



# **Planning Committee**

## **Agenda**

**Monday, 4th November, 2019**  
**at 10.30 am**

in the

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

\*Please note that the Committee will visit the site of the major application 19/01046/RMM listed on the agenda, prior to the meeting. It is aimed to commence the meeting at approximately 10.30 am when the Committee returns from the visit.





King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX  
Telephone: 01553 616200  
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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, 4th November, 2019

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

**TIME:** 10.30 am

**1. APOLOGIES**

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

**2. MINUTES**

To confirm as a correct record the Minutes of the Meeting held on 7 October 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 Chair 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 Chair of their intention to do so and on what items they wish to be heard before a decision on that item is taken.

**6. CHAIR'S CORRESPONDENCE**

To receive any Chair's correspondence.

**7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS**

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

**8. INDEX OF APPLICATIONS (Pages 6 - 7)**

The Committee is asked to note the Index of Applications.

**(a) Decisions on Applications (Pages 8 - 78)**

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

**9. DELEGATED DECISIONS (Pages 79 - 103)**

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

**10. PLANNING & ENFORCEMENT - QUARTERLY REPORT (Pages 104 - 117)**

To provide the Committee with the quarterly report covering performance for the second and third quarter of 2019.

**11. PLANNING & ENFORCEMENT APPEALS - QUARTERLY REPORT (Pages 118 - 125)**

To provide the Committee with the quarterly update covering performance for the period 1 July 2019 – 30 September 2019.



**To: Members of the Planning Committee**

Councillors F Bone, C Bower (Vice-Chair), A Bubb, C J Crofts (Chair), G Hipperson, C Hudson, C Joyce, J Kirk, B Lawton, C Manning, T Parish, S Patel, C Rose, A Ryves, S Sandell, S Squire, M Storey and D Tyler

**Major applications**

Please be advised that the Committee will visit the site of the major application 19/01046/RMM from 9.15 am, prior to the meeting. The meeting will then commence at approximately 10.30 am when the application will be determined.

**Site Visit arrangements for other applications**

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

If there are any site inspections arising from this meeting, these will be held on **Thursday, 7<sup>th</sup> November 2019** (time to be confirmed).

**Please note:**

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

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday 1 November 2019**. Please contact [borough.planning@west-norfolk.gov.uk](mailto:borough.planning@west-norfolk.gov.uk) or call (01553) 616818 or 616234 to register.

**For Major Applications**

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

**For Minor Applications**

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

For Further information, please contact:

Kathy Wagg on 01553 616276

[kathy.wagg@west-norfolk.gov.uk](mailto:kathy.wagg@west-norfolk.gov.uk)

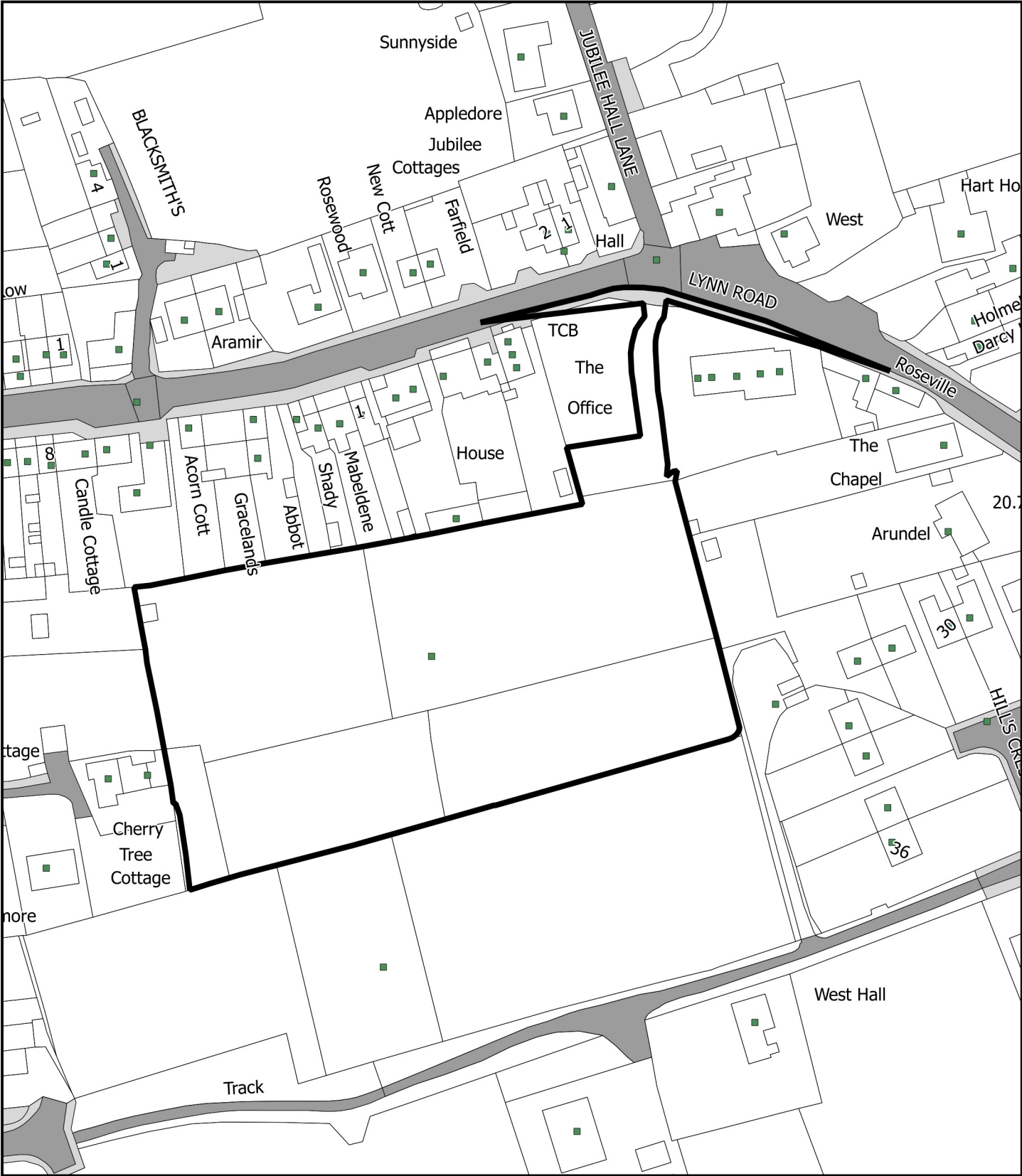
**INDEX OF APPLICATIONS TO BE DETERMINED  
BY THE PLANNING COMMITTEE AT THE MEETING  
TO BE HELD ON MONDAY 4 NOVEMBER 2019**

<b>Item No.</b>	<b>Application No. Location and Description of Site Development</b>	<b>PARISH</b>	<b>Recommendation</b>	<b>Page No.</b>
<b>8/1</b>	<b>MAJOR DEVELOPMENTS</b>			
<b>8/1(a)</b>	<b>19/01046/RMM</b> Land E of Rosemary Lane W of Hills Crescent And S of Rampant Horse Cottage, Lynn Road, Gayton Proposed residential development	<b>GAYTON</b>	<b>APPROVE</b>	<b>9</b>
<b>8/2</b>	<b>OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE</b>			
<b>8/2(a)</b>	<b>19/01572/F</b> Land at Hall Farm Boughton Long Road New dwelling for essential rural worker (gamekeeper)	<b>BARTON BENDISH</b>	<b>REFUSE</b>	<b>23</b>
<b>8/2(b)</b>	<b>19/01485/F</b> Toft Lodge Stanhoe Road Bircham Tofts Retention of shed on adjacent land	<b>BIRCHAM</b>	<b>REFUSE</b>	<b>35</b>
<b>8/2(c)</b>	<b>19/01239/F</b> Land SE At Junction S of Joan Shorts Lane And E of Creake Road, Burnham Market Construction of new GP Surgery	<b>BURNHAM MARKET</b>	<b>REPORT TO FOLLOW</b>	
<b>8/2(d)</b>	<b>19/01442/F</b> 1B New Road Construction of two storey extension	<b>HILGAY</b>	<b>APPROVE</b>	<b>40</b>
<b>8/2(e)</b>	<b>19/00904/F</b> Car Park, Centre Point, King's Lynn Erection of 7 no. dwellings and associated carparking plus provision of 9 car parking spaces to the existing public car park	<b>KINGS LYNN</b>	<b>APPROVE</b>	<b>51</b>
<b>8/2(f)</b>	<b>19/01231/F</b> Land E Church Field SW of 54 Well Creek Road And E of Baldwins Drove Construction of general purpose agricultural barn (partially retrospective)	<b>OUTWELL</b>	<b>APPROVE</b>	<b>63</b>

<b>Item No.</b>	<b>Application No. Location and Description of Site Development</b>	<b>PARISH</b>	<b>Recommendation</b>	<b>Page No.</b>
<b>8/2(g)</b>	<b>19/00223/F</b> Green Bank Farm Green Marsh Road Retrospective application for retention of extension to existing garage and material change of use of extension for use as upholstery business	<b>TERRINGTON ST CLEMENT</b>	<b>APPROVE</b>	<b>71</b>
<b>8/2(h)</b>	<b>19/00765/F</b> Land N 34 E of 32 and S of 28 Hall Lane Outline application with some matters reserved for proposed residential development of five properties	<b>WEST WINCH</b>	<b>REPORT TO FOLLOW</b>	

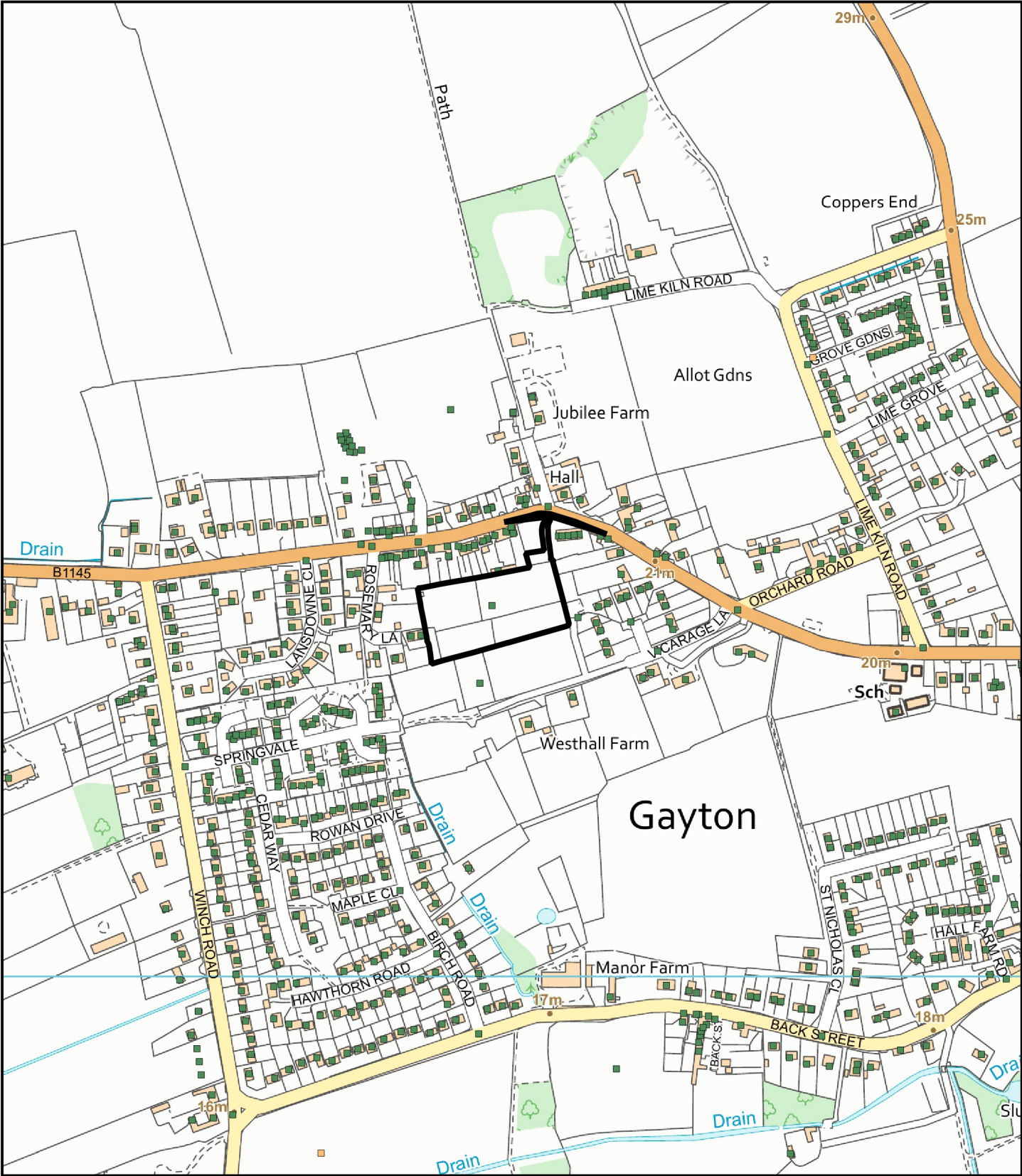
# 19/01046/RMM

Land E of Rosemary Lane W of Hills Crescent and S of Rampant Horse Cottage Lynn Road  
Gayton



19/01046/RMM

Land E of Rosemary Lane W of Hills Crescent and S of Rampant Horse Cottage Lynn Road Gayton



<b>Parish:</b>	<b>Gayton</b>	
<b>Proposal:</b>	<b>Reserved Matters Application: Proposed residential development</b>	
<b>Location:</b>	<b>Land E of Rosemary Lane W of Hills Crescent And S of Rampant Horse Cottage Lynn Road Gayton Norfolk</b>	
<b>Applicant:</b>	<b>Freebridge Community Housing</b>	
<b>Case No:</b>	<b>19/01046/RMM (Reserved Matters - Major Development)</b>	
<b>Case Officer:</b>	<b>Mrs N Osler</b>	<b>Date for Determination:</b> <b>10 September 2019</b> <b>Extension of Time Expiry Date:</b> <b>15 November 2019</b>

**Reason for Referral to Planning Committee** – Called in by Cllr de Whalley and officer recommendation is contrary to Parish Council recommendation

**Neighbourhood Plan:** No

### **Case Summary**

The application seeks reserved matters (RM) approval for 24 dwellings following the grant of outline planning permission under application 15/01946/OM.

Access was approved at outline stage, so this RM application seeks approval of: layout, appearance, scale and landscaping.

### **Key Issues**

Condition Compliance  
Form and Character  
Residential Amenity  
Highway Safety  
Landscaping

### **Recommendation**

**APPROVE**

## **THE APPLICATION**

The application is for reserved matters in relation to outline permission granted on 3 August 2016. The outline permission was accompanied by a S106 Agreement that defined the number of units (24) and secured affordable housing (5 on-site units), open space provision and management and maintenance thereof, SuDS provision and management and



maintenance thereof, an education contribution (£3,029 / dwelling) and a library contribution (£75 / dwelling).

Conditions on the outline application relate to access provision via Lynn Road and a footpath link to public right of way RB8 (at the southeast corner of the site). Conditions on the outline application also cover: future management and maintenance of the streets within the development, foul and surface water drainage, contamination, tree / hedge protection, archaeology, protected species and fire hydrant provision. These issues do not therefore need consideration under the current application other than to ensure compliance with the proposed scheme where necessary.

The proposal is for 24 two-storey dwellings comprising 8 pairs of semi-detached, 2 terraces of 3, and 2 detached properties. In terms of bedrooms there would be 13 x 2-bed units, 9 x 3-bed units and 2 x 4-bed units.

The dwellings would be constructed from either grey, buff or red brick under a red / orange clay pantile roof with black uPVC rainwater goods and anthracite covered uPVC windows and doors.

Public open space of 430m<sup>2</sup> is proposed which complies with the requirements of the S106 (not less than 408m<sup>2</sup>).

## **SUPPORTING CASE**

This application is submitted by Freebridge Community Housing for approval of reserved matters following the grant of outline planning consent ref 15/01946/OM in August 2016 for residential development of the site. That outline application was accompanied by an indicative site layout for 24 dwellings, and the reserved matters now applied for closely resembles that indicative layout.

Freebridge Community Housing is a Registered Provider of Affordable Housing with an ambition to build strong and sustainable communities by providing high quality affordable homes within well designed neighbourhoods across West Norfolk.

The application includes the provision of 10 additional parking space at the request of the parish council who, concerned at the loss of car parking by the closure of the Rampant Horse public house, requested additional parking in the centre of the village and close to the Jubilee Hall. The applicant was happy to make such a provision and 10 parking spaces are provided close to the entrance to the site.

Whilst we note the Parish Council's view that adjacent parking is their preference, the use of tandem parking arrangements has the benefit of going some way to reduce the dominance of parked cars on the street scene.

The outline consent also sought a connection through the land to the public footpath RB8 in the south east corner of the site, which this application provides. It is intended that this footpath will be adopted.

Being an Affordable Housing provider, the applicant has an ambition to deliver as much affordable housing as possible. Two of the plots, (7 & 8) are to be retained by the original landowner and these will inevitably be open market dwellings. 5 dwellings, (1 for sale under a shared ownership scheme, and 4 to be available at affordable rent) are designate as affordable housing in compliance with the Borough Council's affordable housing policy. However it is the intention of the applicant to deliver 9 further shared ownership properties

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and 8 for affordable rent. This would contribute 10 shared ownership and 12 affordable rent properties in total, from a scheme of 24 units.

The development will have sufficient infrastructure provision to install electric vehicle charging points should that become a requirement, and the applicant has indicated he is willing to make provision for play equipment as necessary.

The properties are all designed to achieve an Energy Performance Certificate at 'B' rating to provide sustainable, low energy homes to address carbon emissions, comfort and and fuel poverty. Depending on the final technical design of the properties, it remains the intention to consider Air Source Heat Pumps as a renewable energy source.

The Dark Sky policy of the Parish Council is acknowledged and lighting on the development will be limited to essential security lighting properly controlled on appropriate sensors.

## PLANNING HISTORY

15/01946/OM – proposed residential development – Permitted 3 August 2016 (Committee Decision)

## RESPONSE TO CONSULTATION

**Parish Council:** Gayton Parish Council wishes to **OBJECT** to and recommend refusal of the above planning application. The Parish Council make the following comments:

It was noted that 22 conditions had been set at the approval of the outline planning application, 6 of which have been discharged and 16 remain outstanding, including a bat survey. We have been informed that some of these have now been undertaken, the Council would like total access to all the information regarding these conditions.

*Density:* Outline planning was approved in August 2016, when the Borough Council did not have a five-year land supply and as such would not have been approved under the Borough Council local plan. The Density of the scheme (24 dwellings / hectare) is not in keeping with the village. The surrounding area of the village is around 8-12 houses per hectare and more recent developments have not been above 20. Unfortunately these properties are cramped and not in keeping and to go to 24/ha, and in a prominent, position has the potential to spoil the whole character of the village. The density also causes problems in several other factors the main one being car parking. We object to the density of this development and would suggest that the density is reduced closer to that of the scheme's surroundings. Reducing the density has other benefits - if the density was reduced then parking could be better accommodated on the development and not overspill into the surrounding area.

*Parking:* The Parish Council supports and appreciates that the 9-10 space car park is available for village use as well as for visitors to the development. The PC would like to see the 10th space re-instated.

The Parish Council also has concerns that the high density of the development has led to a layout where private parking spaces are 2 or 3 spaces deep on driveways. Reducing the density would give an opportunity for parking spaces to be side by side.

The Parish Council are concerned that parking pressure will lead to overspill. The overspill area would include the carpark that is currently used by the users of the Village Hall. Although this carpark is not part of the application, the Parish Council would like to press for

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its retention. If this carpark was lost to users then the Village Hall would not be viable. The Village Hall has lost several groups since recent development in this area down to loss of car parking and an elderly population. Any reduction jeopardises the sustainability of the Village Hall, which is an important community asset to an expanding village like Gayton.

*Footpath:* the 'new' footpath shown on the latest site drawing No: 3406.05 used to be an access route to sewage access point and is currently a restricted byway. The Parish Council understands from Freebridge that this footpath is to become a Right of Way, which we support and appreciate – can this be confirmed? Can this footpath be modified to allow for the extra car parking space lost with its development?

*Hedges and Fences:* the chain link boundary which was previously proposed has been changed to a close-boarded fence. A close boarded fence close to a hedge makes maintenance of the hedge very difficult. Has Freebridge agreed to maintain the hedge once the development has been built or is the intention to remove this wild hedgerow?

The closed boarded fence has been adopted on the advice of the Safer by Design consultees – has a risk analysis been carried out to suggest that this level of security is necessary in a stable rural community like Gayton? The well-developed emerging Neighbourhood Plan has a policy on appropriate boundaries for new developments which this Council would like to be taken into consideration and would like agreement that this risk analysis will be undertaken and the findings taken on board. Softer infrastructure would be supported by the PC to fit in with the village feel and we understand that Freebridge would be open to this.

*Housing demographics and 10-year arrangements for affordable housing:*

Consultations carried out as part of the Neighbourhood Plan have shown that there is a shortage of affordable housing to buy in Gayton and there is a strong requirement for there to be affordable houses to buy. The development currently does nothing to redress this balance. According to demographics research (third party demographic research), there is a lack of larger affordable houses to either rent or buy. During a recent public meeting the lack of affordable bungalows was also brought to the Council's attention. This might free larger properties. The Council would like to see a local lettings policy with local families benefitting, and significantly more shared ownership. The Council were under the impression that this development was a community one being Freebridge Community Housing. With the density and lack of affordability this is a commercial venture with little regard to the community it is being built into. Has there been any thought that more housing means greater infrastructure, shopping facilities, pavements wide enough for prams and disabled carriages.

**Size of the houses:** Consultations strongly suggest that the need for affordable houses to buy for families with 3 and 4 children is not being taken into consideration, as evidenced in this development which has a larger proportion of 2-bedroom properties. The Neighbourhood Plan Team has just secured funding to undertake a Houses Needs Survey to identify the housing really required.

**Green spaces in the development:** Will these be maintained by Freebridge? Is there space for a playground for the children who will live in this development? With the current density and smaller gardens it is important for health and wellbeing that other opportunities are available.

**Highway Safety Prevention:** The entrance to this development is on a dangerous bend in the road. The Council appreciates that statutory guidelines have been adhered to, but the council would urge NCC Highways to re-evaluate and/or for Freebridge to improve the access anyway. A camera filming this area with the: large lorries, school traffic, buses, etc.

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would give a better picture and prove that road safety for people living and travelling in this area is a real concern.

**Energy:** The Parish Council are pleased that the development will be energy efficient with the use of air source heat. It would be good for future thinking and putting in the correct wiring etc. to allow for electric car charging points.

**Dark Sky Policy:** The Parish Council has a policy in place that no new development in the area should have any form of lighting that would affect the dark sky. The Council appreciates that low level lighting would be necessary for the safety and ease of movement within the development and visitor car park and will need to agree comment on the lighting provision bearing in mind its dark sky policy and note that this should be observed by the developer.

The Council are pleased that it has been agreed that this application will be going to committee, and welcome the time given to a representative to get the views of the Council but more importantly current Parishioners and the future Parishioners from this application that the village wishes to share its community feel and spirit.

**Housing Enabling Officer:** Affordable housing for this site was secured via a s106 agreement. I can confirm from the information provided the affordable units meet our requirements.

**Anglian Water:** We have reviewed the applicant's submitted surface water drainage information [in relation to the discharge application] and consider that the impacts on Anglian Water's public surface water sewerage network are acceptable and have been adequately addressed at this stage.

We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation [in relation to the discharge application] and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage.

**Open Space Team:** With reference to the proposed layout, having discussed with my colleagues in Public Open Space, our feedback would be as follows:

- overall open space provision can be seen to be in excess of the 17m<sup>2</sup> per dwelling policy requirement;
- proposed footpath link to RB8 crosses behind existing Freebridge properties on Hill's Crescent, over Freebridge land. At present, I do not believe this land is publicly accessible; it may be advisable to consult with existing residents and ensure this will not encourage unauthorised access into rear gardens – perhaps providing/reviewing fencing at the rear boundaries of these existing properties;
- the 430m<sup>2</sup> public open space is located on a bend in the road – with reference to the site constraints, it would be difficult to locate this differently, although it may prove necessary to provide a pedestrian barrier along the roadside edge, in line with pedestrian access points, to prevent children running out into the road;
- the equipped area should be laid out as follows:
  - 1 x item of multi-play, offering multiple play activities suitable for under 8s.
  - play equipment to satisfy BSEN1176;
  - safety surfacing to satisfy BSEN1177, i.e. resin bound rubber mulch (preferable to grass matting with potential issues with shrinking/compacting and raising up to create trip hazards);
  - equipment with wood going into the ground is not appropriate (metal shoes, or another means of mounting must be used where timber is present);
  - at least 1 x bin (crescent style/with lid, i.e. no open top);

- at least 1 x bench (with wear pad underneath);
- 1.2m bow topped fencing to surround – with 1 x pedestrian gate and 1 x combined (partially lockable) pedestrian and maintenance gate – aforementioned pedestrian barriers in line with, as required;
- no soft landscaping, other than grass, within the fenced area (i.e. no trees/shrubs which can conceal items & impair maintenance);
- concrete / hardstanding wear pads covering the full width of both pedestrian and maintenance gates.

**Public Right of Way Officer:** We have **NO OBJECTION** on Public Rights of Way grounds as although Gayton footpath 2 is in the vicinity, it does not appear to be affected by the proposals. We welcome the inclusion of a pedestrian route to link with Gayton Restricted Byway 8; we would seek clarification as to whether this is to be adopted.

**Lead Local Flood Authority:** No comments to make

**Arboricultural Officer:** **NO OBJECTION**

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

**Environment Agency:** No comments to make

**CSNN: NO OBJECTION**– conditions requested relating to air source heat pumps (ASHP), lighting and construction management.

**Norfolk Constabulary:** Considers the overall layout is well laid out in relation to crime prevention.

Comments were made in relation to the originally proposed boundary treatments not being robust enough in some instances.

Clarification was sought on the provision of the visitor car parking; in particular why it is needed as it seems disproportionate for the size of the development.

**Norfolk Fire Service:** Reiterate requirement to provide 1 fire hydrant

## REPRESENTATIONS

**22** letters of **objection** have been received from occupiers of 18 properties, two of which are not within the borough.

The following issues are not material considerations in the determination of the current application as they relate to issues of principle or issues already covered and secured by condition on the outline approval:

- Density is too high
- Lack of services and facilities to cope with the number of dwellings proposed (schools, doctors, etc.)
- Loss of open space / grazing land
- Impact on protected species
- Increase in traffic
- Inappropriate location for access
- Loss of trees

- Houses recently built in the village are not selling
- The following issues are material to the current application and can be summarised as:
- Loss of privacy
- A wall should be provided along the western boundary of the site
- Access for maintenance is needed for neighbouring property to the west
- Noise and disturbance both during construction and as a result of the completed development
- The private track [Rosemary lane] should not be used for access
- Devalue adjacent properties
- Loss of car park
- The proposed fencing prohibits the movement of small animals such as hedgehogs and is not in character with the rural setting of the site
- The 9 parking spaces are not nearly enough and the lack of lighting to the parking area means it will not be safe to use at night.

## **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

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

**DM17** - Parking Provision in New Development

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

## **PLANNING CONSIDERATIONS**

The principle of residential development of the site along with access has been established by extant outline planning permission 15/01946/OM.

This application is for the determination of Layout, Scale, Appearance and Landscaping (Reserved Matters). The main issues for consideration in the determination of this application are therefore:

Condition Compliance  
Form and Character  
Residential Amenity  
Highway Safety  
Landscaping

## **Condition Compliance**

Conditions on the outline permission that are pertinent to this reserved matters application (i.e. that could affect the layout) are primarily: foul and surface water drainage and tree and hedge protection. The layout of the current RM application is in accordance with the details approved under the recent discharge of conditions application on the outline permission in regard to these issues.

## **Form and Character**

The outline permission was for 24 dwellings (not 'up to' 24 or 'at least' 24); this RM application cannot therefore be used as a vehicle to amend the housing numbers / density. This issue is therefore not a consideration in the determination of this application.

The proposed dwellings comprise two-storey units in pairs of semis, terraces of three and two detached units with main ridge and eaves heights of 8.4m and 5.2m respectively. Such dwelling types are not uncommon within Gayton and the scale, mass and design of the dwellings is therefore considered appropriate for the site and its wider setting.

The proposed materials comprise:

- a mixture of grey, buff and red bricks
- red / orange clay pantile roof
- black uPVC rainwater goods
- anthracite foil-covered uPVC frames and
- a mixture of timber and composite doors

The materials are again seen within the settlement of Gayton and therefore considered appropriate for the site and its wider setting.

The current layout is very similar to the indicative layout used at the outline application stage to show that the site could accommodate 24 dwellings with an acceptable degree of private amenity space, parking / turning and public open space. Cul-de-sac layouts are not uncommon in Gayton and this layout is not considered inappropriate or alien for the settlement of Gayton. Furthermore the rectangular shape of the site largely dictates the layout that development will need to take.

## **Residential Amenity**

The layout is considered to offer acceptable separation distances between new and existing residential development and between proposed dwellings in terms of overlooking, overbearing and overshadowing impacts. The properties to the immediate west of units 9, 10 and 11 are likely to be the most affected given their proximity to the site. However the rear elevations of the proposed units are shown to be c.18m from the shared boundary. These distances, together with the angles involved, are considered sufficient to prevent material overlooking and overshadowing impacts. Furthermore a number of existing trees are to be retained between these properties which will offer softening and screening.

The property to the immediate west suggests that an area for maintenance should be provided to enable maintenance of their eastern gable wall. However, the site area is wholly within the applicant's ownership and therefore they are under no obligation to 'gift' land to neighbouring properties for maintenance or any other purpose.

Air source heat pumps, sheds and appropriate bin storage areas are proposed.

The two mid-terrace properties have rear access to their gardens.

## **Highway Safety**

Access via Lynn Road has already been established at outline stage and is not a consideration in the current application.

Parking provision, road types and turning heads are all in accordance with required standards / policy.

The Local Highway Authority raises no objections on the grounds of highway safety.

The Parish Council suggests that the parking is sub-standard with tandem and sometimes triplicate parking provision. It should be noted that only the two detached four-bed properties require 3 parking spaces, all the other properties only require two. Half of the properties (12) have tandem parking, which is a common method of parking provision. The fact that the majority of the tandem parking is slightly longer than required for two cars cannot be considered a negative.

A footpath connection to byway 8 to the southeast of the site, as required under the outline permission, has been provided. The exact specification of this footpath is covered by condition appended to the outline permission.

Additionally the proposal is offering 10 visitor parking spaces that will offer a dual purpose: to serve both the housing development itself and parking for services and facilities in the immediate location of the site (such as the village hall, butchers, fish and chip shop, etc.). It should be noted that these spaces are not a policy requirement and are being offered to the community by the applicant.

No lighting is proposed to serve the visitor parking area. However a wider lighting condition will be appended to any permission granted (covering the entire site) and if members consider that lighting of the parking area should be provided it could be considered under this condition.

## **Landscaping**

The southern native hedgerow is to be retained by conditions appended to the outline permission.

Close boarded timber fencing is proposed to enclose the rear gardens of each property. Frontage areas are largely open with black plastic coated chain-link fencing between. Defensive planting is proposed adjacent to the visitor parking area and the public open space where they abut units 22 and 1 respectively. The boundary treatment of the open space area with the street will be considered under the S106 agreement. The hedgerow will continue to constitute the eastern boundary of the site.

There are a number of areas of open space that do not fall within curtilage including around the visitor parking spaces, the area adjacent to the proposed footpath link and the area adjacent to the retained southern hedgerow. These will be managed and maintained by Freebridge Housing Association in accordance with the S106 agreement.

Contrary to third party comments regarding the inappropriateness of the close boarded timber fencing, your officers consider that the proposed landscaping and boundary

treatments are appropriate and serve to both offer suitable security without material detriment to the visual amenity of the wider locality.

### **Other Material Considerations**

There is no Local Plan Policy in force that requires a specific housing mix other than where affordable housing is required. In this regard the Housing Team confirms that the proposal accords with policy in terms of the five required under the S106 Agreement. The five affordable units are to be Plots: 5, 6, 20, 23 and 24.

