

Borough Council of
**King's Lynn &
West Norfolk**



Planning Committee

Agenda

**Monday, 6th January, 2020
at 9.30 am**

in the

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



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

Please ensure that all mobile phones are switched to silent

DATE: Monday, 6th January, 2020

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

TIME: 9.30 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 2 December 2019.

3. DECLARATIONS OF INTEREST

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

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

4. URGENT BUSINESS UNDER STANDING ORDER 7

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

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

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

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Pages 6 - 7)

The Committee is asked to note the Index of Applications.

a) Decisions on Applications (Pages 8 - 87)

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

9. DELEGATED DECISIONS (Pages 88 - 121)

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

To: Members of the Planning Committee

Councillors F Bone, C Bower (Vice-Chair), A Bubb, C J Crofts (Chair), M Howland, 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

Site Visit Arrangements

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

If there are any site inspections arising from this meeting, these will be held on **Thursday 9 January 2020** (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

Please note:

- (1) At the discretion of the Chair, 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 3 January 2020**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

For Major Applications

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

For Minor Applications

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

For Further information, please contact:

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

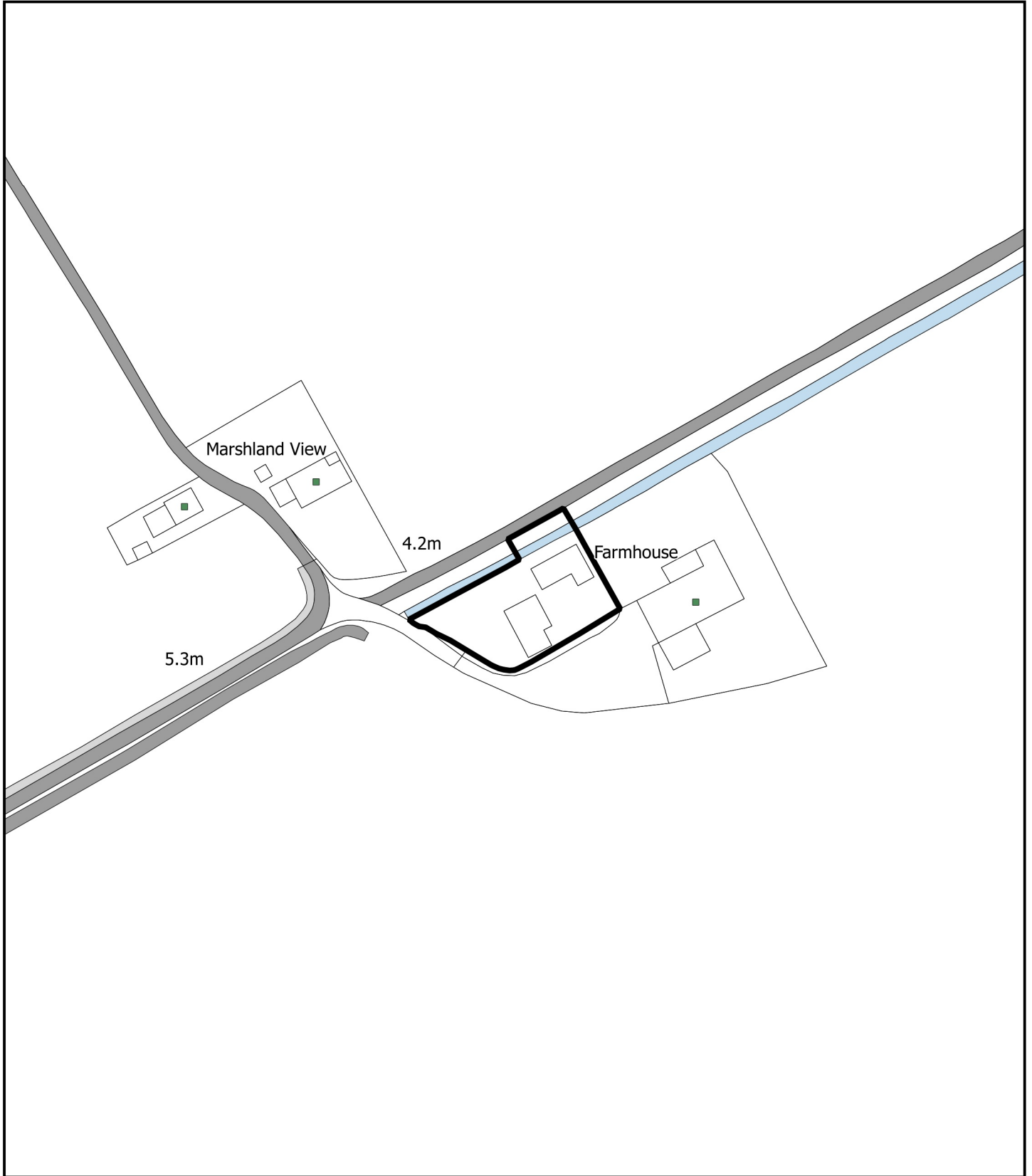
**INDEX OF APPLICATIONS TO BE DETERMINED BY THE
PLANNING COMMITTEE AT THE MEETING TO BE
HELD ON MONDAY 6 JANUARY 2020**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	DEFERRED ITEMS			
8/1(a)	19/00223/F Green Bank Farm Green Marsh Road Retrospective application for the retention of an extension to an existing garage to create a workshop for use by an upholstery business	TERRINGTON ST CLEMENT	APPROVE	8
8/2	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE			
8/2(a)	19/01688/F Burrells Accountants 2 Jubilee Court Hunstanton Road Change of use from A2 to D1, has been used as an accountants offices and wish to use for veterinary services	DERSINGHAM	APPROVE	18
8/2(b)	19/01758/F Adj Harvest House Wisbech Road REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 18/00124/F: Proposed 7 no. townhouses and change of use of land to garden land to be used for the dwellings and flats	KINGS LYNN	APPROVE	26
8/2(c)	19/01713/F Land rear of Victoria House Bonnetts Lane Proposed new dwelling	MARSHLAND ST JAMES	APPROVE	36
8/2(d)	19/01601/F 24 Field Barn Cottages Docking Road Demolition and replacement of existing dwelling house, change of use of existing barn into accommodation ancillary to the dwelling house and new garage.	SEDFORD	APPROVE	46

