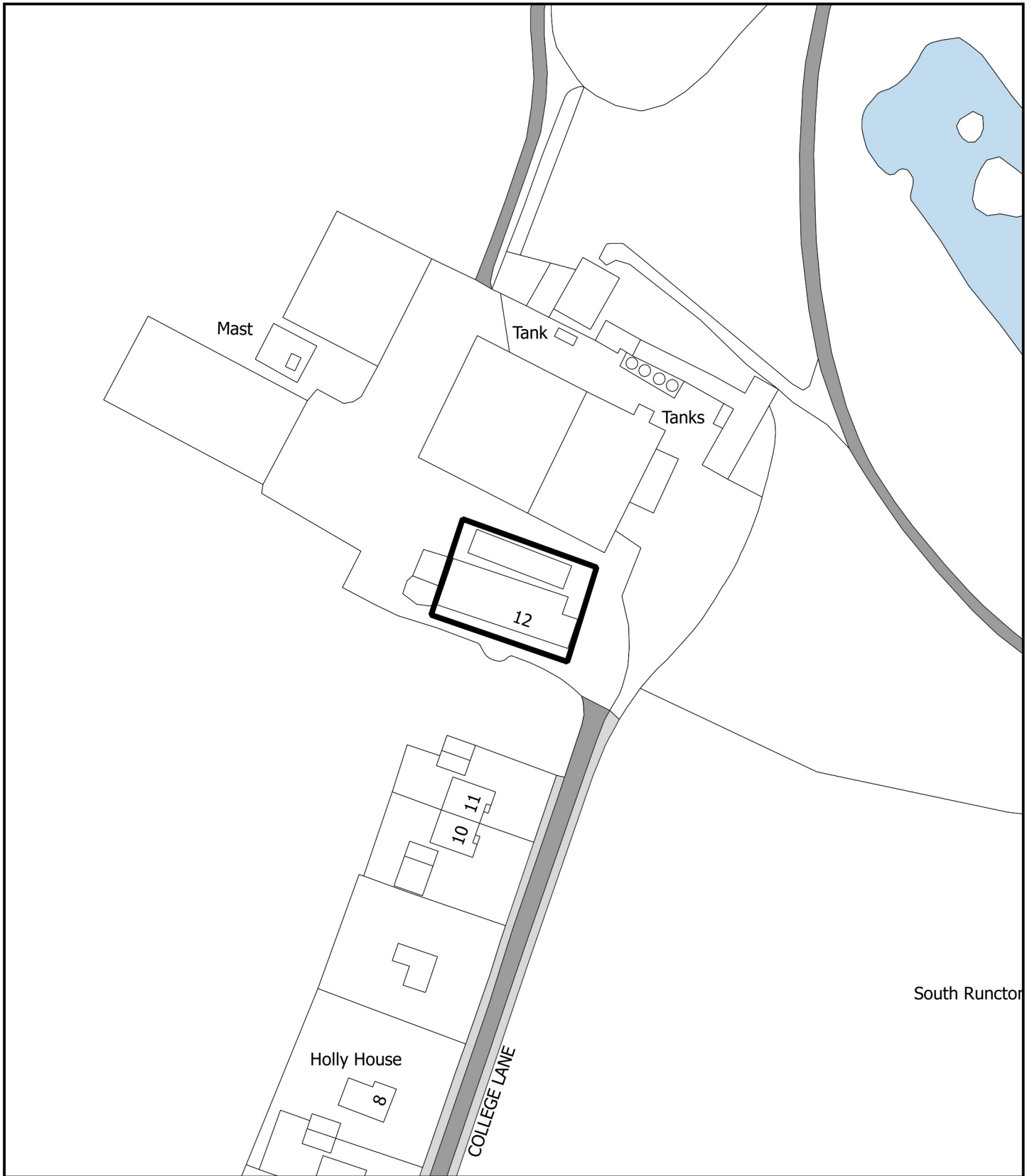
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The proposal would lead to the intensification in the use of an access onto the A10 West Winch Road, which is a busy trafficked / principal route and would cause undue interference with the safe and free flow of traffic on this important traffic route. The application is therefore considered contrary to Policy CS11 of the Core Strategy (2011) and Policy DM15 of the Site Allocations and Development Management Policies Plan (2016).
- 2 The proposed access track is unsatisfactory to serve the proposed development by reason of its inadequate width. The proposal would therefore lead to undue interference with the safe and free of traffic onto the A10 principal route. The application is therefore considered contrary to Policy CS11 of the Core Strategy (2011) and Policy DM15 of the Site Allocations and Development Management Policies Plan (2016).

18/02195/F

The Red Barn 12 College Lane South Runcton



AGENDA ITEM NO. 8/2(e)

Parish:	Runcton Holme	
Proposal:	Extension to rear of existing barn to provide permanent function space and kitchens following removal of existing marquee	
Location:	The Red Barn 12 College Lane South Runcton Norfolk	
Applicant:	Rockliffe	
Case No:	18/02195/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 4 February 2019 Extension of Time Expiry Date: 2 April 2019

Reason for Referral to Planning Committee – Due to concerns expressed by Historic England

Neighbourhood Plan: No

Case Summary

College Farm is located on the western side of the A10 at South Runcton. The farm complex is situated to the south of the farmhouse and is accessed from College Lane. To the south of this complex of more contemporary agricultural buildings lies Red Barn, which is a Grade 2* listed building which has been renovated and used as a venue for weddings, parties etc.

This application seeks full planning permission for an extension to the rear/north of the existing barn, to provide permanent function space and kitchens following removal of the existing temporary marquee.

The application is accompanied by an additional application for listed building consent (18/02196/LB) which is also on this agenda.

Key Issues

Principle of development
Impact upon the character and appearance of this heritage asset

Recommendation

APPROVE

THE APPLICATION

College Farm is located on the western side of the A10 at South Runcton. The farm complex is situated to the south of the farmhouse and is accessed from College Lane. To the south of this complex of more contemporary agricultural buildings lies Red Barn, which is a Grade 2* listed building which has been renovated and used as a venue for weddings, parties etc.

The application is accompanied by an additional application for listed building consent (18/02196/LB) which is also on this agenda.

As part of the application a Design, Access & Heritage Statement is submitted.

This application seeks full permission to build an extension to the rear of the existing barn to provide permanent function space and kitchens following removal of the existing marquee. The extension would be slightly longer than the existing marquee and set back at each end to facilitate a simple junction of walls. The proposed roof is to be kept at a relatively low pitch. The walls of the extension would be faced with horizontal timber cladding, which would be decorated black to emulate the cladding on the existing barn. The roofs would be in corrugated plastic-coated steel sheet with a colour to match the existing roof (red). Windows will be contained in the rear elevation and glazed opening doors to the eastern gable end leading onto a raised patio area.

The walls would be joined to the main building by linking rather than bonding into the structures. The roofs would be linked with a wide valley set at a level to avoid disturbing the present roof and interfering with the roof timbers. There are no proposals to interfere with or alter the existing structure except for linking on. Above the entrance into the extension a pitched linking roof is proposed, which will contain a central patent glazed area to allow light to enter into the central section and to highlight the doors and the opening.

Whilst not part of this full planning application, the proposal also includes modifications to the main tithe door (midstray) which will be addressed in the listed building application.

The hipped western end of the extension incorporates a slight lean-to element, where it connects to the main barn, which affords access into a disabled toilet. This negates the need to breach the original structure to create access to the western lean-to element of the main barn. No external changes will be required to facilitate this addition.

SUPPORTING CASE

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

“The structure on College Farm known as The Red Barn is a Grade II* listed structure with origins in the sixteenth century that has more recently found use as a venue available to hire for weddings, balls and similar functions and prevented it becoming redundant.

As a business The Red Barn’s popularity has seen it achieve an international client base and bookings that stretch well into the next decade but with this success has come a call for expansion in order to accommodate larger functions. Given that the Barn itself is the crux of its attraction, relocation of the business is in no way an option leaving extension the only means to expand the premises.

Approximately 10 years ago a soft-skinned marquee was installed to the rear of the main barn to house kitchen, bar and seating spaces and whilst this provision has been successful,

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the fundamental nature of the marquee has since had its time with a demand for a more permanent and fitting extension to be formed.

At its inception, the brief for the extension was to achieve a number of clear aims in providing a more permanent enclosure for the function, barn and kitchen areas; it is to be more sympathetic to the nature of the main barn than the tent, more economical to heat and illuminate and it must also allow for the improvement of the facilities and access for those with mobility restrictions.

The scheme proposed to fulfil these criteria has been carefully considered in terms of layout and appearance to ensure that an appropriately scaled and detailed extension can be achieved to the rear of the Barn. This not only allows the removal of the very prominent marquee but does so in a manner that is respectful to the scale and nature of the original building allowing it to remain predominant, with the extension more subservient than the present marquee.

Having consulted with the Councils' Conservation team and with representatives from Historic England in the very early stages of design, it was with quite some surprise, and a great deal of disappointment that an objection was received from the latter being made against elements of the design that had been discussed with them previously.

In response to the commentary made by HE, the designs have been revisited to omit the glazed doors between the existing barn and the extension (despite their original recommended inclusion) to allow the new and old to be 'closed-off' from each other. However, the comments made regarding the size and position of the extension affecting the existing barn is disputed. The proposed extension not only fits wholly within the silhouette of the main barn but it does so (by utilising a hipped roof) using an appropriate architectural language and which occupies a lesser footprint than the present "temporary" structure.

The extension is required to fulfil practical requirements for space and commensurate improvements in disability provision/access but it also greatly improves the visual appearance of the barn as a result. Whilst there are commercial considerations to be accounted for, these have been allowed to take a back seat to the design parameters that, in the opinion of the Applicants and their Architects, are paramount to the setting of the barn and through their enacting will visually enhance and celebrate the barn as well as ensure a practical and financial future for an important and significant listed building that would otherwise struggle to find a viable use."

PLANNING HISTORY (Relevant)

18/02196/LB: Under consideration and pending decision: Extension to rear of existing barn to provide permanent function space and kitchens following removal of existing marquee

15/01811/F: Application Permitted 20/01/2016: Replacement of existing polyester textile roof and wall cladding to marquee with profiled metal cladding

14/01629/F: Application Permitted 06/01/2015: Variation of Condition 1 of permanent retention of screen fence and oil tank to allow the continued retention of the polyester textile marquee until 31 January 2022

13/01790/LB: Application Permitted: Retention of sub-floor heating system and paved barn floor, repairs to timber frame, corrugated iron roof and electrical wiring. Retention of works and conversion of outbuilding at west end of barn to Registrar's office. Permission for repair works listed in 2010 reports, repairs to lean to roof and replacement plastic windows

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08/01351/CU: Application Permitted: 08/07/08 - Use of barn for wedding receptions and events

08/00591/LB: Application Permitted: 20/05/08 - Listed building application: alterations in connection with change of use from barn to venue for weddings, receptions and events

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Local Highway Authority (NCC): NO OBJECTION - I observe from the history of the site that this extension is to replace a marquee of similar size which gained approval under a planning application determined in 2015. Given that traffic generation would ultimately be similar I believe that it would be difficult to substantiate an objection to the application on highway grounds.

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: NO OBJECTION - The location is shielded by the physical structure of the main barn and will be an improvement to the marquee structure in terms of noise attenuation.

Historic England: CONCERNS EXPRESSED - No objections to the proposals in principle but are concerned that some elements of the scheme could result in harm to the significance of the listed building in terms of the NPPF, Paragraphs 194 and 196. Historic England would not support the application as it stands, but recommend the proposed extension is kept to the westward extent of the barn and does not project beyond it and that solid, rather than glazed doors are used in the mid-stray doorway. This would provide much of the additional accommodation required but better preserve the character and significance of the exterior and interior of the listed building. This would reduce the harmful impact and better achieve the NPPF's overarching aim of promoting sustainable development.