Plot 5 is a 3-bed semi-detached house – for sale under shared ownership

Plot 6 is 3-bed semi-detached house - affordable rent

Plots 20, 23 and 24 are 2-bed semi-detached houses – affordable rent.

In relation to Parish Council comments not covered above, your officers comment as follows; in this regard the Neighbourhood Plan that the Parish Council refers to is not adopted and is still not in a position to carry any substantial weight:

*Consultation on discharge of conditions:* Conditions are generally based on technical requirements and only the appropriate statutory consultees would be consulted. Parish Councils are not statutory consultees in this regard and are not consulted on discharge applications. However, all correspondence and documents relating to discharge of conditions is available to view online under the original application reference.

*Hedges and Fences:* Tree and hedge protection during construction are covered under the outline permission. Their ongoing retention will be conditioned under the current application.

*Green Spaces:* The public open space area at the entrance to the site will be an equipped play area to serve both the development (primarily) and the wider community. Full details are secured via the S106 Agreement.

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

- A wall should be provided along the western boundary of the site – the proposed close boarded timber fence is considered appropriate.
- Noise and disturbance both during construction and as a result of the completed development – construction management is not a material consideration in relation to a reserved matters application and therefore cannot be conditioned under the current application. In relation to ongoing noise, residential development is not generally considered to be a 'nuisance' neighbour.
- The private track [Rosemary Lane] should not be used for access – it isn't.
- Devalue adjacent properties – this is not a material planning consideration.

The applicant has decided not to take the advice of the CSNN officer in relation to the internal arrangement of Plots 3 and 4 considering that the properties will have to have appropriate sound insulation via building regulations.

### **Crime and Disorder**

The applicant has addressed the concerns of the Architectural Liaison & Crime Prevention Officer other than in relation to Unit 22 having habitable windows overlooking the parking area. However, a balance is required in this regard and the lack of habitable rooms facing the parking area offers greater amenity to occupiers of that dwelling.



## Conclusion

Contrary to the Parish Council and third party views, your officers consider that this reserved matters proposal, which is in accordance with the outline permission, would not result in any material harm to neighbour or visual amenity.

It is therefore recommended that this application be approved subject to the following conditions.

## RECOMMENDATION:

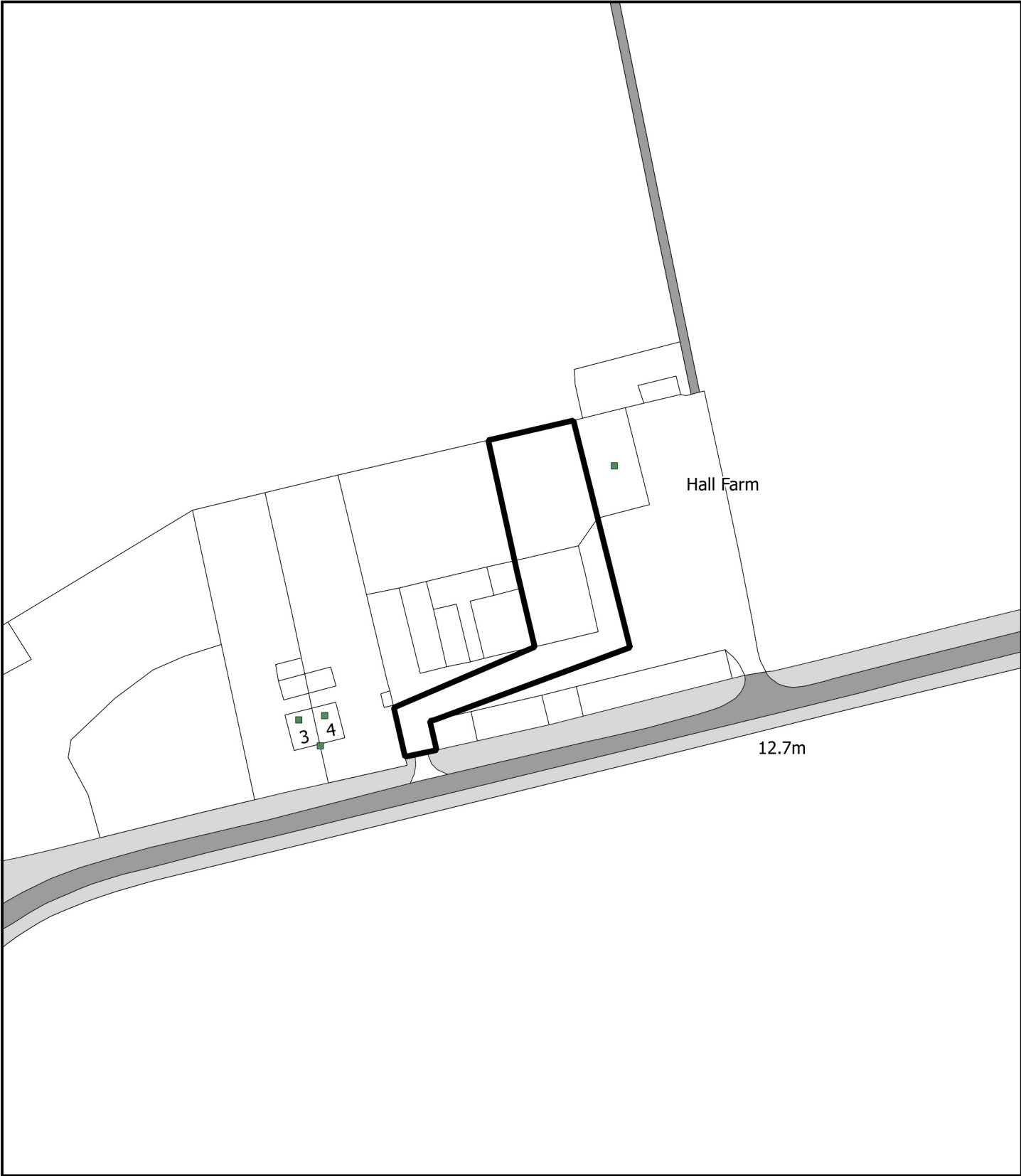
**APPROVE** subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans 3406.02 rev.C, 3406.03 rev.B, 3406.04 rev.C and 3406.05 rev.E.
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 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.
- 2 Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in the interests of highway safety in accordance with the NPPF and Local Plan. This 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.
- 3 Condition: Prior to the construction of the final dwelling all works shall be carried out on roads, footways, foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.
- 3 Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 4 Condition: Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling unit to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
- 4 Reason: To ensure satisfactory development of the site.
- 5 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site accesses and car parking areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- 6 Condition: Within three months of the occupation of the last dwelling hereby permitted the visitor parking area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter for that specific use.
- 6 Reason: To ensure satisfactory development of the visitor parking area in the interests of highway and pedestrian safety in accordance with the NPPF and Local Plan.
- 7 Condition: Prior to the installation of any external lighting, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed.
- 7 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 8 Condition: Prior to the installation of any air source heat pumps a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the units and the distances from the proposed units to the boundaries with neighbouring dwellings, and provide details of anti-vibration mounts and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 8 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 9 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.
- 9 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 10 Condition: No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges 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.
- 10 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.

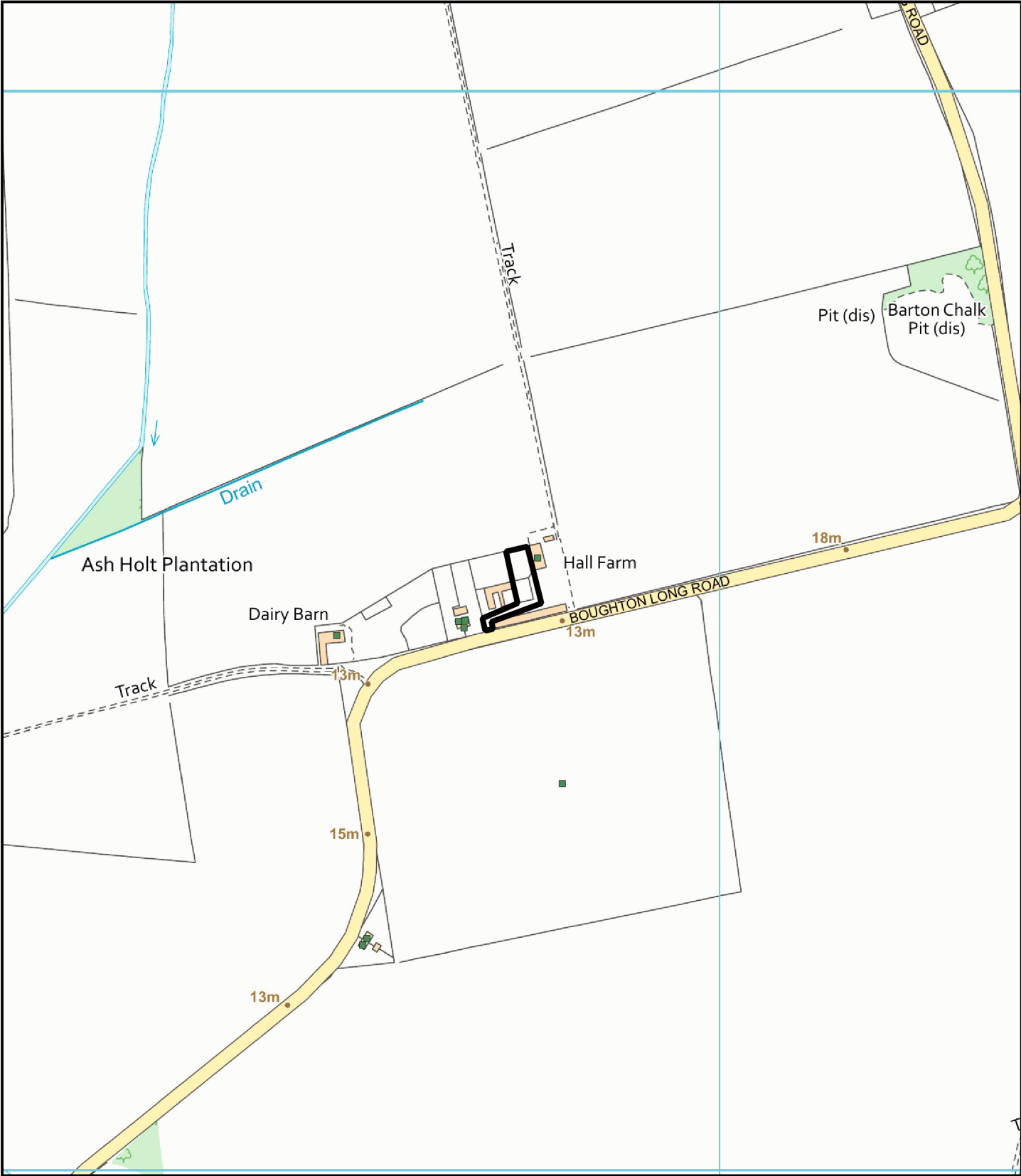
19/01572/F

Land at Hall Farm Boughton Long Road Barton Bendish



19/01572/F

Land at Hall Farm Boughton Long Road Barton Bendish



<b>Parish:</b>	<b>Barton Bendish</b>	
<b>Proposal:</b>	<b>New dwelling for essential rural worker (gamekeeper)</b>	
<b>Location:</b>	<b>Land At Hall Farm Boughton Long Road Barton Bendish King's Lynn</b>	
<b>Applicant:</b>	<b>Albanwise Ltd</b>	
<b>Case No:</b>	<b>19/01572/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs C Dorgan</b>	<b>Date for Determination: 6 November 2019</b>

**Reason for Referral to Planning Committee** – Called in by Cllr Sampson

**Neighbourhood Plan:** No

### **Case Summary**

The application site lies within countryside to the southwest of the village of Barton Bendish. The site is within an area of hard standing, with a number of existing barns surrounding it, and a pair of semi-detached dwellings to the west. Access is from Boughton Long Road.

This application is seeking full planning permission for a four bedroom, two storey detached cottage style dwelling with associated driveway/parking and rear garden.

The applicant makes the case that the dwelling is needed to provide accommodation for a gamekeeper in connection with the Grey Partridge Project.

### **Key Issues**

- Principle of Development
- Need for an additional dwelling
- Form and Character
- Neighbour Amenity
- Highways
- Other material considerations

### **Recommendation**

**REFUSE**

## THE APPLICATION

The application site lies within countryside to the southwest of the village of Barton Bendish. The site is within an area of hard standing, with a number of existing barns surrounding it, and a pair of semi-detached dwellings to the west. Access is from Boughton Long Road.

This application is seeking full planning consent for a four bedroom, two storey detached cottage style dwelling with associated driveway/parking and rear garden. The dwelling proposed is 7m at ridge height with a maximum footprint of 12m by 15.5m, using red bricks (type to be agreed), clay pantiles and timber windows and doors.

The applicant makes the case that the dwelling is needed to provide accommodation for a gamekeeper in connection with the Grey Partridge Project.

Barton Bendish is categorised as a Smaller Village and Hamlet in the adopted Local Plan.

## SUPPORTING CASE

Planning policies are cautious of new development in the designated countryside; the importance of protecting the landscape and directing new homes to the most sustainable locations means that new homes, in particular, are not normally permitted in such locations.

There are, however, a number of exceptions to this restrictive approach. New affordable homes, homes of exceptional architectural quality and homes to accommodate essential rural workers can all represent sustainable development and, if appropriately located and designed, help to sustain and enhance the character, vitality, economy and ecology of the countryside. This application seeks consent for exactly one such exception: a new home to accommodate a rural worker whose role requires them to be 'on site', available at very short notice, to work irregular and often very long hours. It is role which requires specialist tools and equipment which often must be taken with the worker from an operational base, out on to site and which delivers significant conservation benefits.

In this instance the rural worker is a gamekeeper or, more accurately, a wildlife manger. Over the last ten years the principle focus of this role has been the establishment and operation of a wildlife conservation project to significantly increase the population of the Grey Partridge, a native game bird identified as being at the highest level of conservation concern.

Establishment and delivery of the project has been a success, with breeding pairs increasing from 43 to 190+ over the lifetime of the project to date. However, this success has come in spite of, rather than facilitated by, the role's existing accommodation arrangements, which see the keeper occupy a house in the village of Barton Bendish. This existing accommodation is compromised and ill-suited to the role – causing issues for the gamekeeper and their family and for neighbouring properties.

Consequently, in order to consolidate the successes of the programme to date, and to enable a planned significant expansion of the project across the wider estate, the applicants wish to build a new dwelling. The new home would meet the established operational needs of the role and, looking to the future, allow the applicants to attract and retain the high calibre of individual needed for such a specialised and demanding position.

The proposed new dwelling is located on existing agricultural hardstanding, is located at the centre of the existing and proposed expanded project area, is immediately adjacent to the gamekeeper's stores and an existing operational centre for the farm, and lies opposite the

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seasonal farm workers accommodation. No objections have been received to the application, and it is supported by both the Parish Council and local councillor.

In order to ensure the rural worker exception is not used incorrectly, policy DM6 requires applicants' to establish an operational need for a rural worker and, having done this, to explain why this need cannot be met within any existing dwelling. The need for a gamekeeper (an operational need) is clear: without this person living on the estate, working long and often antisocial hours and being available on call at short notice, the conservation project would simply not succeed.

It is the applicant's case that it is equally clear that the proposed new dwelling, located in the optimum position for the role, is essential to deliver both a reasonable work/life balance for the role of gamekeeper (and thus make it sustainable in the long term) and also to enable the roll out of the Grey Partridge project over a significantly wider area.

In short, the proposal appears to be exactly the kind of essential rural workers' dwelling that policy DM6 was written to facilitate. To this end, it is entirely accepted – and indeed welcomed – that the proposed new dwelling would be subject of an occupancy condition restricting occupancy to those employed or last employed in gamekeeping or agriculture.

## **PLANNING HISTORY**

19/00432/F: Application Withdrawn: 04/09/19 - Construction of new dwelling for essential rural worker (gamekeeper) - Land At Hall Farm, Boughton Long Road

05/00099/CU: Application Permitted – Delegated decision: 16/02/05 - Change of use and alterations of building to form staff accommodation - Hall Farm Workshop, Boughton Long Road

## **RESPONSE TO CONSULTATION**

### **Parish Council: SUPPORT**

It will be among other buildings, close to other residential properties and parking should not be a problem.

### **Highways Authority: NO OBJECTIONS**

Having examined the information submitted with the application, have no objection to the principle of the development but would recommend a condition is attached relating to on-site parking and turning.

### **Internal Drainage Board: NO OBJECTION**

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

The development will include the removal of an old barn and so an informative should be attached relating to asbestos removal.

### **Natural England: NO COMMENTS**

## **REPRESENTATIONS**

**One** letter of **objection** received to the scheme which identifies the following issues-

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- There are alternative buildings available, suitable for conversion, which could be utilised, namely Winnold House.
- The wider estate already owns a considerable amount of property in the area and queries the need for another new dwelling.
- The maps do not adequately identify the full extent of the land managed by the gamekeeper/ included in the project area but rather are provided to add weight to the need for a house in this particular location.
- The hardstanding area is currently used to store sugar beet, will the applicant need to extend the extent of hardstanding to replace this storage area?

## **LDF CORE STRATEGY POLICIES**

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS10** - The Economy

**CS11** - Transport

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

**DM2** – Development Boundaries

**DM6** - Housing Needs of Rural Workers

**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 key issues to consider in the determination of the application are as follows:

- Principle of Development
- Need for an additional dwelling
- Form and Character
- Neighbour Amenity
- Highways
- Other material considerations



## **Principle of Development**

The site lies within the countryside, some distance from the nearest settlement of Barton Bendish which is categorised as a Smaller Village or Hamlet by Policy CS02 in the adopted Local Plan.

The National Planning Policy Framework (NPPF) 2018, specifically paragraphs 78 and 79, states that 'housing should be located where it will enhance or maintain the vitality of rural communities,' and that Local Planning Authorities 'should avoid isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.'

In the Sites Allocations and Development Management Policies Plan (SADMP) Policy DM2 (Development Boundaries) states that the areas outside development boundaries will be treated as countryside where new development will be restricted and will be limited to that identified as suitable in rural areas by other policies of the plan; including rural workers' housing (Policy DM6). The provision of a dwelling for a rural worker is therefore acceptable in principle subject to the case being made in accordance with Policy DM6.

## **Need for an additional dwelling**

The application is seeking consent for a dwelling to provide accommodation for a gamekeeper. The Grey Partridge Project is a conservation project focused on protecting and restoring the wild Grey Partridge across the Albanwise Ltd West Norfolk Estate. The project has required habitat management and habitat creation. To date it has been a success, significantly boosting grey partridge numbers from 43 birds in 2009 to 190 breeding pairs at Autumn 2018. The Estate has employed a full-time gamekeeper (Wildlife Manager) for which this application relates, and a full-time under-manager to assist, and has invested in a new vehicle and equipment to support these roles. More recently the Estate has taken the project forward and significantly expanded the project area. The Estate considers the next phase of the project to provide the gamekeeper with a new dwelling closer to the centre of the conservation project.

Policy DM6 (Housing needs of rural workers) of the SADMP states that development proposals for new occupational dwellings must demonstrate the stated intentions to engage in farming, forestry or any other rural-based enterprise are genuine, are reasonably likely to materialise and are capable of being sustained. The policy goes on to state that permanent occupational dwellings should only be allowed to support existing rural based activities on well-established rural based enterprises, providing:

- a) There is a clearly established existing functional need, requiring occupants to be adjacent to their enterprise in the day and night,
- b) The need could not be met by existing dwellings within the locality,
- c) The application meets the requirements of a financial test demonstrating that:
- d) The enterprise and the rural based activity concerned have been established for at least three years, have been profitable for at least one of them and;
  - i. Are currently financially sound, and have a clear prospect of remaining so and;
  - ii. The rural based enterprise can sustain the size of the proposed dwelling;

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iii. Acceptable in all other respects.

**a) There is a clearly established existing functional need, requiring occupants to be adjacent to their enterprise day and night.**

The conservation project is well-established and the project area has been further expanded as a result of its success to date. The applicant states that the role of the game-keeper is better described as a wildlife and conservation manager. In operational terms the gamekeeper is responsible for the legal management of predators which requires the daily checking of traps and snares. The role requires the game-keeper to work long, irregular hours and as the first responder to all out of hours events across the estate, to be able to respond to emergencies at short notice, 24 hours a day. In addition they have a role in security across the site both by being a presence on site but also being the contact point.

The role of the game-keeper in the conservation project is accepted, as is the nature and requirements of the role itself. While the gamekeeper may need to operate all hours of the day and night, the project covers a large geographical area and the applicant states that the gamekeeper does need to travel across the estate. One of the barns on site is currently used as a store for the gamekeeper, however this alone is not sufficient reason for the gamekeeper to live adjacent to this site specifically. The project operates across the estate and so for the day to day role of the gamekeeper, and for security purposes, the accommodation could be located elsewhere in this wider locality. The birds are spread throughout the project area and so there is not a need for the dwelling based on the security or welfare of the birds themselves. While the gamekeeper may be first responder to emergencies this will be by telephone and could be anywhere throughout the project area, again there is not a need for the gamekeeper to live on this site on this basis.

It is not considered that this policy requirement has been met.

**b) The need could not be met by an existing dwelling in the locality.**

At the current time the gamekeeper lives in a cottage to the north of the application site (a roughly central location within the overall project area) in a dwelling which the applicant states is temporary and is owned by the estate. The applicant states that the Estate owns 8 four bedroom properties within the village of Barton Bendish some of which are homes for farm employees and others commercial lets. The case is made that the commercial rental homes are an important source of income generation for the estate. The commercial properties are currently not available and the applicant also states that these dwellings are not of a sufficient quality to reflect the value of the gamekeeper. Furthermore that because the gamekeepers current dwelling is not at his store, that he has to travel back and forth to the store which is inconvenient. But also given the hours of work, that the gamekeepers movements are currently a disturbance to his family and other residents in the village and it is not acceptable or desirable for this to continue. They have investigated properties for sale in the village and concluded there are none suitable to meet the operational needs of the gamekeeper. Therefore a need could not be met by a dwelling elsewhere.

Notwithstanding the above if we consider the location and geography of the existing project area, this is within a short travel distance of the villages of Boughton, Fincham and Wereham, as well as Barton Bendish. While there are a limited number of dwellings currently for sale within Barton Bendish there is certainly a range of dwellings available in the wider locality of the project area. The applicant has stated that they already own a number of dwellings within the village of Barton Bendish itself, as well as having a wider property

portfolio across their estate. However these are either not currently available, or the Estate wishes to retain these as a source of income generation.

Discussions were held with the applicant as to the potential to convert one of the existing barns to a dwelling, however they stated that it was not viable to do so given the condition and size of the barns, the existing uses of the barns and the accommodation needs of the gamekeeper. One of these existing barns has been converted for seasonal workers accommodation to provide temporary accommodation on site. It is argued that this accommodation is again not suited to conversion for accommodation for the gamekeeper as a permanent dwelling. However in accordance with Policy DM6 planning permission for a new dwelling should only be granted to meet the needs of the business and should not reflect the aspirations of the gamekeeper.

In terms of the issue of disturbance caused by the movements of the gamekeeper using his vehicles potentially at all times of day and night, the gamekeepers existing dwelling is not within the centre of Barton Bendish but is situated on Chapel Lane. The existing dwelling is on a rural road largely surrounded by agricultural land. There are some dwellings to the north, however the closest of which still has some separation between, and in our view this relationship is not dissimilar to that of the application site and neighbouring dwellings on Boughton Long Road. The neighbouring dwellings to the west of the application site are not within ownership of the Albanwise Estate. In our view the issue of noise and disturbance for neighbouring dwellings is again not a sufficient reason to warrant the construction of a new dwelling on the application site. Based on the information above it is considered that the functional need for a dwelling in this locality could be met elsewhere.

### **c) and d) The enterprise is financially profitable.**

The applicant clarifies that the Project is part of the wider operation of the Albanwise Estate West Norfolk Ltd which has operated since 2009, and is financially viable and enjoyed sufficient success as to invest back into the business. The Grey Partridge Project while not financially viable itself as a business, forms an ancillary part of the main farming operations.

It is accepted that the wider Estate business is financially sound and has a prospect of remaining so. The proposed four bed dwelling is not excessive in size and it is considered that the Estate enterprise would be capable of supporting the dwelling, although they have confirmed they do already own a considerable number of properties in the area, which raises the query as to why an additional new dwelling in the countryside is necessary.

The applicant has stated that the project will continue as an ongoing commitment and that this will require a degree of management going forward as part of the operations of the wider Estate management.

In conclusion the application fails to meet the specific criteria set out in policy DM6, and therefore the principle of development is contrary to the adopted SADMP.

### **Form and Character**

The siting of the proposed dwelling is within an existing area of hardstanding and barn-style buildings, with a pair of semi-detached dwellings to the west. However it is important to clarify that this is a greenfield site, due to the buildings being agricultural in nature and use.

In terms of form and character of the dwelling proposed, the scheme is acceptable as will be viewed in the context of the setting of the agricultural barns and the wider countryside, and would not be visually intrusive. Similarly the cottage style and proportions of the dwelling, as

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well as the proposed materials are all appropriate in this locality. In this regard, the proposal would comply with Policy CS08 of the Core Strategy and Policy DM15 of the SADMP.

### **Neighbour Amenity**

The application site proposed is currently agricultural, and the dwelling will be constructed with existing barns to the west and south. These barns will be utilised by the gamekeeper. In general terms there is sufficient separation between the existing semi-detached dwellings and the dwelling proposed, due to the agricultural barn situated in between the two. There will be no overlooking and the scheme would not be overbearing or cause any loss of light. The applicant has stated that the hours of work, and vehicles/ dogs required for the gamekeeper role would give rise to amenity issues for neighbouring dwellings and while a new dwelling on this site would give rise to such concerns, the separation between the two should mean that this impact should be kept to a minimum.

### **Highways**

The site would be accessed off the Boughton Long Road. The Local Highway Authority has not objected to the scheme but requested that a condition is attached requesting the proposed access and parking shall be provided in accordance with the plans submitted.

### **Other material considerations**

Due to the age and condition of the buildings on-site, the Environmental Quality Officer has requested that an informative is attached to any consent which draws attention to the regulations regarding the removal of asbestos.

There have been no comments received from the IDB or Natural England and there are no additional material considerations.

### **Conclusions**

In summary, it is the recommendation of the officer that the applicant has failed to adequately meet the requirements of Policy DM6 of the SADMP. There is not an established functional need for the gamekeeper to be adjacent to the application site day and night, and notwithstanding this the need could be met by existing dwellings elsewhere in the project area including the current dwelling in which he resides. Furthermore the nature of the project is that it in itself is not financially profitable. In all other regards the scheme does comply with the adopted Local Plan, and there are no objections raised from statutory consultees. However it is suggested that the application is seeking to provide a new dwelling in the countryside based on the value of the gamekeeper rather than of the needs of the business and therefore the proposed dwelling is contrary to the NPPF paragraphs 78 and 79, and the adopted Core Strategy Policies CS02 and CS06, and SADMP Policies DM2 and DM6.

### **RECOMMENDATION:**

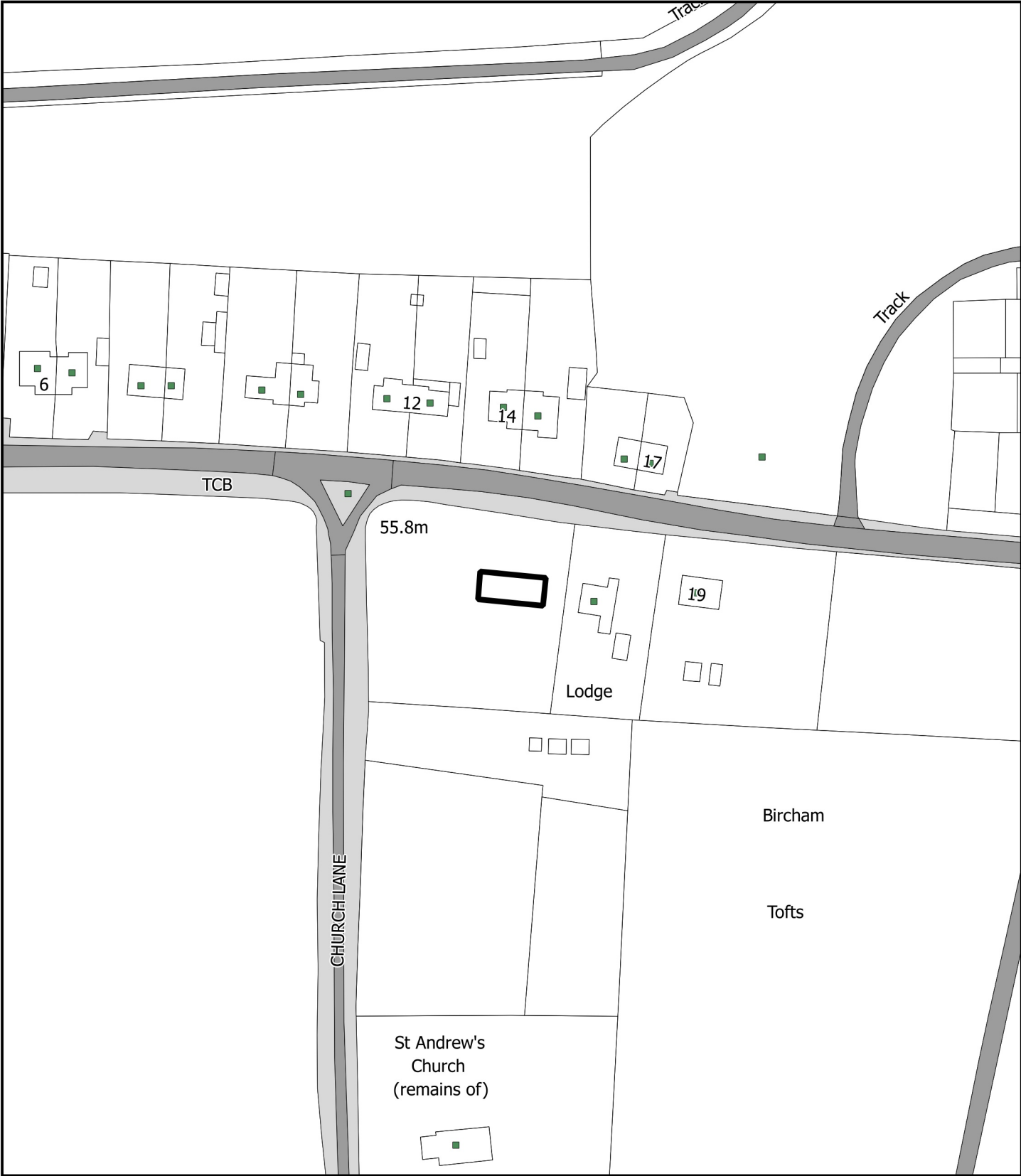
**REFUSE** for the following reasons:

- 1 Para 79 of the NPPF seeks to restrict residential development outside towns and villages to those dwellings essential to agriculture and other rural enterprises where it can be demonstrated that the need for the proposed dwelling could not be met within by an existing dwelling or settlement. The proposal has failed to demonstrate that the proposed dwelling would meet the existing functional requirements of the agricultural

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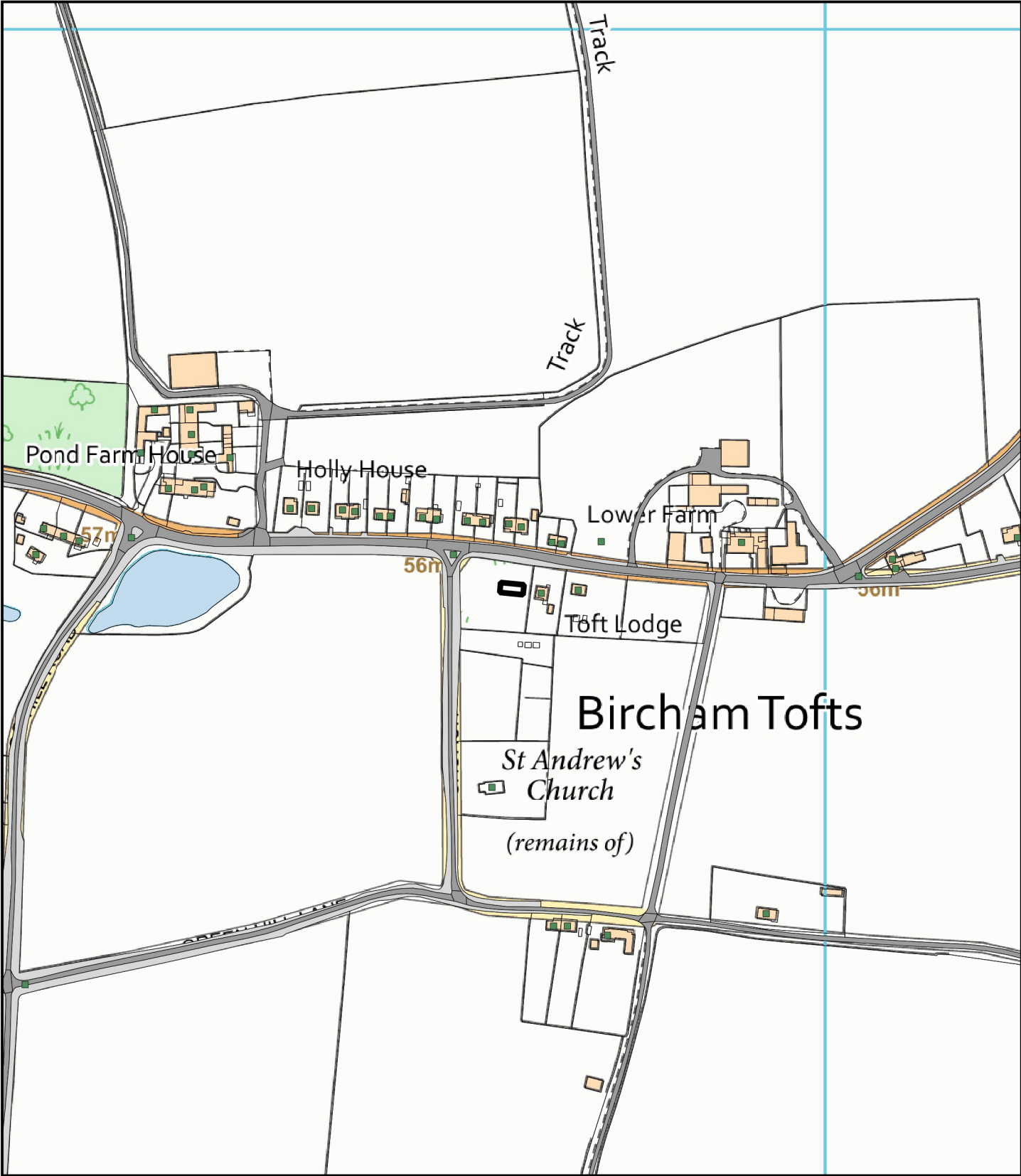
business. The proposal is therefore contrary to Para 79 of the NPPF, Policy CS02 and CS06 of the Core Strategy 2011 and Policy DM2 and DM6 of the Site Allocations and Development Management Policies Plan 2016.