Item No.	Application No. Location and Development	Description of Site	PARISH	Recommendation	Page No.
8/2(e)	19/00609/F		TERRINGTON ST CLEMENT	APPROVE	59
		1, 4 & 5 Church Bank Redevelopment of site for 6No dwellings following the demolition of No's 1, 4 & 5			
8/2(f)	19/00601/F		TERRINGTON ST CLEMENT	APPROVE	73
		7 & 8 Church Bank Redevelopment of site for 3 No. dwellings following the demolition of No 7 and 8			

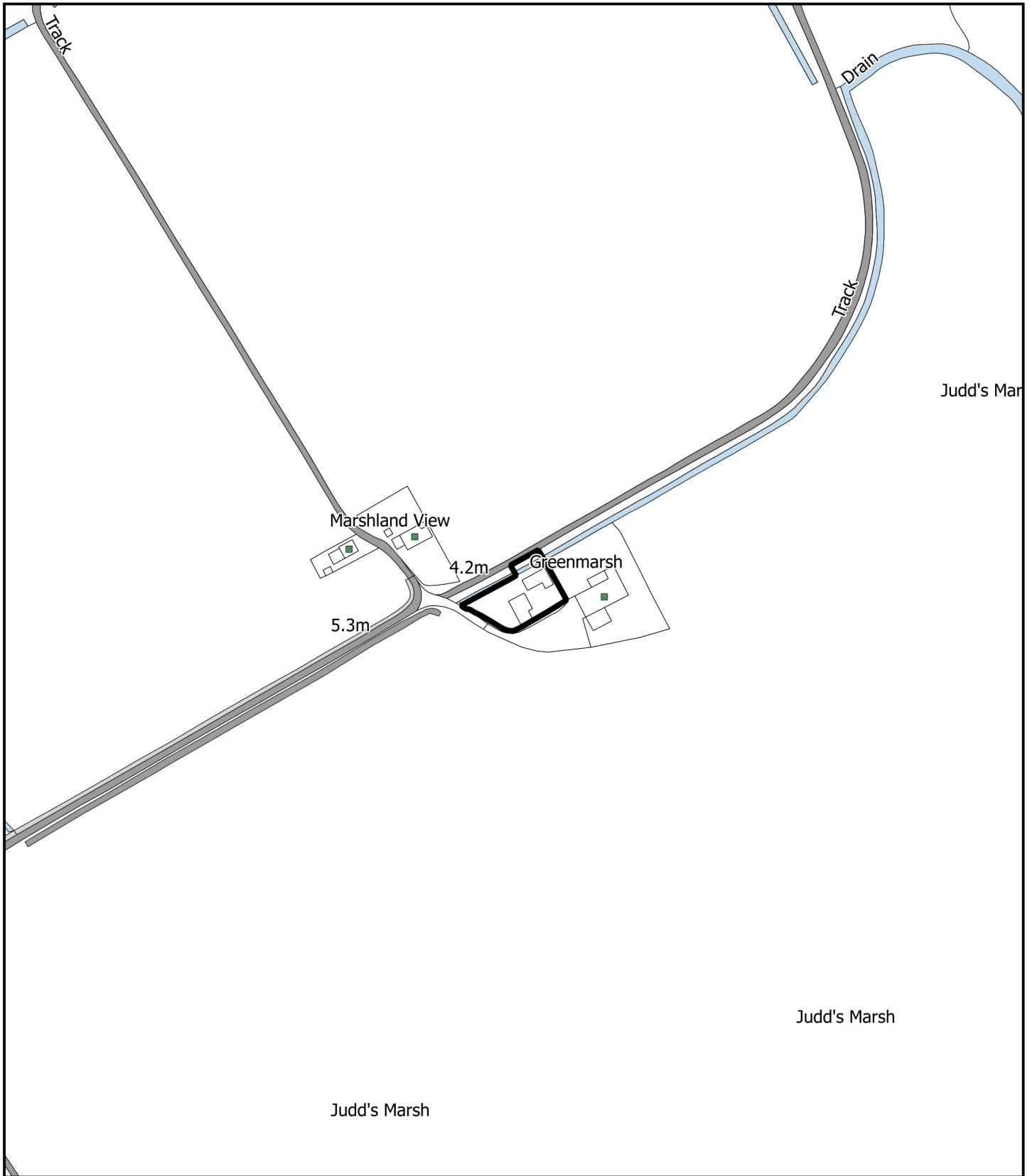
19/00223/F

Green Bank Farm Green Marsh Road Terrington St Clement



19/00223/F

Green Bank Farm Green Marsh Road Terrington St Clement



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

Reason for Referral to Planning Committee – Officer’s recommendation is contrary to the views of the Parish Council

Neighbourhood Plan: No

Members Update:

This application was referred to the Planning Committee on 4th November 2019. In response to queries raised, it was resolved that the application be deferred to enable further discussions to be held with the applicant regarding the ownership of the application site.

A certificate C has now been served and this is considered acceptable in accordance with the Articles 13 and 14 of the Town and Country Planning (Development Management) Procedure Order. Certificate C is used if the applicant knows the names and addresses of some but not all of the other owners of land involved in the application. The agent has provided evidence of advertisement in the local press which states he is making the application. This accords with the requirements of this certificate type.

Changes to the report are emboldened for ease of reference.

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 – Delegatd 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 he culvert. In extreme cases the Board may need to enforce to ensure that the structure remains clear.

Environmental Quality: NO OBJECTION

REPRESENTATIONS

THREE letters of OBJECTION (from ONE Address) 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**
- **Land ownership**
- **Built across bridleway**
- **Impact on countryside**

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

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 applicants 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 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.

Specific comments and issues:

The application was originally submitted without the necessary notice being served on the adjacent landowner. A certificate C has now been served and this is considered acceptable in accordance with the Articles 13 and 14 of the Town and Country Planning (Development Management) Procedure Order. Certificate C is used if the applicant knows the names and addresses of some but not all of the other owners of land involved in the application. The agent has provided evidence of advertisement in the local press which states he is making the application. This accords with the requirements of this certificate type.