(Officer note: The doors have subsequently been confirmed to be retained as solid features to the main opening).

Conservation Officer: NO OBJECTION - The loss of the marquee is to be welcomed, and this application reflects time spent both by Historic England and BCKWLN in pre-application discussions seeking a better long term arrangement for the complex's extension, mindful of the sustainable use the current function provides for this important Grade II* building. Red Barn itself sits in a complex of modern farm buildings all of which are of a different and unsympathetic scale and appearance to the historic barn. The key comparatively unspoilt views of the barn are from the south and east – the key approaches used in Red Barn's current function. Any development therefore needs to take place to the north of Red Barn where the setting is already compromised by the modern farm complex.

The impact upon historic fabric is limited; therefore the key issue here is the impact of the new extension upon the appearance of the historic barn. Any extension of this proposed size is likely to cause a degree of harm to the significance of the historic asset. However in my view, due to the location of the proposed extension to the north of Red Barn, combined with the lack of physical harm to the fabric of the building, this constitutes less than substantial harm as defined in Paragraph 196 of the NPPF. In accordance with Paragraph 196 this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The current use is an optimum use for the building, providing a long term use with negligible impact upon the buildings fabric and its internal arrangement. In my view the public benefits of the proposal outweigh the less than substantial harm and the application should be approved.

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REPRESENTATIONS

None received in relation to this specific application, but 10 letters of support received with regards to the associated listed building application.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

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

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are as follows:

Principle of development
Impact upon the character and appearance of this heritage asset

Principle of development

The NPPF is supportive of a prosperous rural economy – paragraph 83 encourages the sustainable growth and expansion of all types of business in rural areas and leisure developments which respect the character of the countryside.

This is echoed in Core Strategy Policies CS10 & CS12 of the LDF which seeks to promote and sustain rural enterprise.

The historic and built environment play a crucial role in delivering environmental quality and well-being. Therefore the Council will preserve and where appropriate enhance its qualities and characteristics.

The proposed development is therefore considered to be acceptable in principle. Its impact upon the listed barn will be addressed below.

Impact upon the character and appearance of this heritage asset

Temporary planning consent was granted for the retrospective construction of a proprietary polyester textile marquee measuring 6 x 24m with a linking section to the rear barn doors in 2015 and 2016. The marquee created an area for catering preparation and bar, plus a quiet area away from the activities in the barn. Whilst it was felt that the marquee was not an appropriate structure to place in the setting of the Grade 2* listed Barn, it was recognised that the marquee did contribute to the public benefit of keeping the Barn in its present use as a wedding venue, which outweighed the negative impact of the retention of the marquee for a limited duration. The temporary consent was granted until 2022, and this current submission for a permanent structure reflects the requirement for a permanent solution. Historic England supported the previous grant of temporary permission for the marquee, although highlighting that the marquee is not of suitable style or materials for the barn and crucially it obscures the midstray doorway.

Pre-application advice was undertaken between the applicants and Historic England surrounding the construction of a permanent structure, in which the applicant proposed a strip of glazing to the roof to ensure that the midstray door would be evident in any proposed extension. Historic England confirmed that if a glazed strip could be incorporated into a modest, traditional building subordinate to the barn in scale an acceptable permanent extension could result.

Historic England have subsequently not objected to the proposals in principle but are concerned that some elements of the scheme could result in harm to the significance of the listed building in terms of the NPPF, Paragraphs 194 and 196. Historic England has also not objected to the adaptation of the lean to at the west to incorporate a disabled toilet.

The westernmost end of the extension should respect the barn and not project beyond it - The barn has been extended over time to include a lean to element at the western end probably constructed in the 19th century. This lean to accommodation also incorporates a lean to roof which abuts up to the roof of the main barn. The proposed extension projects beyond the line of the main historic barn but does not project beyond the end of the barn complex. The roof of the extension sits comfortably below the roof line of the existing buildings. At the east end of the barn, the proposed extension sits behind the line of the main barn. As part of this application, the layout of this lean to section is altered to incorporate disabled toilet facilities.

Whilst ideally the extension would sit within the building lines of the main barn to both east and west, the east end is the more important elevation to incorporate this, given the greater views of this elevation from people using and visiting the venue. Additionally, by extending in line with the lean to, access is provided into proposed disabled toilets. Without this access from the extension, an internal access from the main barn would have been required, affecting the intact internal space to the main barn.

Historic England do not support the application as it stands, but recommend the proposed extension is kept to the westward extent of the barn and does not project beyond it. However, Historic England's comments do not state that the proposal causes substantial harm to the significance of the heritage asset. They have also confirmed verbally that whilst

they maintain their concerns, this is not an application which they would seek to call in if listed building consent and planning permission are granted, but would expect the local authority to determine the application mindful of the NPPF.

Paragraph 193 of the NPPF states: "When considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the assets conservation and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harms amounts to substantial harm, total loss or less than substantial harm to its significance."

Paragraph 194 goes on to state that any harm to, or loss of the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Clearly as a Grade II* listed structure, even greater weight should be given to this historic asset's conservation. Whilst the western projection will have some impact upon the appearance of the barn when viewed from the farm yard and the west, there will be negligible visual impact from the south and the east. Moreover the intact interior of the main listed barn will be retained, as the access to the disabled toilet will be via the new extension, hence ensuring that more of the asset's historic fabric will be conserved in line with paragraph 193 of the NPPF. This comprises the clear and convincing justification for the development/harm to the listed building as required by Paragraph 194. The degree of harm must also be assessed in conjunction with Paragraphs 195 & 196.

In the Officer's view, the projection beyond the west end of the main barn will lead to 'less than substantial harm' to the significance of the heritage asset as opposed to 'substantial harm'. Therefore Paragraph 196 of the NPPF, rather than Paragraph 195 applies, which states: "Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

In this case, the continued use of the Barn as an events venue provides a sustainable use creating revenue for the future maintenance and longevity of the building. The important interior would remain intact and only the north/west elevations of the main building would be effected which are less visible from public areas. On balance this less than substantial harm to the Grade 2* listed building is considered to be justified and acceptable in the context of the guidance set out in the NPPF.

CONCLUSION

In accordance with paragraph 193 of the NPPF, great weight should be given to a heritage asset's conservation. In this case, the proposed extension will lead to less than substantial harm to the significance of this heritage asset mainly by virtue of one aspect of the proposed design, namely the extension projecting beyond the main barn to the west. However, the long-term public benefits of securing a sustainable use for this building, without impacting upon its intact interior, outweigh this less than substantial harm. Historic England has accepted that paragraph 195 is not applicable and the harm should be judged against paragraph 196. The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to achieve sustainable development and that protection and enhancement of the historic environment is an overarching objective (paragraphs 7 and 8); this application on balance complies with this aim. Whilst Historic England have raised concerns, it is important to note that they continue to support the use of the building and the principle of development.

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The application is therefore duly recommended for approval subject to certain conditions stated below.

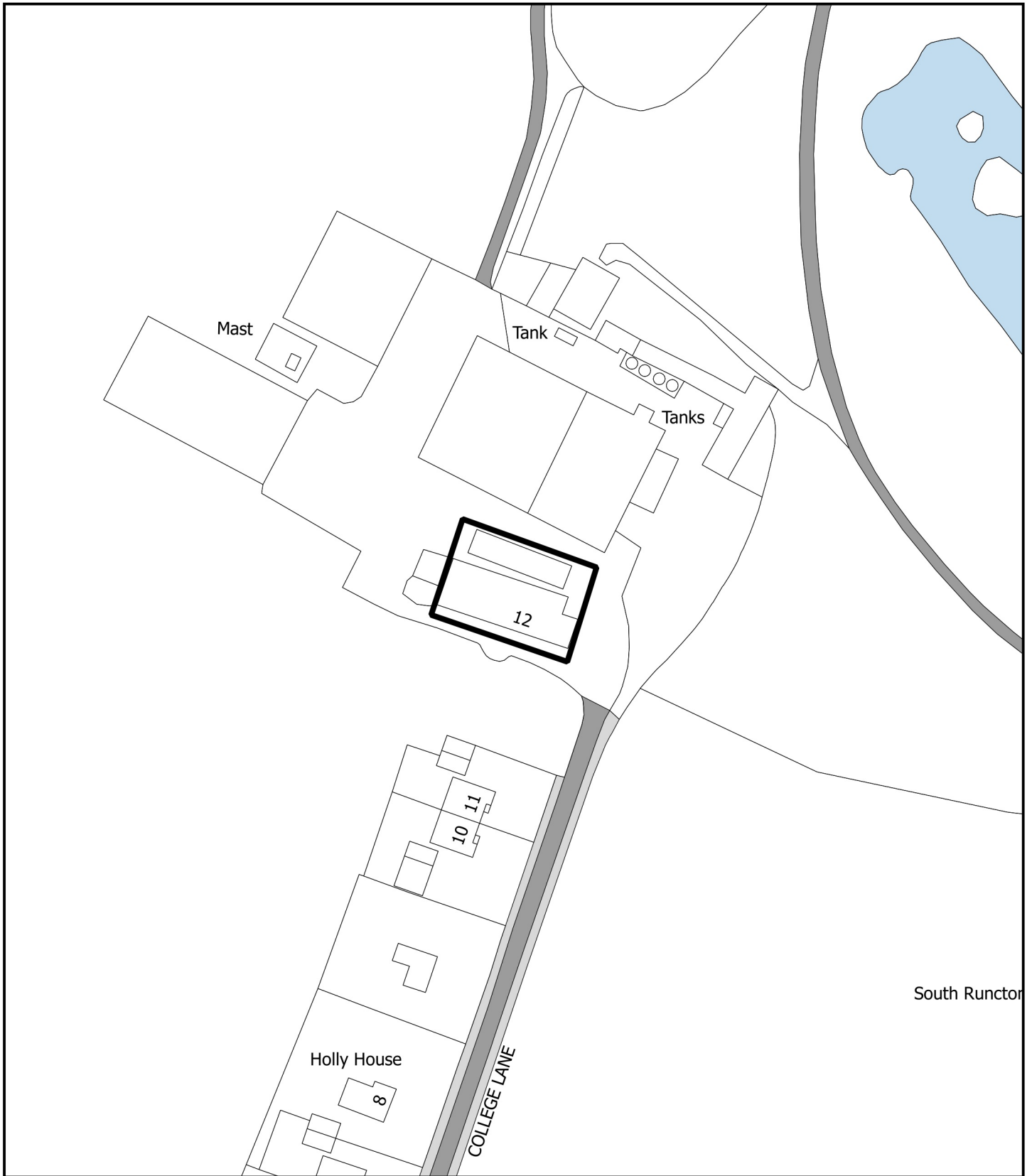
RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reasons: 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: 3/124/2H.
- 2 Reasons: For the avoidance of doubt and in the interests of proper planning.

18/02196/LB

The Red Barn 12 College Lane South Runcton



South Runcton



AGENDA ITEM NO. 8/2(f)

Parish:	Runcton Holme	
Proposal:	Listed building application: Extension to rear of existing barn to provide permanent function space and kitchens following removal of existing marquee	
Location:	The Red Barn 12 College Lane South Runcton Norfolk	
Applicant:	Rockliffe	
Case No:	18/02196/LB (Listed Building Application)	
Case Officer:	Steven King	Date for Determination: 4 February 2019 Extension of Time Expiry Date: 2 April 2019

Reason for Referral to Planning Committee – Referred to Committee by Sifting Panel

Neighbourhood Plan: No

Case Summary

College Farm is located on the western side of the A10 at South Runcton. The farm complex is situated to the south of the farmhouse and is accessed from Collage Lane. To the south of this complex lies Red Barn which is a Grade 2* listed building which has been renovated and used for functions (weddings etc).