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Toft Lodge Stanhoe Road Bircham Tofts



19/01485/F

Toft Lodge Stanhoe Road Bircham Tofts



<b>Parish:</b>	<b>Bircham</b>	
<b>Proposal:</b>	<b>Retention of shed on adjacent land</b>	
<b>Location:</b>	<b>Toft Lodge Stanhoe Road Bircham Tofts King's Lynn</b>	
<b>Applicant:</b>	<b>Mr Chestney</b>	
<b>Case No:</b>	<b>19/01485/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs N Osler</b>	<b>Date for Determination: 24 October 2019</b>

**Reason for Referral to Planning Committee** – Called in by Cllr Morley

**Neighbourhood Plan:** No

#### **Case Summary**

Retrospective permission is sought for the retention of a shed for domestic use on agricultural land designated as countryside.

#### **Key Issues**

Principle of Development  
Impact on Character of Countryside

#### **Recommendation**

**REFUSE**

#### **THE APPLICATION**

The application seeks retrospective consent for the retention of a domestic shed, measuring 6.1m x 14.6m (89m<sup>2</sup>) with a ridge height of 3.9m and an eaves height of 2.45m, for storing a tractor, grass cutter and other implements.

A greater area of countryside has been taken than that beneath the shed on agricultural land, and this wider area measures c.1974m<sup>2</sup>. However, the application before members only seeks retention of the shed and by association the change of use of the land beneath it. As such the change of use of the remainder of the land is currently outside the remit of this application and may therefore be liable to enforcement action unless a further application is made.



## SUPPORTING CASE

None received at time of writing report

## PLANNING HISTORY

2/93/0340/O- Refusal for single Dwelling

2/89/3302/O- Outline permission for one dwelling

2/88/4869/O- Outline permission for two dwellings

## RESPONSE TO CONSULTATION

**Parish Council:** The Parish Council have **NO OBJECTION** to the retention of the shed if conditions restricting its use to the current applicants for their personal and domestic use only are applied to enable them to store their tractor.

The Council would not want to see any commercial activity on this site or set a precedent for future use for business or residential, but consider that restrictive conditions should meet that requirement.

**Highways Authority:** Thank you for the consultation received recently relating to the above development proposal, for the retention of a large timber building and inclusion of the surrounding parcel of land within the residential curtilage of the above property.

Having carried out my site visit and noted the unmade narrow access, I would have concerns if any commercial use were to take place, however, on the basis that the building and land are incidental to the use of Toft Lodge, and will not result in increased use of the access arrangements, I am able to comment that in relation to highways issues only, as this proposal does not affect the current traffic patterns or the free flow of traffic, that Norfolk County Council does not wish to resist the grant of consent.

**Natural England:** **NO OBJECTION** in relation to impact on protected sites

## REPRESENTATIONS

**Four** letters of **support** have been received from third party representatives. The reasons for support can be summarised as:

- The area has been sympathetically tidied up and the tractor shed blends in well with the surrounding area
- The development enhances bio diversity and overtime will blend in seamlessly with the natural environment
- The land was previously overgrown and the site has now been discreetly cleared and a wild flower meadow planted
- The tractor shed is needed to conserve this small parcel of land
- Has stopped fly tipping on the land.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**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 whether there are any material considerations to permit domestic encroachment and development within the countryside contrary to national and local planning policy and guidance and the impact on the character of the countryside.

### **Principle of Development**

The site lies in countryside where development of greenfield sites is to be resisted at both national and local level unless essential in relation to a rural enterprise. This is not the case in this instance as the shed is for domestic use.

The shed has a footprint of c.89m<sup>2</sup>. In comparison the footprint of the dwellinghouse (including a conservatory, a single storey rear extension and front porch) is also c.89m<sup>2</sup>. That is to say the domestic shed has a footprint as large as that of the dwellinghouse. The dwelling also benefits from a substantially extended garage measuring c.100m<sup>2</sup> permitted in 2007; the applicant for the garage being the same as for the current application.

The existing curtilage of the house, given its already substantially extended garage, could not facilitate the new shed. One can only assume therefore that is why the applicant purchased the parcel of agricultural land to the west of their curtilage in 2018.

Your officers consider there is no justification for such a large building on agricultural land to serve domestic purposes, especially when there is already an extensive garage available to the applicant. There are not considered to be any material planning considerations for allowing such development.

### **Impact on Character of the Countryside**

In terms of impact on the character of the countryside the shed is clearly visible from the east when driving past Toft Lodge. Indeed it was its visual appearance in the landscape that resulted in notification of the development to the enforcement team and subsequent submission of this application. The change in character that has occurred by placing an overly large domestic building on agricultural land and the erosion of the rural setting that has resulted has caused unacceptable harm to the countryside.

### **Crime and Disorder**

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

### **Conclusion**

The development represents encroachment into the countryside with a substantial domestic building for which there are no material planning considerations that outweigh the policy conflict and harm to the character of the countryside.

It is therefore recommended that this application be refused.

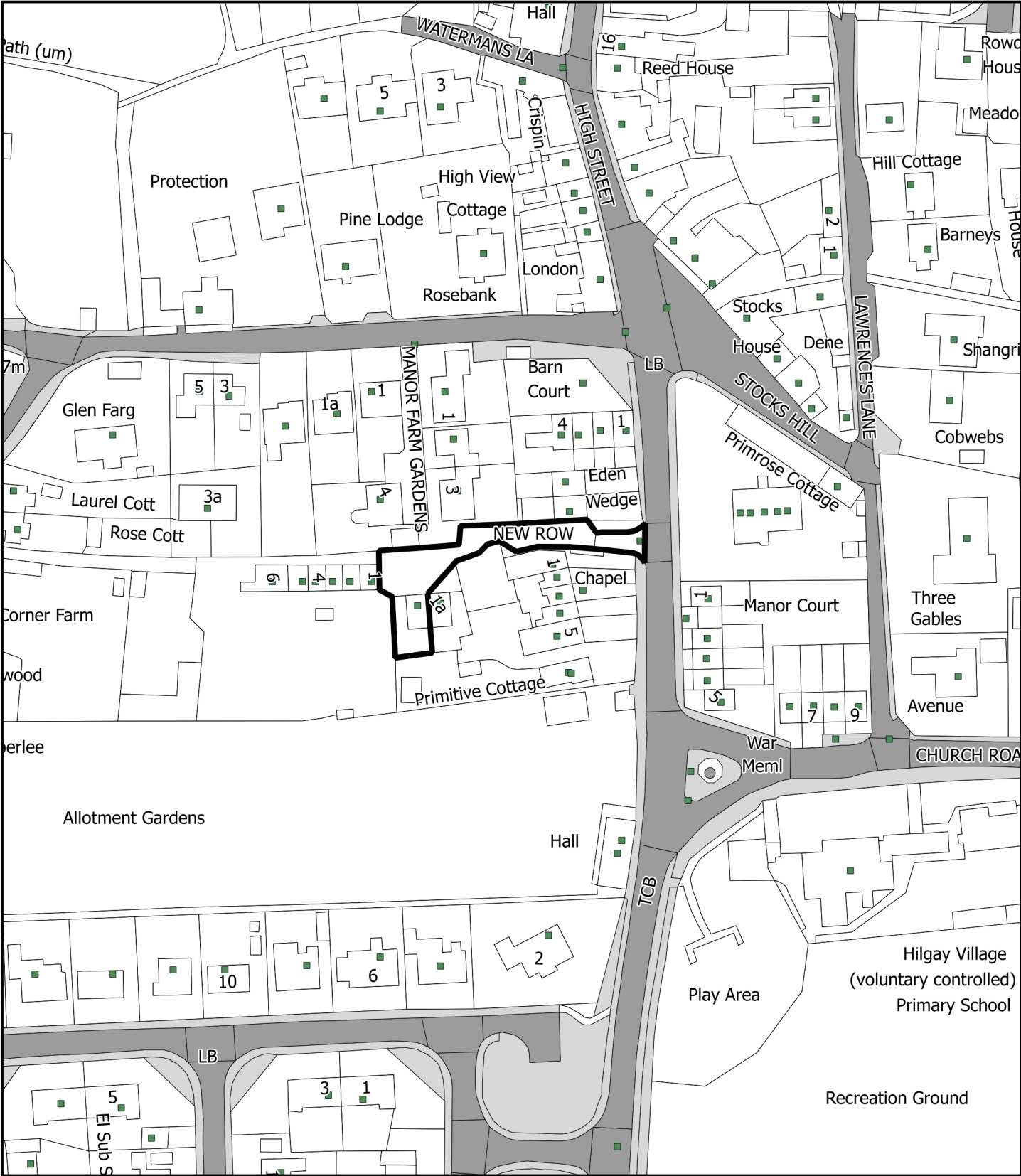
### **RECOMMENDATION:**

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

- 1 Paragraph 170 of the NPPF states that Local Planning Authorities should recognise the intrinsic character and beauty of the countryside, this is reiterated in Local Plan Policies CS06 and DM2 which resist development in the countryside unless a suitable rural use can be demonstrated. The application involves change of use of the land on which the building is sited from agriculture to domestic together with the erection of an oversized domestic structure. This has resulted in an adverse impact on the character and appearance of the countryside, and there are no material considerations to outweigh this harm. The change of use and physical development are therefore contrary to the NPPF and Local Plan Policies CS06 and DM2.

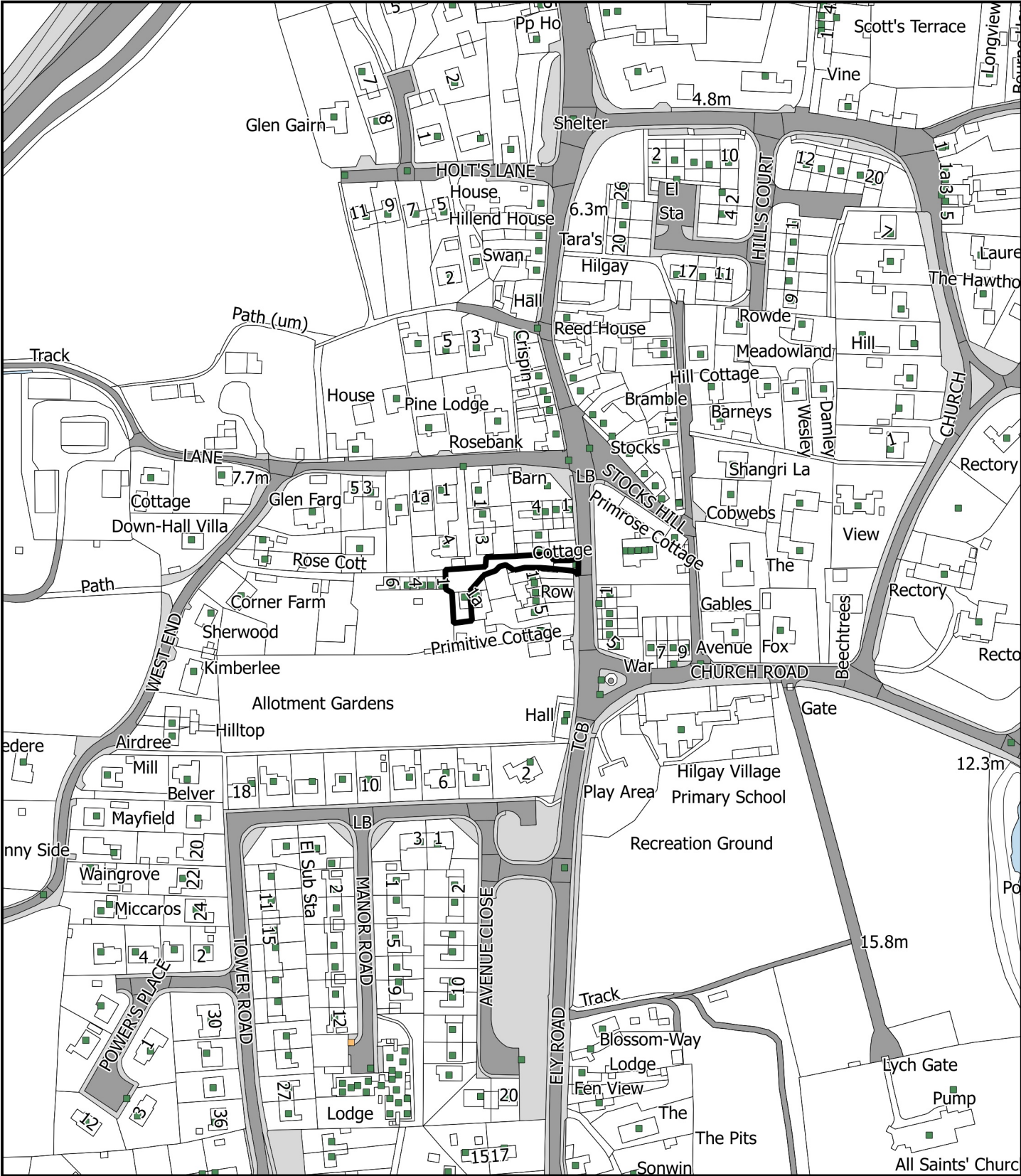
19/01442/F

1b New Row Hilgay



19/01442/F

1b New Row Hilgay



<b>Parish:</b>	<b>Hilgay</b>	
<b>Proposal:</b>	<b>Construction of two storey extension</b>	
<b>Location:</b>	<b>1B New Row Hilgay Norfolk PE38 0JA</b>	
<b>Applicant:</b>	<b>Mr &amp; Mrs Danny Bennett</b>	
<b>Case No:</b>	<b>19/01442/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 08 November 2019</b>

**Reason for Referral to Planning Committee** – Called in by Cllr Holmes

**Neighbourhood Plan:** No

### **Case Summary**

The proposal is for the construction of a two storey side extension at a semi-detached property known as 1B New Row, Hilgay. The site is located approximately 55 metres from the junction with High Street. The site is bounded on all sides by residential properties and their curtilage.

### **Key Issues**

- Principle of development
- Parking and access
- Form and character
- Impact on neighbours
- Other material considerations

### **Recommendation**

**APPROVE**

## **THE APPLICATION**

The application site, 1B New Row, Hilgay, is located approximately 50m from the junction with High Street. The existing semi-detached dwelling is bordered on all sides by residential properties and their curtilage.

The extension is proposed to project from the east elevation of the existing dwelling on land which currently sites a shed. Close boarded timber fencing separates the dwelling from its neighbours.

The application seeks approval for a two storey side extension with store and dining room at ground floor and additional bedroom and bathroom above. Windows are located on both the front and rear elevations. The extension is set back from the primary frontage to show subservience to the existing pair of semi-detached houses.

## **SUPPORTING CASE**

There will still be two allocated parking spaces at the front of the property plus a 3rd parking space with the extension within the garage. As long as the other two properties, No. 1 and No. 1a are happy with our parking arrangements - which they are - why does it affect anyone who does not live on New Row? The public foot path is barely used, and it will not be affected in any way at any time.

Our vehicles are parked within the boundary of our property, not blocking or obstructing the turning area or walkway of the private lane. There is a vehicle obstructing larger vehicles access on the corner as you come into New Row. This car belongs to one of the cottages further down New Row; they have their own parking arrangements on the other entrance to New Row via West End but seem to park on our end of New Row, which is a private lane to Nos. 1, 1a and 1b.

Speeding is not an issue on new Row due to the lane being less than 300 metres long and there being a kink in the lane, therefore it is not possible to travel at high speed down this private lane. Vehicle movements cannot be controlled, due to the work commitments and personal lives of the people that have access to the lane.

Emergency services can and do use this lane, the only vehicle that would struggle would be a fire engine due to the car parked on the corner entrance of New Row.

The building work would be carried out with suitable equipment to transfer materials to the building site, without causing damage to surrounding properties.

## **PLANNING HISTORY**

14/01798/RM: Application Permitted: 06/02/15 - Reserved Matters Application: Erection of two semi-detached dwellings - 5A Chapel Row – (Committee decision)

13/01455/O: Application Permitted: 06/12/13 - Erect 2 semi-detached dwellings - Land To Rear of 5A Chapel Row

11/00934/RM: Application Permitted: 05/09/11 - Reserved Matters Application: Construction of two semi-detached dwellings - Land To Rear of 5a Chapel Row – (Committee decision)

07/02619/O: Application Refused: 15/02/08 - Outline application - Construction of two semi-detached dwellings - Land To Rear Of 5a Chapel Row – (Appeal allowed)

06/02064/F: Application Refused: 24/11/06 - Construction of two dwellings - Land To Rear Of 5a Chapel Row

06/01046/F: Application Refused: 29/06/06 - Construction of two semi-detached dwellings - Land Rear Of Chapel Cottages

05/00844/F: Application Refused: 20/06/05 - Construction of a dwelling - Land Rear Of No. 5a Chapel Row

2/93/0416/F: Application Refused: 10/05/93 - Site for construction of 2 dwelling houses including courtyard parking area - Chapel Row, (Appeal dismissed)

## **RESPONSE TO CONSULTATION**

**Parish Council:** No response

**Local Highways Authority: NO OBJECTION**

## **REPRESENTATIONS**

**One** letter of **objection** regarding:

- Impact on access for other dwellings served by New Row

**Three** letters of **support** regarding:

- Community
- Minimal disruption from vehicle movements
- No problems anticipated in relation to access
- Adequate parking space available

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**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

**DM17** - Parking Provision in New Development



## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

## **PLANNING CONSIDERATIONS**

The key issues are:

- Principle of Development
- Parking and Access
- Form and Character
- Impact on Neighbours
- Other material impacts

### **Principle of Development**

The proposal is for the construction of a two storey side extension at a semi-detached dwelling in Hilgay. Hilgay is classified as a Rural Village in CS02 of the Core Strategy (2011). The principle of extending dwellings within villages is considered acceptable in accordance with Policy CS06 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

### **Parking and Access**

The existing semi-detached dwellings on site were originally approved via an allowed appeal in July 2008 (ref 07/02619/O, appeal decision attached). The reasons for refusal related to the impact on the form and character of the area and on neighbours; however the Inspector also discussed the access to the site, stating:

‘Provided that adequate parking and turning space for vehicles is included as part of the proposed development so that the access road is not obstructed, the existing arrangement could, in my opinion, serve two further dwellings without any detriment to amenity or to highway safety.’

Whilst this application will result in the loss of the parking spaces shown on the original approved plan (submitted under Reserved Matters application ref: 14/01798/RM)), the Local Highway Authority stated no objection to the proposal as whilst the parking is proposed to the front of the property, with an area measuring approximately 10m x 7.7m, sufficient space remains on the site for parking and turning for both the subject site and surrounding dwellings without impacting on the use of the access road. With two parking spaces provided, the application meets the requirements for parking outlined under Policy DM17 of the Site Allocations and Development Management Policies (2016).

It should be noted that whilst the parking area shown on the reserved matters approval will be lost as a result of this application, the existing dwellings have all their permitted development rights remaining and the loss of the parking area could therefore occur without the requirement for full planning consent. A shed is currently sited in this area and parking therefore takes place to the front of the property, in the same location as is shown on the proposed plan. There is no known evidence of this arrangement leading to issues for parking

Planning Committee  
04 November 2019

of the properties directly surrounding the site, with these properties supplying letters in support of the application.

### **Form and Character**

The extension is proposed to project from the east elevation of the existing dwelling on land on which a shed is currently situated, but which was shown as parking area on the original dwelling's planning consent. The side extension is shown set back approximately 0.3m from the existing frontage to show subservience to the dwelling. Close boarded timber fencing separates the dwelling from its neighbours.

The proposed side extension, forming a store and dining room at ground floor level and additional residential accommodation above is proposed to be constructed with materials to match the existing dwelling. Given the mix of house styles and types in the vicinity, the proposed extension will have limited impact on the form and character of the area and would comply with Policy DM15 of the SADMPP 2016.

### **Impact on Neighbours**

Given the orientation of and separation distances between surrounding properties, the proposed extension is considered unlikely to be overbearing or lead to overshadowing of neighbouring properties. The side extension does not project past the existing front and rear elevations and any adverse impact in terms of overshadowing of the adjacent neighbour is therefore limited. The bathroom window on the first floor front elevation (north), whilst facing towards neighbouring property labelled as No. 1 on the submitted site plan, is not considered to give rise to overlooking or loss of privacy as a result of its positioning and its use. Nonetheless, a condition is recommended to ensure the window is retained as obscure glazed. Remaining windows facing to the rear of the property are considered unlikely to lead to detrimental levels of overlooking of other residential properties. The proposal therefore complies with Policy DM15 of the SADMPP 2016.

### **Other material impacts**

An objection was received relating to access for lorries during construction. Whilst the lane is restricted in width, the potential for limited disturbance during construction is not considered severe enough to warrant refusal. Sufficient space remains on site for the storage of building materials which will limit the potential impact on neighbouring residents in relation to access and parking during construction.

### **Conclusion:**

The proposal is considered to have limited impact on the form and character of the area and is not considered to give rise to significant impact on neighbours. Safe turning and parking areas are achievable without detriment to highway safety and neighbour amenity. No objections have been raised by the Local Highway Authority.

The proposal would accord with the NPPF (2019), Policies CS06, CS08, CS11 of the Core Strategy (2011) and Policies DM15 and DM17 of the Site Allocations and Development Management Policies Plan (2016) and it is therefore recommended for approval.

## RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
  - 02a/2258/19
  - 06/2258/19
  - 07/2258/19
  - 08/2258/19
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first use of the extension hereby permitted, the window shown on the north elevation on dwg. No. 08/2258/19 shall be fitted with obscure glazing. The window shall be retained in this condition thereafter.
- 3 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 4 Condition: Prior to the first use of the extension hereby permitted, the parking and turning area shown on dwg. No. 02a/2258/19 shall be laid out in accordance with the approved plan. The parking and turning area shall be retained available for this specific use thereafter.
- 4 Reason: For the avoidance of doubt and in the interests of proper planning in accordance with the NPPF and DM17 of the Site Allocations and Development Management Policies Plan (2016).



# Appeal Decision

Site visit made on 9 July 2008

by **J O Head** BSc(Econ) DipTP MRTPI

an Inspector appointed by the Secretary of State  
for Communities and Local Government

The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

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**Decision date:**  
**23 July 2008**

## Appeal Ref: APP/V2635/A/08/2070370

### Land rear of Chapel Row, Hilgay, Downham Market, Norfolk PE38 0JB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Richard Palmer against the decision of King's Lynn and West Norfolk Borough Council.
- The application Ref 07/02619/O, dated 15 December 2007, was refused by notice dated 15 February 2008.
- The development proposed is the erection of 2 No. semi-detached dwellings.

## Decision

1. **I allow the appeal**, and grant planning permission for the erection of 2 No. semi-detached dwellings on land at the rear of Chapel Row, Hilgay in accordance with the terms of the application, Ref 07/02619/O, dated 15 December 2007, and the plans submitted with it, subject to the following conditions:
  - 1) Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
  - 2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
  - 3) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
  - 4) Vehicular and pedestrian access to the dwellings hereby permitted shall be from the access road to the north of No 1 Chapel Row and not at any time from the access road to the south of No 5 Chapel Row.
  - 5) No dwelling shall be occupied until space has been laid out within the site for cars to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear.

## Main issue

2. The proposal is in outline form, with all details intended to be reserved for future consideration. I have had regard to Appendices A & B of the Design and Access Statement as indicative of possible layout and access arrangements. The main issues are the impact of the proposed development on the character and appearance of the locality; its impact on the living conditions of the

occupiers of adjacent dwellings; and whether access to the site can be achieved without detriment to highway safety.

### Reasons

3. The appeal site is a piece of land between the rear boundary of the cottages in Chapel Row and the side boundary of No 1 New Row, within the village of Hilgay. There are terraces of small cottages to the east and west, and to the north are recently constructed dwellings in Manor Farm Gardens and at Wedge Cottage and Eden House. There is further residential development beyond the allotments to the south of the site. The recent developments are particularly dominant visually when the site is approached along the northern access to New Row and the surroundings have a close-knit character that I consider to be urban rather than semi-rural. The Council confirms that the site is within Built Environment Type C as specified on the proposals map of the Local Plan, in which new residential development is acceptable in principle.
4. Whilst I note the Council's views with reference to the 1993 appeal decision, it is evident that further development has taken place since that time. The appeal site is a rather untidy plot of land surrounded at its northern end by a tall and overgrown Privet hedge. In my view, the site no longer functions as a visual gap and makes no positive contribution to the character of the surroundings. Having regard to the mixture of dwelling types and sizes in the vicinity, I consider the site to be of sufficient size to accommodate a pair of modest semi-detached dwellings, together with parking and turning areas and amenity space. Subject to suitable design, perhaps reflecting features of the older surrounding buildings, such a development would, in my view, represent an opportunity to enhance the character and appearance of the locality.
5. As to the impact of the proposal on the surrounding occupiers, careful attention to the design, footprint and siting of the proposed dwellings could prevent any undue overbearing impact on the surrounding cottages and their gardens, or any harmful impact on sunlight or daylight. Whilst there would be potential for overlooking of gardens and dwellings, and consequent loss of privacy, this is also a matter that could be resolved at the detailed design stage with particular attention to the positions of habitable room windows in the proposed houses. These constraints would not preclude the development of the site, but they indicate that the proposed dwellings would need to be of a modest size, similar to that of the existing development in the immediate vicinity. On that basis, the proposal would cause no significant harm to the living conditions of the occupiers of adjacent dwellings.
6. Turning to the question of access, two alternatives are suggested. Of these, the southern access adjacent to 5 Chapel Row and Primitive Cottage is narrow and runs close to and between existing dwellings, windows and private garden areas. Any increased use by vehicles and pedestrians in connection with the proposed development would lead to noise and intrusion that would, in my judgment, be unacceptably disturbing to the occupants of those adjoining dwellings. In addition, the standard of visibility at the junction of the access with High Street appears to me to be unsatisfactory having regard to the advice in the *Manual for Streets*.

7. The northern access serves the cottages in New Row and the recently built houses at its junction with High Street. It is wider and has better visibility than the southern access and does not pass in such close proximity to dwellings and windows. Provided that adequate parking and turning space for vehicles is included as part of the proposed development so that the access road is not obstructed, the existing arrangement could, in my opinion, serve two further dwellings without any detriment to amenity or to highway safety. Whilst I note the comments of the highway authority, I saw at my site inspection that the junction of the northern access road with High Street has recently been resurfaced and appropriate radius kerbs provided. The existing standard of visibility is, in my judgment, adequate to avoid any hazards to highway users. Accordingly, provided that only the northern access was to be used to serve the proposed development, there would be no detriment to highway safety.
8. Notwithstanding this conclusion, neither of the proposed access roads has been included within the boundary of the planning application site. My decision does not confer or alter any legal rights that may be required in order to use these access roads to serve the proposed development.
9. The proposed development could, in my view, take place without conflict with Structure Plan Policy T.2 or with Local Plan Policies 4/21 and 8/1. It would accord with the general aim of Government policy in Planning Policy Statement (PPS) 1 *Delivering Sustainable Development* and PPS 3 *Housing* to increase the supply of housing by making efficient use of land in sustainable locations and to take the opportunities that are available for improving the character and quality of an area. I find that the proposal is acceptable, subject to the conditions that I have imposed in paragraph 1 above. These include the standard conditions for outline planning permissions together with conditions relating to access and car parking, which are necessary in the interests of highway safety and amenity.