Further correspondence from the adjacent dwelling stated concern over the application due to a belief that the extension had been constructed over a green lane/bridleway. Whilst these comments are noted, the green lane adjacent to the extension is not a formal Public Right of Way and is a maintained unsurfaced road.

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Members will note that there is no objection from the Local Highway Authority on these grounds.

A representation also stated concern over the loss of trees as a result of the development and the adverse impact on the countryside. Whilst the trees along the boundary of the site may have contributed to the visual amenity of the area, these trees were not subject to a Tree Preservation Order or protected through other means. The removal of the trees would therefore not have required permission in its own right. Whilst the loss of the trees has had a limited impact on the appearance of the immediate vicinity, the impact on form and character and the surrounding countryside is not considered to warrant refusal.

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:

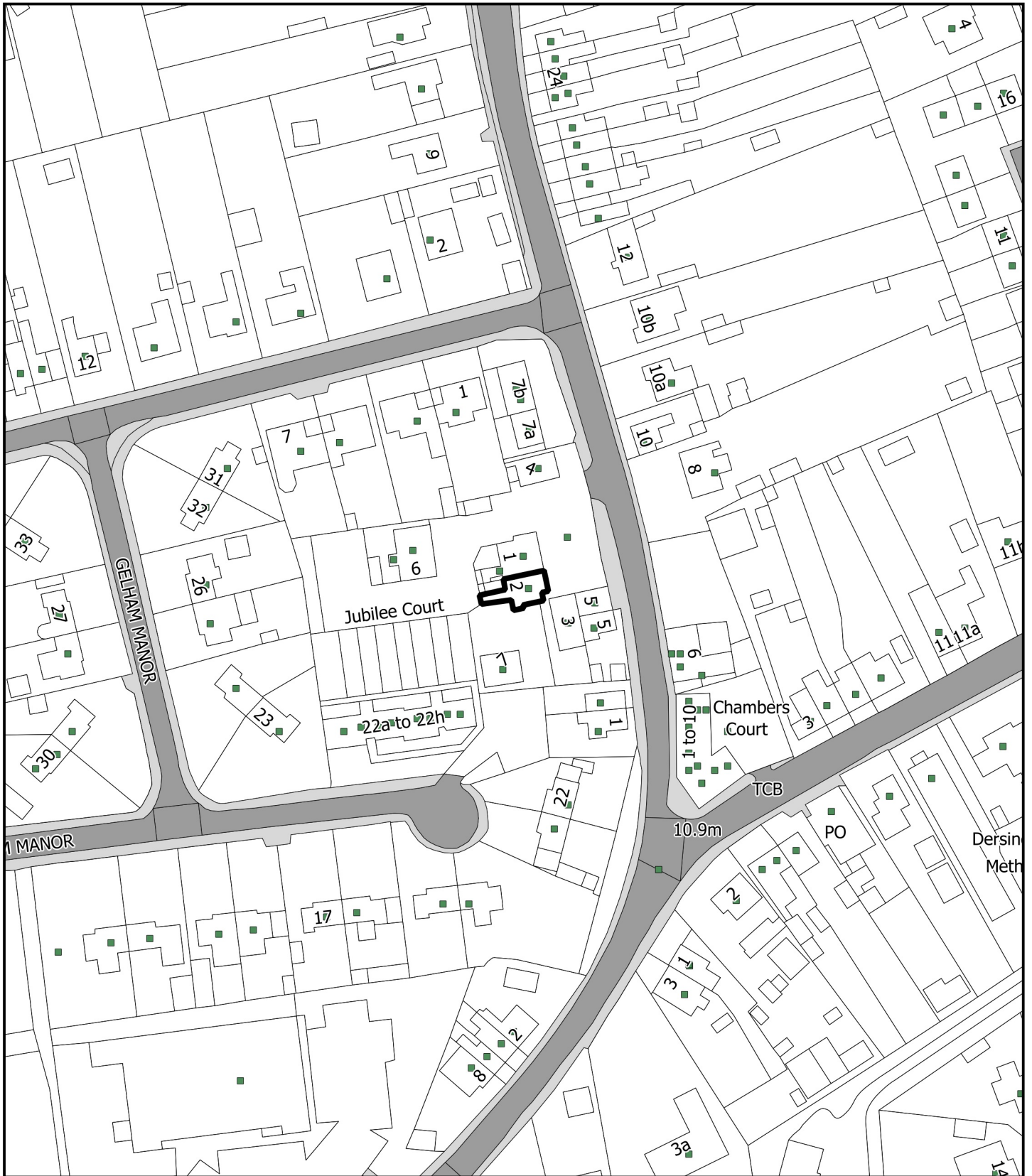
APPROVE subject to the imposition of the following condition(s):

- 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.