This application seeks listed building consent to build an extension to the rear of the existing barn to provide permanent function space and kitchens following removal of existing marquee.

The application is accompanied by an additional application for planning permission 18/02195/F which is also on the agenda.

Key Issues

Location of new extension and relationship with existing historic barn
Appearance and materials of doors linking existing historic barn with proposed extension

Recommendation

APPROVE

THE APPLICATION

This property was listed Grade II* under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest in September 1984 with the statutory entry as follows:

Aisled barn. Early C16. Timber framed with later brick infill, weatherboarded to south, and corrugated iron roof. One storey exterior under swept roof with opposing off-set carriage doors. South side pierced with 4 C20 windows. Roof hipped to east and west on C20 recovering. Interior. 5 bays. Aisle posts on brick piers with arched braces to tie beams and wall plates. Struts to aisle walls, also with arched braces to wall posts. Queen posts to collars, through purlins and diminished principals. Arched windbracing to purling. Interior reveals blocked diamond ventilation panels in brick skin.

College Farm is located on the western side of the A10 at South Runcton. The farm complex is situated to the south of the farmhouse and is accessed from Collage Lane. To the south of this complex lies Red Barn which is a Grade 2* listed building which has been renovated and used for functions (weddings etc).

This application seeks listed building consent to build an extension to the rear of the existing barn to provide permanent function space and kitchens following removal of existing marquee. The extension will be slightly longer than the existing marquee and will be set back at each end to facilitate a simple junction of walls. The proposed roof is to be kept at a relatively low pitch. The new extension would be clad with in timber cladding which would be decorated black to emulate the cladding on the existing barn. The roofs would be in corrugated plastic coated steel sheet with a colour to match the existing roof. Windows will be punctured into the main long side but will also incorporate glazed opening doors to the eastern gable end.

The walls would be joined to the main building by linking rather than bonding into the structures. The roofs would be linked with a wide valley set at a level to avoid disturbing the present roof and interfering with the roof timbers. There are no proposals to interfere with or alter the existing structure except for linking on.

The main tithe door (midstray) will be filled with large timber doors which could be closed off at will but are intended to be positioned largely open which will allow the flexibility of the spaces in use. The new doors would be hung from structural elements of the extension, not therefore relying on the historic barn for their structure. The existing opening will also be repaired as part of this application. Above this entrance into the extension will be a central patent glazed area to allow light to enter into the central section and to highlight these doors and the opening.

The hipped western end of the extension incorporates a slight lean-to element, where it connects to the main barn, which affords access into a disabled toilet. This negates the need to breach the original structure to create access to the western lean-to element of the main barn. No external changes will be required to facilitate this addition.

SUPPORTING CASE

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

“The structure on College Farm known as The Red Barn is a Grade II* listed structure with origins in the sixteenth century that has more recently found use as a venue available to hire for weddings, balls and similar functions and prevented it becoming redundant.

As a business The Red Barn's popularity has seen it achieve an international client base and bookings that stretch well into the next decade but with this success has come a call for expansion in order to accommodate larger functions. Given that the Barn itself is the crux of its attraction, relocation of the business is in no way an option leaving extension the only means to expand the premises.

Approximately 10 years ago a soft-skinned marquee was installed to the rear of the main barn to house kitchen, bar and seating spaces and whilst this provision has been successful, the fundamental nature of the marquee has since had its time with a demand for a more permanent and fitting extension to be formed.

At its inception, the brief for the extension was to achieve a number of clear aims in to providing a more permanent enclosure for the function, barn and kitchen areas; it is to be more sympathetic to the nature of the main barn than the tent, more economical to heat and illuminate and it must also allow for the improvement of the facilities and access for those with mobility restrictions.

The scheme proposed to fulfil these criteria has been carefully considered in terms of layout and appearance to ensure that an appropriately scaled and detailed extension can be achieved to the rear of the Barn. This not only allows the removal of the very prominent marquee but does so in a manner that is respectful to the scale and nature of the original building allowing it to remain predominant, with the extension more subservient than the present marquee.

Having consulted with the Councils' Conservation team and with representatives from Historic England in the very early stages of design, it was with quite some surprise, and a great deal of disappointment that an objection was received from the latter being made against elements of the design that had been discussed with them previously.

In response to the commentary made by HE, the designs have been revisited to omit the glazed doors between the existing barn and the extension (despite their original recommended inclusion) to allow the new and old to be 'closed-off' from each other. However, the comments made regarding the size and position of the extension affecting the existing barn is disputed. The proposed extension not only fits wholly within the silhouette of the main barn but it does so (by utilising a hipped roof) using an appropriate architectural language and which occupies a lesser footprint than the present "temporary" structure.

The extension is required to fulfil practical requirements for space and commensurate improvements in disability provision/access but it also greatly improves the visual appearance of the barn as a result. Whilst there are commercial considerations to be accounted for, these have been allowed to take a back seat to the design parameters that, in the opinion of the Applicants and their Architects, are paramount to the setting of the barn and through their enacting will visually enhance and celebrate the barn as well as ensure a practical and financial future for an important and significant listed building that would otherwise struggle to find a viable use."

PLANNING HISTORY

18/02195/F: Under consideration and pending decision: Extension to rear of existing barn to provide permanent function space and kitchens following removal of existing marquee

15/01811/F: Application Permitted 20/01/2016: Replacement of existing polyester textile roof and wall cladding to marquee with profiled metal cladding

14/01629/F: Application Permitted 06/01/2015: Variation of Condition 1 of permanent retention of screen fence and oil tank to allow the continued retention of the polyester textile marquee until 31 January 2022

13/01790/LB: Application Permitted: Retention of sub-floor heating system and paved barn floor, repairs to timber frame, corrugated iron roof and electrical wiring. Retention of works and conversion of outbuilding at west end of barn to Registrar's office. Permission for repair works listed in 2010 reports, repairs to lean to roof and replacement plastic windows

13/01499/LB: Application Withdrawn: 02/12/13 - Retention of polyester textile marquee and entrance porch, screen fence and oil tank. Internal works including refurbishment of toilets, new floor and structural repairs to timber frame

08/01351/CU: Application Permitted: 08/07/08 - Use of barn for wedding receptions and events

08/00591/LB: Application Permitted: 20/05/08 - Listed building application: alterations in connection with change of use from barn to venue for weddings, receptions and events

08/00585/CU: Application Withdrawn: 25/04/08 - Change of use of barn for venue for weddings, receptions and events

04/00660/LB: Application Permitted: 19/05/04 - Replacement of door and frame to north elevation

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Historic England: NO OBJECTIONS to the proposals in principle but are concerned that some elements of the scheme could result in harm to the significance of the listed building in terms of the NPPF, Paragraphs 194 and 196. HE would not support the application as it stands, but recommend the proposed extension is kept to the westward extent of the barn and does not project beyond it and that solid, rather than glazed doors are used in the midstray doorway. This would provide much of the additional accommodation required but better preserve the character and significance of the exterior and interior of the listed building. This would reduce the harmful impact and better achieve the NPPF's overarching aim of promoting sustainable development. (Officer note: The doors have subsequently been confirmed to be retained as solid features to the main opening).

REPRESENTATIONS

10 letters of support received.

LDF CORE STRATEGY POLICIES

CS12 - Environmental Assets

NATIONAL GUIDANCE

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

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

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

PLANNING CONSIDERATIONS

The main considerations in the determination of this application is whether the development harms the significance of the designated heritage asset and if this harm is necessary to achieve substantial public benefits that that outweigh that harm

Temporary planning consent was granted for the retrospective construction of a proprietary polyester textile marquee measuring 6 x 24m with a linking section to the rear barn doors in 2015 and 2016. The marquee created an area for catering preparation and bar plus a quiet area away from the activities in the barn. Whilst it was felt that the marquee was not an appropriate structure to place in the setting of the Grade II* listed Barn, it was recognised that the marquee did contribute to the public benefit of keeping the Barn in its present use as a wedding venue, which outweighed the negative impact of the retention of the marquee for a limited duration. The temporary consent was granted until 2022, and the current submission for a permanent structure reflects this requirement for a permanent solution. Historic England supported this grant of temporary permission for the marquee, although highlighting that the marquee is not a suitable style or materials for the barn and crucially it obscures the midstray doorway.

Pre-application advice has taken place between the applicants and Historic England surrounding the construction of a permanent structure, in which the applicant proposed a strip of glazing to the roof to ensure that the midstray door would be evident in any proposed extension. Historic England confirmed that if a glazed strip could be incorporated into a modest, traditional building subordinate to the barn in scale an acceptable permanent extension could result.

Historic England have subsequently not objected to the proposals in principle but are concerned that some elements of the scheme could result in harm to the significance of the listed building in terms of the NPPF, Paragraphs 194 and 196. Historic England have also not objected to the interior adaptation of the lean to at the west to incorporate a disabled toilet. Historic Englands

Doors to the midstray.

Whilst the glazed link above the midstray have been accepted by Historic England, the applicant initially sought to incorporate partially glazed doors to the midstray. Historic England have expressed concerns about this stating that when the doors are closed its traditional character cannot be maintained and therefore doors should be of solid timber. The applicant has now amended the design and access statement to incorporate this. Historic England's concern has now therefore been met.

The westernmost end of the extension should respect the barn and not project beyond it. The barn has been extended over time to include a lean to element at the western end probably constructed in the 19th century. This lean to accommodation also incorporates a

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lean to roof which abuts up to the roof of the main barn. The proposed extension projects beyond the line of the main historic barn but does not project beyond the end of the barn complex. The roof of the extension sits comfortably below the roof line of the existing buildings. At the east end of the barn, the proposed extension sits behind the line of the main barn. As part of this application, the layout of this lean to section is altered to incorporate disabled toilet facilities.

Whilst ideally the extension would sit within the building lines of the main barn to both east and west, the east end is the more important elevation to incorporate this, given the greater views of this elevation from people using and visiting the venue. Additionally, by extending in line with the lean to, access is provided into proposed disabled toilets. Without this access from the extension, an internal access from the main barn would have been required, affecting the intact internal space to the main barn.

Historic England do not support the application as it stands, but recommend the proposed extension is kept to the westward extent of the barn and does not project beyond it. However, Historic England's comments do not assert that the proposal causes substantial harm to the significance of the heritage asset. They have also confirmed verbally that whilst they maintain their concerns, this is not an application which they would seek to call in if listed building consent and planning permission is granted, but would expect the local authority to determine the application mindful of the NPPF.

Paragraph 193 of the NPPF states "When considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the assets conservation and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harms amounts to substantial harm, total loss or less than substantial harm to its significance"

Clearly as a Grade II* listed structure, even greater weight should be given to this historic asset's conservation. Whilst the western projection will have some impact upon the appearance of the barn when viewed from the farm yard and the west, there will be negligible visual impact from the south and the east. Moreover the intact interior of the main listed barn will be retained, as the access to the disabled toilet will be via the new extension, hence ensuring that more of the assets historic fabric will be conserved in line with paragraph 193 of the NPPF. This comprises the clear and convincing justification for the development/harm to the listed building as required by Paragraph 193. The degree of harm must be assessed in conjunction with Paragraphs 195 & 196.

In the officers's view the projection beyond the west end of the main barn will lead to 'less than substantial harm to the significance of the heritage asset as opposed to substantial harm'. Therefore Paragraph 196 of the NPPF rather than Paragraph 195 applies which states: "Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

In this case, the continued use of the Barn as an events venue provides a sustainable use creating revenue for the future maintenance and longevity of the building. The important interior would remain intact and only the north/west elevations of the main building would be effected which are less visible from public areas. On balance this less than substantial harm to the Grade 2* listed building is considered to be justified and acceptable in the context of the guidance set out in the NPPF.