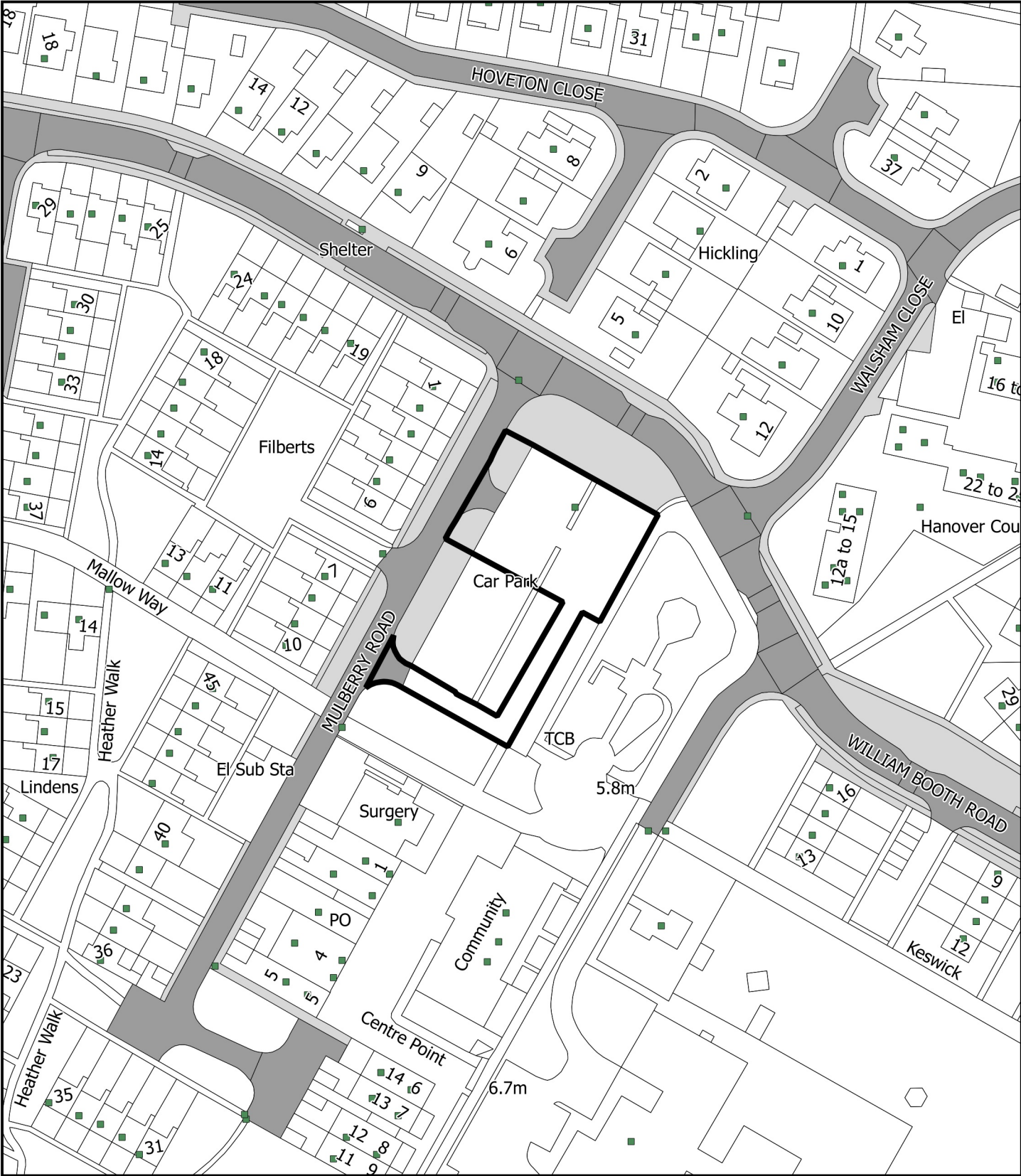
*John Head*

INSPECTOR



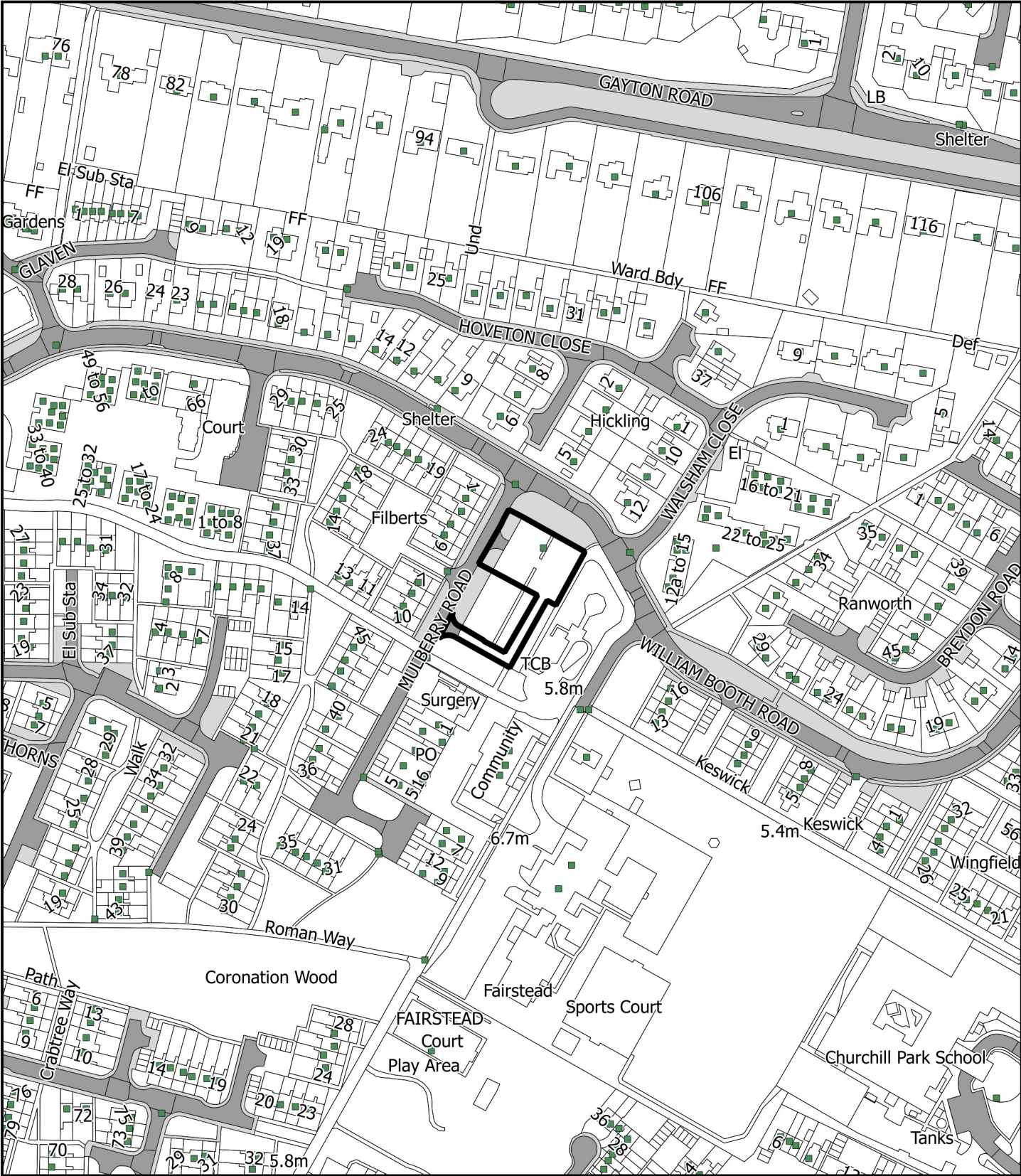
19/00904/F

Car Park Centre Point King's Lynn



19/00904/F

Car Park Centre Point King's Lynn





<b>Parish:</b>	<b>King's Lynn</b>	
<b>Proposal:</b>	<b>Erection of 7 no. dwellings and associated car parking plus provision of 10 car parking spaces to the existing public car park</b>	
<b>Location:</b>	<b>Car Park Centre Point King's Lynn Norfolk</b>	
<b>Applicant:</b>	<b>Blend Properties LLP</b>	
<b>Case No:</b>	<b>19/00904/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs N Osler</b>	<b>Date for Determination:</b> <b>20 August 2019</b> <b>Extension of Time Expiry Date:</b> <b>11 October 2019</b>

**Reason for Referral to Planning Committee** – Called in by Cllr Howman

**Neighbourhood Plan:** No

### **Case Summary**

Full planning permission is sought for the erection of 7 dwellings with associated parking plus an additional 10 car parking spaces to the south of the existing BCKLWN car park.

The site lies within the development boundary of King's Lynn and currently accommodates c.24 car parking spaces that previously formed part of the aforementioned BCKLWN car park.

The site lies within Flood Zone 1 as depicted on the Local Authority's Strategic Flood Risk Assessment.

### **Key Issues**

Principle of Development  
 Form and Character  
 Highway Safety  
 Residential Amenity  
 Other Material Considerations

### **Recommendation**

**APPROVE**

## THE APPLICATION

Full planning permission is sought for the erection of 7 dwellings; 6 two-bed units and 1 three-bed unit, with associated parking (14 spaces (2 per unit)) plus an additional two within the site boundary for visitor parking and a further 10 car parking spaces to the south of the existing BCKLWN car park.

The site lies within the development boundary of King's Lynn and currently offers car parking in the region of 24 spaces; the site previously formed part of the aforementioned BCKLWN car park. The development would therefore result in a net loss of 14 public car parking spaces, none of which are disabled.

The site lies within Flood Zone 1 as depicted on the Local Authority's Strategic Flood Risk Assessment.

## SUPPORTING CASE

The development site is approx. 0.12 hectares in area. The land is currently being used for car parking kindly offered by the applicant.

The land was sold by King's Lynn and West Norfolk Council in 2007 as they believed it to be surplus and not required.

The proposed development seeks to replace this surplus car park with 7 no. new dwellings positioned in a very sustainable location and in much need of additional housing.

Paragraph 14 of the National Planning Policy Framework states at the heart is a presumption in favour of sustainable development and that for decision takers this means approving development proposals that accord with the development plan without a delay.

The King's Lynn overall development strategy looks to the Council to provide 7,510 new houses through the regeneration of brownfield land and urban expansion.

### *Summary*

The proposed development demonstrates the application site is vacant and available for much needed new housing. Situated in a sustainable location with good access to a wide range of services and facilities, employment opportunities and sustainable transport receiving strong support from paragraph 14 of the National Planning Policy Framework and King's Lynn Spatial Strategy Policies CS01 and CS09.

## PLANNING HISTORY

13/00689/F – Variation of Condition 2 of planning consent 10/01131/F – Delegated Approval July 2013

10/01131/F – Two storey medical centre – Delegated Approval December 2010

## RESPONSE TO CONSULTATION

**Parish Council:** N/A

**Highways Authority:** Having reviewed the information gathered [Car Park Appraisal] it would appear that, with the exception of the period around 3pm when the carpark is utilised for the picking up of school children the car park would generally have the capacity to cater for the requirements of the existing businesses in the locality with the level of parking shown on the plan attached.

Therefore, given that the authority does not generally recommend that specific off-road provisions for the picking up and dropping off of school children be provided in relation to schools, in this case on balance of the survey provided, I believe that it would be difficult to substantiate a highway objection to the application.

I therefore recommend the previous conditions for this application be applied.

**Internal Drainage Board:** If the applicants are proposing to discharge into the IDB's network they will need to apply for the appropriate consents.

**Environmental Health & Housing – Environmental Quality:** **NO OBJECTION** subject to conditions relating to land contamination

**Waste and Recycling Team:** Do not perceive any issues or reasons to object or comment adversely

**Environment Agency:** No comments to make

**Affordable Housing:** 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 15% provision is required on sites capable of accommodating 10 or more dwellings and/or 0.33ha in King's Lynn. 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.

However, NPPF states that affordable housing should only be sought on developments of 10 or more dwellings or 0.5ha other than in designated rural areas.

As this site is for 7 units and the site area is under 0.5ha and the site is not a designated rural area, no affordable housing provision is required.

**Arboricultural Officer:** I can confirm that I have no real objections but I will need to see a new, updated tree survey that conforms with BS 5837:2012. I am happy for this to be conditioned.

## REPRESENTATIONS

Thirty-two third party objections were received in relation to the original scheme. The reasons for objection can be summarised as:

- This site should be for a surgery not houses
- The car park is not underused and the Borough Council should not allow its loss as it vital to the area to supply parking for the school, the surgery, the shops and the hospital
- Unacceptable use of space

- More houses will put greater strain on existing surgeries especially if this one will close
  - The Council should buy back the land and keep it as a car park
  - Overlooking
  - This will increase on-road parking which is already terrible
  - The erection of dwellings is in contravention to the original sale of the land to the NHS for a new surgery
  - The loss of the right of way over the car park will be of detriment to the public especially the elderly
  - Loss of view
  - This will result in a high risk of accidents especially to the young and old alike
- 
- Following submission of amended plans 20 of the previous objectors continue to objection on the grounds of:
  - Loss of the car park
  - Overlooking
  - The parking for the proposed houses is not sufficient and they will therefore overspill onto the public car park
  - The previous proposal was a community benefit; this is at the detriment to the community
  - The site should be used for the provision of the surgery as originally proposed
  - This will result in a strain on other doctor surgeries
  - There are not enough school places to accommodate the proposed development
  - This will result in highway safety issues and it is likely a child will get hurt due to the proximity of the site to the school
  - There will be views from the proposed dwellings over the play area of the school; this is a child protection issue

Following submission of the latest amendments 12 third party objections have been received. The main issues can be summarised as:

- Loss of parking to the surgery specifically,
- Loss of parking in general,
- These houses are not needed,
- Loss of existing surgery,
- This land was never intended for dwellings,
- The single point of entry for the car park is not appropriate,
- The Car Park Appraisal is not correct,
- The public consultation by Healthwatch Norfolk into the future of Fairstead Surgery has concluded that the local authority and other relevant stakeholders take due regard to ensure that access to treatment is not inhibited by potential new developments on the site.

Cllr Howman's call in was supported by Cllrs Margaret Wilkinson, Christine Hudson, Sandra Collop, Ben Jones and Jo Rust.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS03** - King's Lynn Area

**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 issues for consideration in the determination of this application are:

- Principle of Development
- Form and Character
- Highway Safety
- Residential Amenity
- Crime and Disorder
- Other Material Considerations

### **Principle of Development**

The owners of the car park have no requirement to continue to keep the land available as a car park and could place barriers across the site at any time to prevent such use of their land. The Local Planning Authority (LPA) has no control over this, and therefore no control over the retention of the land as a public car park. Likewise the LPA cannot control the loss of the existing surgery or make the NHS provide a new surgery on this site. These issues are beyond the control of the LPA, and the application must be considered on its planning merits.

In this regard the site represents a brownfield site within the development boundary of the borough's main town and in close proximity to a number of services and facilities to meet the day-to-day needs of occupiers of the proposed development.

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

## **Evolution of the Application**

Amended plans were requested to reduce the number of units from 8 to 7 to enable a greater degree of separation between the development and substantial trees and connecting footpath to the east and to provide ten public car parking spaces on land to the south of the wider car park.

## **Form and Character**

The original approval for the surgery was for a substantial two-storey structure in the location of the proposed dwellings. It would be difficult therefore to suggest that the previously approved structure would not have been of detriment to the form and character of the location but the current proposal would. In this regard the originally permitted surgery proposal had a dual mono pitch roof with a higher ridge height of 9.9m (facing south) and a lower ridge height of 7.5m (facing north) with eaves of 5.7m. The current residential proposal has a ridge height of 8m and eaves of 5m. It is therefore considered that the scale, mass and design of the proposed development are appropriate for the site and its wider setting.

The only boundary treatments shown are for the inter development fencing between the rear gardens of the properties and their parking areas. As such a condition should be appended to any permission granted to secure appropriate boundary treatments.

## **Highway Safety**

The proposed development provides onsite parking provision in accordance with current parking standards (two-spaces per dwelling) plus an additional two that can be utilised for visitor parking. Additionally 10 spaces are proposed on council owned land to the south of the existing car park. These will be secured by condition.

As such not only does the development cater for its own parking, plus an additional two visitor spaces (that are not a policy requirement), it will provide a further 10 public parking spaces. In terms of national and local planning policy and guidance there are no planning grounds to refuse the proposal on parking provision or highway safety, and members must take into account that the owners of the site could place barriers across their land at any time.

One third party suggests that the Car Park Appraisal is 'nonsense'. However, it is considered that the appraisal (that covered this car park (Main Car Park) and a smaller car park to the south of Centre Point (Small Car Park), the latter of which remains unaffected) which was undertaken during term time on a Tuesday, Wednesday and Saturday between the hours of 8am and 6pm, would give a reasonable overview of usage. The Local Highway Authority likewise considers the appraisal reasonable. Furthermore it should be noted that when the officer undertook the site visit in relation to the proposed development at approximately 10.30 on Tuesday 2 July 2019 the car park was not heavily used and certainly far from capacity.

The survey concluded that, excluding at 1500hrs on weekdays due to school parking, the second busiest hour for parking was at 1200hrs when parking occupancy was 58.5% (34 empty spaces) on the Main Car Park.

## **Residential Amenity**

The majority of the proposed first floor windows face north or south. In relation to those facing north there is a substantial degree of separation between these windows and the

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private amenity space of dwellings to the north. This distance is shown to measure approximately 25m and includes the grass frontage of the site and William Booth Road. Whilst the LPA acknowledges the development would result in overlooking that currently does not occur, this distance is considered acceptable and would not be of a degree to warrant refusal on the grounds of unneighbourly development.

Overlooking to the south would be to the existing borough council car park and would therefore have no material impact.

Overlooking to the school would not be material given the angles involved. Notwithstanding this it is not uncommon to have residential properties overlooking school play areas.

Inter-developmental relationships are considered acceptable.

### **Crime and Disorder**

There are no specific crime and disorder issues relating to the proposed development

### **Other Material Considerations**

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

### **Conclusion**

The development comprises the provision of 7 dwellings with on-site parking provision within the development boundary of the borough's main town. Furthermore ten additional public car parking spaces are proposed to be provided. There are no objections from statutory consultees; and the vast majority of objections from third parties relate to issues that cannot be controlled by the LPA i.e. the fact that a surgery is no longer going to be provided on the site, the loss of the existing surgery and the loss of the existing car park provision.

It is therefore recommended that the application be approved subject to the following conditions.

### **RECOMMENDATION:**

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans drawing nos: 1000 P3, 1801 P6 and 2000 P4.
- 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. These shall include the results of percolation testing on site. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

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- 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 commence on site until a scheme detailing provision for on-site parking for construction workers for the duration of the demolition and construction period has been submitted to and approved in writing by the LPA. The scheme shall be implemented until the development is completed.

- 4 Reason: To minimise the impact on residential amenity in accordance with the NPPF and Local Plan.

- 5 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'.

- 5 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.

- 6 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.

- 6 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 7 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.

- 7 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 8 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 5, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 6, 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 7.

- 8 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 9 Condition: Vehicular access to and egress from the adjoining highway shall be limited to the access shown on Drawing No. 1801 rev P6 only. Any other access or egress shall be permanently closed, and the footway / highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority prior to the occupation of any dwelling hereby permitted.
- 9 Reason: In the interests of highway safety in accordance with the NPPF and Local Plan.
- 10 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site access, car parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 10 Reason: To ensure safe access through the existing car park to the site and to ensure the permanent availability of the parking / manoeuvring areas in the interests of

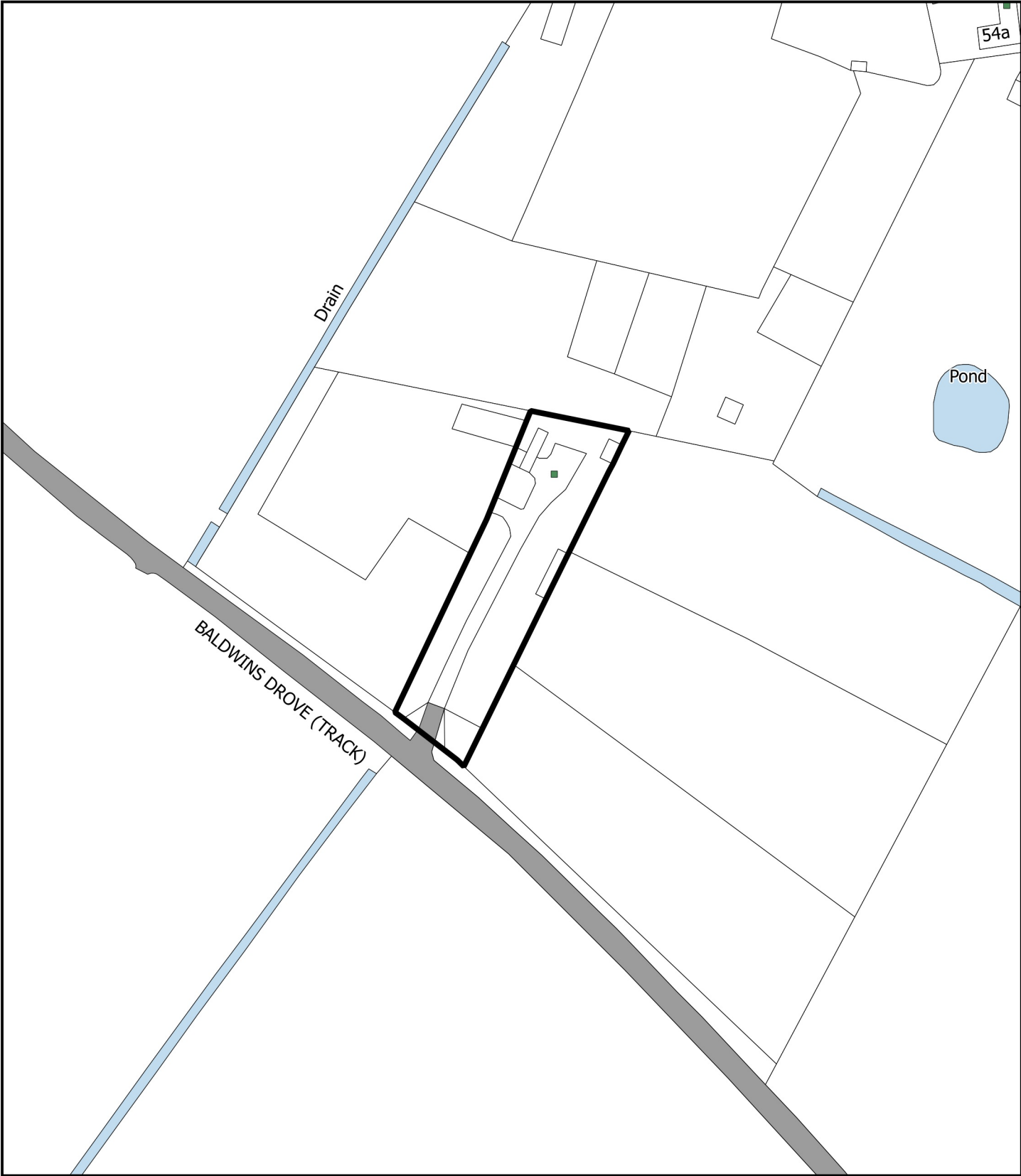
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satisfactory development and highway safety in accordance with the NPPF and Local Plan.

- 11 Condition: Prior to the first occupation of the last dwelling hereby permitted, the ten parking spaces to the south of the site as shown on drawing no. 1801 P6 on Borough Council owned land shall be laid out, demarcated, levelled, surfaced and drained in accordance with details to be approved in writing by the Local Planning Authority. They shall thereafter be retained for that specific use unless otherwise agreed in writing by the LPA.
- 11 Reason: For the avoidance of doubt and in the interests of proper planning.
- 12 Condition: Prior to the first occupation of any dwelling hereby permitted signage for the car park shall be provided in accordance with details to be submitted and agreed in writing by the Local Planning Authority.
- 12 Reason: In the interests of highway safety in accordance with the NPPF and Local Plan.
- 13 Condition: Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.
- 13 Reason: To minimise the impact on residential amenity in accordance with the NPPF and Local Plan.
- 14 Condition: No building or other operation shall commence on or adjacent to the site in connection with the development hereby approved (including any tree felling, tree pruning, engineering work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles) until a tree survey showing the following has been submitted to and approved in writing by the Local Planning Authority:
  - a) a plan indicating the location of and allocating a reference number to each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing clearly which trees are to be retained and which trees are to be removed, and the crown spread of each tree;
  - b) details of the species, diameter, approximate height and condition of each tree in accordance with the current version of BS:5837, and of each tree which is on land adjacent to the site where the crown spread of that tree falls over the application site and where any tree is located within 15m in distance from the application site.
- 14 Reason: To ensure that the existing trees are properly surveyed and full consideration is made of the need to retain trees in the development of the site in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for trees to be lost during development.

19/01231/F

Land E Church Field SW of 54 Well Creek Road and E of Baldwins Drove  
Outwell



19/01231/F

Land E Church Field SW of 54 Well Creek Road and E of Baldwins Drove  
Outwell



<b>Parish:</b>	<b>Outwell</b>	
<b>Proposal:</b>	<b>Construction of general purpose agricultural barn (partially retrospective)</b>	
<b>Location:</b>	<b>Land E Church Field SW of 54 Well Creek Road And E of Baldwins Drove Outwell Norfolk</b>	
<b>Applicant:</b>	<b>Mr James Vickers</b>	
<b>Case No:</b>	<b>19/01231/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Bradley Downes</b>	<b>Date for Determination:</b> <b>6 September 2019</b> <b>Extension of Time Expiry Date:</b> <b>8 November 2019</b>

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

**Neighbourhood Plan:** No

### **Case Summary**

The site lies to the south of Cemetery Road, and accessed by a track that forms part of Baldwins Drove. It lies outside the development boundary for Outwell and is therefore classified as countryside.

The development is for the erection of an agricultural storage building with a workshop and rest room. It is a revised design of a previously approved development of the same description under ref no. 17/01048/F, approved at Planning Committee on 14/08/2017.

### **Key Issues**

Principle of development  
 Character and appearance  
 Other material impacts

### **Recommendation**

**APPROVE**

## **THE APPLICATION**

The application site comprises 0.16 hectares of land, and is used as part of the small holding for the storage of hay, agricultural machinery and care of livestock, which include horses, Manx sheep, goats, chickens and dogs. The surrounding area is predominately rural in character, with some existing residential properties to the north-east of the application site

facing onto Cemetery Road with further dwellings located north-west of the site along Baldwin's Drove.

The development is for the erection of an agricultural storage building with a workshop and rest room. It is an amendment to the design of the building that was previously permitted under 17/01048/F, which was approved by the Planning Committee on 14/08/2017. The main differences in this amended application is a change in the size of the windows on the south and west elevations, filling in the opening on the east side to fully enclose the cart shed/hay store, replacing the two large double doors with two smaller double doors also on the east elevation, and lastly adding a new large double door on the west elevation.

## **SUPPORTING CASE**

The submitted planning application seeks to regularise the existence of the agricultural building, as constructed. Planning permission was granted, by the Planning Committee, for a similar building of equal size parameters as that constructed, under application number 17/01048/F. The officers report describes the then building as being a "utilitarian type structure", and the application was approved accordingly. Unfortunately, when it came to constructing the building approved under 17/01048/F, the applicant altered the build. The footprint, height, and use of materials remains as was originally approved as does the north elevation. The south elevation only differs in that a larger window has been installed, the west elevation is now open sided, whereas the original consent showed the wall to be boarded, and the east elevation which was to be boarded with doors, is now fully boarded.

The building as constructed is equally a "utilitarian type structure" as that which was permitted under 17/01048/F, and is no more of a "domestic appearance" than that which has approval. The use of the building is the same as that which has approval. It was noted, during the case officers site visit, that 2 touring caravans are currently parked within the partly constructed barn. The applicant pointed out that one belongs to his daughter and the other belongs to himself. If the LPA determines that the parking of the applicants touring caravan on the site is not permitted, then the LPA should take the necessary enforcement action. The presence of the caravans should not influence the planning application as is now submitted, as it is not a material consideration of the determination of the current application

## **PLANNING HISTORY**

18/01548/F: Delegated Decision - Application Refused: 17/10/18 - Construction of dog kennels for dog breeding purpose - Land E Church Field SW of 54 Well Creek Road And E of Baldwins Drove, Outwell - Appeal Dismissed 27/06/19

17/01048/F: Committee Decision - Application Permitted: 06/09/17 - Construction of general purpose agricultural barn - Land E Church Field SW of 54 Well Creek Road And E of Baldwins Drove, Outwell

## **RESPONSE TO CONSULTATION**

### **Outwell Parish Council: OBJECT**

The Parish Council believe their intentions operating this site are far and beyond what the planning permission was granted for and should be closely monitored by enforcement officers. The Parish Council fails to see where this development is at all linked to agriculture.

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Apart from a few sheep, pigs and horses, they can see no agricultural link whatsoever other than a JCB Fastrac that is used to transport scrap cars.

There is vehicular traffic in and out of the site all hours of the night disturbing local residents as well as a noisy generator that runs all night. The Parish Council has noted that another caravan turned up at the site earlier this month and as they are not supposed to be on site 24/7 they are hereby making an official complaint that they would like noted. It has been noted that application 17/01048/NMA\_1 at the same location was refused 10.07.2019.

The Parish Council also raised a number of accusations and matters which are not relevant to the merits of this planning application including blocking Baldwins Drove with horses, local people being threatened with violence or damage to personal property for using the track, doubt whether DEFRA paperwork exists for the animals on the holding, riding quad bikes over neighbouring fields, lamping/shooting, and a caravan turning up at the site.

#### **Local Highways Authority: NO OBJECTION**

The application has the appearance that it would be utilised in connection with the existing small holding and would support of that use. Traffic levels are likely therefore to be very low and as a result I have no objection to the principle of the application.

#### **Environment Agency: NO OBJECTION**

We recommend the development be carried out in accordance with the submitted drawing 'proposed plan and elevation' which states that the finished floor level of the workshop will be 200mm above existing ground level.

**Environmental Quality:** No comments

#### **REPRESENTATIONS**

**No** third party representations received

#### **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

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

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

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

## **PLANNING CONSIDERATIONS**

### **The main considerations:**

The principle of development.

Impact on character and appearance on area.

Other material impacts

### **The principle of development:**

Part-retrospective permission was already granted by the Planning Committee on the site for an agricultural store, with workshop and rest room under application ref: 17/01048/F. The current application has been submitted following a change in the appearance of the building, which was refused as a non-material amendment. It is considered the principle of development has not changed since the last approval, as the proposed use of the building is the same and the policy context is the same.

The site lies outside the development boundary for Outwell. As such it will be treated as countryside, where new development is more restricted, and limited to that identified as suitable in rural areas. The applicant has put forward a suitable rural use, in the form of an agricultural store and workshop to be used in association with the small holding of land surrounding the building. This is considered acceptable in accordance with Policy CS06 of the Core Strategy (2011) and Policies DM1, DM2 and DM15 of the SADMPP (2016).

### **Impact on character and appearance on area:**

The application site is well screened from the west, north and north-east by substantial vegetation, but is exposed to the south and south east. The design of the barn is to remain largely utilitarian in appearance, with timber boarding to the elevations and metal profile roof sheeting. The white upvc windows have been altered in size from the previous approval, however this is not considered to domesticate the appearance of the building, especially since the personnel door from the last design has been removed altogether and 3 large double timber doors are still provided on the side elevations.

Overall, the proposed barn will reflect a style of building which is prevalent of agricultural development throughout the countryside. As such, the proposal would not have any significant adverse impacts on the character of the countryside and surrounding area, and be in accordance with Policies CS06 and CS08 of the Core Strategy (2011), and Policy DM15 of the SADMPP (2016).

### **Other material impacts:**

The Parish Council raised concerns regarding noise emanating from the site. The nearest residential neighbour is approximately 130m away, and a small wooded area lies in between. It is considered the level of noise likely to be generated on the site will not exceed those levels which are to be expected of an agricultural store and workshop. Due to the distance to the nearest neighbour and the nature of the use, it is considered the levels of

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noise likely to be generated from the proposed development would not result in any significant adverse impacts on the amenity of surrounding occupiers.

Existing access is in place to the site from Baldwins Drove. The Local Highway Authority has commented that the application is to be utilised in connection with the existing small holding and would be supportive of that use. Traffic levels are likely therefore to be very low and as a result the Highway Officer has no objection to the principle of the application.

The Parish Council's concern of potential unauthorised use not in connection with agriculture on the site can be overcome with the imposition of a condition limiting the use of the barn to agricultural purposes only. In addition, the Parish Council's complaint regarding caravans on site was investigated and no action was taken. The previous decision under 17/01048/F included a condition that the mobile home would be removed once the barn is completed, because the mobile home would no longer be required as the barn provides for the storage needs and provides a rest room. Given that the existing building is capable of being secure in its current form, it is considered that a 2 month time limit from the date of decision for the removal of the mobile is sufficient. The Enforcement Team has advised that the 2 touring caravans on site have been sold and are to be removed. Enforcement are monitoring the site. The horses kept on the land are for agricultural purposes.

## **Conclusion**

For the reasons outlined in this report it is considered the principle of development is acceptable, and the proposed building would retain a largely utilitarian appearance, in accordance with the context of the surrounding rural area and countryside. The proposal is therefore in accordance with Policies CS06 and CS08 of the Core Strategy and Policies DM2 and DM15 of the Site Allocations and Development Management Policies Plan. It is recommended that this application be approved subject to the following conditions.