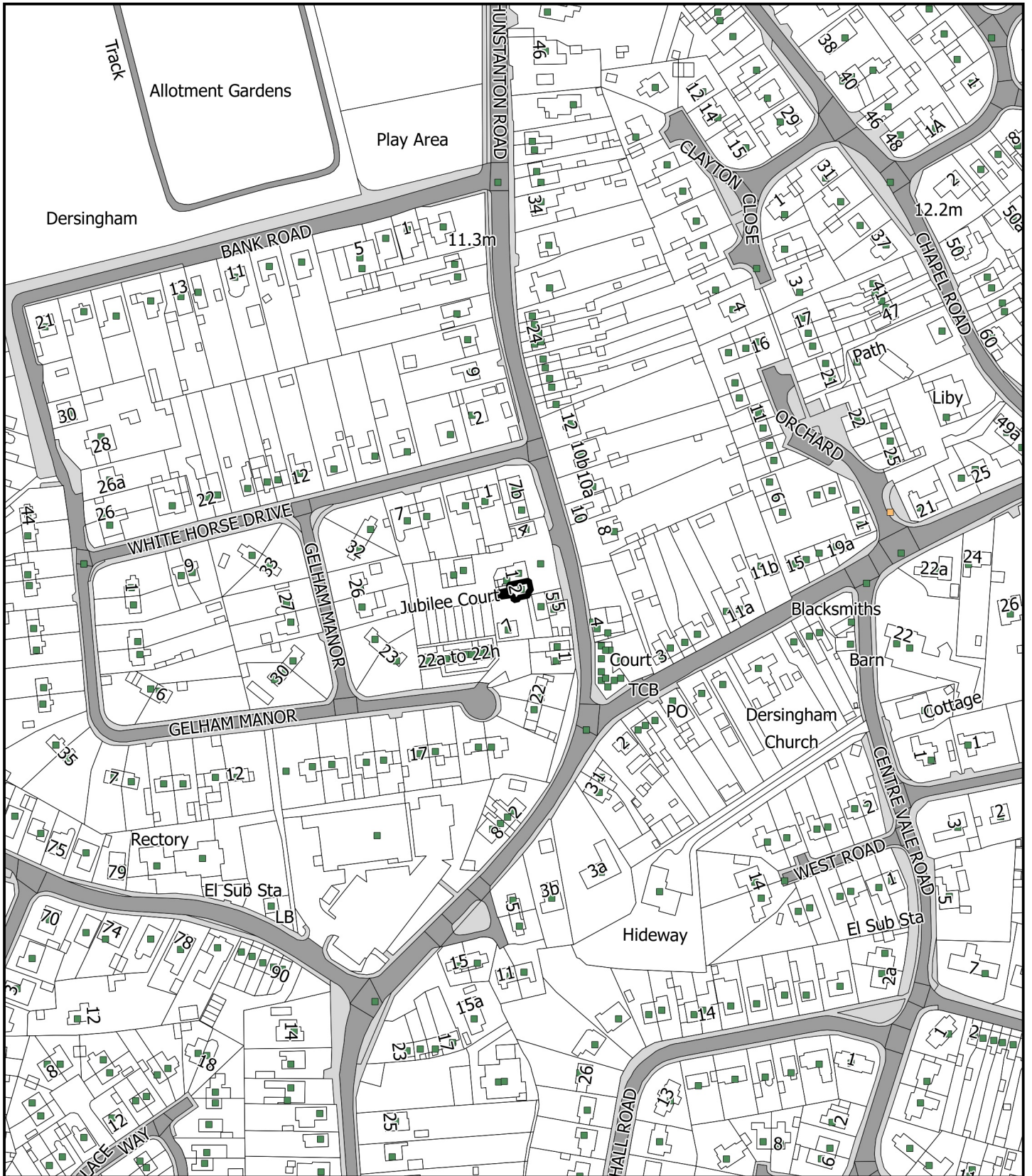
19/01688/F

Burrells Accountants 2 Jubilee Court Hunstanton Road Dersingham



19/01688/F

Burrells Accountants 2 Jubilee Court Hunstanton Road Dersingham



Parish:	Dersingham	
Proposal:	Change of use from A2 to D1, has been used as an accountants offices and wish to use for veterinary services	
Location:	Burrells Accountants 2 Jubilee Court Hunstanton Road Dersingham	
Applicant:	The East Anglian Company Ltd	
Case No:	19/01688/F (Full Application)	
Case Officer:	Connor Smalls	Date for Determination: 16 December 2019 Extension of Time Expiry Date: 13 January 2020

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

Neighbourhood Plan: No

Case Summary

The application site lies within Jubilee Court to the west of Hunstanton Road, Dersingham. The proposal is for the change of use from A2 (professional and financial services) to D1 (Non-residential institutions). The new use proposed will be for veterinary services.

This site lies in an existing retail centre within the village and replaces an existing commercial unit with no exterior change.

Key Issues

- Principle of development
- Form and Character
- Neighbour amenity
- Highway safety and access/Parking

Recommendation

APPROVE

THE APPLICATION

The Application seeks permission to change a vacant accounts office (A2 use class) to a veterinary services establishment (D2 use class).

The application site comprises of the existing commercial/professional building (accountants office) built into an existing precinct which includes an estate agency and Boots pharmacy. There is also a dentist and opticians with the same site in separate buildings. The new use proposes 1 full time member of staff with 2 part time staff. The opening hours will be 08:00 to 19:00 Monday to Friday (closed at weekends).

SUPPORTING CASE

The previous use of this site was A2 with an accountancy firm: Burrells. They were very busy and had seven staff, having the potential to produce more traffic/parking than the proposed use.

The new veterinary services business will only have 1 full time member of staff and two part time staff. They would have about one thousand clients by year three. They would visit on average 3 or 4 times per year and this would mean 10 to 20 visits per working day.

The business will offer fifteen minute consultations so would rarely have more than three client cars outside the premises. They will have three sessions or surgeries per day - morning, afternoon and evening, weekdays only.

There is one consultation room; opening will be at 8 am (the dentist at the rear of the site in a separate building also starts at 8am.) The layout of the practice will have a waiting room through main entrance, consulting room to the left of the waiting room, staff room to the rear of consulting room with storage to the rear of the waiting room. Details on opening hours and operational details are as follows;

- Starting at 8am and finishing at 7pm.
- Not open at weekends.
- Not seeing people out of hours
- No hospitalising of pets.

This will be a branch surgery for the a larger practice in Roydon near Kings Lynn. Xrays and lab tests, operations and hospitalisation take place at Roydon not at this site.

There are three spaces for staff parking behind the practice and a garage too. It is unlikely that this proposal will ever need more than three staff members, these being the vet, the nurse and the receptionist.

The back door is used for staff entrance as the alarm is situated there and there is already air conditioning in place. The pharmaceutical supplier can park at the rear of the building as the Boots suppliers already do.

The dentist only opens in the mornings so the spaces behind this premises would tend to be free in the afternoon. The applicant has been assured by the owners that our clients are permitted to park behind the dentist or in any of the available spaces as the owners own the entire site.

To clarify the site, there is a shared car park to the front which directly serves 5 commercial units including the applicant site. 4 units are in a precinct together with an opticians in a separate unit to the north of the site. To the rear (west) of the site there is a dentist in another separate unit. This business has parking to the rear as well as alongside the building which can also be accessed by customers of the proposed business use. Alongside this, on

the opposite side of the road there is further parking serving a takeaway, this is outside of the applicants control but represents further parking.

PLANNING HISTORY

2/95/1354/CU: Application Permitted: 07/11/95 - Change of use from retail to office (Class A1 to A2)

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION

The Council would like to mention that they do have concerns regarding the volume of traffic in the area as next door to a busy chemist.