CONCLUSION

In accordance with paragraph 193 of the NPPF, great weight should be given to a heritage asset's conservation. In this case, the proposed extension will lead to less than substantial harm to the significance of this heritage asset mainly by virtue of one aspect of the proposed design, namely the extension projecting beyond the main barn to the west. However, the long-term public benefits of securing a sustainable use for this building, without impacting upon its intact interior, outweigh this less than substantial harm. Historic England has accepted that paragraph 195 is not applicable and the harm should be judged against paragraph 196. The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to achieve sustainable development and that protection and enhancement of the historic environment is an overarching objective (paragraphs 7 and 8); this application on balance complies with this aim. Whilst Historic England have raised concerns, it is important to note that they continue to support the use of the building and the principle of development.

The application is therefore duly recommended for approval subject to certain conditions stated below.

RECOMMENDATION:

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

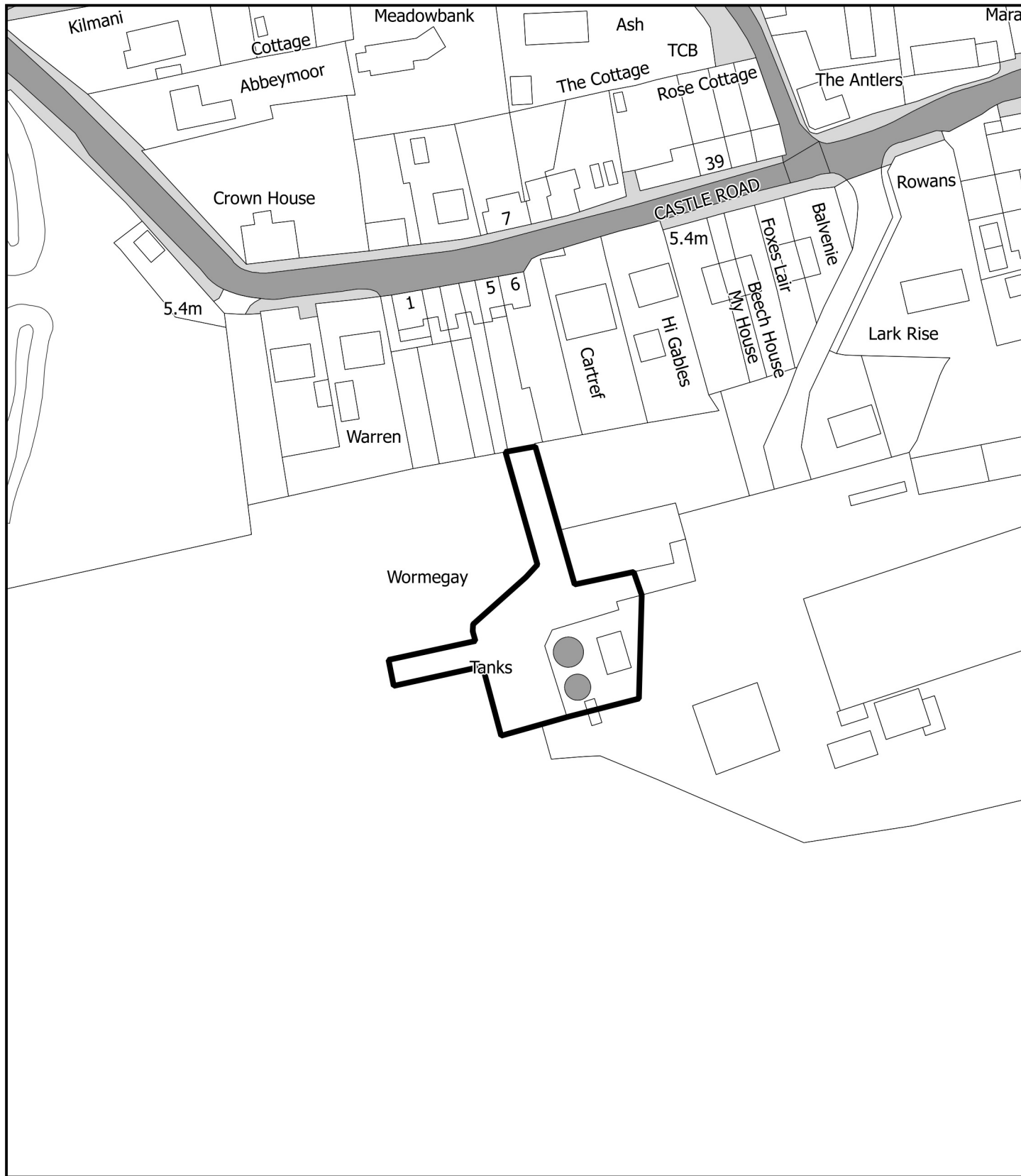
- 1 Condition: This Listed Building Consent is granted subject to the condition that the works to which it relates shall be begun not later than the expiration of three years from the date of this consent.
- 1 Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The proposed works shall be carried out strictly in accordance with the approved plans and specifications 3/124/0, 3/124/1 and 3/124/2H (28/02/2019) except where modified by the conditions of this consent. Where, in these conditions, details of any materials, methods of work, colours, types of application, schemes of investigation or protection or any other matter are to be agreed or approved, no works shall be carried out other than in accordance with such agreed or approved details.
- 2 Reason: To ensure a satisfactory standard of works in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.
- 3 Condition: The brick/stone to be used for the external surfaces of the building hereby approved shall be constructed in accordance with a sample panel, prepared on site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond, and pointing technique to be used in the approved scheme.
- 3 Reason: To ensure that the materials are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 4 Condition: All mortar, plaster and render to be used in the works hereby approved shall be lime rich and cement free to a specification to be agreed in writing by the Local Planning Authority.

- 4 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 5 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 6 Condition: 1:20 drawings of all new and/or replacement windows shall be submitted to and approved in writing by the Local Planning Authority. The plans shall provide for the use of timber single glazed windows, puttied and not beaded and shall include joinery details, cross-sections and the opening arrangements. The development shall be implemented in accordance with the approved details.
- 6 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 7 Condition: All external joinery forming part of the approved scheme shall be finished in accordance with a paint/stain colour scheme to be approved in writing by the Local Planning Authority.
- 7 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 8 Condition: All external metalwork forming part of the approved scheme shall have a paint finish in accordance with a colour scheme to be submitted to and approved in writing by the Local Planning Authority.
- 8 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 9 Condition: Details of all new and replacement gutters and down pipes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
- 9 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 10 Condition: Soil and vent pipes shall be internal and painted black where they project above the roof unless otherwise approved in writing by the Local Planning Authority.
- 10 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 11 Condition: Full details of all extractor vents, heater flues and meter boxes including their design and location shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Installation shall be carried out in accordance with the approved details.
- 11 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.

- 12 Condition: Notwithstanding the approved plans, details of the following items at a scale of 1:20, or as otherwise specified, shall be submitted to and approved in writing by the Local Planning Authority:
- (I) Drawings of new decking (with cross sections).
 - (II) Drawings which provide details of proposed railings to deck.
- 12 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.

18/01008/F

Alfred G Pearce Castle Road Wormegay



Parish:	Wormegay	
Proposal:	Retention and extension of effluent treatment plant, including the erection of a new DAF/control room building and the installation of new tanks and associated plant and equipment	
Location:	Alfred G Pearce Castle Road Wormegay King's Lynn	
Applicant:	Alfred G Pearce Ltd	
Case No:	18/01008/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 16 August 2018 Extension of Time Expiry Date: 5 April 2019

Reason for Referral to Planning Committee – Referred by Assistant Director

Neighbourhood Plan: No

Case Summary

The application is for the retention of and alterations to an effluent treatment plant, including the erection of a new DAF (Dissolved Air Floatation system), control room building and the installation of new tanks and associated plant and equipment at AG Pearce in Wormegay.

The site lies outside of the development boundary for Wormegay (a rural village).

The site lies within the bufferzone of the River Nar SSSI in a medium groundwater risk area.

Approximately 100m to the northwest of the site are the remains of Wormegay motte and bailey castle, a Scheduled Ancient Monument.

Key Issues

- Principle of Development
- Highway Safety
- Environmental Impacts
- Neighbour Amenity
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The site lies outside of the development boundary for Wormegay (a rural village). There is extensive history on the wider site which accommodates a vegetable processing plant employing, on average, 50 people (although it is suggested that this figure can increase to around 80 people at peak times such as the Christmas period). The proposed development would not result in additional employees.

The site lies within the bufferzone of the River Nar SSSI in a medium groundwater risk area.

Approximately 100m to the northwest of the site is Wormegay motte and bailey castle, a Scheduled Ancient Monument.

The nearest residential property (Cartref) to the closest element of the plant (the aeration tank) is shown on the latest plans to be 38m to its rear boundary and 59m to its rear elevation.

The application seeks to retain, alter and extend an existing effluent plant. It should be noted that the current plant does not benefit from planning permission and has been decommissioned awaiting the outcome of this application.

The existing plant comprises:

- A balancing tank (6.24m diameter; 3.66m tall)
- A divert tank (6m diameter; 3.23m tall)
- A sludge tank (2.5m diameter; 4.28m tall – to be relocated within site)
- Raw effluent bunded area including effluent pit and screen (bunded area is 3.58m x 9.7m)
- Propane container (2.4m x 2.4m – underground)
- Bund (c.2.6m high)

Additional structures proposed are:

- DAF (Dissolved Air Flotation plant) within a control building (control building measures w:4.8m; l:11m height to ridge 4m; height to eaves 3.1m);
- Three external mounted air blowers serving the DAF contained within acoustic enclosures measuring 2m in height;
- Aeration tank (8.54m diameter; 5.67m tall)
- Two External blowers serving the aeration tank c.1.2m tall
- Drum screen (to be attached to the existing balancing tank) c.5.4m tall
- MBR (Membrane Bioreactor) unit comprising an outer unit (4.11m tall) containing 3 tanks and 2 external blowers (blowers are c.1.2m tall)
- MBR permeate tank
- Additional sludge tank (3.4m diameter; 5.67m tall)
- Sludge press (w:3.2m x l:3.2m x h:3.1m)
- Relocation and extension of existing bund at same height as original (c.2.6m)

The installation of the DAF is designed to improve the operation of the existing, but currently de-commissioned and unauthorised plant, and would enable all treated water to be discharged to local ditches. The decommissioned plant enabled a certain amount of treated waste water to be discharged to the Polver Drain with the remaining being tankered away.

However, following the de-commissioning of the plant, the removal of wastewaters has reverted back to pre-installation methods. This results in at least 98 HGV movements per week (49 in and 49 out); this figure can rise if there is substantial rainfall. As the current treatment plant does not benefit from permission this is the baseline figure in terms of HGV movements associated with the removal of wastewater at the site.

SUPPORTING CASE

- An improved effluent plant is proposed at an existing vegetable processing plant operated by A G Pearce Limited at Wormegay. The new plant would include the provision of tanks, associated equipment and a plant/control room. Permission is also sought retrospectively to retain elements of the existing plant, including a storage tank and a realigned/extended earth bund.
- The effluent plant would treat dirty water from vegetable washing in the main processing plant, together with dirty water run-off from existing concrete hardstandings. The plant would not be used for the treatment of sewage and other foul water, which is disposed of to a separate system.
- The proposed effluent plant would treat dirty water to a higher standard than the existing plant in order to allow treated water to be discharged into the local ditch system. A discharge consent to drain into this ditch system has been issued by the Environment Agency subject to set water quality parameters.
- Currently dirty water is stored in an underground tank and then transported away from the site in tankers for disposal elsewhere.
- The proposed new effluent plant would be closely-related to the existing processing plant, and being set back from the road behind existing buildings, would be generally well-screened from public view. Private views from neighbouring houses would be filtered by existing hedging, trees and fencing.
- A Noise Assessment has been undertaken which demonstrates that the proposal would not result in unacceptable disturbance to neighbouring properties. The proposals also incorporate measures to ensure that no odour nuisance would result from the operation of the plant.
- It is considered therefore that the proposal would comply with Core Strategy Policy CS10, which is supportive of commercial development in rural areas, provided that proposals meet a local business need, are appropriate in scale and avoid harm to the local environment and residential amenity.