## **RECOMMENDATION:**

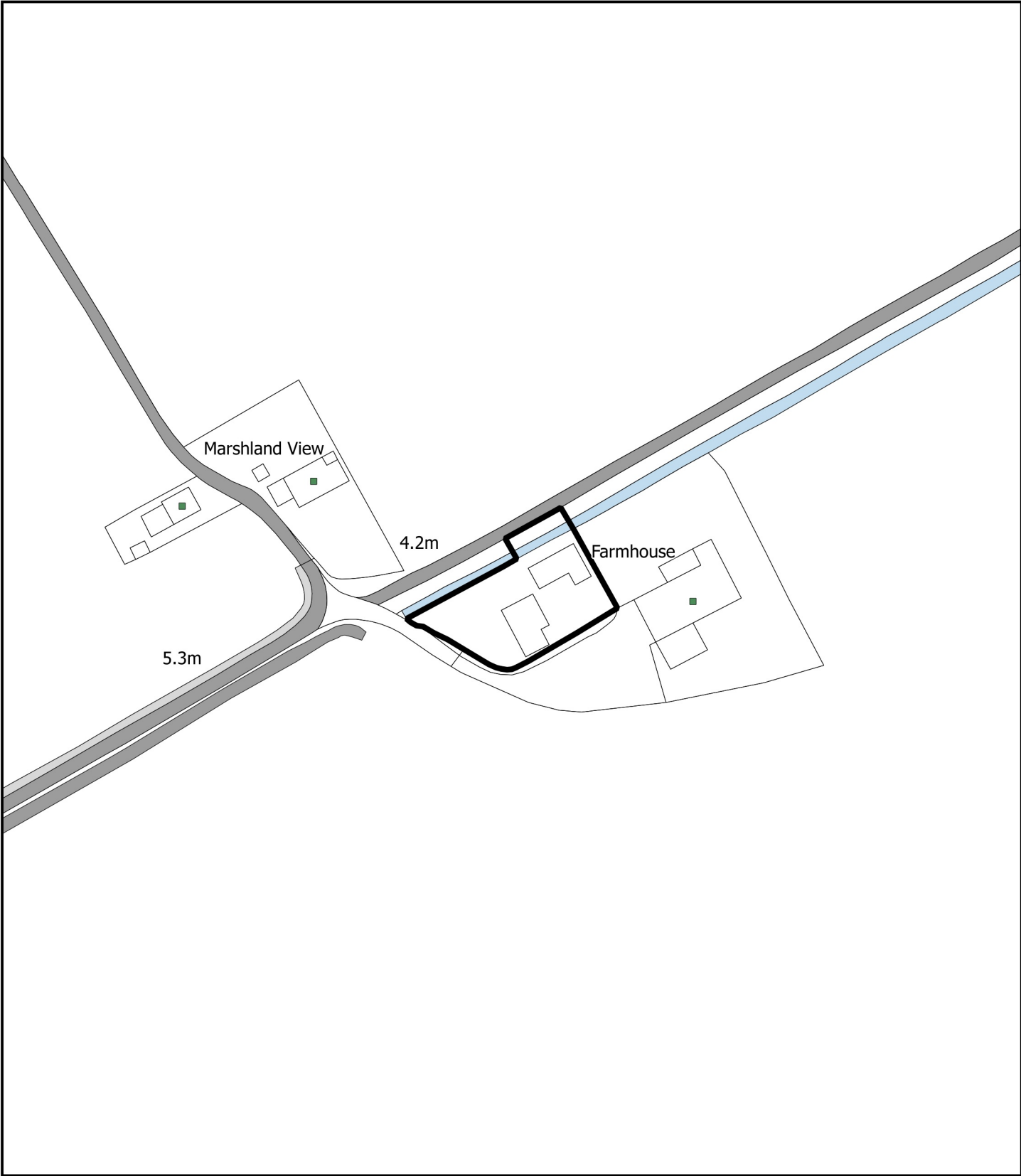
**APPROVE** subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans. The Location Plan (received 12.07.2019), The Proposed Site Plan (received 12.07.2019), and Dwg no. 1556 (Proposed Roof Plan, Floor Plan and Elevations).
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The building hereby permitted shall be used for agricultural purposes only in relation to the use of the adjoining land as indicated in blue on the approved location plan, and it shall at no time be used for any other business or commercial purpose or as an independent unit of residential accommodation.
- 2 Reason: For the avoidance of doubt and to ensure that the building is not used for unrelated purposes that would be incompatible with the provisions of the NPPF.
- 3 Condition: Within two months of the date of this decision, the mobile home shall be permanently removed from the site.
- 3 Reason: In order that the Local Planning Authority may retain control over the development where a permanent permission may give rise to conditions detrimental to the amenities of the locality contrary to the NPPF.



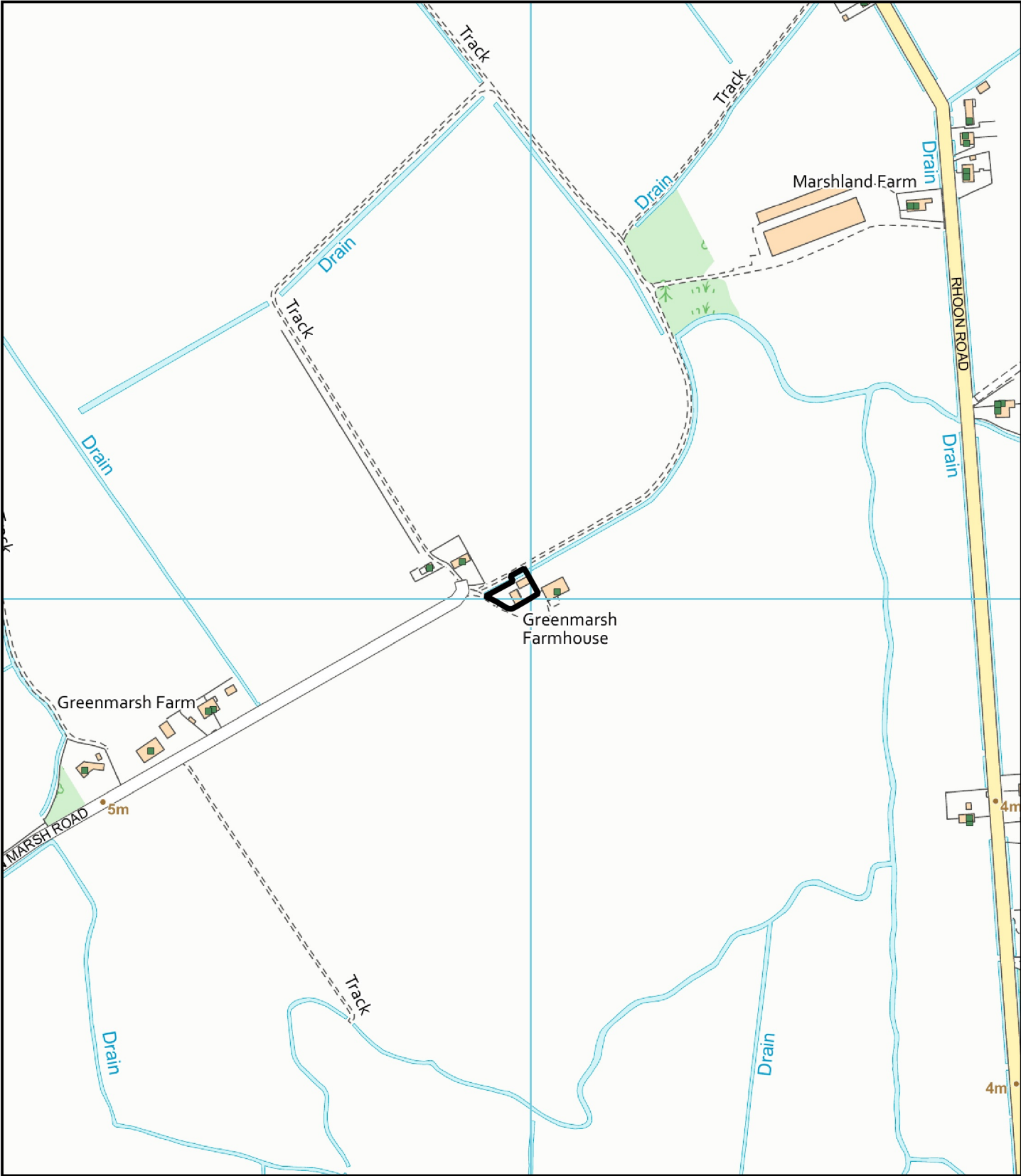
19/00223/F

Green Bank Farm Green Marsh Road Terrington St Clement



19/00223/F

Green Bank Farm Green Marsh Road Terrington St Clement



<b>Parish:</b>	Terrington St Clement	
<b>Proposal:</b>	Retrospective application for the retention of an extension to an existing garage to create a workshop for use by an upholstery business	
<b>Location:</b>	Green Bank Farm Green Marsh Road Terrington St Clement Norfolk	
<b>Applicant:</b>	Mr L Kiley	
<b>Case No:</b>	19/00223/F (Full Application)	
<b>Case Officer:</b>	Lucy Smith	<b>Date for Determination:</b> 8 April 2019 <b>Extension of Time Expiry Date:</b> 11 October 2019

**Reason for Referral to Planning Committee** – The officer's recommendation is contrary to the views of the Parish Council

**Neighbourhood Plan:** No

### Case Summary

The application is for the retention of an extension to an existing garage to create a workshop for use by a vehicle upholstery business. The building is located in close proximity to the applicant's dwelling, known as Green Bank Farm, Green Marsh Road, Terrington St Clement, however extends outside the curtilage of the property over a culverted drain which runs along the north of the site.

The site is located outside the built extent of Terrington St Clement, which is classified as a Key Rural Service Centre in Policy CS02 of the Core Strategy (2011). The land is identified as within Flood Zones 2 & 3 in the Borough Council's SFRA.

### Key Issues

Principle of development  
Impact on neighbours  
Highways and access  
Flood risk  
Other material considerations

### Recommendation

**APPROVE**

## THE APPLICATION

The application is for the retention of an extension to an existing garage to create a workshop for use by an upholstery business. The building is located in close proximity to the applicant's dwelling, known as Green Bank Farm, Green Marsh Road, Terrington St Clement, however extends outside the curtilage of the property over a culverted drain which runs along the north of the site.

The site is located outside the built extent of Terrington St Clement, which is classified as a Key Rural Service Centre in Policy CS02 of the Core Strategy (2011). The land is identified as within Flood Zones 2 & 3 in the Borough Council's SFRA.

## SUPPORTING CASE

My business is the re-trimming and re-upholstery of car interiors/motorcycle seats and lorry interiors. This involves me stripping down the seats/panels and carpets making new patterns then reupholstering to make like new.

The main tools I use are: industrial sewing machine, cutting and marking out tools, various hand tools, hot glue gun, stapler (air), hot air gun, battery drill and steamer.

Tools used less often are: jig saw, mitre saw, multi tool and sander.

As I currently do most of my work sub-contracting for a company in Guyhirn who customise lorries, my time is split between going to their premises to strip the interiors out of the lorries and then bringing the parts back to mine in my van to work on, and then once finished going back there to refit. As this is probably 90% of my work I don't have many vehicles coming to my property.

The hours I generally work are 8.00 – 4.30 Monday to Friday and as a rule I try not to work on a weekend as I have a three year old daughter and another on the way and I try to keep weekends for family time and maintaining my own property.

## PLANNING HISTORY

2/03/0611/F: Application Permitted: 12/05/03 - Extension to dwelling - Green Bank Farmhouse, Green Marsh Road, Terrington St Clement – Delegated decision

## RESPONSE TO CONSULTATION

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

The applicant has built on a filled in dyke although the Drainage Board have advised the applicant that whilst he could pipe the dyke he could not build on it. The property is accessed via a green lane and a shared drive and is not suitable for business premises. The noise caused by the constant use of heavy duty equipment is a disturbance to neighbours and could be classed as noise pollution this needs to be monitored to ascertain if the noise levels are acceptable. There has been encroachment on the adjacent NCC highways green lane.

**Highways Authority: NO OBJECTION** on the following grounds:

In principle we would not be against a small scale one person operation at the site as the associated traffic in such a case is unlikely to be significant, especially if the majority of the trips is to go out to collect or deliver. However, we would have concerns if this to be considered as a larger scale operation where additional staff are added to effect a larger business.

Therefore, could I request, that as an action that could be conditioned and enforced against, that a condition be appended to restrict the site from having staff employed, This in our view would keep the business and associated traffic to a low level which would be in keeping with the given road conditions experienced.

**CSNN: NO OBJECTION** on the following grounds:

Requested conditions relating to the following:

- Hours of use and hours of delivery
- Roller door remains shut during operation
- Storage and disposal of recycling
- Surface water drainage plan

**Internal Drainage Board: NO OBJECTION** on the following grounds:

The drawings submitted as part of the application show that the workshop in question has been constructed over the already culverted watercourse. Consent to culvert this watercourse was given by King's Lynn Internal Drainage Board back on 25th July 2017 and I attach some photographs of the culvert in question.

In line with best practice, we would always advise against buildings being sited over the top of new or existing culverts. The development in question will have increased loading on the culvert which it may or may not have been designed to withstand. In addition, the culvert may, in the future, need to be repaired, replaced or, (even though unlikely) up-rated if conditions in the catchment change. These works may necessitate the demolition of the workshop.

Following the development, the most likely impact on the culvert is the possible deformation of the culvert barrel which is why we would advise that you, as the Local Planning Authority, satisfy yourselves that the approach adopted has been inspected and assessed by a suitably qualified engineer to give some surety regarding its current state and longevity.

The Board would not object to this application as the nature of the construction does not form an obstruction to the watercourse itself and is therefore outside the Board's regularly control. However should the culvert collapse and become obstructed, the board would need to remind the riparian owners of their responsibilities to maintain the culvert. In extreme cases the Board may need to enforce to ensure that the structure remains clear.

**Environmental Quality: NO OBJECTION**

## **REPRESENTATIONS**

**One** letter of **objection** on the following grounds:

- Deliveries and vehicle movements late evenings and weekends
- Lack of turning area for larger vehicles

- Noise and disturbance
- Loss of trees

## **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

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

## **PLANNING CONSIDERATIONS**

The key issues are:

- Principle of development
- Impact on neighbours
- Highways and access
- Flood risk

### **Principle of Development:**

The proposal is for the retrospective construction of a self-contained workshop extension to an existing garage and a change of use to allow a car/lorry upholstery business to operate from that extension.

Paragraph 83 of the NPPF (2019) states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.



Paragraph 84 states that decisions should recognise that sites in rural areas may have to be found outside settlement boundaries. It will be important to ensure that development is sensitive to its surroundings and does not have an impact on local roads.

Policy CS10 of the Core Strategy (2011) supports the growth of the rural economy; the policy presents a flexible approach to employment generating development.

Considering the scale of the use, with no employees proposed other than the occupant of the dwelling (working from home), the proposal is considered to accord with Paragraphs 83 & 84 of the NPPF and Policy CS10 of the Core Strategy (2011), the principle of the proposal is considered acceptable.

#### **Impact on Neighbours:**

It is important to recognise the upholstery business is a B1 light industrial activity and does not involve heavy industrial machinery. Information from the applicant details the day to day operations on the site, including information on the types of equipment used. The upholstery business is proposed to operate between the hours of 8:00am and 4:30pm Monday-Friday and at no time on weekends or public holidays. Equipment used, including an industrial sewing machine, hot glue gun, air stapler and hot air gun may lead to limited noise. However given the separation distances between the proposal site and the adjacent dwelling (approximately 35m between the workshop and front elevation of the neighbouring dwelling), it is considered that conditions relating to the hours of operation/delivery as well as a condition to ensure the roller door remains shut during the operation of machinery, adequately address the concerns in relation to noise and disturbance which were raised by both the neighbour and the Parish council. CSNN raises no objection on these grounds and the proposal is considered to comply with Policy CS08 of the Core Strategy and DM15 of the SADMPP.

#### **Highways and Access:**

The site is located on Green Marsh Road, Terrington St Clement. The Local Highway Authority stated no objection to the application subject to suitable conditions to restrict the use of the business and ensure the business operations on site remain small-scale to limit potential vehicle movements.

Light Industrial uses (B1(c)) such as the workshop proposed as part of this application do not benefit from permitted development rights in relation to extensions or alterations. Any future expansion of the business would therefore require full planning permission in its own right. The use is therefore self-limiting in terms of the scale of operations on site. However, a condition will be imposed to ensure that the workshop is held and occupied in connection with the applicant's house. The proposal therefore complies with paragraph 84 of the NPPF and Policy CS11 of the Core Strategy (2011).

#### **Flood Risk:**

The Council's Strategic Flood Risk Assessment outlines potential flood risk throughout the Borough in order to ensure future growth is sustainable. Development in flood risk areas is required to demonstrate that the type of development is appropriate for the level of flood risk identified in the SFRA and flood risk is fully mitigated through appropriate design and engineering solutions when appropriate.

As a workshop in Flood Zones 2 & 3 the application is considered 'Less Vulnerable Development' and falls within the Environment Agency's Standing Advice. The building section submitted as part of this application shows the floor level to match the existing

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garage on site which is considered to comply with the appropriate guidance in regard to flood risk mitigation.

The workshop extension was constructed over an existing drain, which runs along the North West boundary of the site. The drain was culverted with consent from the Water Management Alliance IDB. The IDB have not objected to the application as there is no obstruction to the watercourse itself; however constructing buildings on culverted drains is not recommended due to the pressure placed on the culvert and the potential for this to lead to collapse. An engineer's statement was subsequently provided by the applicant, which provides evidence that the culvert is capable of withstanding the additional pressure of the extension. For the reasons outlined above, the construction of the extension in this location is therefore not considered to lead to increased level of flood risk. The application therefore complies with paragraph 163 of the NPPF (2019) and Policy CS08 of the Core Strategy (2011).

### **Other Material Impacts:**

Comments from the Environmental Quality team stated no objection to the application due to the retrospective nature of the proposal.

### **Conclusion:**

The proposal seeks retrospective consent for a small scale workshop and associated business in the countryside. The proposal is self-limiting by virtue of the size of the site and the fact that any further expansion would require planning permission. The building is not detrimental to the visual amenities of the locality and the use can be adequately controlled by condition so as not to adversely affect neighbours.

As a result, the proposal accords with paragraphs 83 & 84 of the NPPF (2019), policies CS06, CS08, CS10 of the Core Strategy (2011) and policy DM15 of the Site Allocations and Development Management Policies Plan (2016). The application is therefore recommended for approval.

### **RECOMMENDATION:**

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

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
  - L.K. 002 Sheet 2 of 3
  - L.K. 002 Sheet 3 of 3
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: No tools or machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched from the workshop, shown on dwg. No. L.K. 002 Sheet 2 of 3, outside the hours of 08.00 - 16.30 Monday to Friday nor at any time on Saturdays, Sundays, Bank or Public Holidays.
- 2 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.

- 3 Condition: The roller shutter door should remain closed when the workshop extension shown on dwg. No. L.K. 002 Sheet 2 of 3 is occupied, other than when required for entry and egress.
- 3 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 4 Condition: Within one month of the date of this decision, full details of the surface water drainage arrangements shall be submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved within two months of the approval of these details.
- 4 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 5 Condition: The workshop hereby approved shall be held and occupied in connection with the dwelling outlined in red on dwg. No. L.K.002 Sheet 2 of 3 and shall at no time be utilised or sold as a separate or unassociated unit.
- 5 Reason: For the avoidance of doubt and in the interests of the amenity of the locality in accordance with the NPPF.

## **PLANNING COMMITTEE – 4 NOVEMBER 2019**

### **APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

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#### **PURPOSE OF REPORT**

- (1) To inform Members of the number of decisions issued between the production of the October Planning Committee Agenda and the November agenda. 116 decisions issued, 108 decisions issued under delegated powers with 8 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 .26/09/2019 – 22/10/2019

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
Major	2	2	0			100%	60%	3	0
Minor	51	41	10	49		96%	70%	2	2
Other	63	60	3	61		97%	80%	1	0
Total	116	103	13						

Planning Committee made 8 of the 116 decisions, 7%

## PLANNING COMMITTEE - 4 NOVEMBER 2019

### APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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#### PURPOSE OF REPORT

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

#### RECOMMENDATION

That the report be noted.

#### DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
11.07.2019	11.10.2019 <b>Application Permitted</b>	19/01224/LDE	Barwick Hall Farm Barwick Road Stanhoe King's Lynn Certificate of Lawfulness: Replacement of existing biomass boiler	Barwick - VACANT
02.08.2019	26.09.2019 <b>Application Permitted</b>	19/01360/F	Yasumi 8 Mill Road Brancaster King's Lynn Alterations to existing part-demolished stores	Brancaster
06.08.2019	26.09.2019 <b>Application Permitted</b>	19/01381/F	Field House Dalegate Road Brancaster Norfolk Proposed pool house in garden	Brancaster

04.09.2019	02.10.2019 <b>Application Permitted</b>	18/00896/NMA_2	Plot 10 Northshore Place Brancaster Staithe Norfolk NON-MATERIAL AMENDMENT to Planning Permission 18/00896/F: VARIATION OF CONDITION 5 OF PLANNING PERMISSION 16/02140/FM: Proposed construction of new residential dwellings, roads, open space and associated landscaping	Brancaster
30.07.2019	26.09.2019 <b>Application Permitted</b>	19/01334/F	The Old Crabbe Hall 22 Front Street Burnham Market Norfolk Single storey extension, conversion of stables, internal alterations and demolition of garden wall.	Burnham Market
09.08.2019	04.10.2019 <b>Application Permitted</b>	19/01405/F	Winearls 10 Front Street Burnham Market King's Lynn Reinstatement of ancillary dwelling space to main house, extension to ancillary space to include area of ruin adjacent to the building	Burnham Market
09.08.2019	08.10.2019 <b>Application Permitted</b>	19/01406/LB	Winearls 10 Front Street Burnham Market King's Lynn Listed building application: Reinstatement of ancillary dwelling space to main house, extension to ancillary space to include area of ruin adjacent to the building	Burnham Market

13.08.2019	27.09.2019 <b>Not Lawful</b>	19/01425/LDE	14 Kestrel Close Burnham Market King's Lynn Norfolk Lawful Development Certificate Rear Extension Providing Garden Room and Side Extension Providing Additional Bedroom Space.	Burnham Market
20.08.2019	17.10.2019 <b>Application Permitted</b>	19/01471/F	Burnham Rise Herrings Lane Burnham Market King's Lynn Existing house and associated garden structures are to be demolished. A 2-storey replacement dwelling - three timber pavillion structures with pitched roofs on a masonry plinth is proposed. The scheme includes a driveway and associated hardstanding for vehicle parking	Burnham Market
02.08.2019	03.10.2019 <b>Application Permitted</b>	19/01362/F	Anchorage East Harbour Way Burnham Overy Staithe Norfolk Variation of condition 2 of planning permission 18/01852/F: To vary previously approved drawings to reposition the garden gate and remove a tree	Burnham Overy
02.08.2019	26.09.2019 <b>Application Permitted</b>	19/01366/F	Woodbine Cottage Rectory Lane Burnham Thorpe Norfolk Demolition of existing outbuilding and erection of new single storey extension including link to partially converted existing garage and associated works	Burnham Thorpe

22.08.2019	22.10.2019 <b>Application Permitted</b>	19/01483/F	1 Walsingham Road Burnham Thorpe King's Lynn Norfolk Demolition of lean-to at Hobson's Cottage (no.2 Walsingham Road) and construction of a single storey extension linking Hobson's to No.1 Walsingham Road. Erection of a single storey external store and minor internal alterations	Burnham Thorpe
10.07.2019	04.10.2019 <b>Application Permitted</b>	19/01205/F	Angel Cottage Bailey Street Castle Acre King's Lynn Variation of Condition 2 attached to planning permission 18/01708/F to replace the close boarded timber fence with a flint and brick wall	Castle Acre
08.08.2019	27.09.2019 <b>Application Permitted</b>	19/01394/F	Jokers Bailey Street Castle Acre King's Lynn Extension to rear of dwelling and extension above garage	Castle Acre
14.08.2019	02.10.2019 <b>Application Permitted</b>	19/01431/F	10 Beverley Way Clenchwarton King's Lynn Norfolk Extension to side of existing bungalow	Clenchwarton
19.08.2019	02.10.2019 <b>Application Permitted</b>	19/01454/F	School House 141 Main Road Clenchwarton King's Lynn Utility extension to rear of detached dwelling with internal alteration to kitchen	Clenchwarton
23.08.2019	17.10.2019 <b>Application Refused</b>	19/01494/O	Land North Bates Drive Clenchwarton Norfolk Outline application: Construction of 4 chalet type dwellings	Clenchwarton



02.04.2019	03.10.2019 <b>Application Permitted</b>	19/00602/F	72 Manor Road Dersingham King's Lynn Norfolk Conversion of barn to holiday let	Dersingham
01.05.2019	09.10.2019 <b>Application Permitted</b>	19/00791/F	Pine Cones Caravan And Camping Dersingham Bypass Dersingham Norfolk Relocation of play equipment and installation of static caravans to vacated space	Dersingham
01.07.2019	11.10.2019 <b>Application Refused</b>	19/01152/F	10 Manorside Dersingham King's Lynn Norfolk Proposed garage and associated works	Dersingham
24.09.2019	26.09.2019 <b>TPO Approved</b> Work	19/00086/TPO	47 Valley Rise Dersingham King's Lynn Norfolk 2/TPO/00087: Work to trim back overhanging branches on a Sessile Oak	Dersingham
22.07.2019	27.09.2019 <b>Application Permitted</b>	19/01281/O	Robinia Cottage Station Road Docking King's Lynn Outline Application: Demolition of garage and construction of single dwelling	Docking
13.08.2019	11.10.2019 <b>Application Permitted</b>	19/01421/A	Land On N Side of High Street And S Side of Pound Lane Docking Norfolk Advertisement Application: non-illuminated freestanding board advertising information in respect of forthcoming development	Docking
04.07.2019	25.09.2019 <b>Application Permitted</b>	19/01176/F	5 The Rowans Victory Road Downham Market Norfolk Construction of dwelling	Downham Market

21.08.2019	04.10.2019 <b>Application Permitted</b>	19/01474/F	40 Collingwood Road Downham Market Norfolk PE38 9SB Extensions to existing bungalow	Downham Market
17.09.2019	14.10.2019 <b>Application Refused</b>	19/00646/NMA_1	Homeleigh 81 Ryston End Downham Market Norfolk NON-MATERIAL TO PLANNING PERMISSION 19/00646/F: Construction of Two Storey Rear Extension	Downham Market
08.05.2019	25.09.2019 <b>Prior Approval - Refused</b>	19/00829/PACU3	Orchard Farm Lady Drove Barroway Drove Norfolk Notification for Prior Approval for change of use of agricultural building to a dwellinghouse (Schedule 2, Part 3, Class Q)	Downham West
19.08.2019	16.10.2019 <b>Application Permitted</b>	19/01452/F	7 Groveside East Rudham King's Lynn Norfolk Proposed replacement extension to rear of bungalow and alterations to drive to form turning space	East Rudham
03.09.2019	21.10.2019 <b>Application Permitted</b>	19/01552/LB	Anchorage House Broomsthorpe Road East Rudham King's Lynn Modification to boundary wall	East Rudham
25.07.2019	25.09.2019 <b>Application Permitted</b>	19/01308/F	89 Hollycroft Road Emneth Wisbech Norfolk Proposed demolition of porch and Proposed erection of single storey porch to front elevation	Emneth

26.07.2019	07.10.2019 <b>Application Permitted</b>	19/01318/F	Joystan 44 Hawthorn Road Emneth Wisbech Proposed single storey rear extension, existing garage to be converted, existing dwelling to be timber clad, and change of use of land from agriculture to residential for the erection of a detached double garage / workshop	Emneth
31.07.2019	30.09.2019 <b>Application Permitted</b>	19/01350/RM	Land Adj To Gaultree Square Emneth WISBECH Reserved matters application for two proposed dwellings	Emneth
02.08.2019	02.10.2019 <b>Application Permitted</b>	19/01367/F	Dial House 269 Wisbech Road Outwell Norfolk Construction of a stable block	Emneth
13.08.2019	26.09.2019 <b>Application Permitted</b>	19/01427/F	48 Paynes Lane Feltwell Norfolk IP26 4BB Conversion of loft room above garage into bedroom for existing dwelling and insertion of dormer windows into garage roof	Feltwell
27.08.2019	21.10.2019 <b>Application Permitted</b>	19/01500/F	The Pightle 20 Oak Street Feltwell Thetford Dormer window, loft conversion and 2 storey rear extension	Feltwell
03.09.2019	17.10.2019 <b>Application Permitted</b>	19/01549/F	The Homestead 11 Long Lane Feltwell Norfolk Single storey extension to existing dwelling, to form self-contained residential annexe	Feltwell

04.09.2019	17.10.2019 <b>OBJECTION TO NCC APP</b>	19/01559/CM	Warren Energy Ltd Breckland Farm Brandon Road Methwold COUNTY MATTERS APPLICATION: Retrospective application to retain bund, post and wire fence, and use of existing hardstanding/track for use as access/egress to the hangar building of the permitted Anaerobic Digestion Plant (planning permission ref: C/2/2017/2003)	Feltwell
06.09.2019	17.10.2019 <b>OBJECTION TO NCC APP</b>	19/01575/CM	Warren Energy Ltd Breckland Farm Brandon Road Methwold County Matters Application: Retrospective application to vary Conditions 1 (approved plans), 2 (maximum tonnage of feedstock) and the variation or deletion of Condition 3 (feedstock source) of planning permission ref. C/2/2017/2003 to allow the offsite importation and onsite processing of 49,000 tonnes of diversified feedstock	Feltwell
09.08.2019	02.10.2019 <b>Application Permitted</b>	19/01403/F	The Kingfisher High Street Fincham King's Lynn Rear single storey extension	Fincham
12.08.2019	27.09.2019 <b>Application Permitted</b>	19/01410/F	Rivendell 2 Acorn Drive Gayton Norfolk Conversion of existing attached Garage into habitable accommodation and construction of new attached Garage	Gayton

13.08.2019	04.10.2019 <b>Application Permitted</b>	19/01429/F	Plot S of Sunset View Winch Road Gayton Norfolk Variation of Condition 2 of Planning Permission 19/00332/F: Construction of a dwelling	Gayton
29.08.2019	17.10.2019 <b>Application Permitted</b>	19/01538/F	44 Station Road Great Massingham King's Lynn Norfolk Proposed extension	Great Massingham
05.09.2019	11.10.2019 <b>Tree Application - No objection</b>	19/00137/TREECA	Abbey House 37 Abbey Road Great Massingham King's Lynn Tree in a Conservation Area - T1 - Willow to fell, overhanging from Abbey House	Great Massingham
06.08.2019	26.09.2019 <b>Application Permitted</b>	19/01377/F	The Limes Candlestick Lane Grimston King's Lynn Extension to store to form 2-bay cart shed and store	Grimston
13.08.2019	08.10.2019 <b>Application Withdrawn</b>	19/01423/F	J W Sandles 89 Leziate Drove Pott Row Norfolk Variation of Condition 2 attached to planning consent 17/01369/F to amend plans	Grimston
19.09.2019	10.10.2019 <b>TPO Work Approved</b>	19/00148/TPO	The Consulting Rooms Willow House Watery Lane Grimston King's Lynn 2/TPO/00109 - T1. Sycamore. Reduction by 30%, ensuring that all branches are pruned back to established growth points	Grimston

08.05.2019	04.10.2019 <b>Application Permitted</b>	19/00830/FM	Land West of A149 Lynn Road Heacham Norfolk Change of use of agricultural land to keeping of horses and change of use of existing agricultural building to keeping of horse paraphernalia	Heacham
21.08.2019	14.10.2019 <b>Application Permitted</b>	19/01476/F	39 The Broadway Heacham King's Lynn Norfolk Removal of existing conservatory and construction of a rear extension and replacement garage	Heacham
23.08.2019	09.10.2019 <b>TPO Work Approved</b>	19/00072/TPO	Woodland N of Blackthorn Close S of Robin Hill And E of Hall Close Hunstanton Road Heacham Norfolk 2/TPO/00407: T31 and T32 Both Ash, removed to suit existing access visibility splay	Heacham
29.08.2019	17.10.2019 <b>Application Permitted</b>	19/01522/F	29 Kenwood Road Heacham King's Lynn Norfolk Extensions and alterations to dwelling (retrospective)	Heacham
17.09.2019	14.10.2019 <b>Application Permitted</b>	18/00497/NMA_1	2 Blatchford Way Heacham King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 18/00497/F: Rear extension to bungalow including detached garage	Heacham
29.07.2019	25.09.2019 <b>Application Permitted</b>	19/01331/F	Glebe Cottage Station Road Ten Mile Bank Downham Market Single storey side and front extensions	Hilgay