Highways Authority: NO OBJECTION

Thank you for the consultation received recently relating to the above development proposal, which, given the available parking within the applicants control, would provide adequate provision for the new use.

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.

Community Safety and Neighbourhood Nuisance: NO OBJECTION

On balance, given the existing use of the site and building and the information supplied below by the applicant, the proposed use should not have a detrimental impact on residential amenity.

Subject to conditions relating to hours of opening and external plant.

REPRESENTATIONS

Two letters of **objection** have been received from local residents. Their expressed concerns can be summarised as follows:

- Provision of parking
- 10 spaces named are shared between other units
- Increase in traffic movement associated with new use

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

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

- Principle of development
- Form and Character
- Neighbour amenity
- Highway safety and access/Parking

Principle of development

The site falls within the development boundary of Dersingham, a Key Rural Service Centre within the Settlement Hierarchy (Policy CS02 Core Strategy 2011). Key rural service centres help to sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs and a level of public transport that can enable access to and from the settlement. The Borough Council will seek to maintain and enhance facilities to support this function.

The application site falls within a local commercial centre. It seeks to provide an additional service within the village as supported by policy CS02. There is also no issue in principal with the loss of the A2 (office) use, brought about by this change of use. Therefore, the principle of development is acceptable.

Form and character

The proposal doesn't include any external alterations; as such it will have little to no impact on the form and character of the locality.

Neighbour amenity

No neighbour amenity issues should arise from this proposal; there will be no physical changes to the building. Neighbouring buildings are all of a commercial nature and form part of a local commercial centre. The opening hours of this business are 8am to 7pm with no weekend or overnight use limiting the potential for this new use to cause noise issues, this is further mitigated by the limited function of the business as there will be no x-rays, lab tests, operations or hospitalization all reducing the time animals will be present in the area and also reducing the time they will spend in the premises.

It is an important consideration that the nearest residential properties are around 30m away from this premises and that the property is already in commercial use. This further reduces

the potential for neighbour amenity issues to arise as it is unlikely that the business operations of this proposal will be able to have a significant impact from this distance.

CSNN have raised no objections and have stated that, in their opinion, there will be no neighbour amenity issues. They have also suggested conditions on opening hours and the installation of any external plant should planning permission be granted.

Highways Safety and access/parking

Norfolk County Council Highways do not object to this proposal. There have however been 3 issues identified by other consultees:

- Provision of parking
- 10 spaces named are shared between other units
- Increase in traffic movement associated with new use

The parking provision for this site has been deemed adequate by NCC Highways. There are 10 spaces to the shared carpark at the front of the site. There are multiple (over 3) parking spaces directly behind the proposed commercial unit for staff parking and there is further car parking to the rear of the unit and to the rear of the dentist which is a separate unit on the same site (Jubilee Court). There is also additional parking across the street which although in different ownership could potentially provide further parking provision. Although the main carpark to the front is shared, this new use will likely produce no more than 3 cars at once due to the small scale of the business.

The small scale of the business limits the potential for multiple customers to be present at once and also limits the amount of customers travelling to the business in any one day. The applicant is expecting around 10 to 20 visits per day, on average this means around 2 customers per hour.

The current use of this building is A2 (Professional and Financial Services). It should be noted that under permitted development rights the use of this building could be changed to a number of different commercial uses, A1 (Shops- shops, travel agents, post offices etc.), A3 (restaurants and cafes up to 150 m2) and D2 (Assembly and leisure- Cinemas, dance and concert halls, sports halls, swimming baths, skating rinks, gymnasiums, bingo halls etc. up to 200 m2).

All of the above uses could greatly increase parking demand and traffic movements, especially when compared to the current proposal. The uses listed above could all be achieved without the consent of the Local Planning Authority.

CONCLUSION

The principle of this development is acceptable and there will be no external alterations. This proposal will have little impact on the visual amenity and character of the locality.

It has been made clear that this veterinary services business will have limited services available as it will be linked to a larger practice. As a result the limited scope of the proposal creates little opportunity to create neighbour amenity issues; the opening hours are similar to surrounding businesses, the business won't be open on weekends and it is deemed that there is sufficient parking.

It has been demonstrated that there is more than adequate parking to the rear of the unit for staff parking. It has also been demonstrated that whilst the main car park to the front is shared the business will at most create 3 customers at once with an average of 2 an hour. There is also parking provision to the rear of the unit further supporting the parking arrangements.

In terms of parking it is also important to consider that under class A2 there are permitted changes to other uses such as shops and restaurants that would create more highways issues than the proposal, all without the requirement of planning permission.

Overall this proposal is deemed acceptable and complies with all relevant local and national policies.