PLANNING HISTORY

18/00977/F: Application Permitted: 27/07/18 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/01916/F: Erection of cold store and staff facilities buildings

17/01916/F: Application Permitted: 05/01/18 - Erection of cold store and staff facilities buildings

12/00821/F: Application Permitted: 02/10/12 - Erection of rear extension to existing processing plant to provide new loading and unloading area

11/00186/EXOM: Application Permitted: 18/04/11 - EXTENSION FOR TIME FOR THE IMPLEMENTATION OF A PLANNING PERMISSION REFERENCE 06/01110/OM: outline application - residential development construction of village hall and ancillary car parking and provision of open space

11/00166/F: Application Permitted: 18/04/11 - Variation of condition no 1 of planning permission 08/02267/F to allow consent for vegetable store and compressor room to be granted for a further five years

08/02267/F: Application Permitted: 04/12/08 - Retention of vegetable store and compressor room for a further 3 years

07/02000/F: Application Permitted: 04/12/07 - Retention of vegetable store and compressor room

06/01110/OM: Application Permitted: 27/05/08 - Outline permission: Residential development, construction of village hall and ancillary car parking and provision of open space

06/00252/F: Application Permitted: 28/03/06 - Retention and continued use of office building as staff canteen (renewal)

2/03/1080/F: Application Permitted: 17/05/04 - Extension to cold store

2/01/0027/F: Application Permitted: 19/02/01 - Retention and continued use of office building as staff canteen

2/96/1196/F: Application Permitted: 29/10/96 - Construction of building for cold storage of fresh produce

2/96/0920/F: Application Permitted: 16/08/96 - Extension to existing building

2/94/1954/F: Application Permitted: 08/02/95 - Retention and continued use of office building as staff canteen

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION It was agreed that although the concerns of the parishioners were noted and the Parish Council will always attempt to represent their concerns, in this case as it appears all planning laws have been complied with, therefore Parish Council has no constructive objection to the application.

Highways Authority: NO OBJECTION It is my understanding that currently waste water is removed from the site on a daily basis with tankers and I can understand that an approval of this application would result in a reduction of traffic as less material is ultimately produced and required to be taken off site.

As a result I believe that it would be difficult to substantiate an objection to the application on highway grounds.

Environment Agency: NO OBJECTION

Flood risk

The development site is entirely within Flood Zone 1 of the Environment Agency's Flood Map for Planning (Rivers and Sea) and is therefore at low risk of flooding.

Watercourse Management

The Environment Agency is not responsible for the maintenance of non-main rivers in this area. The ordinary watercourses (all non-main rivers), including the Brook Drain and Polver Drain fall within the Downham Market group Internal Drainage Boards (IDB) management area "East of Ouse, Polver & Nar". Watercourses flowing through or under a property are the ownership of the landowner, who is responsible for their maintenance.

Trade effluent discharge

The site currently holds an environmental permit PRCNF/04102 for discharge of trade effluent consisting of treated vegetable wash water to the Polver Drain. This permit regulates the quantity and quality of the effluent discharged to the environment from the waste water treatment plant. The permit does specify the method of treatment but does not regulate any noise or odour from the treatment process. Any changes to the quantity or quality of the effluent discharged would require the operator to apply to vary their existing permit, where it would be assessed in relation to environmental risk. To date the Environment Agency have received no such application to vary the existing permit. The environmental permitting and variation process is entirely separate to the planning process.

Infiltration Sustainable Drainage Systems (SuDS)

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2m below ground level to be a deep system and are generally not acceptable. If the use of deep bore soakaways is proposed, we would wish to be re-consulted. All infiltration SuDS require a minimum of 1.2m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13. In addition, they must not be constructed in ground affected by contamination.

Containment of potentially polluting substances

Whilst it is good practice to provide secondary containment, often referred to as a bund, where potentially polluting substances are stored above ground there is no legal requirement to do so for vegetable washing effluents.

Contamination

The site overlies a principal chalk aquifer. Principle aquifers are permeable rock that store large volumes of water that act to support river flow and are used to supply drinking water. The proposal is considered to be low risk from a contaminated land perspective. However, we expect the developer to address risks to controlled waters from contamination at the site.

Amenity issues

The site working hours, vehicle movements, noise, flies and odour arising from the factory facility or from the treatment plant are not regulated by the existing water discharge permit issued by the Environment Agency. Amenity issues with the site should be reported to the Environmental Health department at the local authority.

Environment Agency Position

From a planning point of view the proposed development does not present unacceptable material risk to the environment that cannot be reasonably controlled through planning as required by the National Planning Policy Framework. Therefore, we have no objection to the proposed development.

Internal Drainage Board: NO OBJECTION The agent for the site has provided a proposal for the surface water drainage from the site. The Board are happy in principal with the proposal, but feel the drainage of the site should be made a conditional requirement of any

permission granted. Any discharge to a watercourse will also require the consent of this Board. This is a separate requirement to any planning permission granted for the site.

The Board's main concern is in relation to the pollution risk from this site. There has been a past incident of the Board's Main Drain system being polluted from this site. The Board's drainage system downstream of the site is used for water abstraction. Any pollution severely impacts the abstractors downstream, stopping them from irrigating their crops. It is vital that measures are put in place to prevent this happening again.

For clarification, the Board's Polver Drain discharges into the Relief Channel, and is not connected to the River Nar SSSI, as stated in National England's letter.

LLFA: NO OBJECTION Does not wish to comment

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

Natural England: NO OBJECTION The total reactive phosphorus recorded in the River Nar SSSI, from the headwater that reaches down to the Marham Flume and between the Marham Flume and King's Lynn is 0.06mg L⁻¹ and less than or equal to 0.1mg L⁻¹ (annual mean) respectively, as stated in Natural England's Conservation Objective and Favourable Condition Standard. An increase in phosphorus levels within the river may cause a detrimental effect to interest features. However, the site currently holds an environmental permit for the discharge of trade effluent and this permit regulates the quantity and quality of effluent discharged. If the proposal causes a change in the quantity and quality of trade effluent, we advise direct contact with the Environment Agency to assess impacts to water quality.

Historic England: NO OBJECTION The application is close to a designated scheduled monument and has the potential to have a direct impact upon its setting. The designated asset consists of the Motte and Bailey castle in Wormegay village (List Entry Number: 1018651). This comprises the earthwork remains of a Norman castle, of probable 11th century date.

A site visit has been undertaken in order to assess the potential impact of the proposal on the setting of the Scheduled Monument. It is considered that the proposed development forms a relatively small addition to the existing agricultural buildings, and that its visual impact can be mitigated by the construction of the proposed bund, supplemented by planting on the bund to obscure or break-up the visual impact of the tanks and control room building. Native species, such as blackthorn or hawthorn, should be used for the planting.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Historic Environment Service: NO OBJECTION The application site is approximately 100m from Wormegay motte and bailey castle, which is a Scheduled Ancient Monument and is adjacent to the historic core of the village. There is potential for heritage assets, buried archaeological remains of medieval date to be present within the proposed development area and that the significance would be adversely affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework 2018 paragraphs 199 and 188.

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

We suggest that the following conditions are imposed:-

A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation; and

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A); and

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

We also suggest that you consult Historic England regarding any potential setting issues related to the Scheduled Ancient Monument.

CSNN: NO OBJECTION subject to conditions relating to the submission of a noise survey of the plant in operation within one month of commission of the plant and appropriate methods for attenuation if necessary; odour management (in accordance with the submitted odour management plan; hours of construction and no external lighting unless agreed in writing prior to installation.

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

Objections have been received from **six** third parties. The issues raised can be summarised as:

- Noise – the plant will be working 365 days a year, 24 hours per day. Concerns that the information submitted is not specific enough
- Odour – in addition to smells already experienced
- Flood lighting
- What screening is proposed
- Drainage and Flooding. One objector mentions flooding from an underground spring that runs directly under their property. They are concerned that any increase in water to

be discharged to local water ways and from grounds works for cabling and pipework may increase the frequency and intensity of these flooding events

- Maintenance and monitoring requirements are onerous – including daily monitoring of alarms, upkeep of carbon filters
- Inappropriate comments were made from a Cllr indicating that the application would be passed at the Parish Council meeting
- Overlooking and overbearing impacts from the 5.4m high tank
- Dust and flies
- Cumulative impact from site expansion over the years
- What is the purpose of the site visit on the 7th March when the planning meeting is scheduled for the 4th March?
- How can planning permission be granted on retention and extension of the plant when permission was not granted in the first place?
- The bund is being extended without permission and only forms part of the application as the planning authority was informed by neighbours
- The number of employee cars parked on narrow roads will get worse
- Potholes in the village and damage to cars in the village from HGVs is an ongoing problem
- The plant is already being extended outside of the proposed construction working hours
- Believes that monitoring for the Create consulting Engineers report (noise) took place when activity was limited and therefore does not reflect true working conditions / activities
- How can the applicant accord with the pre-commencement condition proposed by the Historic Environment Services?
- Confusion over what the HGV movements actually are and what they will be reduced to
- How will the developer control water from contamination as they have previously been fined £12,000
- This is not the right location for such a use as it is too close to residential properties; additionally it is outside the development boundary and should therefore not be permitted
- The bund is not in accordance with size requirements where hazardous liquids are handled, processed or stored
- Ecological impacts
- Ongoing issues from existing flood lights
- An Anglian Water investigation showed that in 18 of 21 test drillings that water levels were too high to install sewers
- Impact on intrinsic character of countryside / landscape
- Impact on Wormegay Castle
- The noise surveys relate to a similar plant – how do they relate to the Wormegay site?

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

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 issues for consideration in the determination of this application are:

Principle of Development
Highway Safety
Environmental Impacts
Neighbour Amenity
Impact on Schedule Ancient Monument (SAM) and wider Countryside
Other Material Considerations

Principle of Development

The development is an extension to an existing established business that is almost wholly located in the countryside immediately to the south of, and abutting, the Rural Village of Wormegay.

New development in the countryside is generally restricted. However, both the NPPF 2019 and Development Plan acknowledge the need to support the rural economy subject to compliance with other relevant policy and guidance.

Paragraph 83 of the NPPF, 2019 (Supporting a prosperous rural economy) states that: *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.'

It goes on at paragraph 84 to state: *Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.'*

The principle of the proposed development is therefore considered acceptable subject to compliance with other relevant planning policy and guidance.

Highway Safety

The Local Highway Authority raises no objection to the proposed development on the grounds of highway safety noting the overall reduction in HGV movements associated with the proposed development.

Environmental Impacts

Paragraph 183 of the NPPF, 2019 states that *'The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.'*

In relation to this, the site currently holds an environmental permit for discharge of trade effluent consisting of treated vegetable wash water to the Polver Drain. This permit, whilst not regulating noise or odour from the treatment process, regulates the quantity and quality of the effluent discharged to the environment. Whilst an application will be required to vary their existing permit, the LPA considers pollution of effluent to the environment from the proposed DAF is controlled by a separate regime.

Neighbour Amenities

Construction hours, vehicle movements, noise, flies and odour arising from the proposed DAF will not however be regulated by the EA permit. As such these issues need to be fully considered in the consideration of this application, and in this regard the appropriate statutory consultees' comments are paramount.

Paragraph 180 of the NPPF, 2019 states that: *'Planning policies and decision should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.’