04.07.2018	26.09.2019 <b>Application Permitted</b>	18/01223/F	Brook House 32 Beach Road Holme next The Sea Norfolk Retrospective: Replace obsolete river bank timber and concrete retaining walls with new retaining wall to the river bank and associated landscaping	Holme next the Sea
13.08.2019	04.10.2019 <b>Application Permitted</b>	19/01420/F	2 The Square Thornham Road Holme next The Sea Norfolk Single storey rear and side extension to form new entrance porch utility and kitchen area.	Holme next the Sea
15.08.2019	26.09.2019 <b>Application Permitted</b>	19/01438/F	5 Queens Gardens Hunstanton Norfolk PE36 6HD Variation of condition 2 of planning permission 18/00639/F to amend drawings	Hunstanton
22.08.2019	14.10.2019 <b>Application Permitted</b>	19/01478/F	Buckingham Court Northgate Hunstanton Norfolk Replacement of Timber Bay windows with UPVC bay windows	Hunstanton
22.08.2019	15.10.2019 <b>Application Permitted</b>	19/01486/A	72 And 72A Westgate Hunstanton Norfolk PE36 5EP Advertisement application: Installation of 4no. fascia signs and 2no. external lights	Hunstanton
27.08.2019	04.10.2019 <b>Application Permitted</b>	19/01501/F	25 Lighthouse Lane Hunstanton Norfolk PE36 6EN Extension and alterations to dwelling	Hunstanton

28.08.2019	17.10.2019 <b>Application Permitted</b>	19/01509/F	Rose-Fitt House 40 Northgate Hunstanton Norfolk Change of use of owners house and bed and breakfast business to 3 flats including rear extension to raise small roof over top floor bedroom	Hunstanton
17.09.2019	17.10.2019 <b>Application Permitted</b>	19/01617/A	24 High Street Hunstanton Norfolk PE36 5AF Proposed letter signage and lighting	Hunstanton
14.10.2019	14.10.2019 <b>Application not required</b>	19/01782/F	Claremont Guest House 35 Greevegate Hunstanton Norfolk To remove chimney below tile line and tile roof in same tiles	Hunstanton
28.05.2019	17.10.2019 <b>Application Refused</b>	19/00943/F	Rounce And Evans 16 Church Street King's Lynn Norfolk Adjustment of window opening to form door access onto flat roof with glass balustrade	King's Lynn
30.07.2019	11.10.2019 <b>Application Permitted</b>	19/01340/CU	17 Norfolk Street King's Lynn Norfolk PE30 1AN Change of use of ground floor from Retail to tuition centre	King's Lynn
05.08.2019	16.10.2019 <b>Application Permitted</b>	19/01372/CU	Vacant 6 Saturday Market Place King's Lynn Norfolk Change of use from A1 to A5 for use as a waffle take-away	King's Lynn
09.08.2019	02.10.2019 <b>Application Permitted</b>	19/01401/F	The College of West Anglia Tennyson Avenue King's Lynn Norfolk Proposed screen fencing to waste compound	King's Lynn



09.08.2019	09.10.2019 <b>Application Permitted</b>	19/01407/F	2 King George V Avenue King's Lynn Norfolk PE30 2QD Demolition of existing garage/store and construction of new detached garage with storage over and rear single storey extension and associated works	King's Lynn
15.08.2019	30.09.2019 <b>Application Permitted</b>	19/01436/F	17 Hulton Road Gaywood King's Lynn Norfolk Double storey rear extension and internal alterations and outbuilding in rear garden	King's Lynn
15.08.2019	26.09.2019 <b>Application Permitted</b>	19/01441/F	MKM Building Supplies 12 - 14 Hamburg Way North Lynn Industrial Estate King's Lynn Installation of external steel fire escape staircase and fire exit door from first floor to ground level, changes to site layout, installation of safety barriers and increased parking spaces	King's Lynn
21.08.2019	11.10.2019 <b>Application Permitted</b>	19/01475/F	12 Suffolk Road King's Lynn Norfolk PE30 4AJ Extensions to dwelling	King's Lynn
23.08.2019	27.09.2019 <b>NO OBJECTION TO NCC APP</b>	19/01497/CM	Marshfields 48 Ferry Road West Lynn King's Lynn County Matters Application: Single storey rear/infill extension to care home to provide replacement bedroom and ensuite accessible shower/changing rooms	King's Lynn

27.08.2019	17.10.2019 <b>Application Permitted</b>	19/01504/F	2 - 7 Campbells Meadow King's Lynn Norfolk PE30 4YN External Alterations to Retail Terrace	King's Lynn
27.08.2019	30.09.2019 <b>Application Permitted</b>	19/01505/F	King's Lynn Football Club Ltd Tennyson Road King's Lynn Norfolk Proposed 2No. Turnstiles and Crowd Control Fencing	King's Lynn
27.08.2019	17.10.2019 <b>Was_Would be Lawful</b>	19/01515/LDE	79 London Road King's Lynn Norfolk PE30 5EU Lawful development certificate for an existing use as a house of multiple occupancy	King's Lynn
04.09.2019	21.10.2019 <b>Application Permitted</b>	19/01561/F	The Honeystones Squires Hill Upper Marham Norfolk Extension to dwelling	Marham
12.04.2017	04.10.2019 <b>Application Refused</b>	17/00732/CU	300 Smeeth Road Marshland St James Wisbech Norfolk Change of use of stables and field from horses to dog kennelling and exercising area for dogs	Marshland St James
20.08.2019	17.10.2019 <b>Application Permitted</b>	19/01467/F	218 Smeeth Road Marshland St James Wisbech Norfolk Proposed extension	Marshland St James
16.08.2019	17.10.2019 <b>Application Permitted</b>	19/01446/F	Toynbee Wormegay Road Blackborough End King's Lynn First floor extension to existing bungalow	Middleton
30.08.2019	17.10.2019 <b>Application Permitted</b>	19/01532/F	Jubilee House 19 West Street North Creake Norfolk Replacement two bay oak framed cart-shed	North Creake

28.08.2019	21.10.2019 <b>Application Permitted</b>	19/01514/F	The Old Post Office The Green North Runcton King's Lynn Retrospective application to remove existing conservatory and build a new single storey, brick room on the same footprint	North Runcton
04.09.2019	02.10.2019 <b>Application Refused</b>	18/01880/NMA_1	Four Winds 6 Frederick Close North Wootton King's Lynn NON-MATERIAL AMENDMENT to Planning Permission 18/01880/F: Removal of present flat garage roof and replace with pitched roof to form upper floor storage area	North Wootton
15.02.2019	18.10.2019 <b>Application Refused</b>	19/00304/F	Fendicks Fisheries And Caravan Park Methwold Road Whittington Norfolk Continued use of existing permitted 'log cabin' mobile home accommodation for site warden	Northwold
31.07.2019	11.10.2019 <b>Application Refused</b>	19/01343/F	14 Whittington Hill Whittington Norfolk PE33 9TE Demolition of garage and construction of new detached dwelling	Northwold
05.09.2019	08.10.2019 <b>Application Permitted</b>	19/00019/NMA_1	1 St Andrews Close Northwold Thetford Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 19/00019/F: Demolition of existing single-storey side extension and replacement with a two-storey side extension	Northwold

10.09.2019	22.10.2019 <b>Would be Lawful</b>	19/01587/LDP	The Barn 7 High Street Northwold Norfolk Application for a Lawful Development Certificate for proposed solar panels to the south aspect of the roof	Northwold
11.09.2019	14.10.2019 <b>Application Permitted</b>	19/01592/F	Wellington Lodge Farm Thetford Road Northwold Thetford REMOVAL OR VARIATION OF CONDITION 9 & 10 OF PLANNING PERMISSION 16/01151/FM: Installation of an anaerobic digester (AD) plant and associated infrastructure	Northwold
05.08.2019	26.09.2019 <b>Application Permitted</b>	19/01369/F	9 Smugglers Close Old Hunstanton Hunstanton Norfolk Proposed extensions, garage conversion and internal alterations	Old Hunstanton
19.08.2019	27.09.2019 <b>Application Permitted</b>	19/01455/F	6 Sea Lane Old Hunstanton Hunstanton Norfolk Single storey extensions, loft conversion, re-modelling of dwelling and widening of access including partial demolition of boundary wall.	Old Hunstanton
20.08.2019	04.10.2019 <b>Application Permitted</b>	19/01466/F	18 Sandringham Grove Old Hunstanton Norfolk PE36 6GA Re-modelling of the existing property, including various external fenestration changes	Old Hunstanton

22.08.2019	17.10.2019 <b>Application Permitted</b>	19/01481/F	Caley Hall Motel 89 Old Hunstanton Road Old Hunstanton Norfolk Alterations to outbuildings within a listed building curtilage, used as hotel rooms.	Old Hunstanton
22.08.2019	27.09.2019 <b>Application Permitted</b>	19/01482/LB	Caley Hall Motel 89 Old Hunstanton Road Old Hunstanton Norfolk Listed Building Applications: alterations to outbuildings within a listed building curtilage, used as hotel rooms.	Old Hunstanton
15.07.2019	03.10.2019 <b>Application Permitted</b>	19/01244/CU	The Limes Pentney Lane Pentney Norfolk Change of use of agricultural land to garden land	Pentney
23.08.2019	17.10.2019 <b>Application Permitted</b>	19/01495/F	1 Abbey Lakes Close Pentney Norfolk PE32 1FN Proposed garage and boat store	Pentney
12.07.2019	26.09.2019 <b>Application Refused</b>	19/01228/CU	Land East of No's 3 And 4 Birch Drive Roydon Norfolk Retention of use of land for storage of building material	Roydon
31.07.2019	30.09.2019 <b>Application Refused</b>	19/01342/F	82 Station Road Snettisham King's Lynn Norfolk Utilise part of the garden to gain a new 2 bedroom chalet bungalow with parking to the side	Snettisham
14.08.2019	04.10.2019 <b>Application Permitted</b>	19/01432/F	Willow Tree 78 Station Road Snettisham Norfolk Extension to dwelling including the addition of accommodation in the roof space	Snettisham

19.08.2019	08.10.2019 <b>Tree Application - No objection</b>	19/00122/TREECA	9 Malthouse Court Snettisham King's Lynn Norfolk Tree in a Conservation Area: Pine tree (T1) pruning back of existing branches to reduce spread of tree onto existing buildings and excessive shading	Snettisham
29.08.2019	15.10.2019 <b>Application Permitted</b>	19/01525/F	51A The Beach Shepherds Port Snettisham Norfolk Continued use for standing of a single caravan/mobile home and storage shed	Snettisham
29.08.2019	11.09.2019 <b>Application Permitted</b>	16/02167/NMA_1	Goldcrest House Avondale Road South Creake Norfolk Non-material amendment to planning permission 16/02167/F: VARIATION OF CONDITION 2 OF PLANNING CONSENT 16/00540/F: Construction of new dwelling	South Creake
03.09.2019	21.10.2019 <b>Tree Application - No objection</b>	19/00135/TREECA	Sutton House 33 Back Street South Creake Norfolk Tree in a Conservation Area - Cherry tree to rear of house needs pruning to remove damaged branches, reduce size by 25-30% and improve shape	South Creake
12.06.2019	26.09.2019 <b>Application Permitted</b>	19/01056/F	30 The Birches South Wootton King's Lynn Norfolk Alteration and extension to a residential dwelling.	South Wootton

26.07.2019	18.10.2019 <b>Application Permitted</b>	19/01314/F	Lyndon 94 Nursery Lane South Wootton King's Lynn Proposed Residential Dwelling following sub-division of site	South Wootton
02.08.2019	26.09.2019 <b>Application Permitted</b>	19/01364/F	8 Coniston Close South Wootton King's Lynn Norfolk Proposed car port (retrospective)	South Wootton
05.08.2019	26.09.2019 <b>Application Permitted</b>	19/01371/F	Springwood Lodge 7 Grimston Road South Wootton King's Lynn Proposed conversion from garage to games room and proposed garage	South Wootton
05.08.2019	03.10.2019 <b>Application Permitted</b>	19/01373/F	6 Church Lane Southery Downham Market Norfolk Two storey side extension and new porch	Southery
20.08.2019	22.10.2019 <b>Application Permitted</b>	19/01472/F	The Heron Hotel The Causeway Stow Bridge King's Lynn Dining room extension to public house	Stow Bardolph
13.05.2019	16.10.2019 <b>Application Withdrawn</b>	19/00855/F	Paradise Manor Downham Road Stradsett Norfolk Conversion of existing agricultural building to four small holiday lets	Stradsett
28.05.2019	17.10.2019 <b>Application Permitted</b>	19/00960/LB	Paradise Farm Downham Road Stradsett Norfolk Listed Building Application: Existing agricultural building to be converted to four small holiday lets	Stradsett

30.08.2019	16.10.2019 <b>Application Permitted</b>	19/01533/F	2 Beechwood Court The Street Syderstone King's Lynn Conversion of garage to bedroom with ensuite, removal of garage doors, replacement with two windows to front elevation. Rear single storey extension	Syderstone
03.09.2019	30.09.2019 <b>Prior Approval - Not Required</b>	19/01551/AG	The Laurels Ongar Hill Road Terrington St Clement Norfolk Agricultural Prior Notification: General purpose agricultural storage building.	Terrington St Clement
03.10.2019	07.10.2019 <b>Application Withdrawn</b>	19/01722/F	20 Orange Row Road Terrington St Clement King's Lynn Norfolk Additional window to north elevation	Terrington St Clement
23.07.2019	02.10.2019 <b>Application Permitted</b>	19/01295/F	St Peters House Church Road Terrington St John Wisbech Extension to dwelling	Terrington St John
22.08.2019	14.10.2019 <b>Application Permitted</b>	19/01489/F	Middlegate Main Road Terrington St John WISBECH Retrospective planning application for vehicle access to plot 1	Terrington St John
27.11.2018	11.10.2019 <b>Would be Lawful</b>	18/02122/LDP	Ashdale Church Street Thornham Hunstanton Lawful Development Certificate: Proposed stationing of a mobile home within the curtilage of a dwelling for incidental use	Thornham
26.06.2019	30.09.2019 <b>Application Refused</b>	19/01128/F	Thornleys Barn High Street Thornham Hunstanton Extensions and alterations to dwelling	Thornham



02.08.2019	17.10.2019 <b>Application Permitted</b>	19/01358/F	2 Romarnie Cottages Ringstead Road Thornham Norfolk Single Storey Extension to the rear of 2 Romarnie Cottages, Thornham.	Thornham
12.06.2019	18.10.2019 <b>Application Permitted</b>	19/01058/F	Duncans Farm Lynn Road Tilney All Saints King's Lynn Conversion of existing barn range into a single residential dwelling	Tilney St Lawrence
09.08.2019	09.10.2019 <b>Application Permitted</b>	19/01404/F	Holly Manor Lynn Road Tilney All Saints Norfolk Proposed extension	Tilney St Lawrence
26.07.2019	26.09.2019 <b>Application Permitted</b>	19/01319/F	Plawfield Cottage 112 Green Road Upwell Wisbech Retrospective change of use of the land for the siting of kennels	Upwell
20.08.2019	15.10.2019 <b>Application Permitted</b>	19/01469/F	Willow Farm Cock Fen Road Lakes End Norfolk Variation of condition 2 of planning permission 16/01880/F to clad the blockwork to keep rain away	Upwell
27.08.2019	17.10.2019 <b>Application Permitted</b>	19/01508/F	21 Orchard Gardens Upwell Norfolk PE14 9EQ Construction of house and detached garage	Upwell
29.08.2019	18.10.2019 <b>Application Permitted</b>	19/01528/F	74 New Road Upwell Wisbech Norfolk Detached annex in rear garden	Upwell
04.09.2019	17.10.2019 <b>Application Permitted</b>	19/01560/F	Plawfield Cottage 112 Green Road Upwell Wisbech Variation of Condition 2 of Planning Permission 18/00953/F: Construction of two storey extension and internal alterations.	Upwell

13.06.2019	14.10.2019 <b>Application Permitted</b>	19/01068/O	Adj Sunnyside Market Lane Walpole St Andrew Wisbech Outline application for residential development	Walpole Cross Keys
10.07.2019	04.10.2019 <b>Application Refused</b>	19/01214/O	Adjacent Fern House Market Lane Walpole St Andrew Wisbech Outline Application: construction of two dwellings	Walpole Cross Keys
16.08.2019	11.10.2019 <b>Application Permitted</b>	19/01443/F	5 Broadend Road Walsoken Norfolk PE14 7BQ Proposed side extension with flat roof, extending the kitchen and bedrooms along with widening the existing hallway	Walsoken
19.08.2019	14.10.2019 <b>Application Permitted</b>	19/01458/F	Jogi 57 Fen Road Watlington King's Lynn Retrospective application for a Detached Garage.	Watlington
21.08.2019	02.10.2019 <b>Application Withdrawn</b>	19/01477/F	1 Crown Gardens Wereham King's Lynn Norfolk Proposed extension and alterations and removal of existing low fence/hedgerow and tree to be replaced with 1.8m high fence to boundary	Wereham
09.08.2019	16.10.2019 <b>Application Permitted</b>	19/01396/F	Land Between Carr House And Breck Cottage N of West Acre Trour Farm Spring Lane Drove West Acre King's Lynn Installation of ground mounted 192 panel solar PV array	West Acre

06.06.2019	27.09.2019 <b>Application Permitted</b>	19/01006/F	Baretha Basil Road West Dereham King's Lynn Construction of New Garage Building	West Dereham
31.05.2019	26.09.2019 <b>Application Refused</b>	19/00979/F	(Adjacent) 62 Salts Road West Walton Norfolk PE14 7EJ Construction of 2No 3 bed semi-detached dwellings	West Walton
01.08.2019	25.09.2019 <b>Application Permitted</b>	19/01356/RM	Plot 20 Land To South of The Poplars Lynn Road Walton Highway Reserved Matters application for a pair of 3 bed semi detached houses on site identified as plot 20 under 18/01421/RMM instead of the approved detached house	West Walton
27.08.2019	17.10.2019 <b>Application Permitted</b>	19/01503/F	Hillcroft 12 Chapel Lane West Winch King's Lynn Removal of existing conservatory and the construction of a replacement single-storey gabled extension	West Winch
23.04.2018	14.10.2019 <b>Application Permitted</b>	18/00741/F	S & R Motors Sunset Lodge Lynn Road Wiggshall St Germans Retrospective Planning for a New Storage Building	Wiggshall St Germans

09.08.2019	17.10.2019 <b>Application Permitted</b>	19/01402/F	Ouse Amateur Sailing Club High Road Saddlebow Norfolk Extension to clubhouse to form changing rooms and associated internal alterations and refurbishment. Siting of a portakabin for changing rooms during works to be retained on completion	Wiggenhall St Germans
16.08.2019	02.10.2019 <b>Application Permitted</b>	19/01448/F	Orchard Lea 3A Stow Road Wiggenhall St Mary Magdalen Norfolk Extension to dwelling	Wiggenhall St Mary Magdalen
02.08.2019	26.09.2019 <b>Application Permitted</b>	19/01361/F	Pangle Cottage Church Road Wretton King's Lynn Proposed double storey rear extension forming open plan living accommodation and bedrooms above.	Wretton
19.08.2019	14.10.2019 <b>Application Permitted</b>	19/01456/F	Land Rear of Former Clover Social Club Low Road Wretton King's Lynn Construction of agricultural storage shed	Wretton

**4 NOVEMBER 2019**

**PLANNING COMMITTEE**  
**PLANNING ENFORCEMENT SERVICE**  
**- QUARTERLY REPORT -**

**1.0 PURPOSE OF THE REPORT**

- 1.1 This report provides Members with an update on service performance for planning enforcement during the second and third quarters of 2019.

**2.0 PLANNING ENFORCEMENT SERVICE PERFORMANCE**

- 2.1 Set out below is a breakdown of figures in relation to received, closed and live cases.

The total number of live cases is	331
Number of cases received inc high hedge	337
Total Number of cases closed	291

- 2.2 A list of all live cases to **23<sup>rd</sup> October 2019** can be found at Appendix 1.
- 2.3 Below is a breakdown of all **291** cases closed during the second and third quarters, including the reason for closure.

<b>Reason</b>	<b>Count</b>
Advertisement Consent Granted	0
Amendment Approved	0
Case Closed	15
Conditions Discharged	6
De minimis	2
Delegated Authority - no further action	41
Listed Building Consent granted	0
No breach established	86
Notice issued - complied	7
Permitted development	23
Planning App Approved	58

Prosecution	0
Referred to other service	7
Simple Caution	0
Remedied following informal action	32
Use/operational development lawful	14
Default action taken under s219	0
<b>Total</b>	<b>291</b>

- 2.4 During the second and third quarters the following formal notices were served:

<b>Notice</b>	<b>Count</b>
Enforcement Notice	7
Listed Building Enforcement Notice	0
Planning Contravention Notice	11
Requisition for Information	2
Breach of Condition Notice	0
Stop Notice (excluding Temporary Stop Notice)	0
Temporary Stop Notice	0
Enforcement Injunction granted	0
Section 215 Notice	0
Repairs Notice	1
High Hedge Remedial Notice	0
Tree Replacement Notice	0
Hedgerow replacement Notice	1
<b>Total</b>	<b>22</b>

### **3.0 RECOMMENDATION**

- 3.1 That this report is noted.

#### **Contact**

Mr Clarey, Planning Enforcement Team Leader – 01553 616770

Parish	Date	Reference	Site	Breach	Status
Bircham	28-Mar-19	19/00154/UNAUTU	Land East of Toft Lodge Stanhoe Road Bircham Tofts King's Lynn Norfolk PE31 6QT	Alleged unauthorised use	DC Application Submitted
Boughton	14-Nov-17	17/00496/UNOPDE	The Bungalow Mill Hill Road Boughton King's Lynn Norfolk PE33 9AE	Alleged unauthorised operational development	Notice Issued
Brancaster	04-Jul-19	19/00355/BOC	Flat 18 Dormy House Butchers Lane Brancaster Norfolk PE31 8AT	Alleged breach of condition	Pending Consideration
Brancaster	10-Jul-19	19/00367/UNAUTU	The Breakers And The Sallings Main Road Brancaster Staithe King's Lynn Norfolk PE31 8BP	Alleged unauthorised use	Pending Consideration
Brancaster	19-Jul-19	19/00383/UNAUTU	Appletree Cottage Marsh Drove Brancaster KINGS LYNN Norfolk PE31 8FY	Alleged unauthorised use	Pending Consideration
Brancaster	21-Aug-19	19/00457/BOC	Skippers Piece Main Road Brancaster King's Lynn Norfolk PE31 8AA	Alleged breach of planning condition	Pending Consideration
Brancaster	08-Oct-19	19/00525/UNOPDE	Barn House London Street Brancaster Norfolk PE31 8AS	Alleged unauthorised operational development	Pending Consideration
Burnham Market	23-Nov-18	18/00562/BOC	Burnham Chase 3 Crow Hall Cottages Docking Road Burnham Market Norfolk PE31 8JU	Alleged breach of condition	Pending Consideration
Burnham Market	02-May-19	19/00217/UNOPDE	Waterloo Station Road Burnham Market King's Lynn Norfolk PE31 8HA		Pending Consideration
Burnham Market	14-May-19	19/00244/UNOPDE	No.TWENTY 9 29 Market Place Burnham Market Norfolk PE31 8HF	Alleged unauthorised operational development	Pending Consideration
Burnham Market	31-Jul-19	19/00409/UNAUTU	Cirque A 37 North Street Burnham Market KINGS LYNN Norfolk PE31 8EH	Alleged unauthorised use	Pending Consideration
Burnham Market	01-May-19	19/00213/UNOPDE	Croftwood Station Road Burnham Market King's Lynn Norfolk PE31 8HA	Alleged unauthorised operational development	Pending Consideration
Castle Acre	08-Oct-19	19/00527/UNTIDY	Castle Acre First School Stocks Green Castle Acre Norfolk PE32 2AE	Alleged untidy land	Pending Consideration
Castle Acre	22-May-19	19/00268/UNOPDE	Ostrich Inn Stocks Green Castle Acre King's Lynn Norfolk PE32 2AE	Alleged unauthorised operational development	Pending Consideration
Castle Rising	20-Sep-19	19/00503/UNAUTU	Land N of Farm Shop At Knights Hill Grimston Road South Wootton Norfolk PE30 3PD	Alleged breach of condition	Pending Consideration
Clenchwarton	09-Aug-19	19/00431/UNOPDE	The Cottage Whitecross Lane South Tilney All Saints King's Lynn Norfolk PE34 4SS	Alleged unauthorised operational development	Pending Consideration
Congham	15-May-19	19/00248/UNAUTU	Simla 42 Low Road Congham King's Lynn Norfolk PE32 1AE	Alleged Unauthorised Use	Pending Consideration
Denver	06-Dec-18	18/00581/BOC	Everglades Ely Road Denver Norfolk	Alleged breach of condition	Pending Consideration
Denver	14-Oct-19	19/00539/UNAUTU	East Hall Lodge 144 Sluice Road Denver Norfolk PE38 0EG	Alleged unauthorised use	Pending Consideration
Dersingham	26-Jul-18	18/00348/UNAUTU	2 White Horse Drive Dersingham King's Lynn Norfolk PE31 6HL	Alleged unauthorised use	Pending Consideration
Dersingham	08-May-19	19/00229/BTPO	21 Manor Road Dersingham King's Lynn Norfolk PE31 6LD	Alleged breach of a tree preservation order	Pending Consideration
Dersingham	10-Jul-19	19/00366/UNOPDE	40 Chapel Road Dersingham King's Lynn Norfolk PE31 6PN	Alleged unauthorised operational development	Pending Consideration
Dersingham	10-Sep-19	19/00489/UNAUTU	Bliss Lodge 9A Onedin Close Dersingham Norfolk PE31 6QH	Alleged Unauthorised Use	Pending Consideration
Dersingham	27-Sep-19	19/00517/BTCA	Church Croft 1 Manor Road Dersingham King's Lynn Norfolk PE31 6LD	Alleged felling o tree in Conservation Area	Pending Consideration
Dersingham	26-Apr-19	19/00205/BOC	60 Chapel Road Dersingham King's Lynn Norfolk PE31 6PN	BOC 3 18/00838/F - Appeal Decision	Pending Consideration
Dersingham	09-Oct-19	19/00534/UNAUTU	Land South of 92 Hunstanton Road Dersingham King's Lynn Norfolk PE31 6NF	Alleged unauthorised use	Pending Consideration
Dersingham	26-Oct-18	18/00513/UNAUTU	Land West of 10 Manorside Dersingham King's Lynn Norfolk PE31 6LE	Alleged unauthorised use	Pending Consideration
Docking	03-Jan-18	18/00001/NIA	Fernie Cottage Sandy Lane Docking King's Lynn Norfolk PE31 8NF	Alleged construction not in accordance with approved plans	Pending Consideration
Downham Market	30-Oct-14	14/00672/BOC	Land To the South of 17 Railway Road Downham Market Norfolk	alleged breach of condition	Pending Consideration

Downham Market	05-Feb-19	19/00070/UNAUTU	39 Park Lane Downham Market Norfolk PE38 9SH	Alleged Unauthorised Operational Development	Pending Consideration
Downham Market	20-Jun-19	19/00321/BOC	Williams Refrigeration Ltd Bennett Street Downham Market Norfolk PE38 9EE	Alleged Breach of Condition	Pending Consideration
Downham Market	15-Mar-18	18/00115/BOC	Jim Russell Garage London Road Downham Market Norfolk PE38 9AS	Alleged breach of planning condition	Pending Consideration
Downham Market	26-Jun-18	18/00299/UNOPDE	6 Greenwich Close Downham Market Norfolk PE38 9TZ	Alleged unauthorised operational development	Notice Issued
Downham Market	03-Apr-19	19/00168/UNAUTU	7 Burdock Close Downham Market Norfolk PE38 9AZ	Alleged unauthorised use	Pending Consideration
Downham Market	07-Jun-19	19/00297/NIA	The Whale Bone 58 Bridge Street Downham Market Norfolk PE38 9DH	Not in accordance with approved plans	Pending Consideration
Downham Market	02-Jul-19	19/00348/BOC	The Quality 4x4 Sales 91 Railway Road Downham Market Norfolk PE38 9EP	Alleged breach of planning condition	Pending Consideration
Downham Market	19-Aug-19	19/00444/NIA	Blacksmith House 5B Priory Road Downham Market Norfolk PE38 9IU	Alleged built not in accordance with approved plans	Pending Consideration
Downham Market	30-Aug-19	19/00465/UNAUTU	Central Tyre Co Unit 1A Fairfield Road Downham Market Norfolk PE38 9ET	Alleged unauthorised use	Pending Consideration
Downham Market	08-Oct-19	19/00522/UWCA	43 High Street Downham Market Norfolk PE38 9HF	Alleged unauthorised works in conservation area	Pending Consideration
Downham Market	10-Apr-18	18/00164/UNAUTU	Jim Russell Garage London Road Downham Market Norfolk PE38 9AS	Alleged unauthorised use	Pending Consideration
Downham West	19-Jun-19	19/00319/UNAUTU	The Stables Cuckoo Road Stow Bridge Norfolk PE34 3NZ	Alleged unauthorised use	Pending Consideration
Downham West	03-Dec-18	18/00573/BOC	West View Downham Road Salters Lode Norfolk PE38 0BA	Alleged breach of planning condition	Pending Consideration
Downham West	07-Mar-19	19/00124/NIA	Riverbank Bridge Road Downham Market Norfolk PE38 0AE	Alleged built not in accordance with approved plans	Pending Consideration
Downham West	08-May-19	19/00231/UNAUTU	Field Adj Two Acres Nursery Downham Road Salters Lode Norfolk	Alleged unauthorised use	Pending Consideration
East Rudham	26-Feb-16	16/00097/UWLB	Anchorage House Broomsthorpe Road East Rudham King's Lynn Norfolk PE31 8RG	alleged unauthorised works to a Listed Building	Notice Issued
East Winch	20-Jun-19	19/00323/UNAUTU	The Old Forge Lynn Road East Winch King's Lynn Norfolk PE32 1NP	Alleged Unauthorised Use	Pending Consideration
East Winch	25-Jun-19	19/00326/BOC	Site East of 3 Burman Mews Lynn Road East Winch Norfolk	Alleged breach of planning condition	Pending Consideration
East Winch	13-Aug-19	19/00437/NIA	Land S of Wilson Drive And E of The Laurels Gayton Road East Winch Norfolk	Not in accordance with approved plans	Pending Consideration
East Winch	14-Oct-19	19/00541/UNOPDE	61 Town Close East Winch King's Lynn Norfolk PE32 1NU	Alleged unauthorised operational development	Pending Consideration
Emneth	11-Feb-19	19/00076/NIA	Land Adj 54 Hollycroft Road Emneth Norfolk PE14 8AY	Alleged built not in accordance with approved plans	Pending Consideration
Feltwell	10-Sep-19	19/00484/UADV	Street Record Addison Close Feltwell Norfolk	Alleged unauthorised advert	Pending Consideration
Feltwell	04-Sep-18	18/00426/UNOPDE	Street Record Hall Farm Close Feltwell Norfolk	Alleged unauthorised operational development	Pending Consideration
Gayton	21-Mar-19	19/00142/UNAUTU	9 Lime Grove Gayton King's Lynn Norfolk PE32 1QU	Alleged unauthorised Use	Pending Consideration
Gayton	17-Jun-19	19/00315/BOC	The Gables Lynn Road Gayton King's Lynn Norfolk PE32 1QJ	Alleged breach of planning condition	Pending Consideration
Gayton	15-Aug-18	18/00388/BOC	3 Church View Lane Gayton Norfolk PE32 1PY	Alleged breach of conditions of 16/00947/FM	Pending Consideration
Grimston	28-Mar-19	19/00160/BOC	Mill Hill Cottage 77 Chapel Road Pott Row Norfolk PE32 1BP	Breach of Condition 3 - 13/00527/F	DC Application Submitted
Grimston	19-Jul-18	18/00341/BOC	Stave Farm 3 Chapel Road Pott Row King's Lynn Norfolk PE32 1BS		Pending Consideration
Grimston	15-Apr-19	19/00193/BOC	Hedwig Cottage 79 Chapel Road Pott Row Norfolk PE32 1BP	BOC of approval 11/00633/F Condition 4	DC Application Submitted
Grimston	15-Apr-19	19/00194/BOC	Mill Hill Cottage 77 Chapel Road Pott Row Norfolk PE32 1BP	Breach of Condition 4 - 11/00633/F	DC Application Submitted