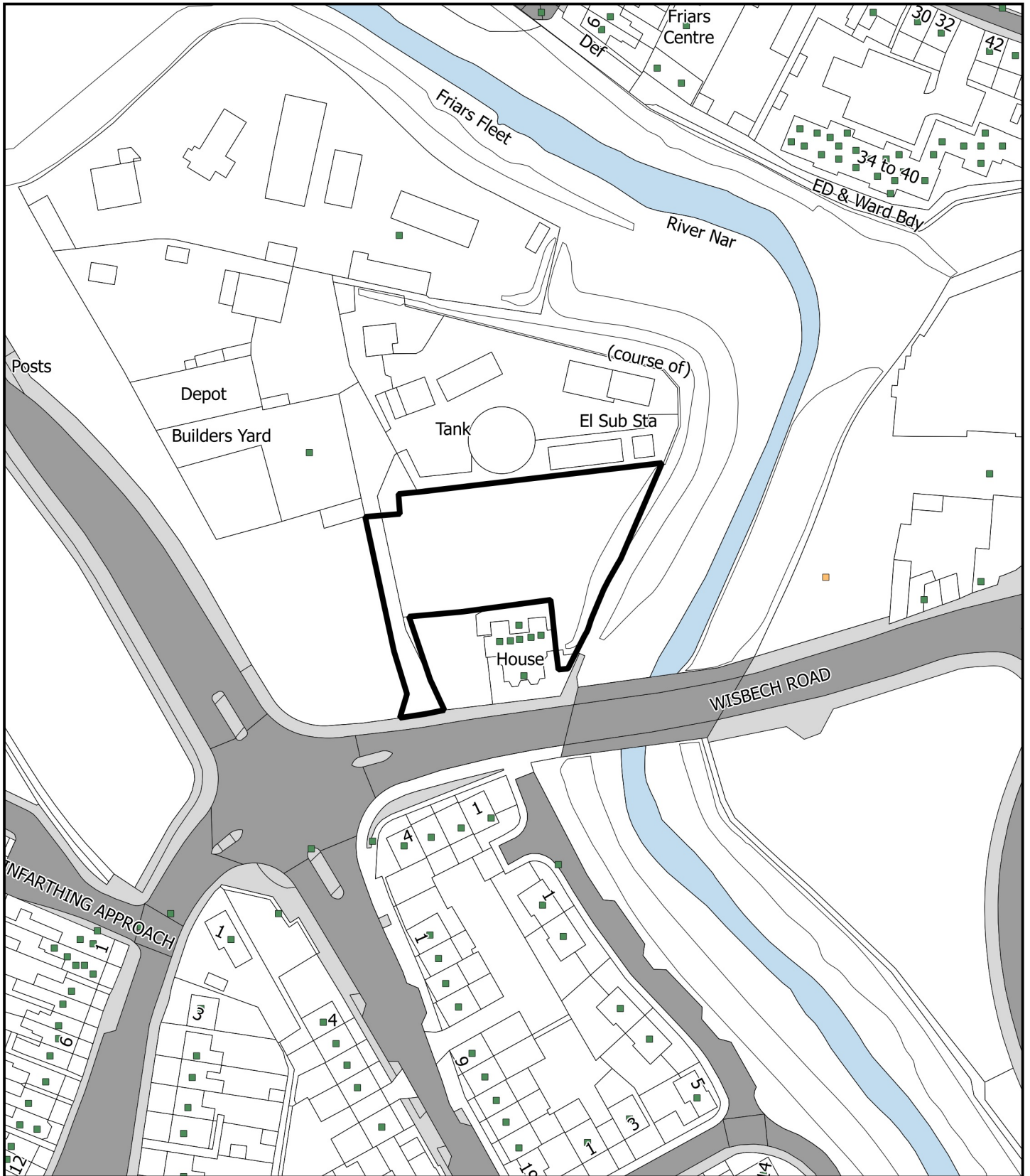
RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans; Location Plan, 12 Sep 2019, Project Number: TQRQM19255114603795, 'Ground Floor' Plan and '1st Floor' Plan.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The premises shall only be open to customers between the hours of 0800 and 1900 Monday to Friday, and at no time on Saturdays, Sundays, Bank or Public Holidays unless otherwise approved in writing by the Local Planning Authority.
- 3 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 4 Condition: Prior to the installation of any external plant a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the noise/power levels of the equipment and provide details of anti-vibration mounts. The scheme should be accompanied by plans identifying the location of the plant and separation distances to site boundaries. The scheme shall be implemented as approved and thereafter maintained as such.
- 4 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.