The proposed DAF would reduce HGV movements considerably from the baseline figure; would reduce odour associated with tankering waste water away, the latter of which should result in less flies. As such the conclusion of the CSNN team is that the proposed DAF is likely to address a number of issues relating to the current manner in which the site deals with its waste.

Odour from the DAF itself, subject to proper operation and maintenance of the plant (in particular the sludge holding tank passive activated carbon filters) is likely to be minimal. CSNN is satisfied that operation in accordance with the odour management plan that accompanied the application will ensure odour from the plant is within acceptable levels. This can be suitably conditioned if permission is granted.

In relation to noise, as the plant is currently not in operation, actual noise from the plant cannot be fully established. As such the applicants have used figures from a comparative installation in Kent (the only difference being that the proposal before committee has a sludge press that the comparative installation did not have).

CSNN consider using the comparative plant *“is a reasonable approach and is satisfied that it enables the author [of the noise report] to make appropriate calculations”*. To ensure that noise from this specific installation is acceptable, a condition would be appended to any permission granted requiring the submission of a noise survey of the plant in operation within one month of commissioning of the plant. The condition would also require appropriate methods for attenuation at source should any annoyance be identified.

In relation to the bund, the noise assessment suggests it provides very little, if any attenuation, and has therefore not been factored into the noise calculations. The EA has confirmed that a bund is not required in relation to containment of potentially polluting substances for vegetable washing effluents. As such the only real purpose of the bund is to offer screening. Planting on the bund, to soften its appearance and offer greater screening, can be suitably conditioned if permission is granted. Such a condition has also been requested by Historic England in relation to mitigating any visual impact the development may have on the nearby SAM.

In relation to flood lighting, none is proposed. If floodlighting is required in the future in relation to the proposed development, a condition could be appended to any permission granted requiring details prior to installation.

One neighbour has a serious problem with drainage in their garden which they appear to largely attribute to an underground spring at operations at AG Pearce. The LPA has discussed this issue with all statutory consultees and none are aware of drainage / flood risk issues in this location that would warrant their involvement (over and above commenting on the current application). The proposed operation would mean that all run-off from all areas of hardstanding would also go through the proposed effluent treatment plant. As such at no time would any water run-off from the site enter the ground (it all going into a sealed system prior to treatment in the plant). The proposed development should therefore have no effect on groundwater levels.

Impact on Schedule Ancient Monument (SAM) and Wider Countryside

The NPPF identifies protection and enhancement of the historic environment as an important element of sustainable development. Sustainable development includes the need to conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life for this and future generations as set out in Chapter 16 of the NPPF.

Historic England has confirmed, subject to planting on the bund, that they consider that the proposed development would have less than substantial harm on the SAM. Historic England therefore raises no objection to the proposed development subject to a condition requiring planting on the bund.

The scale of the proposed development, its location adjacent to existing and larger buildings associated with the existing use, together with the limited public views of the proposed development suggests that the impact on the intrinsic character of the countryside from this development would not be of a degree to warrant refusal.

Third party comments not covered above

In relation to third party comments not covered above, your officers respond as follows:

- Inappropriate comments were made at the Parish Council meeting by a Cllr indicating that the application would be passed – third parties have been advised to contact the Monitoring Officer if they wish to make a formal complaint;
- Overlooking from the 5.4m high tank – overlooking would not occur from the tank (other than perhaps during maintenance);
- What is the purpose of the site visit on the 7th March when the planning meeting is scheduled for the 4th March? – A site visit may not be necessary. This will be a consideration of the Committee at their meeting on 4 March. If a site visit is called for then the meeting will reconvene after the site visit on the 7 March;
- How can planning permission be granted on retention and extension of the plant when permission was not granted in the first place? There is nothing preventing a retrospective application for development in planning law (other than in relation to a Listed Building);
- The plant is already being extended outside of the proposed construction working hours – There are currently no construction working hours. However, if planning permission is granted the development will need to accord with the conditions placed upon it;
- Believes that monitoring for the Create Consulting Engineers report (noise) took place when activity was limited and therefore does not reflect true working conditions / activities – CSNN are satisfied that the report reflects operations at the site;
- How can the applicant accord with the pre-commencement condition that is proposed by the Historic Environment Service? - The existing plant has been decommissioned and therefore, it is considered that this aspect can be suitably conditioned;
- Confusion over what the HGV movements actually are and what they will be reduced to – HGV movements associated with the removal of wastewater without any effluent treatment plant (i.e. the baseline figure) is currently (due to decommissioning) and would continue to be 98 per week; this does rise in periods of heavy rainfall. HGV movements associated with the removal of wastewater if this application is approved should reduce to 0 other than during maintenance of the plant which would take place every 12 / 15 months;

- How will the developer control water from contamination as they have previously been fined £12,000 – this will be controlled by the EA permit;
- Ecological impacts – the plant will not be sited in an area of ecological value within the wider site;
- Ongoing issues from existing flood lights – this application can only deal with flood lighting associated with the proposed effluent treatment plant.
- An Anglian Water investigation showed that in 18 of 21 test drillings that water levels were too high to install sewers – Anglian Water’s investigations have nothing to do with the site or its operation.

CONCLUSION

The determination of this application requires the balance between the needs of an existing rural business and the amenity of residential neighbours and historic environment.

Neighbours consider the business should not be able to expand. However, documentation submitted with the proposal has shown, to the satisfaction of all statutory consultees, that the proposed development, subject to suitable conditions, would not cause unacceptable amenity or environmental issues of a degree to warrant refusal. Historic England has confirmed, following a site visit, that the development would have less than substantial harm on the nearby SAM. Furthermore it is a proposal to deal, in a more efficient manner, with the wastewater associated with the existing business that should result in betterment in terms of neighbour amenity and HGV movements.

It is therefore recommended that this 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: 18:054:06:E, 1017.0011 Rev.E, 1017.0010-2 Rev.A, 1017.0011-Concrete and 1017.0010-1 Rev.A.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 3 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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

- 4 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 4 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 5 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 4
- 5 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 6 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 4 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 6 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 7 Condition: Within one month of the first use of the development hereby permitted, a noise survey of the plant in operation shall be undertaken and submitted to the LPA. The report should identify any broadband or tonal elements likely to cause annoyance at receptors.
- 7 Reason: To ensure that noise levels at the receptors are below background levels as described in Table 7.1 of the Create Consulting Acoustic Report (ref: JDB/JEB/P18-1540/01 Rev A) in the interests of neighbour amenity in accordance with the NPPF and Development Plan.
- 8 Condition: Where broadband or tonal elements are identified in the Noise Survey required by condition 7 the Noise Survey shall include appropriate methods for attenuation at source to be agreed in writing by the Local Planning Authority. The approved method(s) of attenuation shall be erected, constructed, or otherwise provided within six weeks of their approval unless and thereafter retained otherwise agreed in writing by the Local Planning Authority.
- 8 Reason: In the interests of the amenity of the locality in accordance with the NPPF and Development Plan.

- 9 Condition: The development hereby permitted shall be operated in accordance with the Odour Management Plan that was submitted with the application (Prepared by S.R.Pickin, dated 27/08/2018).
- 9 Reason: In the interests of the amenity of the locality in accordance with the NPPF and Development Plan.
- 10 Condition: Construction activities associated with the development hereby permitted shall only take place between the hours of 07:30-17:30 Monday to Friday, 08:00–13:00 Saturdays with no working on Sundays or Bank Holidays unless otherwise agreed in writing by the LPA.
- 10 Reason: In the interests of the amenities of the locality in accordance with the NPPF and Development Plan.
- 11 Condition: Prior to the installation of any external lighting in relation to the development hereby permitted, a detailed 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 any lighting columns, the extent / levels of illumination over the site and adjacent land and the measures to contain light. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 11 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 12 Condition: In relation to the bund, prior to the first use of the development hereby approved, full details of soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities.
- 12 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 13 Condition: All soft landscape works referred to in condition 12 shall be carried out in accordance with the approved details. The works shall be carried out prior to the first use of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 13 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 14 Condition: Notwithstanding Condition 13 (Landscaping of Bund) within 6 months of the date of the first use of the development hereby permitted a landscape management and maintenance scheme shall be submitted to and agreed in writing by the LPA. The scheme should include the on-going management and maintenance of the bund and the planting thereon (past the 5-year period of replanting required by Condition 13). Screen

retention (bund and planting) shall thereafter be retained and maintained in accordance with the details hereby approved unless otherwise agreed in writing by the LPA.

- 14 Reason: To ensure appropriate screening of the development hereby permitted in perpetuity in the interests of the amenity of the locality in accordance with the NPPF and Development Plan.

PLANNING COMMITTEE – 1 APRIL 2019

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the March Planning Committee Agenda and the April agenda. 98 decisions issued, 92 decisions issued under delegated powers with 6 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority's powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 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 18/02/2019 – 19/03/2019

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
Major	5	5	0			100%	60%	2	0
Minor	42	40	2	37		88%	70%	2	1
Other	51	49	2	50		98%	80%	0	1
Total	98	94	4						

Planning Committee made 6 of the 98 decisions, 6%

PLANNING COMMITTEE - 1 APRIL 2019

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

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

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
11.01.2019	25.02.2019 Application Permitted	19/00059/F	10 Stanhoe Road Bircham Tofts King's Lynn Norfolk Proposed first floor extension, single storey extension and alterations to dwelling	Bircham
11.01.2019	05.03.2019 Application Permitted	19/00057/F	Church of All Saints Church Lane Boughton Norfolk Concrete base and new bunded oil tank.	Boughton

10.01.2019	05.03.2019 Application Permitted	19/00041/F	Palmyra Mill Road Brancaster Norfolk Demolition of existing conservatory and demolition of existing 'in fill' link extension. Reconstruction of 'in fill' link extension between existing single garage and formation of rear single storey extension, single storey extension to form first floor terrace to master bedroom. Alterations to existing front facing dormer window to amend the roof pitch, including doors onto the terrace. Insertion of roof glazing to existing lounge vaulted ceiling. Replacement of all existing windows and doors. Rendering of existing brickwork	Brancaster
16.01.2019	12.03.2019 Application Permitted	19/00089/F	Blossom Cottage Main Road Brancaster Norfolk Conversion of loft space, to include new dormer window to front elevation	Brancaster
08.02.2019	15.02.2019 Application Permitted	17/01583/NMA_1	The Croft Cross Lane Brancaster King's Lynn NON-MATERIAL AMENDMENT to planning permission 17/01583/F: Garage incorporating Gym Area with link to dwelling	Brancaster
13.12.2018	14.03.2019 Application Permitted	18/02229/F	Sunnymead Whiteway Road Burnham Market King's Lynn Demolition of existing house and replacement dwelling	Burnham Market

08.01.2019	05.03.2019 Application Permitted	19/00036/F	The Cottage 5 Ulph Place Burnham Market Norfolk Conversion of an attached single garage to provide accommodation ancillary to the main dwelling	Burnham Market
15.01.2019	12.03.2019 Application Permitted	19/00079/LB	The Old Rectory Overy Road Burnham Market King's Lynn Formation of WC enclosure within former Kitchen	Burnham Market
08.01.2019	25.02.2019 Application Permitted	19/00031/F	Trowland Cottage 8 Marsh Lane Burnham Norton Norfolk Single storey extension and construction of boat store	Burnham Norton
31.01.2019	14.03.2019 Application Permitted	19/00196/F	Peterstone Cutting Burnham Road Peterstone Burnham Overy Town VARIATION OF CONDITION 2 attached to planning permission 18/00491/F: Single storey rear extension and new front porch.	Burnham Thorpe
11.01.2019	20.02.2019 Application Permitted	19/00060/F	4 Church Road Clenchwarton King's Lynn Norfolk Replacement of existing conservatory with extension containing lobby and shower room	Clenchwarton
25.01.2019	08.03.2019 Application Permitted	13/01123/NMAM_1	Fosters Social Club Main Road Clenchwarton Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 13/01123/OM: Outline Application: residential development up to 40 dwellings of which 8 will be affordable	Clenchwarton