Heacham	04-Jul-16	16/00312/UNOPDE	10 Folgate Road Heacham King's Lynn Norfolk PE31 7BN	2m high fence adjacent to a highway screening a wooden structure which is forward of the front elevation	Pending Consideration
Heacham	09-Jan-18	18/00006/UNOPDE	Land To The South Side of Washington 46 The South Beach Heacham King's Lynn Norfolk PE31 7LH	Alleged unauthorised operational development	Notice Issued
Heacham	28-Aug-19	17/00052/BOC	18-18A North Beach Heacham King's Lynn Norfolk PE31 7LJ	alleged breach of condition relating to 11/01754/F	Notice Issued
Heacham	20-Sep-19	19/00504/UNAUTU	37 South Moor Drive Heacham Norfolk PE31 7BW	Alleged unauthorised use	Pending Consideration
Heacham	17-May-18	18/00224/NIA	Lidl 43 Lynn Road Heacham Norfolk PE31 7HU	Alleged - not in accordance with approved plans	Pending Consideration
Heacham	13-Jul-18	18/00330/UNOPDE	64 North Beach Heacham King's Lynn Norfolk PE31 7LJ	Alleged unauthorised operational development	Pending Consideration
Heacham	30-Jul-18	18/00352/UNOPDE	5 Stainsby Close Heacham King's Lynn Norfolk PE31 7BP	Alleged unauthorised operational development	Pending Consideration
Heacham	08-Aug-18	18/00414/UNAUTU	50B North Beach Heacham Norfolk PE31 7LJ	Siting of a caravan	Pending Consideration
Heacham	08-Aug-18	18/00382/UNAUTU	Marsh View Land S W of 70 South Beach Road Heacham King's Lynn Norfolk PE31 7BB	Alleged unauthorised recreational camping use	DC Application Submitted
Heacham	08-Nov-18	18/00537/BOC	Marshview Dairy B&B Holiday Lets Land S W of 70 South Beach Road Heacham King's Lynn Norfolk PE31 7BB	Alleged breach of Condition 9	Notice Issued
Heacham	04-Dec-18	18/00575/UNAUTU	Land N E of 20 North Beach Heacham King's Lynn Norfolk PE31 7LJ	Alleged unauthorised use	Notice Issued
Heacham	29-Apr-19	19/00209/UNAUTU	Jennys Cove 64 South Beach Heacham Norfolk	Alleged unauthorised use	Pending Consideration
Heacham	22-May-19	19/00270/BOC	Heacham Halt Cafe South Beach Heacham Norfolk PE31 7LH	Alleged breach of conditions relating to 2/04/0522/F	Pending Consideration
Heacham	24-May-19	19/00275/NIA	29 Kenwood Road Heacham King's Lynn Norfolk PE31 7DD	Not in accordance with approved plans	Pending Consideration
Heacham	04-Jun-19	19/00293/BOC	1 - 9 Blackthorn Close Heacham Norfolk PE31 7FG	Alleged breach of condition	Pending Consideration
Heacham	23-Aug-19	19/00463/UADV	Bus Stops Along Lodge Road Heacham Norfolk PE31 7SZ	Alleged unauthorised advertisement	Pending Consideration
Heacham	29-Apr-19	19/00210/UNOPDE	45 The Broadway Heacham King's Lynn Norfolk PE31 7JJ	Alleged unauthorised operational development	Pending Consideration
Heacham	26-Jul-19	19/00397/UNOPDE	1 Rolfe Crescent Heacham King's Lynn Norfolk PE31 7SF	Alleged unauthorised operational development	Pending Consideration
Heacham	13-Aug-19	19/00439/NIA	2 Blatchford Way Heacham King's Lynn Norfolk PE31 7TH	Alleged not in accordance with approved plans	Pending Consideration
Heacham	16-Sep-19	19/00495/UNAUTU	Washington 46 South Beach Heacham Norfolk PE31 7LH	Alleged unauthorised use	Pending Consideration
Hilgay	14-Jun-17	17/00252/UNOPDE	4 Fairview Cottages Engine Road Ten Mile Bank Downham Market Norfolk PE38 0EN	alleged unauthorised operational development	Notice Issued
Hilgay	18-Jan-19	19/00033/UNAUTU	Cronins Cottage Steels Drove Hilgay Norfolk PE38 0HZ	Alleged Unauthorised Use	Pending Consideration
Hillington	05-Aug-15	15/00392/UWLB	Willow Tree Farm Formerly Field Farm Fakenham Road Hillington King's Lynn Norfolk PE31 6DL	Unauthorised use of building as separate annexe/residential unit and insertion of UPVC windows and doors	Notice Issued
Hockwold cum Wilton	16-Jul-18	18/00332/UNAUTU	129A Main Street Hockwold cum Wilton Norfolk IP26 4LX	Alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	15-May-19	19/00251/UNOPDE	Chess Piece 32 South Street Hockwold cum Wilton Norfolk IP26 4JG	Alleged unauthorised operational development	Pending Consideration
Hockwold cum Wilton	19-Jan-15	15/00037/UNAUTU	Twelve Acre Farm Moor Drove (East) Hockwold cum Wilton Norfolk IP26 4JU	alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	07-May-15	15/00237/BOC	White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4IW	alleged Breach of Condition relating to 14/00265/F	Notice Issued
Hockwold cum Wilton	24-Apr-18	18/00193/UNAUTU	Future Farm Burdock Lane Hockwold cum Wilton Norfolk IP26 4JN	Alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	14-Sep-18	18/00451/UNAUTU	Caravan Cross Drove Fisheries Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	Alleged unauthorised use	Pending Consideration
Holme next the Sea	11-Jul-17	17/00306/UADV	Drove Orchards Land On The South Side of Thornham Road Holme next The Sea Hunstanton PE36 6LS	Unauthorised advertisements	DC Application Submitted

Holme next the Sea	23-Aug-18	18/00404/UADV	42 Main Road Holme next The Sea Norfolk PE36 6LA	Unauthorised Advertisement	Pending Consideration
Holme next the Sea	16-Jan-19	19/00029/UNOPDE	Land S of 60 And E of 71 Beach Road Holme next The Sea Norfolk	Alleged unauthorised use	Notice Issued
Holme next the Sea	04-Jul-19	19/00356/BOC	Lynnfield 20 Beach Road Holme next The Sea Norfolk PE36 6LG	Alleged breach of planning condition	Pending Consideration
Holme next the Sea	02-Sep-19	19/00469/BOC	Witherington 18 Eastgate Holme next The Sea Norfolk PE36 6LL	Alleged breach of condition	DC Application Submitted
Holme next the Sea	04-Jul-18	18/00319/UNAUTU	Land S of 38 To 42 Main Road Holme next The Sea Norfolk PE36 6LA	Alleged unauthorised use	Pending Consideration
Holme next the Sea	19-Jul-19	19/00384/UNAUTU	Land S of The Poplars 42 Main Road Holme next The Sea Norfolk	Alleged unauthorised use	Pending Consideration
Holme next the Sea	24-Jun-19	19/00324/UNAUTU	Land Adjacent To 48 Beach Road Holme next The Sea Norfolk		DC Application Submitted
Hunstanton	26-Jun-19	19/00329/UNTIDY	29 York Avenue Hunstanton Norfolk PE36 6BU	Alleged untidy land	Pending Consideration
Hunstanton	22-Nov-17	17/00505/UNOPDE	7 Boston Square Hunstanton Norfolk PE36 6DT	Alleged unauthorised operational development	Pending Consideration
Hunstanton	05-Jun-18	18/00255/NIA	Promenade Leisure Company South Promenade Hunstanton Norfolk	Alleged not in accordance with approved plans	Pending Consideration
Hunstanton	09-May-19	19/00235/UNOPDE	38 Chatsworth Road Hunstanton Norfolk PE36 5DJ	Alleged unauthorised operational development	Pending Consideration
Hunstanton	06-Sep-19	19/00479/NIA	10 Clarence Road Hunstanton Norfolk PE36 6HQ	Not in accordance with approved plans	Pending Consideration
Hunstanton	25-Sep-19	19/00512/HHC	Orchid House 41 Greevegate Hunstanton Norfolk PE36 6AF	High Hedge Complaint	Pending Consideration
Hunstanton	21-Oct-19	19/00550/UNOPDE	8 Lincoln Street Hunstanton Norfolk PE36 6AS	Alleged unauthorised operational development	Pending Consideration
Hunstanton	23-Sep-19	19/00508/UNOPDE	21 Harrys Way Hunstanton Norfolk PE36 5PG	Alleged unauthorised operational development	Pending Consideration
Hunstanton	09-Oct-19	19/00530/BOC	Silfield House 20 Homefields Road Hunstanton Norfolk PE36 5HJ	Alleged breach of condition	Pending Consideration
Hunstanton	16-Oct-19	19/00545/UADV	Land Opposite Kelsey Close Old Hunstanton Norfolk	Alleged unauthorised advertisement	Pending Consideration
Hunstanton	31-Oct-16	16/00508/BOC	Hopkins Development Land South of Hunstanton Norfolk	alleged breach of condition	DC Application Submitted
Ingoldisthorpe	26-Oct-18	18/00512/BOC	Samphire Developments (Norfolk) Container Storage Coaly Lane Ingoldisthorpe Norfolk	Alleged breach of condition	Pending Consideration
Ingoldisthorpe	09-Oct-19	19/00532/UNAUTU	Village Farm The Drift Ingoldisthorpe Norfolk PE31 6NW	Alleged unauthorised use	Pending Consideration
King's Lynn	24-Apr-13	13/00217/BOC	Unit 11 Willow Road Willows Business Park King's Lynn Norfolk PE34 3RD	Alleged Breach of condition 5 attached to 12/00912/F	Pending Consideration
King's Lynn	12-Jun-14	14/00316/UNTIDY	Ferryside 4 Ferry Square West Lynn King's Lynn Norfolk PE34 3JQ	alleged untidy land	Notice Issued
King's Lynn	18-May-17	17/00209/UNOPDE	29 South Everard Street King's Lynn Norfolk PE30 5HJ	alleged unauthorised operational development - upvc windows and doors in a Conservation Area	Notice Issued
King's Lynn	06-Jun-17	17/00240/UADV	International Food Centre 6 Tower Place King's Lynn Norfolk	alleged unauthorised advertisement	Pending Consideration
King's Lynn	13-Feb-18	18/00060/UNOPDE	Freebridge Community Housing Juniper House 21 Austin Street King's Lynn Norfolk PE30 1DZ	Alleged unauthorised operational development	DC Application Submitted
King's Lynn	11-Dec-18	18/00588/BOC	PRIVATE Car Park Church Street King's Lynn Norfolk	Alleged breach of condition	DC Application Submitted
King's Lynn	29-Jan-19	19/00055/UNOPDE	Land NE of 12 Salt pans Close King's Lynn Norfolk PE30 2AT	Alleged unauthorised operational development	Pending Consideration
King's Lynn	28-Feb-19	19/00114/UWLB	Vacant 101 Norfolk Street King's Lynn Norfolk PE30 1AQ	Alleged unauthorised work to a Listed Building	Pending Consideration
King's Lynn	11-Jul-19	19/00368/BOC	19 Purfleet Street King's Lynn Norfolk	Alleged breach of condition	Pending Consideration
King's Lynn	09-Sep-19	19/00483/UADV	Ancho's Kitchen Tex Mex Bar And Grill 1 & 1A Railway Road King's Lynn Norfolk PE30 1NE	Alleged unauthorised advert	Pending Consideration

King's Lynn	17-Oct-19	19/00548/UNOPDE	47 Suffolk Road King's Lynn Norfolk PE30 4AH	Alleged unauthorised operational development	Pending Consideration
King's Lynn	07-Mar-17	17/00112/UADV	Mondao Circus	alleged unauthorised advertising - Circus fly Posting	Pending Consideration
King's Lynn	21-Apr-17	17/00166/UADV	122 London Road King's Lynn Norfolk PE30 5ES	alleged unauthorised advertisement	Pending Consideration
King's Lynn	28-Aug-18	18/00417/UWLB	1 And 2 Aickmans Yard King Street King's Lynn Norfolk PE30 1HW	Alleged unauthorised works to a listed building	Pending Consideration
King's Lynn	30-Oct-18	18/00520/UWLB	Medieval Merchant House 9 King Street King's Lynn Norfolk PE30 1ET	Alleged unauthorised works	Notice Issued
King's Lynn	19-Nov-18	18/00553/BOC	Vacant 6 Saturday Market Place King's Lynn Norfolk PE30 5DQ	Alleged breach of condition	Pending Consideration
King's Lynn	08-Feb-19	19/00074/UNAUTU	6 Guanock Place King's Lynn Norfolk PE30 5QJ	Alleged unauthorised use	Pending Consideration
King's Lynn	14-Feb-19	19/00087/BOC	Goldings 8 Saturday Market Place King's Lynn Norfolk PE30 5DQ		Pending Consideration
King's Lynn	24-Apr-19	19/00200/UNOPDE	28 South Wootton Lane King's Lynn Norfolk PE30 3BS	Alleged unauthorised operational development	Pending Consideration
King's Lynn	29-Apr-19	19/00208/UNTIDY	49 - 51 Railway Road King's Lynn Norfolk PE30 1NE	Alleged untidy land	Pending Consideration
King's Lynn	02-May-19	19/00215/UNOPDE	6 St Johns Terrace Blackfriars Road King's Lynn Norfolk PE30 1NW	Alleged unauthorised operational development	Pending Consideration
King's Lynn	02-May-19	19/00216/UNTIDY	Ex R J Saunders Wisbech Road King's Lynn Norfolk PE30 5JH	Alleged untidy land	Pending Consideration
King's Lynn	20-May-19	19/00262/UNTIDY	119 High Street King's Lynn Norfolk	Alleged untidy land	Pending Consideration
King's Lynn	31-May-19	19/00286/UWCA	45 Friars Street King's Lynn Norfolk PE30 5AP	Unauthorised works in a Conservation Area	Pending Consideration
King's Lynn	26-Jun-19	19/00331/UNTIDY	23 Butterwick King's Lynn Norfolk PE30 4RF	Alleged untidy land	Pending Consideration
King's Lynn	25-Jul-19	19/00395/UNTIDY	Land N E of 104 Hillen Road King's Lynn Norfolk PE30 5LG	Alleged untidy land	Pending Consideration
King's Lynn	15-Aug-19	19/00441/BOC	The Lodge Cross Bank Road King's Lynn Norfolk PE30 2JB	Alleged breach of planning condition	Pending Consideration
King's Lynn	19-Aug-19	19/00448/UNAUTU	Nar Hideaway Thiefgate Lane Saddlebow Norfolk PE34 3AP	Alleged unauthorised use	Pending Consideration
King's Lynn	20-Aug-19	19/00453/UNOPDE	Barry's Cars & Commercials Ltd Oldmedow Road Hardwick Industrial Estate King's Lynn Norfolk PE30 4HY	Alleged unauthorised operational development	Pending Consideration
King's Lynn	20-Aug-19	19/00455/UNOPDE	16 Empire Avenue King's Lynn Norfolk PE30 3AU	Alleged unauthorised operational development	Pending Consideration
King's Lynn	19-Sep-19	19/00501/UNOPDE	1 Queen Elizabeth Avenue Gaywood King's Lynn Norfolk PE30 4BY	Alleged unauthorised operational development	Pending Consideration
King's Lynn	20-Sep-19	19/00506/UNTIDY	18 Loke Road King's Lynn Norfolk PE30 2AB	Alleged untidy land	Pending Consideration
King's Lynn	25-Sep-19	19/00513/UADV	Land NE of Osmos Stores Kings Lynn 123 - 124 Norfolk Street King's Lynn Norfolk PE30 1AP	Alleged unauthorised advertisement	Pending Consideration
King's Lynn	25-Sep-19	19/00515/UWCA	Osmos Stores Kings Lynn 123 - 124 Norfolk Street King's Lynn Norfolk PE30 1AP	Front elevation painted - Article 4 Area	Pending Consideration
King's Lynn	20-Apr-18	18/00188/UNTIDY	Whincop House 29 Tower Street King's Lynn Norfolk PE30 1EJ	Alleged untidy land	Pending Consideration
King's Lynn	16-Aug-18	18/00398/UNOPDE	2 Jarvis Road King's Lynn Norfolk PE30 2EG	Alleged unauthorised operational development	Pending Consideration
King's Lynn	06-Nov-18	18/00530/UWLB	Hanse House St Margarets Place King's Lynn Norfolk PE30 5GH	Alleged unauthorised works to a Listed Building	Pending Consideration
King's Lynn	18-Feb-19	19/00095/UNAUTU	Lake Business Centre Cross Bank Road King's Lynn Norfolk PE30 2JD	Alleged unauthorised use	Pending Consideration
King's Lynn	01-May-19	19/00214/UNOPDE	48 Langley Road South Wootton King's Lynn Norfolk PE30 3UB	Alleged unauthorised operational development	Pending Consideration
King's Lynn	08-May-19	19/00232/UNOPDE	5 Lady Jane Grey Road King's Lynn Norfolk PE30 2NW	Alleged unauthorised operational development	Pending Consideration

King's Lynn	01-Jul-19	19/00341/UNOPDE	17 Queensway King's Lynn Norfolk PE30 4AG	Alleged unauthorised operational development	Pending Consideration
King's Lynn	21-Oct-16	16/00499/UNAUTU	6 Hoveton Close Hickling King's Lynn Norfolk PE30 4XH	alleged unauthorised use	Pending Consideration
King's Lynn	25-May-18	18/00242/UNTIDY	24 Queen Street King's Lynn Norfolk PE30 1HT	Damage to wall to the front of the property	Pending Consideration
King's Lynn	30-Jul-19	19/00400/HHC	36 Suffield Way King's Lynn Norfolk PE30 3DE		Pending Consideration
Leziate	05-Jun-19	19/00296/UNOPDE	Red Rocks 17 East Winch Road Ashwicken King's Lynn Norfolk PE32 1LX	Alleged unauthorised operational development	Pending Consideration
Little Massingham	08-Oct-19	19/00523/HEDGE	North of Electricity Sub Station W of Hilton Station Road Great Massingham Norfolk	Alleged removal of hedge	Pending Consideration
Marham	03-Apr-18	18/00147/UNAUTU	The Manor Cottage The Manor The Street Marham Norfolk PE33 9JP	Alleged unauthorised use	Pending Consideration
Marshland St James	08-Feb-17	17/00069/UNOPDE	300 Smeeth Road Marshland St James Wisbech Norfolk PE14 8EP	alleged unauthorised operational development	Pending Consideration
Marshland St James	09-Apr-18	18/00159/UNOPDE	Orchard South of School Road Marshland St James Norfolk	Alleged unauthorised operational development	Notice Issued
Marshland St James	18-Jul-19	19/00381/UNAUTU	Nightingale House 224 Smeeth Road Marshland St James Norfolk PE14 8ES	Alleged Unauthorised Use	Pending Consideration
Marshland St James	03-Jul-13	13/00356/UNAUTU	Land North of Long Lots Drove Marshland St James Norfolk	alleged unauthorised use	Notice Issued
Marshland St James	31-May-18	18/00249/UNAUTU	3 - 9 Walton Road Marshland St James Wisbech Norfolk PE14 8DP	Alleged unauthorised use	Pending Consideration
Marshland St James	21-Aug-19	19/00456/UNOPDE	Land At Avalon Long Lots Marshland St James Norfolk	Alleged unauthorised operational development	Pending Consideration
Marshland St James	09-Oct-19	19/00531/UNAUTU	Fairview 15 Walton Road Marshland St James Wisbech Norfolk PE14 8DP	Alleged unauthorised use	Pending Consideration
Methwold	11-Apr-19	19/00181/UNAUTU	20 The Avenue Brookville Thetford Norfolk IP26 4RF	Alleged unauthorised use	Pending Consideration
Methwold	03-Jul-19	19/00353/UNOPDE	Methwold Methodist Church High Street Methwold Norfolk IP26 4NX	Alleged unauthorised operational development	Pending Consideration
Methwold	06-Aug-19	19/00422/UNAUTU	49 Main Road Brookville Thetford Norfolk IP26 4RB	Alleged unauthorised use	Pending Consideration
Methwold	22-Oct-19	19/00553/BOC	Land South of Herbert Drive Methwold Thetford Norfolk IP26 4PY	Alleged Breach of Condition	Pending Consideration
Methwold	14-Feb-19	19/00091/UNAUTU	2 Warren Cottage Brandon Road Methwold Thetford Norfolk IP26 4RL	Alleged Unauthorised use	Pending Consideration
Methwold	21-May-19	19/00265/UNOPDE	34 Globe Street Methwold Thetford Norfolk IP26 4PQ	Alleged unauthorised operational development	Pending Consideration
Methwold	11-Jun-19	19/00302/UNAUTU	Green Glades Brandon Road Methwold Thetford Norfolk IP26 4RJ	Alleged unauthorised use	Pending Consideration
Methwold	13-Sep-19	19/00494/UNOPDE	49A Main Road Brookville Norfolk IP26 4RB	Alleged unauthorised operational development	Pending Consideration
Middleton	24-Sep-19	19/00511/UNOPDE	39 Walter Howes Crescent Middleton King's Lynn Norfolk PE32 1RF	Alleged unauthorised operational development	Pending Consideration
Middleton	20-May-19	19/00259/BOC	Mitre Farm Setch Road Blackborough End Norfolk PE32 1SL	Alleged breach of planning condition	Pending Consideration
Middleton	21-Oct-19	19/00551/UNOPDE	40 Walter Howes Crescent Middleton King's Lynn Norfolk PE32 1RF	Alleged unauthorised operational development	Pending Consideration
Nordelph	24-Apr-19	19/00201/UNOPDE	Chapelfield Silt Road Nordelph Downham Market Norfolk PE38 0BW	Alleged Unauthorised Operational Development	Pending Consideration
North Creake	21-Feb-19	19/00107/UNOPDE	2 Stanhoe Road Shammer North Creake Norfolk NR21 9FE	Alleged Unauthorised Operational Development	Pending Consideration
North Creake	06-Dec-18	18/00580/HHC	Willow Cottage 82 West Street North Creake Fakenham Norfolk NR21 9LQ	High Hedge	Pending Consideration
North Wootton	13-Sep-19	19/00492/UNTIDY	The House On The Green Ling Common Road North Wootton King's Lynn Norfolk PE30 3RE	Alleged untidy land	DC Application Submitted
Northwold	07-May-19	19/00222/UWLB	44 High Street Northwold Thetford Norfolk IP26 5LA	Alleged unauthorised works on a LB	Pending Consideration

Northwold	03-May-18	18/00204/BOC	Fendicks Fisheries And Caravan Park Methwold Road Whittington Norfolk PE33 9TH	Alleged breach of planning condition	Pending Consideration
Northwold	07-May-19	19/00224/UWLB	51 High Street Northwold Thetford Norfolk IP26 5LA	Alleged unauthorised works to a listed building	Pending Consideration
Northwold	03-Oct-19	19/00518/UNOPDE	Mill House 12 Whittington Hill Whittington Norfolk PE33 9TE	Alleged unauthorised operational development	Pending Consideration
Northwold	14-Oct-19	19/00540/UNAUTU	Field And Wood At Nothwold Common W of River Wissey And E of Common Drove Northwold Thetford Norfolk IP26 5LD	Alleged unauthorised use	Pending Consideration
Old Hunstanton	26-Jun-18	18/00296/UWLB	Caley Hall Motel 89 Old Hunstanton Road Old Hunstanton Norfolk PE36 6HH	Alleged unauthorised works to a listed building	Pending Consideration
Old Hunstanton	05-Aug-19	19/00418/NIA	Sonda-Del-Mar 7 Golf Course Road Old Hunstanton Norfolk PE36 6JH	Alleged - not in accordance with approved plans	Pending Consideration
Outwell	31-Oct-18	18/00521/UNOPDE	Country Life Farm Molls Drove Outwell Norfolk PE14 0LG	Alleged unauthorised operational development	Pending Consideration
Outwell	14-Jun-19	19/00309/UNAUTU	56 Church Drove Outwell Wisbech Norfolk PE14 8RH	Alleged Unauthorised Use	Pending Consideration
Outwell	05-Jul-19	19/00360/UNOPDE	2 Stow Road Outwell Wisbech Norfolk PE14 8QL	Alleged unauthorised operational development	Pending Consideration
Outwell	11-Mar-19	19/00125/NIA	8B Rectory Road Outwell Norfolk PE14 8RD	Alleged - not in accordance with approved plans	Pending Consideration
Outwell	12-Apr-19	19/00187/NIA	Plot 5 of Rugosa Lodge Outwell Road Outwell Norfolk	Alleged - not built in accordance	Pending Consideration
Outwell	14-May-19	19/00247/NIA	Land E Church Field SW of 54 Well Creek Road And E of Baldwins Drove Outwell Norfolk	Alleged built not in accordance with approved plans	Pending Consideration
Outwell	30-Jul-19	19/00406/NIA	Land SE Trevordale Pius Drove Upwell WISBECH Norfolk PE14 9AL	Alleged not built in accordance with approved plans	Pending Consideration
Outwell	09-Oct-19	19/00529/UNOPDE	Fernie House The Cottons Outwell Wisbech Norfolk PE14 8TL	Alleged unauthorised operation development	Pending Consideration
Outwell	22-Jan-18	18/00025/BOC	Outwell Garage 10 Wisbech Road Outwell Norfolk PE14 8PA	Alleged breach of condition	Pending Consideration
Pentney	24-Jul-18	18/00343/BOC	Pentney Lakes Common Road Pentney Norfolk PE32 1LE	Alleged breach of condition	DC Application Submitted
Pentney	14-Jun-19	19/00311/UADV	Pentney Village Leisure And Bowls Club Narborough Road Pentney King's Lynn Norfolk PE32 1JD	Alleged Unauthorised sign	Pending Consideration
Pentney	25-Sep-18	18/00459/BOC	Pentney Lakes Common Road Pentney Norfolk PE32 1LE	Alleged breach of conditions	DC Application Submitted
Pentney	17-May-19	19/00253/UNOPDE	The Bungalow Narborough Road Pentney King's Lynn Norfolk PE32 1JL	Alleged unauthorised operational development	Pending Consideration
Pentney	25-Jul-19	19/00394/NIA	60 Pentney Lakes Common Road Pentney Norfolk PE32 1LE	Alleged built not in accordance with plans	Pending Consideration
Pentney	16-Oct-19	19/00544/BOC	38 Pentney Lakes Common Road Pentney Norfolk PE32 1LE	Alleged breach of planning condition	Pending Consideration
Roydon	08-Oct-19	19/00526/UNOPDE	Low Road Roydon Norfolk	Alleged unauthorised operational development	Pending Consideration
Roydon	15-Jun-16	16/00280/UNTIDY	Land East of No's 3 And 4 Birch Drive Roydon Norfolk	alleged untidy land	Notice Issued
Runcton Holme	23-Mar-17	17/00080/BOC	Woodlakes Leisure Ltd Woodlakes Caravan & Camping Park Holme Road Stow Bridge Norfolk PE34 3PX	alleged breach of condition relating to 14/00515/F	Pending Consideration
Runcton Holme	10-Oct-18	18/00481/UNAUTU	10 Lynn Road South Runcton King's Lynn Norfolk PE33 0EW	Alleged Unauthorised Use	Pending Consideration
Sedgeford	24-May-19	19/00276/UNAUTU	Sedgeford Hall Estates Land South of Heacham Road Sedgeford Norfolk PE36 5LU	Alleged unauthorised use	Notice Issued
Sedgeford	06-Sep-19	19/00478/UNAUTU	Cole Green House Fring Road Sedgeford Norfolk PE36 5LT	Alleged unauthorised use	Pending Consideration
Sedgeford	18-Apr-19	19/00197/BOC	Wisbech House Ringstead Road Sedgeford Norfolk PE36 5NQ	Alleged Breach of condition	Pending Consideration
Shouldham	16-Aug-18	18/00392/BOC	Silver Birches Fairstead Drove Shouldham King's Lynn Norfolk PE33 0DL	Alleged breach of condition	Pending Consideration
Shouldham	15-Oct-18	18/00488/BOC	Field Barn Marham Road Shouldham Norfolk PE33 9FA	Alleged breach of planning condition	Pending Consideration

Snettisham	10-Jan-18	18/00008/UNAUTU	18 Beach Road Snettisham King's Lynn Norfolk PE31 7RA	from countryside to garden land including construction of pond and residential paraphernalia	Notice Issued
Snettisham	28-Jan-16	16/00038/BOC	Land At Common Road Snettisham Norfolk	alleged breach of condition relating to 13/01736/RM	Pending Consideration
Snettisham	13-Apr-18	18/00174/UNAUTU	Land Adjacent To 36 Beach Road Snettisham Norfolk	Alleged unauthorised use	Pending Consideration
Snettisham	05-Aug-19	19/00415/UNOPDE	26 The Beach Shepherds Port Snettisham Norfolk PE31 7RB	Alleged unauthorised operational development	Pending Consideration
Snettisham	03-Oct-19	19/00521/UNOPDE	36A Common Road Snettisham King's Lynn Norfolk PE31 7PF	Alleged unauthorised operational development	Pending Consideration
Snettisham	21-Oct-19	19/00552/UNOPDE	1 Manor Lane Snettisham KINGS LYNN Norfolk PE31 7NH	Alleged unauthorised operational development	Pending Consideration
Snettisham	31-Oct-16	16/00506/BOC	18 Beach Road Snettisham King's Lynn Norfolk PE31 7RA	Alleged breach of condition	Notice Issued
Snettisham	13-Sep-19	19/00493/UNOPDE	56 The Beach Shepherds Port Snettisham Norfolk PE31 7RB	Alleged unauthorised operational development	Pending Consideration
South Creake	08-Oct-19	19/00524/UNAUTU	1 The Common South Creake Fakenham Norfolk NR21 9JB	Alleged unauthorised use	Pending Consideration
South Creake	11-Oct-19	19/00536/UNAUTU	Horseshoe Farm Roman Road South Creake Norfolk NR21 9PR	Alleged unauthorised use	Pending Consideration
South Creake	03-Apr-19	19/00171/BOC	Goldcrest House Avondale Road South Creake Norfolk NR21 9PH	Alleged breach of conditions of planning permission 16/02167/F	Pending Consideration
South Creake	07-Aug-19	19/00423/UNAUTU	Land Rear of The Creeks The Common South Creake Fakenham Norfolk NR21 9JB	Alleged unauthorised use	Pending Consideration
South Wootton	09-Oct-19	19/00535/UNOPDE	1 St Marys Close South Wootton King's Lynn Norfolk PE30 3LL	Alleged unauthorised operational development	Pending Consideration
South Wootton	29-Mar-18	18/00144/UNAUTU	Land E of Branscombe 44 Nursery Lane South Wootton King's Lynn Norfolk PE30 3LR	Alleged untidy land	Notice Issued
South Wootton	22-Jan-19	19/00041/BOC	Land Between 102 And 116 Nursery Lane South Wootton Norfolk	Alleged breach of planning condition	Pending Consideration
South Wootton	20-Aug-19	19/00451/UNAUTU	Amara 92 Grimston Road South Wootton King's Lynn Norfolk PE30 3NS	Alleged unauthorised use	Pending Consideration
South Wootton	04-Aug-16	16/00354/BTPO	The Limes 8 Church Lane South Wootton Norfolk PE30 3LJ	alleged breach of tree preservation order	Notice Issued
Southery	08-Jan-14	14/00005/UNAUTU	Land Known As Pells Farm Farthing Drove Southery Norfolk PE38 0PR	alleged unauthorised use	Notice Issued
Southery	31-Jan-19	19/00060/BOC	Plot At Harrington Gardens Southery Norfolk	Alleged breach of planning condition	Pending Consideration
Southery	08-Jul-19	19/00363/UNOPDE	Land S of Nicholson Farm Common Lane Southery Norfolk	Alleged unauthorised operational development	Pending Consideration
Southery	16-Jul-19	19/00370/BOC	19 Lynn Road Southery Norfolk PE38 0HU	Alleged breach of condition	Pending Consideration
Stanhoe	06-Apr-18	18/00157/UNAUTU	Land North of No 1 Parsons Lane Stanhoe Norfolk	Alleged unauthorised use	Pending Consideration
Stanhoe	23-Aug-19	19/00462/UNAUTU	Station Farm Cottage Station Road Stanhoe King's Lynn Norfolk PE31 8QN	Alleged unauthorised use	Pending Consideration
Stoke Ferry	19-Jan-17	17/00040/UNAUTU	Horseman's Rest Littlemans Way Stoke Ferry King's Lynn Norfolk PE33 9UB	alleged unauthorised use	Pending Consideration
Stoke Ferry	24-Jul-19	19/00389/UNOPDE	Stoke Ferry Timber Ltd Boughton Road Stoke Ferry Norfolk PE33 9BF	Alleged unauthorised use	Pending Consideration
Stoke Ferry	26-Jun-18	18/00297/UNTIDY	Former Dukes Head PH 1 Wretton Road Stoke Ferry King's Lynn Norfolk PE33 9SE	Alleged untidy land	Pending Consideration
Stow Bardolph	20-Feb-19	19/00103/UNOPDE	Shirley House Highbridge Road Stow Bardolph King's Lynn Norfolk PE34 3NS	Alleged unauthorised operational development	Pending Consideration
Stow Bardolph	11-Jun-19	19/00303/UNAUTU	Paston Farm White City Road Barroway Drove Downham Market Norfolk PE38 0AP	Alleged Unauthorised Use	Pending Consideration
Stow Bardolph	22-Oct-18	18/00501/UNAUTU	Stow Falls Wimbotsham Road Stow Bridge King's Lynn Norfolk PE34 3PT	Alleged unauthorised use	Pending Consideration
Stow Bardolph	25-Oct-18	18/00506/BOC	A G Landmore The Causeway Stow Bridge Norfolk PE34 3PH	Alleged breach of condition	Pending Consideration