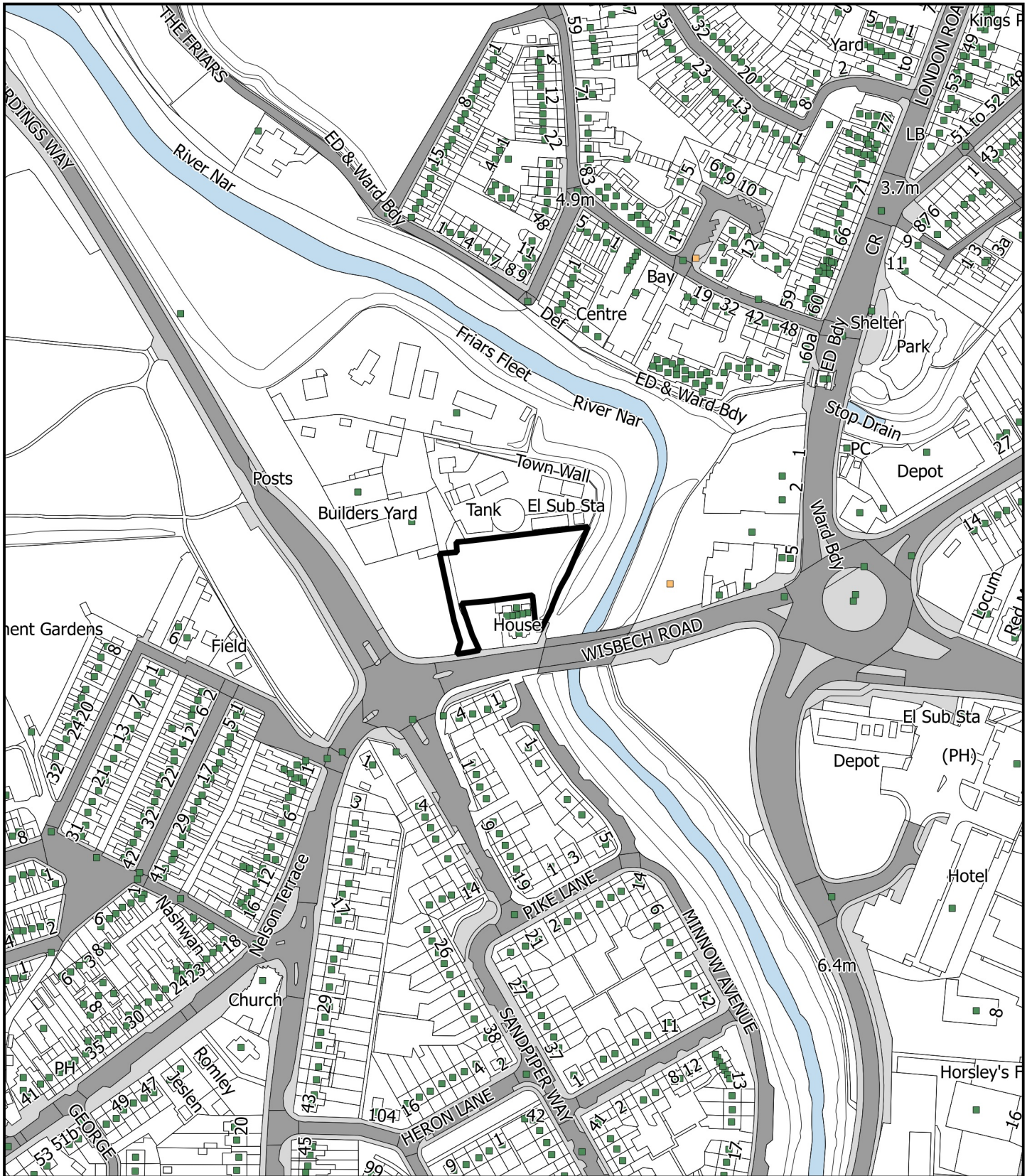
19/01758/F

Adj Harvest House Wisbech Road King's Lynn



19/01758/F

Adj Harvest House Wisbech Road King's Lynn



Parish:	King's Lynn	
Proposal:	REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 18/00124/F: Proposed 7 no. townhouses and change of use of land to garden land to be used for the dwellings and flats	
Location:	Adj Harvest House Wisbech Road King's Lynn Norfolk	
Applicant:	PQ Properties Ltd	
Case No:	19/01758/F (Full Application)	
Case Officer:	Mr James Sheldrake	Date for Determination: 16 December 2019 Extension of Time Expiry Date: 10 January 2020

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

Neighbourhood Plan: No

Case Summary

The application site is situated to the north of the Wisbech Road, King's Lynn to the rear of Harvest House.

The proposal seeks to vary condition 2 (the approved plans) of planning permission 18/00124/F: Proposed 7 no. townhouses and change of use of land to garden land to be used for the dwellings and flats.

The only changes to the approved scheme are changes to the internal layout to increase the number of bedrooms in 5 of the 7 of the houses from 2 to 3, the addition of flues in the roofslope and the change of windows on the south elevation that originally served bathrooms from obscurely-glazed to clear-glazed as they will now serve bedrooms.

Key Issues

- Principle of the development
- Form and character
- Neighbourhood amenity issues
- Highways impact
- Other considerations

Recommendation

APPROVE

THE APPLICATION

The application site is situated to the north of the Wisbech Road, King's Lynn to the rear of Harvest House.

The proposal seeks to vary condition 2 (the approved plans) of planning permission 18/00124/F: Proposed 7 no. townhouses and change of use of land to garden land to be used for the dwellings and flats.

The only changes to the approved scheme are changes to the internal layout to increase the number of bedrooms in 5 of the 7 of the houses from 2 to 3, the addition of flues in the roof slope and the change of windows on the south elevation that originally served bathrooms from obscurely-glazed to clear-glazed as they will now serve bedrooms.

SUPPORTING STATEMENT:

Planning Permission was granted for the establishment of the residential development on 14th December 2018 under the reference 18/00214/F

The principle and general design of the proposal has already been established and approved.

The flood risk issues have already been dealt with under reference 18/00124/F and are therefore not material to this application.

These changes will facilitate the necessary alterations to meet the Building Regulations in terms of the installation of appropriate boilers.

The opportunity has been taken to increase the number of bedrooms from 2 to 3 on 5 of the plots without changing the footprint of the building, or the external appearance. This represents a better use of the land by allowing a more diverse mixture of residents.

The only external changes to the proposal are the addition of flues to the roofs of each plot, and changes to one rear window involving the replacement of obscure glazing with clear glazing in Plots 1,2,4,6 and 7 to provide for a bedroom instead of an ensuite.

The changes will have little, if any impact of the character and appearance of the proposed dwellings. The alterations are largely internal and therefore the proposal will have little impact on the character of the area or on neighbouring residential amenities.

PLANNING HISTORY

18/00124/F: Application Permitted: 14/09/18 - Proposed 7 no. townhouses and change of use of land to garden land to be used for the dwellings and flats

16/01565/FM: Application Withdrawn: 04/07/17 - Proposed 24 flats

RESPONSE TO CONSULTATION

Highways Authority: NO OBJECTION Having reviewed the approved application under planning reference 18/00124/F the point of access with the public highway would be the same for this application and the parking arrangements would be similar. As a result I believe that it would be difficult to substantiate an objection to the application for the removal or variation of condition 2 on highway grounds. The previous parking and turning condition would however need to remain.

Community Safety and Neighbourhood Nuisance Officer: NO OBJECTION The amendment relating to the addition of flues for each property is suitable and will not cause an adverse impact.

REPRESENTATIONS None.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

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

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 the development

Form and character

Neighbourhood amenity

Highways impact

Other considerations

Planning Committee
06 January 2020

19/01758/F

Principle of the development

The principle was established by the original permission (18/00124/F: Application Permitted: 14/09/18 - Proposed 7 no. townhouses and change of use of land to garden land to be used for the dwellings and flats) that is seeking to be varied.

An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied. In this case that condition is condition 2 (the approved plans) of the original permission.

Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended.

The Planning Practice Guidance makes it very clear that when assessing a variation of condition application we should only consider the change between the approved scheme and the proposed amendments to the approved scheme.

Form and character

The proposal includes the addition of a flue on the roofs of each dwellinghouse, which will face towards the north, away from the road. They will also be considerably away the conservation area which is approximately 100 metres away.

The flues won't significantly alter the external appearance of the townhouses and won't cause harm to the wider form and character of the area.

Neighbourhood amenity

The alterations to the internal arrangement won't impact neighbour amenity and the flues will omit at a high-level, so won't significantly impact nearby residential properties. The Community Safety and Neighbourhood Nuisance (CSNN) team have no objection to the proposal.

The approved scheme included bedroom windows at second-floor on both the north and south elevation. The internal arrangement has been altered to include an additional bedroom instead of an ensuite bathroom in 5 of the 7 townhouses, which requires a change from obscurely-glazed windows to clear-glazed windows. This change won't allow a significant increase in overlooking and the relationship with Harvest House remains acceptable.

Highways impact

The required parking provision for 3 bedroom properties is the same as 2 bedroom properties (2 parking spaces), so additional parking spaces are not required.

There are no changes proposed to the agreed access and the Highways Officer has no objection to the proposed changes to the approved scheme.

Other considerations

As set out above, this application can only address the issue of the condition(s) to varied, and the impact of that.

Flooding, contamination, archaeology and construction management were dealt with by the original permission and are not being considered in this application. Conditions relating to those issues have been reimposed.