15.01.2019	11.03.2019 Application Permitted	19/00078/F	Congham Hall Hotel Lynn Road Grimston King's Lynn Variation of conditions 2 and 11 of planning permission 18/00624/F: Variation of Condition 2 attached to planning permission 17/02269/F	Congham
14.01.2019	08.03.2019 Application Permitted	19/00075/F	35 Lynn Road Dersingham King's Lynn Norfolk First floor extension to existing single story to rear of the property and bedroom extension over existing garage	Dersingham
18.01.2019	12.03.2019 Application Permitted	19/00110/F	9 Kerrich Close Dersingham King's Lynn Norfolk Single storey side extension	Dersingham
07.11.2018	08.03.2019 Application Permitted	18/02000/F	1 St Johns Way St John's Business Estate Downham Market Norfolk Proposed offices and warehouse unit	Downham Market
04.01.2019	22.02.2019 TPO Approved Work	19/00002/TPO	Apple Tree Loke Rabbit Lane Downham Market Norfolk 2/TPO/00293: Macrocarpa (T1) - take out as bark is missing from stem. Macrocarpa (T2) - remove limb over hanging neighbouring property as a previous limb snapped.	Downham Market
09.01.2019	20.02.2019 Application Permitted	19/00037/F	11 Willow Road Downham Market Norfolk PE38 9PG Construction of single storey side extension and rear conservatory	Downham Market

17.01.2019	25.02.2019 Application Permitted	19/00102/F	Ivy Cottages 53 Railway Road Downham Market Norfolk Variation of condition 1 of planning permission 18/01420/F to amend drawings	Downham Market
11.02.2019	05.03.2019 Consent Required Not	19/00258/AG	Poplar Farm Lady Drove Barroway Drove Downham Market AGRICULTURAL PRIOR NOTIFICATION: Proposed building	Downham West
06.12.2018	25.02.2019 Application Permitted	18/02185/F	Willow Cottage Eye Lane East Rudham King's Lynn Demolition of existing dwelling and replacement dwelling	East Rudham
02.11.2018	06.03.2019 Application Permitted	18/01965/F	Homelands 5 Gayton Road East Winch King's Lynn Proposed rear extension to form kitchen / diner / sitting area and study at ground floor	East Winch
01.02.2019	15.02.2019 Application Refused	18/00328/NMA_1	Lower Farm Church Lane East Winch Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 18/00328/F: Construction of timber framed carport and workshop with storeroom in roof space	East Winch
18.01.2019	15.03.2019 Application Permitted	19/00106/O	Land At Elmside Emneth Wisbech OUTLINE APPLICATION ALL MATTERS RESERVED: The erection of a single storey dwelling	Emneth
05.02.2019	12.03.2019 Application Permitted	19/00222/F	Brea Barn 4B Hill Street Feltwell Norfolk Double garage/car port and car parking to south of barn	Feltwell

01.10.2018	22.02.2019 Application Permitted	18/01756/F	Long Acre Downham Road Fincham King's Lynn Proposed single and two storey extensions, internal alterations, and new driveway surfacing with layout alterations	Fincham
13.09.2018	14.03.2019 Application Permitted	18/01650/F	Nanaimo Cottage 29 Anmer Road Flitcham King's Lynn Double storey side extension complete with link extension to existing dwelling	Flitcham with Appleton
22.02.2019	14.03.2019 Consent Not Required	19/00347/AG	W H Kerkham (Rhoon) Ltd Great Barn Farm Old Norwich Road Gayton Thorpe Agricultural prior notification: Construction of new grain storage and potato box storage building at Great Barn Farm, Old Norwich Road, Gayton Thorpe	Gayton
22.01.2019	14.03.2019 Application Permitted	19/00125/F	Crossways 2 Lynn Lane Great Massingham King's Lynn Internal alterations and formation of new opening and rooflights to rear of dwelling	Great Massingham
13.12.2018	28.02.2019 Application Permitted	18/02227/F	The Cottage Mill Road Harpley King's Lynn Extension to side	Harpley
15.01.2019	12.03.2019 Tree Application - No objection	19/00010/TREECA	Land At 14 St Marys Close Heacham Norfolk PE31 7HL T1 - London plane. Reduce overgrown canopy by approximately 4 meters. Reshape as feasible, within a Conservation Area	Heacham

18.01.2019	07.03.2019 GPD HH extn - Not Required	19/00112/PAGPD	Everest 22 South Beach Heacham Norfolk Single storey rear extension which extends beyond the rear wall by 1.1 metres with a maximum height of 4 metres and a height of 3.9 metres to the eaves	Heacham
23.01.2019	12.03.2019 Application Permitted	19/00136/F	33 School Road Heacham King's Lynn Norfolk Single storey side extension	Heacham
05.02.2019	08.03.2019 Application Permitted	17/00147/NMA_2	78 - 80 High Street Heacham Norfolk NON-MATERIAL AMENDMENT TO 17/00147/F: - Extension of existing dwelling house with Demolition of shop premises and change of use back to residential	Heacham
28.11.2018	28.02.2019 Application Refused	18/02134/F	Church View Church Road Hilgay Norfolk Single new dwelling in former garden	Hilgay
10.12.2018	20.02.2019 Application Permitted	14/00935/NMA_1	Plot 2 Station Road Ten Mile Bank Norfolk NON-MATERIAL AMENDMENT TO RESERVED MATTERS APPLICATION 14/00935/RM: Details of four dwelling's layout, scale, appearance and landscaping	Hilgay
21.01.2019	19.03.2019 Application Permitted	19/00120/F	Buck Farm Lynn Road Hillington King's Lynn Change of use of existing redundant stables to holiday let	Hillington

18.12.2018	25.02.2019 Prior Approval - Refused	18/02257/PACU3	Maytree Yard Moor Drove Hockwold cum Wilton Norfolk Prior Notification: Change of use of agricultural building to a dwelling house	Hockwold cum Wilton
19.12.2018	18.03.2019 Application Withdrawn	18/02265/F	Cross Drove Fisheries Cowles Drove Hockwold cum Wilton Norfolk Retention of caravan as manager's permanent accomodation with polytunnel fish hatchery and 4 stock ponds	Hockwold cum Wilton
29.01.2019	27.02.2019 Application Withdrawn	19/00177/F	Chess Piece 32 South Street Hockwold cum Wilton Norfolk Single storey front infill extension and raised roof to form 2 bedrooms	Hockwold cum Wilton
11.01.2019	25.02.2019 Application Permitted	19/00054/F	Witherington 18 Eastgate Holme next The Sea Norfolk Proposed Extension, Renovation & Cart Shed	Holme next the Sea
04.07.2018	15.02.2019 Application Permitted	18/01221/F	Promenade Leisure Company South Promenade Hunstanton Norfolk Variation of Condition 2 of Planning Permission 18/00077/F:- Proposed commercial units with associated first floor and ground floor seating (4 units in total to be for A1,A3 and A5 uses).	Hunstanton

10.01.2019	15.02.2019 Application Permitted	19/00046/A	Nationwide Building Society 18 Greevegate Hunstanton Norfolk Replacement of external signage to suit new brand standards.	Hunstanton
10.01.2019	15.02.2019 Application Permitted	19/00047/F	Nationwide Building Society 18 Greevegate Hunstanton Norfolk Decoration of external elevation	Hunstanton
16.04.2018	08.03.2019 Application Permitted	18/00691/A	Pedal Revolution 26 Nelson Business Park Bergen Way North Lynn Industrial Estate ADVERT CONSENT: Retrospective application for existing non-illuminated signage	King's Lynn
22.11.2018	04.03.2019 Application Permitted	18/02099/F	Liquor & Loaded 21 Tower Street King's Lynn Norfolk To change the existing wooden picket fence to a solid wooden fence with a secure fire exit gate and install external wooden furniture for customers to sit outside and dine as well as inside	King's Lynn
26.11.2018	22.02.2019 Not Lawful	18/02119/LDP	Henderson Art & Framing 19 St Faiths Drive Gaywood King's Lynn Certificate of Lawfulness: To use the first floor as a flat	King's Lynn
06.12.2018	28.02.2019 Application Permitted	18/02182/F	11 Portland Street King's Lynn Norfolk PE30 1PB Proposed change of use from office to one flat	King's Lynn
24.12.2018	07.03.2019 Application Permitted	18/02279/F	2 Queensway King's Lynn Norfolk PE30 4AQ Variation of Condition 2 of Planning Consent 17/00964/F	King's Lynn

24.12.2018	25.02.2019 Application Permitted	18/02283/F	Endurance Care Ltd 25 Wootton Road Gaywood King's Lynn Change of use from D1 non-residential to C3. Internal alterations to provide supported living. Minor external amendments proposed.	King's Lynn
03.01.2019	14.03.2019 Application Permitted	19/00005/F	Marks & Spencer Plc 57 - 60 High Street King's Lynn Norfolk Installation of new plant and 3 flues	King's Lynn
07.01.2019	20.02.2019 Application Permitted	19/00020/F	7 Paxman Road Hardwick Industrial Estate King's Lynn Norfolk Virtual reality amusement centre (sui generis)	King's Lynn
09.01.2019	15.02.2019 Application Permitted	19/00034/F	33 Peckover Way South Wootton King's Lynn Norfolk Single storey extensions to front and rear.	King's Lynn
10.01.2019	20.02.2019 Application Permitted	19/00043/F	McDonalds Restuarants Ltd 1 Campbells Meadow King's Lynn Norfolk Installation of new "Folded Roof" concept, comprising of new aluminium cladding to the roof	King's Lynn
10.01.2019	15.02.2019 Application Permitted	19/00044/A	McDonalds Restuarants Ltd 1 Campbells Meadow King's Lynn Norfolk ADVERT APPLICATION: The relocation of 6No existing internally illuminated fascia signs and the installation of 1No new internally illuminated fascia sign	King's Lynn

14.01.2019	25.02.2019 Application Permitted	19/00071/F	14 Temple Road King's Lynn Norfolk PE30 3SS Extension to dwelling	King's Lynn
14.01.2019	08.03.2019 Application Permitted	19/00073/LB	Vacant 24 St James Street King's Lynn Norfolk LISTED BUILDING APPLICATION: Internal and external amendments to drawings	King's Lynn
16.01.2019	12.03.2019 Application Permitted	19/00087/F	120 Norfolk Street King's Lynn Norfolk Change of use from A5 to A3/A5 hybrid use (Cafe restaurant and take away)	King's Lynn
23.01.2019	12.03.2019 Application Permitted	19/00135/F	95 Grafton Road King's Lynn Norfolk PE30 3EY Proposed extension and alterations	King's Lynn
01.02.2019	14.03.2019 Application Permitted	19/00206/F	25 Cedar Way West Lynn King's Lynn Norfolk Garage extension with kitchen re-roof	King's Lynn
06.02.2019	14.03.2019 Application Permitted	19/00225/F	2 Adelaide Avenue King's Lynn Norfolk PE30 3AH Proposed two-storey side extension	King's Lynn
11.02.2019	14.03.2019 GPD HH extn - Not Required	19/00263/PAGPD	19 Spring Close King's Lynn Norfolk PE30 3ED Single storey rear extension which extends beyond the rear wall by 4m with a maximum height of 3.2m and a height of 2.4m to the eaves.	King's Lynn