Stow Bardolph	21-May-19	19/00264/UNAUTU	The Baptist Chapel Gooding Close Stow Bridge Norfolk	Alleged unauthorised use	Pending Consideration
Stow Bardolph	22-Aug-19	19/00459/UNOPDE	R G Auto Services Horizon Garage 226 The Drove Barroway Drove Norfolk PE38 0AN	Alleged unauthorised operational development	Pending Consideration
Stow Bardolph	24-Sep-19	19/00510/UNOPDE	9 Bardolph Place Stow Bridge King's Lynn Norfolk PE34 3PL	Alleged unauthorised operational development	Pending Consideration
Syderstone	24-May-19	19/00277/UWL8	The Manor The Street Syderstone Norfolk PE31 8SD	Alleged unauthorised works	Pending Consideration
Terrington St Clement	19-Nov-14	14/00702/UNAUTU	South Fork Waterlow Road Terrington St Clement Norfolk PE34 4PS	alleged unauthorised use	Pending Consideration
Terrington St Clement	08-Nov-17	17/00487/UNAUTU	African Violet And Garden Centre Station Road Terrington St Clement Norfolk PE34 4PL	Alleged unauthorised use	DC Application Submitted
Terrington St Clement	18-Jul-19	19/00380/UNAUTU	6 Admirals Farm Cottages Silt Road Terrington St Clement King's Lynn Norfolk PE34 4JE	Alleged Unauthorised use	Pending Consideration
Terrington St Clement	15-Mar-18	18/00114/BOC	Westfield House 191 Sutton Road Terrington St Clement King's Lynn Norfolk PE34 4EX	Alleged breach of planning condition	Pending Consideration
Terrington St Clement	22-Mar-18	18/00136/BOC	Land South of The Saltings Terrington St Clement Norfolk	Alleged breach of planning condition	Notice Issued
Terrington St Clement	23-Oct-18	18/00504/UNOPDE	Green Marsh Farm Green Marsh Road Terrington St Clement Norfolk	Unauthorised operational development	DC Application Submitted
Terrington St Clement	01-Nov-18	18/00524/UNAUTU	14 Tower Road Terrington St Clement King's Lynn Norfolk PE34 4LP	Alleged unauthorised use	Pending Consideration
Terrington St Clement	08-Jan-19	19/00010/UNOPDE	23 Churchgate Way Terrington St Clement King's Lynn Norfolk PE34 4PG	Alleged unauthorised operational development	Pending Consideration
Terrington St Clement	11-Feb-19	19/00075/UNAUTU	Clear View Long Road Terrington St Clement King's Lynn Norfolk PE34 4JL	Alleged unauthorised use	Pending Consideration
Terrington St Clement	20-May-19	19/00258/BOC	43 Bullock Road Terrington St Clement King's Lynn Norfolk PE34 4PR	Alleged breach of planning condition	DC Application Submitted
Terrington St Clement	12-Aug-19	19/00435/UNAUTU	Land To The East of The Poplars Long Road Terrington St Clement King's Lynn Norfolk PE34 4JN	Alleged unauthorised use	Pending Consideration
Terrington St Clement	30-Aug-19	19/00464/UNTIDY	Marian House Church Road Terrington St John Wisbech Norfolk PE14 7SA	Alleged untidy land	Pending Consideration
Terrington St Clement	25-Sep-18	18/00458/UNAUTU	Westfield House 191 Sutton Road Terrington St Clement King's Lynn Norfolk PE34 4EX	Alleged unauthorised use	Pending Consideration
Terrington St Clement	12-Aug-19	19/00434/UNAUTU	Morningside 25 Marsh Road Terrington St Clement Norfolk PE34 4HX	Alleged unauthorised use	Pending Consideration
Terrington St Clement	12-Oct-16	16/00482/BOC	Marigold Lodge 73 Sutton Road Terrington St Clement King's Lynn Norfolk PE34 4PJ	alleged breach of condition	Pending Consideration
Terrington St John	09-Jul-19	19/00364/UNOPDE	Coopers Transport Middlegate Main Road Terrington St John WISBECH Norfolk PE14 7RP	Alleged unauthorised operational development	Pending Consideration
Terrington St John	09-Sep-19	19/00480/UNAUTU	12 Sibleys Terrace School Road Terrington St John Wisbech Norfolk PE14 7SH	Alleged unauthorised use	Pending Consideration
Thornham	11-Oct-19	19/00537/UNAUTU	Swiss Cottage High Street Thornham Hunstanton Norfolk PE36 6LY	Alleged unauthorised use	Pending Consideration
Thornham	16-Aug-18	18/00393/UNAUTU	Land North of The Coach House High Street Thornham Norfolk PE36 6LY	Alleged unauthorised use	Pending Consideration
Thornham	06-Aug-19	19/00421/UNOPDE	1 Johnsons Yard End Cottage High Street Thornham Hunstanton Norfolk PE36 6LY	Alleged unauthorised operational development	Pending Consideration
Thornham	16-Sep-19	19/00496/UNTIDY	Caldene And Old Surgery High Street Thornham Norfolk PE36 6LY	Alleged untidy land	Pending Consideration
Thornham	23-Sep-19	19/00507/UNAUTU	Greenwoods High Street Thornham Hunstanton Norfolk PE36 6LY	Alleged unauthorised use	Pending Consideration
Thornham	12-Apr-17	17/00162/UNAUTU	Lyng Farm Ringstead Road Thornham Hunstanton Norfolk PE36 5LH	Alleged unauthorised 30 caravans	Pending Consideration
Tilney All Saints	13-May-19	19/00238/UNAUTU	Waggin Tails At Thriftfields Cotts Lane Tilney All Saints Norfolk PE34 4SL	Alleged unauthorised use	Pending Consideration
Tilney St Lawrence	26-Jul-19	19/00398/UNAUTU	Micasa Mill Lane Tilney St Lawrence King's Lynn Norfolk PE34 4QE	Alleged Unauthorised Use	Pending Consideration
Tilney St Lawrence	15-Aug-19	19/00442/BOC	Stable Building Salgate Farm Islington Road Tilney All Saints Norfolk	Alleged breach of condition	Pending Consideration

Tilney St Lawrence	17-Sep-18	18/00453/BOC	2 Islington Hall Cottages Islington Green Tilney All Saints King's Lynn Norfolk PE34 4SB	Alleged breach of planning condition	Pending Consideration
Tilney St Lawrence	19-Dec-18	18/00598/UNAUTU	Nolans 22 Magdalen Road Tilney St Lawrence King's Lynn Norfolk PE34 4RE	Alleged unauthorised use	Pending Consideration
Tilney St Lawrence	31-Jul-18	18/00366/UNAUTU	Holly Manor Lynn Road Tilney All Saints Norfolk PE34 4RT	Alleged unauthorised use	Pending Consideration
Tilney St Lawrence	19-Mar-19	19/00136/UNAUTU	10 Spice Chase Tilney St Lawrence King's Lynn Norfolk PE34 4RD	Alleged unauthorised use	Pending Consideration
Titchwell	19-Oct-17	17/00464/UNOPDE	Marsh House Main Road Titchwell King's Lynn Norfolk PE31 8BB	Alleged unauthorised operational development	Notice Issued
Tottenhill	26-Oct-18	18/00511/UNOPDE	Watlington Quarry Lynn Road Tottenhill Norfolk	Alleged unauthorised operational development	Pending Consideration
Upwell	10-Jun-19	19/00299/UNAUTU	The Cottage Welney Road Lakes End Norfolk PE14 9QB	Alleged unauthorised use	Pending Consideration
Upwell	08-Sep-17	17/00384/UNTIDY	53 - 55 Croft Road Upwell Wisbech Norfolk PE14 9HE	Alleged untidy land	Pending Consideration
Upwell	25-Jul-18	18/00346/UNAUTU	Squires Drove House Squires Drove Three Holes Wisbech Norfolk PE14 9JY	Alleged unauthorised use	Notice Issued
Upwell	10-Jun-19	19/00298/UNAUTU	107 Croft Road Upwell Norfolk PE14 9HQ	Alleged unauthorised use	Pending Consideration
Upwell	17-Jul-19	19/00371/BOC	1 Thurlands Drove Upwell Wisbech Norfolk PE14 9AP	Alleged breach of conditions	Pending Consideration
Upwell	25-Jul-19	19/00391/UNAUTU	White House Flint House Road Lott's Bridge Three Holes Norfolk PE14 9JN	Alleged unauthorised use	Pending Consideration
Upwell	21-Oct-19	19/00549/UNAUTU	Barn Conversion Flint House Farm Flint House Road Lott's Bridge Three Holes Norfolk PE14 9JN	Alleged unauthorised use	Pending Consideration
Walpole	22-Jan-19	19/00044/UNAUTU	Willowdene Marsh Road Walpole St Andrew Wisbech Norfolk PE14 7JN	Alleged unauthorised use	Pending Consideration
Walpole	26-Jun-19	19/00328/UNAUTU	Missbe-Haven The Marsh Walpole St Andrew Wisbech Norfolk PE14 7JG	Alleged unauthorised use	Pending Consideration
Walpole	27-Jun-19	19/00336/BOC	Plot E of Smallfield Pigeon Street Walpole St Andrew Norfolk	Alleged breach of condition	Pending Consideration
Walpole Cross Keys	06-Aug-19	19/00420/UNAUTU	45 Sutton Road Walpole Cross Keys Norfolk PE34 4HD	Alleged unauthorised use	Pending Consideration
Walpole Cross Keys	04-Sep-19	19/00475/NIA	67A Sutton Road Walpole Cross Keys KINGS LYNN Norfolk PE34 4HD	Alleged not in accordance with approved plans - 18/00579/F refers	Pending Consideration
Walpole Cross Keys	09-Oct-19	19/00528/UNAUTU	141 Station Road Walpole St Andrew Wisbech Norfolk PE14 7LY	Alleged unauthorised use	Pending Consideration
Walpole Highway	21-May-19	19/00263/UNAUTU	Mayfield School Road Walpole Highway Wisbech Norfolk PE14 7QQ	Alleged unauthorised use	Pending Consideration
Walpole Highway	09-Apr-19	19/00177/UNAUTU	Baty & Sons Fence Bank Walpole Highway Wisbech Norfolk PE14 7QR	Alleged unauthorised use	Pending Consideration
Walsoken	08-Jun-15	15/00278/BOC	81 Broadend Road Walsoken Norfolk PE14 7BQ	alleged breach of condition	Pending Consideration
Walsoken	22-Aug-17	17/00357/UNOPDE	Sibley Field Farm Biggs Road Walsoken Wisbech Norfolk PE14 7BD	Alleged unauthorised operational development	Notice Issued
Walsoken	11-Sep-19	19/00491/HHC	16 Burrett Gardens Walsoken Wisbech Norfolk PE13 3RP	High Hedge Complaint	Pending Consideration
Walsoken	07-Aug-17	17/00344/BOC	Mill Road Caravan Site Wilkins Road Walsoken Norfolk PE14 7BG	Alleged Breach of Condition 1	Pending Consideration
Walsoken	25-Jun-19	19/00327/UNOPDE	Access To Public Right of Way Off First Marsh Road Walsoken Norfolk	Alleged unauthorised operational development	Pending Consideration
Walsoken	01-Jul-19	19/00342/UNTIDY	Site Opposite Lankeferes Hunchback Lane Walsoken Norfolk	Alleged untidy land	Pending Consideration
Walsoken	30-Aug-19	19/00467/UNAUTU	Maipop Farm Biggs Road Walsoken Norfolk PE14 7BD	Alleged unauthorised use	Pending Consideration
Walsoken	14-Oct-19	19/00542/UNAUTU	Land At E548696 N311877 Wheatley Bank Walsoken Norfolk	Alleged unauthorised use	Pending Consideration
Walsoken	14-Oct-19	19/00543/UNAUTU	Land South of Flying Field Farm Wheatley Bank Walsoken Norfolk	Alleged unauthorised use	Pending Consideration



Watlington	01-Mar-18	18/00086/UNOPDE	1 Rowan Close Watlington Norfolk PE33 OUG	Alleged unauthorised operational development	Pending Consideration
Watlington	02-Jul-19	19/00343/UNOPDE	33 Station Road Watlington King's Lynn Norfolk PE33 OJF	Alleged unauthorised operational development	Pending Consideration
Watlington	04-Dec-18	18/00574/BOC	17 Paige Close Watlington King's Lynn Norfolk PE33 OTQ	Alleged breach of condition	Pending Consideration
Watlington	02-May-19	19/00219/UNOPDE	Jogi 57 Fen Road Watlington King's Lynn Norfolk PE33 OHZ	Alleged unauthorised operational development	Pending Consideration
Watlington	29-Mar-19	19/00162/UNOPDE	Orchard House 23 Thieves Bridge Road Watlington King's Lynn Norfolk PE33 OHL	Alleged Unauthorised operational development	Pending Consideration
Watlington	12-Oct-16	16/00483/UNOPDE	Nulawn 31 Station Road Watlington King's Lynn Norfolk PE33 OJF	alleged unauthorised operational development	Notice Issued
Welney	25-Jul-17	17/00332/UNOPDE	Golden Square Cottage Suspension Bridge Welney Wisbech Norfolk PE14 9TF	Alleged unauthorised operational development	Pending Consideration
Welney	26-Jun-19	19/00332/UNOPDE	Padgett Bells Drove Welney Norfolk PE14 9TG	Alleged Unauthorised operational development	Pending Consideration
Wereham	14-Apr-15	15/00174/UWLB	Manor House Church Road Wereham Norfolk PE33 9AP	Alleged unauthorised works to a Listed Building.	Pending Consideration
Wereham	08-Jan-19	19/00006/UNOPDE	Land Adj Hollies Farm Flegg Green Wereham King's Lynn Norfolk PE33 9BA	Alleged unauthorised operational development	Pending Consideration
Wereham	30-May-19	19/00281/UWLB	Vicarage House Church Road Wereham King's Lynn Norfolk PE33 9AP	Alleged unauthorised works to listed building	Pending Consideration
Wereham	24-Jul-19	19/00387/UNTIDY	Justagin 46 Queens Close Wereham King's Lynn Norfolk PE33 9AX	Alleged untidy land	Pending Consideration
West Acre	11-Oct-18	18/00485/UNAUTU	Abbey Barn Courtyard River Road West Acre Norfolk	Alleged unauthorised use	Pending Consideration
West Acre	14-Jun-19	19/00310/UNAUTU	Peters Pit Spring Lane Drove West Acre Norfolk	Alleged unauthorised use	Pending Consideration
West Walton	11-Jun-19	19/00306/UNAUTU	Little Acorns 161 St Pauls Road South Walton Highway Norfolk PE14 7DD	Alleged unauthorised use	Pending Consideration
West Walton	22-Jul-19	19/00385/UNOPDE	Land Opposite 11 Common Road Walton Highway Norfolk	Alleged unauthorised operational development	DC Application Submitted
West Walton	31-Jul-19	19/00411/UADV	Worzals Farm Shop Lynn Road Walsoken Norfolk PE14 7DA	Alleged unauthorised advertisement	Pending Consideration
West Walton	05-Aug-19	19/00416/BOC	Little Acorns 161 St Pauls Road South Walton Highway Norfolk PE14 7DD	Alleged breach of condition	Pending Consideration
West Walton	06-Sep-19	19/00477/UWLB	Ingleborough Mill House Mill Road West Walton Wisbech Norfolk PE14 7EU	Alleged unauthorised works to a listed building	Pending Consideration
West Winch	03-Jul-18	18/00316/UNOPDE	Stelling 6 The Paddocks Setchey Norfolk PE33 OBX	Alleged unauthorised operational development	Pending Consideration
West Winch	20-Mar-18	18/00121/UADV	Street Record Garage Lane Setchey Norfolk	Alleged unauthorised advertisement	Pending Consideration
West Winch	14-Jun-19	19/00312/UNTIDY	The Windmill 123 Main Road West Winch King's Lynn Norfolk PE33 OLP	Alleged untidy land	Pending Consideration
West Winch	09-Sep-19	19/00482/BOC	The Winch 70 Main Road West Winch Norfolk PE33 OLY	Alleged breach of planning condition	Pending Consideration
West Winch	10-Oct-18	18/00483/UNAUTU	11 Common Close West Winch King's Lynn Norfolk PE33 OLB	Alleged unauthorised use	Pending Consideration
West Winch	13-Mar-19	19/00130/BOC	The Annex Garage Lane Setchey Norfolk PE33 OBE	Alleged breach of condition to planning permission 14/01317/CU	Pending Consideration
Wiggenhall St Germans	09-Feb-15	15/00076/BOC	Spriggs Hollow Magdalen High Road Wiggenhall St Mary Magdalen Norfolk PE34 3BG	alleged breach of condition	Notice Issued
Wiggenhall St Germans	23-Jan-17	17/00045/UNOPDE	Spriggs Hollow Magdalen High Road Wiggenhall St Mary Magdalen Norfolk PE34 3BG	alleged unauthorised operational development	Pending Consideration
Wiggenhall St Germans	17-May-18	18/00228/UNOPDE	Willow Tree Forge High Road Saddlebow Norfolk PE34 3AR	Alleged unauthorised operational development	Pending Consideration
Wiggenhall St Germans	17-Jul-19	19/00373/UNAUTU	Rufi Barn Common Road Wiggenhall St Mary The Virgin Norfolk PE34 3EW	Alleged unauthorised use	Pending Consideration
Wiggenhall St Germans	28-Sep-18	18/00463/UNAUTU	St Germans House 14 Lynn Road Wiggenhall St Germans King's Lynn Norfolk PE34 3DW	Alleged unauthorised use	Pending Consideration

Wiggenhall St Mary Magdalen	21-May-18	18/00232/NIA	High Oaks 7 Lynn Road Wiggenhall St Mary Magdalen Norfolk PE34 3AZ	Alleged unauthorised not in accordance with approved plans	Pending Consideration
Wretton	19-Feb-19	19/00097/HEDGE	Hedgerow At Chequers Road Wreham Norfolk	Alleged removal of hedge	Notice Issued

## PLANNING COMMITTEE

4 NOVEMBER 2019

**DECISION ON PLANNING AND ENFORCEMENT APPEALS  
- QUARTERLY REPORT -**

**1. PURPOSE OF THE REPORT**

- 1.1 To provide Members with the quarterly update covering performance for the period 1 July 2019 – 30 September 2019.

**2. REPORT**

- 2.1 The Schedule is attached at Appendix 1 for the period 1 July 2019 – 30 September 2019 (Planning and Enforcement).

	<b>Valid appeals / appeals in progress</b>	<b>New valid appeals started</b>	<b>Appeals decided (or withdrawn / closed / invalid)</b>	<b>Valid appeals waiting for start date</b>	<b>Appeals in progress at end of period</b>
1 Jul – 30 Sept	36	15	16	8	28

- 2.2 For all appeals decided this quarter, the outcomes were as follows:-

	<b>Allowed</b>	<b>Dismissed</b>	<b>Total</b>	<b>Withdrawn / Closed</b>	<b>Invalid</b>	<b>Split</b>
1 Jul – 30 Sept	1	15	<b>16</b>	0	0	0
	<b>6%</b>	<b>94%</b>				

- 2.3 BVPI 204 was not retained as a new National Indicator although it has been retained as one of our local indicators. BVPI 204 was quite specific over which appeals it covers and for example does not include enforcement, advertisement, lawful development certificate, permitted development, hedge and tree appeals, this is reflected in the table below.

	<b>Allowed</b>	<b>Dismissed</b>	<b>Total</b>	<b>Withdrawn / Closed</b>	<b>Invalid</b>	<b>Split</b>
1 Jul – 30 Sept	1	13	<b>14</b>	0	0	0
	<b>7%</b>	<b>93%</b>				

- 2.4 For all appeals decided over the last 4 quarters, the outcomes were as follows:-

<b>2018/19</b>	<b>Allowed</b>	<b>Dismissed</b>	<b>Total</b>	<b>Withdrawn / Closed</b>	<b>Invalid</b>	<b>Split</b>
1 Oct – 31 Dec	2	8	<b>10</b>	1	0	0
1 Jan – 31 Mar	1	13	<b>14</b>	1	0	0
1 Jan – 30 Jun	3	15	<b>18</b>	1	0	0
1 Jul – 30 Sept	1	15	<b>16</b>	0	0	0
<b>Total</b>	<b>7</b>	<b>51</b>	<b>58</b>	<b>3</b>	<b>0</b>	<b>0</b>
	<b>12%</b>	<b>88%</b>				

This data shows that for the third quarter of 2019 6% of all appeals were allowed. For the 12 month period to 30 September 2019 an average of 12% of all appeals

were allowed. This is below the national average figure of around 32% of all appeals allowed. With regard to withdrawals it should be noted that appeals can be withdrawn at any time, even after the statements have been exchanged or the appeal heard but whilst the Inspector's decision is awaited. At that stage the LPA has undertaken all the work but without any commensurate result.

- 2.5 All decisions are viewable on the councils web site located on the planning appeals page and are e-mailed directly to the ward member, Chairman and Vice-Chairman. Appeal documentation for applications made in 2004 onwards can also be viewed on Public Access using the planning application search facility.

**Contact Officer:** Lee Osler, Office Manager/Deputy SIRO  
☎ 01553 616552

# Planning and Enforcement Appeals

Report Date Range: 01/07/2019 to 30/09/2019

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
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## Live Cases -1 (Not including appeals received to end of previous quarter)

25/10/2018	APP/TPO/V2635/7015	Mr Colin Davison	2/TPO/00525: T1 Scots Pine - Fell and replace with a Scots Pine in same location.	18/00055/TPO	Undefined		
		Rhinefield House 9 Hyde Close Bircham Newton Norfolk PE31 6RB					
07/03/2019	APP/TPO/V2635/7250	Stanhoe PCC	2/TPO/00573: No 67 & No69 2 horsechestnuts - Fell/remove both trees to reduce risk to structure and glass window on the North End of Church Building	19/00011/TPO	Written Representations		
		Church of All Saints Church Lane Stanhoe Norfolk					
07/05/2019	D/19/3223368	Ms Harriet Huntsman	Conversion and extension of outbuilding to form annex	18/00342/F	Written Representations		
		4 Harbour View Terrace Main Road Brancaster Staithe Norfolk PE31 8BY					
07/05/2019	W/19/3223274	Mr Chris Bradley	Change of use to equestrian business utilising existing buildings & facilities	18/00784/F	Written Representations		
		The Poplars Long Road Terrington St Clement King's Lynn Norfolk PE34 4JN					
30/05/2019	C/18/3216570	Company Secretary	Appeal against	18/00319/UNAUTU	Informal Hearing		
		Land S of 38 To 42 Main Road Holme next The Sea Norfolk PE36 6LA					
05/06/2019	C/18/3212469	Theresa Gregory	Appeal against	17/00040/UNAUTU	Written Representations		
		Horsemans Rest Littlemans Way Stoke Ferry King's Lynn Norfolk PE33 9UB					

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
06/06/2019	W/19/3228111	Mr & Mrs D J Harrington  Gate House Pentney Lane Pentney King's Lynn Norfolk PE32 1JE	Proposed detached bungalow	18/01742/O	Written Representations		
28/06/2019	W/19/3219849	Black Swan International Ltd  Eastgate House 17 Littleport Street King's Lynn Norfolk PE30 1PP	Alterations to boundary wall and provision of additional car parking	18/00862/F	Written Representations		
28/06/2019	Y/19/3219851	Black Swan International Ltd  Eastgate House 17 Littleport Street King's Lynn Norfolk PE30 1PP	Listed Building Application: Alterations to boundary wall and provision of additional car parking	18/00863/LB	Written Representations		
<b>Live Cases -2 (Received in previous quarter)</b>							
04/07/2019	Q/18/3218994	Ian J M Cable Design  The Firs 68 School Road Runcton Holme King's Lynn Norfolk PE33 0AQ	Modification of planning obligation, reference LC/S106/10/18 relating to planning application reference 10/00327/FM	10/00327/VAR1B	Informal Hearing	16/10/2019	
15/07/2019	W/19/3232219	Mr & Mrs D Howard  Kirklea 56 Church Road Emneth Norfolk PE14 8AA	OUTLINE APPLICATION SOME MATTERS RESERVED: Residential development (7 dwellings)	18/01148/O	Written Representations		
24/07/2019	W/19/3227220	West Side Property Development Ltd  Land South of 8 Chapel Lane Ringstead Norfolk	Construction of 10 dwellings	18/01093/FM	Informal Hearing		
30/07/2019	W/19/3231291	Mr L Zipfell  Aradet 17 Main Street Hockwold cum Wilton Norfolk IP26 4LB	Two storey extension following demolition of existing garage	19/00257/F	Undefined		

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
07/08/2019	W/19/3234475	Mrs Fowler & Mrs Howell  The Chalet 19 Golf Course Road Old Hunstanton Norfolk PE36 6JH	Outline Application: Construction of two dwellings following demolition of existing dwelling and garage	18/01824/O	Written Representations		
07/08/2019	W/19/3234466	Mr & Mrs Henson  The Retreat Lynn Road West Rudham King's Lynn Norfolk PE31 8RN	Outline Application: New dwelling	19/00846/O	Written Representations		
19/08/2019	W/19/3231993	Mr Kevin Missin  Land Between 5 And 6 Hadley Crescent Heacham King's Lynn Norfolk PE31 7LG	OUTLINE APPLICATION: New residential dwelling	19/00422/O	Written Representations		
22/08/2019	W/19/3234595	Mr Hibble  Uanme 150 Main Street Hockwold cum Wilton Norfolk IP26 4NA	Erection of single story dwelling	19/00547/F	Written Representations		
27/08/2019	C/19/3229992	Mrs R Kemp  Squires Drove House Squires Drove Three Holes Wisbech Norfolk PE14 9JY	Appeal against	18/00346/UNAUTU	Written Representations		
09/09/2019	W/19/3235005	Mr & Mrs Baker  21 Parkside Snettisham King's Lynn Norfolk PE31 7QE	New Semi Detached Dwelling	19/00401/F	Written Representations		
09/09/2019	W/19/3235888	Mrs Natasha Price  9 Lime Grove Gayton King's Lynn Norfolk PE32 1QU	Retrospective change of use for breeding and boarding of dogs with associated sheds, kennel and dog run	19/00942/F	Written Representations		

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
27/09/2019	W/19/3237042	Whistle Wood And Reffley Wood Ltd And Mr P De Gray Osborn  Land West of Knights Hill Village Grimston Road South Wootton Norfolk	Residential development of the land to provide up to 600 dwellings, incorporating affordable housing, together with a local centre for uses A1, A2, A3 and/or A5 (600m2) with the total quantum of A1 net sales area not to exceed 279m2 in the alternative, D2	16/02231/OM	Public Inquiry	14/01/2020	
<b>Appeals Decided ( Up to the end of previous quarter)</b>							
12/12/2018	C/18/3202136	Mr George Martin Deverick  18 Beach Road Snettisham King's Lynn Norfolk PE31 7RA	Appeal against	18/00008/UNAUTU	Written Representations	19/07/2019	Enforcement Notice Upheld
11/01/2019	W/18/3219706	Mr George Deverick  18 Beach Road Snettisham Norfolk PE31 7RA	Removal of condition 4 of planning permission 14/00492/F to change to all year round occupancy	18/01465/F	Written Representations	19/07/2019	Appeal Dismissed
27/02/2019	W/18/2318937	Andrew Willie  41 Wildfields Road Clenchwarton King's Lynn Norfolk PE34 4DE	Change of use of annexe for use as a dwelling	18/01216/CU	Written Representations	11/07/2019	Appeal Dismissed
28/02/2019	W/19/3220293	T.M. Browne Ltd D Browne  Land To The North Of Clear View Long Road Terrington St Clement King's Lynn Norfolk PE34 4JL	Change of use of land and building to commercial storage and construction of new shed	18/01218/F	Written Representations	09/07/2019	Appeal Dismissed
25/04/2019		Mr G Jarvis  Nulawn 31 Station Road Watlington King's Lynn Norfolk PE33 0JF	Appeal against	16/00483/UNOPDE	Written Representations	06/08/2019	Enforcement Notice Upheld



Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
25/04/2019	C/18/3206797	Mrs G S Stratford  Nulawn 31 Station Road Watlington King's Lynn Norfolk PE33 0JF	Appeal against	16/00483/UNOPDE	Written Representations		06/08/2019  Enforcement Notice Upheld
25/04/2019	W/19/3226832	Mr Cook And Miss Gray  Wyndfield Stanhoe Road Bircham Newton King's Lynn Norfolk PE31 6RQ	Outline application: Proposed residential development of 4 dwellings	18/01757/O	Written Representations		13/08/2019  Appeal Dismissed
07/05/2019	W/19/3225112	Mr J Neave  Land And Ponds S of 52 Broadend Road E of Zoar Cottage And W of Turpitts Field Green Lane Walsoken Norfolk	Proposed change of use to site 3 static holiday homes (to fit within the definition of a caravan) to support existing fishing lake	18/01037/FM	Written Representations		01/08/2019  Appeal Dismissed
14/05/2019	W/19/3227184	Mr K Curson  Shaveley 47 Gaultree Square Emneth Wisbech Norfolk PE14 8DA	Proposed bungalow with new shared access	18/00669/F	Written Representations		14/08/2019  Appeal Dismissed
14/05/2019	W/19/3227401	Mr Kevin Catton  13 Lime Kiln Road Gayton King's Lynn Norfolk PE32 1QT	Construction of dwelling house and new vehicular access to retained dwelling.	19/00189/F	Written Representations		24/09/2019  Appeal Dismissed
14/05/2019	W/19/3227348	Mr And Mrs J Butcher  14 Stoke Road Methwold Thetford Norfolk IP26 4PE	New dwelling and detached garage	19/00260/F	Written Representations		09/08/2019  Appeal Dismissed

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
22/05/2019	W/18/3210425	Mr D Lloyd  The Bungalow Waterworks Road Old Hunstanton Hunstanton Norfolk PE36 6JE	Construction of 3 dwellings following demolition of existing bungalow.	18/00198/F	Written Representations		27/08/2019  Appeal Dismissed
23/05/2019	W/19/3223973	MJS Investments (March) Ltd  Church Pightle Station Road Burnham Market Norfolk PE31 8HA	Demolition of a detached bungalow and the subsequent erection of 1 x 2- storey 5-bed dwelling, 2 x 2-storey 4-bed dwellings and 1 x garage	18/01525/F	Written Representations		23/08/2019  Appeal Dismissed
31/05/2019	W/19/3227314	Mr & Mrs R Raven  32C Kenwood Road Heacham Norfolk PE31 7DD	Proposed extension	18/02067/F	Undefined		04/07/2019 Appeal Dismissed
06/06/2019	W/19/3228998	Mr Mr G & Mr A Sharp  The Breakers & The Sailings Main Road Brancaster Staithe King's Lynn Norfolk PE31 8BP	New one and a half storey dwelling on former garden land.	19/00219/F	Written Representations		27/09/2019 Appeal Dismissed
17/06/2019	W/19/3229183	Mr Andy Spooner  52 Lynn Road Grimston King's Lynn Norfolk PE32 1AA	Proposed residential development for 3 detached dwellings with garages	19/00182/F	Written Representations		26/09/2019 Appeal Dismissed
15/07/2019	D/19/3227042	The Trustees of Elsdens Almshouses  1-8 Elsdens Almshouses 2 Friars Street King's Lynn Norfolk PE30 5AN	Replacement of windows	18/02271/F	Undefined		23/08/2019 Appeal Allowed