30.10.2018	01.03.2019 Application Permitted	18/01936/FM	Anglian Water Services Ltd Hoggs Drove Marham King's Lynn Installation of ground mounted solar PV array, underground cabling, fencing, gates and switchgear housing	Marham
24.12.2018	05.03.2019 Was_Would be Lawful	18/02290/LDE	Hickathift Hollow 11 School Road Marshland St James Wisbech Application for a Lawful Development Certificate for the existing use of building as a dwellinghouse	Marshland St James
09.01.2019	06.03.2019 Application Permitted	19/00032/F	Fen-Acres Gooses Lane Marshland St James Wisbech Replacement of existing Bungalow with new Two Storey Dwelling	Marshland St James
14.06.2018	07.03.2019 Application Permitted	18/01097/F	Fen Cabin Severalls Road Methwold Hythe Norfolk Proposed replacement dwelling	Methwold
24.12.2018	01.03.2019 Application Permitted	18/02291/F	Plot W of 2 Tower Lane Tower End Middleton Construction of single storey dwelling	Middleton
04.02.2019	12.03.2019 Application Permitted	19/00214/F	Ceilidh House School Road Middleton King's Lynn Single storey rear ground floor extension	Middleton
18.01.2019	19.03.2019 Application Permitted	19/00111/LB	Abbey Farm Creake Abbey Burnham Road North Creake LISTED BUILDING APPLICATION: Omit insulated limecrete floor build up and replace this with an insulated suspended timber floor	North Creake

18.01.2019	14.03.2019 Application Permitted	19/00115/F	Jubilee Cottages 19 West Street North Creake Norfolk Retention and completion: Demolition of existing garage and re-building on same footprint to form new kitchen	North Creake
28.02.2019	08.03.2019 Application Permitted	18/00183/NMA_1	38 Dunns Lane North Creake Fakenham Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 18/00183/F: Two storey side extension and single storey rear extension	North Creake
29.01.2019	25.02.2019 Application Permitted	18/00115/NMA_1	Land North East of Scania Way Hardwick Industrial Estate King's Lynn NON-MATERIAL AMENDMENT to planning permission 18/00115/F: Variation of conditions 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 23 of planning permission 14/01114/OM: To allow for a phased development	North Runcton
21.02.2019	14.03.2019 Was_Would be Lawful	19/00337/LDP	Greenyard Frozen UK Ltd Greenyard Way Harwick Industrial Estate King's Lynn LAWFUL DEVELOPMENT CERTIFICATE: Gas holder and booster package for AD plant linked to existing plant.	North Runcton

07.01.2019	05.03.2019 Application Permitted	19/00019/F	1 St Andrews Close Northwold Thetford Norfolk Demolition of existing single-storey side extension and replacement with a two-storey side extension	Northwold
29.01.2019	12.03.2019 Application Permitted	19/00180/F	The Old Waterworks Waterworks Road Old Hunstanton Norfolk 2no. proposed windows following removal of existing window	Old Hunstanton
07.11.2018	18.03.2019 Application Permitted	18/01996/F	Land West of 69 Pentney Lakes Common Lane Pentney Norfolk Construction of a log cabin holiday unit and construction of out building with sauna	Pentney
22.11.2018	27.02.2019 Application Permitted	18/02102/F	Pentney Park Gayton Road Pentney Norfolk Engineering works to formalise an access into a woodland including a secure gate and fencing	Pentney
08.01.2019	12.03.2019 Application Permitted	19/00030/F	Land North East of 30 High Street Ringstead Norfolk Construction of Stable	Ringstead
11.02.2019	08.03.2019 Application Permitted	17/01723/NMA_1	15 Foundry Lane Ringstead Hunstanton Norfolk NON-MATERIAL AMENDMENT to planning permission 17/01723/F: Proposed single storey rear and two storey side extension.	Ringstead
10.01.2019	20.02.2019 Application Permitted	19/00045/F	6 Ffolkes Place Runcton Holme King's Lynn Norfolk Extension to bungalow for form additional dining/bedroom space	Runcton Holme

01.02.2019	06.03.2019 Would be Lawful	19/00205/LDP	Oaklea 39 Common Road Runcton Holme King's Lynn LAWFUL DEVELOPMENT CERTIFICATE: Conversion of the existing connected double garage to living space.	Runcton Holme
17.01.2018	14.03.2019 Application Permitted	18/00131/F	14 Kenside Snettisham Norfolk PE31 7PB Two Storey Extension to dwelling	Snettisham
07.01.2019	05.03.2019 Application Permitted	19/00024/F	Plot W of 38 Parkside Snettisham Norfolk VARIATION OF CONDITION 2 of planing permission 17/02094/F: Construction of a new dwelling	Snettisham
14.01.2019	25.02.2019 Application Permitted	19/00072/F	Willow Tree 78 Station Road Snettisham Norfolk Proposed single storey rear extension and detached garden room	Snettisham
01.02.2019	14.03.2019 Application Permitted	19/00200/F	16B Bewick Close Snettisham King's Lynn Norfolk Proposed single storey rear extension and internal alterations including garage conversion.	Snettisham
14.01.2019	12.03.2019 Application Permitted	19/00070/F	16 Rushmead Close South Wootton King's Lynn Norfolk Change of use of a redundant footpath to residential (garden) use and the erection of a gazebo	South Wootton
14.01.2019	25.02.2019 Application Permitted	19/00074/F	12 Rushmead Close South Wootton King's Lynn Norfolk Extension	South Wootton

24.01.2019	14.03.2019 Application Permitted	19/00142/F	4 Willow Road South Wootton King's Lynn Norfolk Extension to dwelling	South Wootton
07.01.2019	25.02.2019 Application Permitted	19/00018/F	62 Feltwell Road Southery Downham Market Norfolk Extension to rear of dwelling and construction of garage following removal of existing extension and garage	Southery
19.02.2019	19.03.2019 Application Permitted	18/01479/NMA_1	Water Treatment Works School Lane Stoke Ferry Norfolk Non-material amendment to planning permission 18/01479/FM: Installation of ground mounted solar PV array, underground cabling, fencing and switch gear housing	Stoke Ferry
04.12.2018	05.03.2019 Application Permitted	18/02168/RM	Plots South West of Eastfields 173 The Drove Barroway Drove Reserved matters application for site for construction of two dwellings	Stow Bardolph
21.12.2018	06.03.2019 Application Permitted	18/02276/F	Cherry Tree Farm 211 The Drove Barroway Drove Norfolk Variation of condition 7 of planning permission DM6868 to remove the agricultural occupancy	Stow Bardolph
21.12.2018	08.03.2019 Application Permitted	18/02277/F	MRC PG Packing Primrose Farm 178 The Drove Barroway Drove Demolition of commercial workshops and construction of one 3 bedroom detached house and double garage	Stow Bardolph

09.01.2019	11.03.2019 Application Permitted	19/00033/F	Warehouse S of 178 MRC The Yard 180 The Drove Barroway Drove VARIATION OF CONDITION 2 attached to planning permission 16/02137/F: Construction of 1 detached chalet style bungalow.	Stow Bardolph
17.01.2019	25.02.2019 Application Permitted	19/00098/F	The Stockyard Creake Road Syderstone King's Lynn New entrance porch(West Elevation) new rooflights and new windows	Syderstone
04.01.2019	22.02.2019 Tree Application - No objection	19/00003/TREECA	The Stables King William Close Terrington St Clement King's Lynn Trees in a conservation area: T1 & T2 (Poplar) - Reduce by 40% in height due and re-shape the sides to balance	Terrington St Clement
11.01.2019	15.03.2019 Application Permitted	19/00058/F	75 Northgate Way Terrington St Clement King's Lynn Norfolk Proposed dwelling	Terrington St Clement
14.01.2019	22.02.2019 Tree Application - No objection	19/00008/TREECA	Caretakers House 68 Churchgate Way Terrington St Clement King's Lynn TREES IN A CONSERVATION AREA: G1 (x11 Purple Plum)-reduce heavily by 30% to prevent any further damage. T1-Hawthorn- fell to ground level. T8-Apple- reduce heavily by 40% and sever the ivy	Terrington St Clement
28.01.2019	06.03.2019 Application Permitted	19/00169/F	12 Hunters Close Terrington St Clement King's Lynn Norfolk Extension to dwelling	Terrington St Clement

10.01.2019	25.02.2019 Application Permitted	19/00040/F	34 Glebe Estate Tilney All Saints King's Lynn Norfolk Single storey rear extension	Tilney All Saints
23.01.2019	08.03.2019 Application Permitted	19/00134/F	29 Magdalen Road Tilney St Lawrence King's Lynn Norfolk Variation of Conditions 2 and 3 attached to planning permission 18/01435/F to amend external finish from render to brickwork and to update the FRA	Tilney St Lawrence
05.02.2019	12.03.2019 Application Permitted	19/00220/F	Windsor Farm 79 Church Road Tilney St Lawrence King's Lynn Extension on side of dwelling	Tilney St Lawrence
01.02.2019	07.03.2019 Application Permitted	19/00202/F	Spring Field Low Side Upwell Wisbech Construction of conservatory to side elevation	Upwell
17.12.2018	18.02.2019 Application Permitted	18/02249/RM	Plot 6 Lucky Lane Walpole St Andrew Norfolk PE14 7NX Reserved matters application for the construction of one dwelling	Walpole
07.02.2019	21.02.2019 DM Prior Notification NOT Required	19/00234/AG	Model Farm Frenchs Road Walpole St Andrew Wisbech Agricultural Prior Notification: Proposed grain store building	Walpole
05.02.2019	08.03.2019 Application Permitted	18/00908/NMA_1	Land On The South Side of Sutton Road Walpole Cross Keys Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 18/00908/F: Construction of two dwellings	Walpole Cross Keys

03.01.2019	06.03.2019 Application Permitted	19/00003/LB	Faulkner House West Drove North Walton Highway Norfolk Listed Building Application for extension to outbuilding and change of use to annex ancillary to main dwelling	Walpole Highway
04.01.2019	01.03.2019 Application Permitted	19/00009/F	Faulkner House West Drove North Walton Highway Norfolk Variation of condition 4 of planning permission 16/00702/F to extend further to introduce an ensuite and a dressing room to main bedroom	Walpole Highway
11.01.2019	12.03.2019 Application Refused	19/00055/F	29 Hall Road Walpole Highway Norfolk PE14 7QD Proposed car port extension to front of dwelling, conversion of former garage to room and alterations	Walpole Highway
25.01.2019	06.03.2019 Application Permitted	19/00158/F	The Barn Lynn Road Walpole Highway Norfolk Change of use of land for siting of a manege	Walpole Highway
24.12.2018	19.02.2019 Application Permitted	18/02284/F	Rokewood Walton Road Walsoken Norfolk Solar PV array made up of 178 panels	Walsoken

30.01.2019	22.02.2019 TPO Work Approved	19/00012/TPO	77 Downham Road Watlington King's Lynn Norfolk 2/TPO/00174: G2 Sycamore Group - Re-pollard the trees in the rear garden at the point of the previous pollard to let light into the garden. T2 Oak - Some extensive work needs to take place on this particularly attractive tree.	Watlington
10.12.2018	13.03.2019 Application Permitted	18/02210/F	Site of Former Village Hall Church Road Wereham Norfolk Variation of condition 2 of planning permission 16/00220/F: Proposed single dwelling on existing village hall site - to amend previously approved drawings	Wereham
17.01.2019	11.03.2019 Application Permitted	19/00104/F	Elyards Farm 18 Back Lane West Winch King's Lynn Alterations and replacement garage	West Winch
13.11.2018	07.03.2019 Application Permitted	18/02039/F	22 Mill Road Wiggshall St Germans King's Lynn Norfolk Proposed detached dwelling	Wiggshall St Germans
18.01.2019	28.02.2019 Application Permitted	19/00114/F	Grey Gables 102 West Way Wimbotsham King's Lynn Detached domestic garage	Wimbotsham