The applicant will have to commence the application within 3 years of the date of the original permission, which is controlled by condition 1.

CONCLUSION

The proposed changes to the approved scheme are relatively minor, and raise no issues that would warrant an objection. Therefore, the application is recommended for approval.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the 17th September 2021.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:-

DWG 1000 Site plan (9th of October 2019);
DWG 1101 BR01 Ground-floor plan (9th of October 2019);
DWG 1103 BR01 First-floor plan (9th of October 2019);
DWG 1105 BR01 Second-floor plan (9th of October 2019);
DWG 2100 BR01 Front elevation (9th of October 2019);
DWG 2101 BR01 Rear elevation (9th of October 2019);
DWG 20 Rev D (received 31st July 2018) in relation to the site location plan only; and
DWG 21 (received 18th January 2018) in relation to the east and west side elevations only.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6)

Planning Committee
06 January 2020

Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

- 3 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 4 Condition: No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 3.
- 4 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 5 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 3; and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 5 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 6 Condition: Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) the proposed access / on-site car parking turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 7 Condition: No development above foundation level shall take place on site until a scheme to protect the dwellings from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before any of the dwellings are occupied.
- 7 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 8 Condition: No development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 8 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 9 Condition: Prior to commencement of development a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of the construction phase and any piling. The scheme shall also provide the location of any fixed machinery, the location and layout of the contractor compound, the location of contractor parking and proposed mitigation

methods to protect residents from noise, vibrations, dust and litter. The scheme shall be implemented as approved.

- 9 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 10 Condition: The screen walls and fences shown on the approved plans shall be erected prior to the occupation of the dwelling to which they relate.
- 10 Reason: In the interests of the residential amenities of the future occupants of the development in accordance with the NPPF.
- 11 Condition: Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 11 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 12 Condition: The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

- 12 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 13 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared 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.

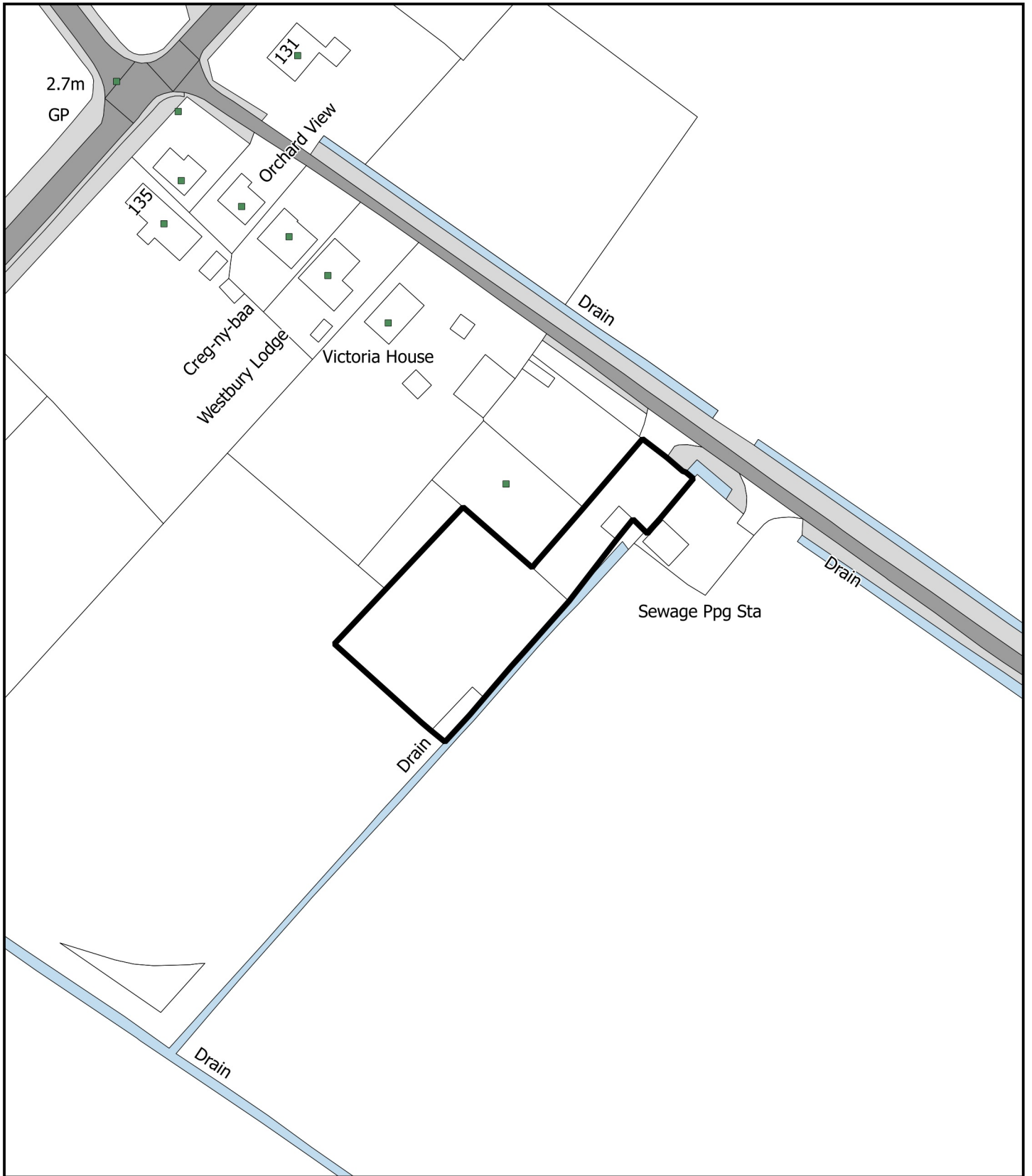
- 13 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 14 Condition: The development hereby approved shall be carried out in accordance with the following mitigation measures referenced in the submitted Flood Risk Assessment dated November 2017
 - All habitable accommodation will be located above 6.385m AOD.
 - No sleeping accommodation will be permitted on the ground floor.
 - Flood resilient construction will be incorporated into the design of the buildings up to a height of 6.685m AOD.

Unless otherwise agreed in writing by the Local Planning Authority.

- 14 Reason: In order to protect the future occupiers of the development from risk of flooding in accordance with the principles of the NPPF.

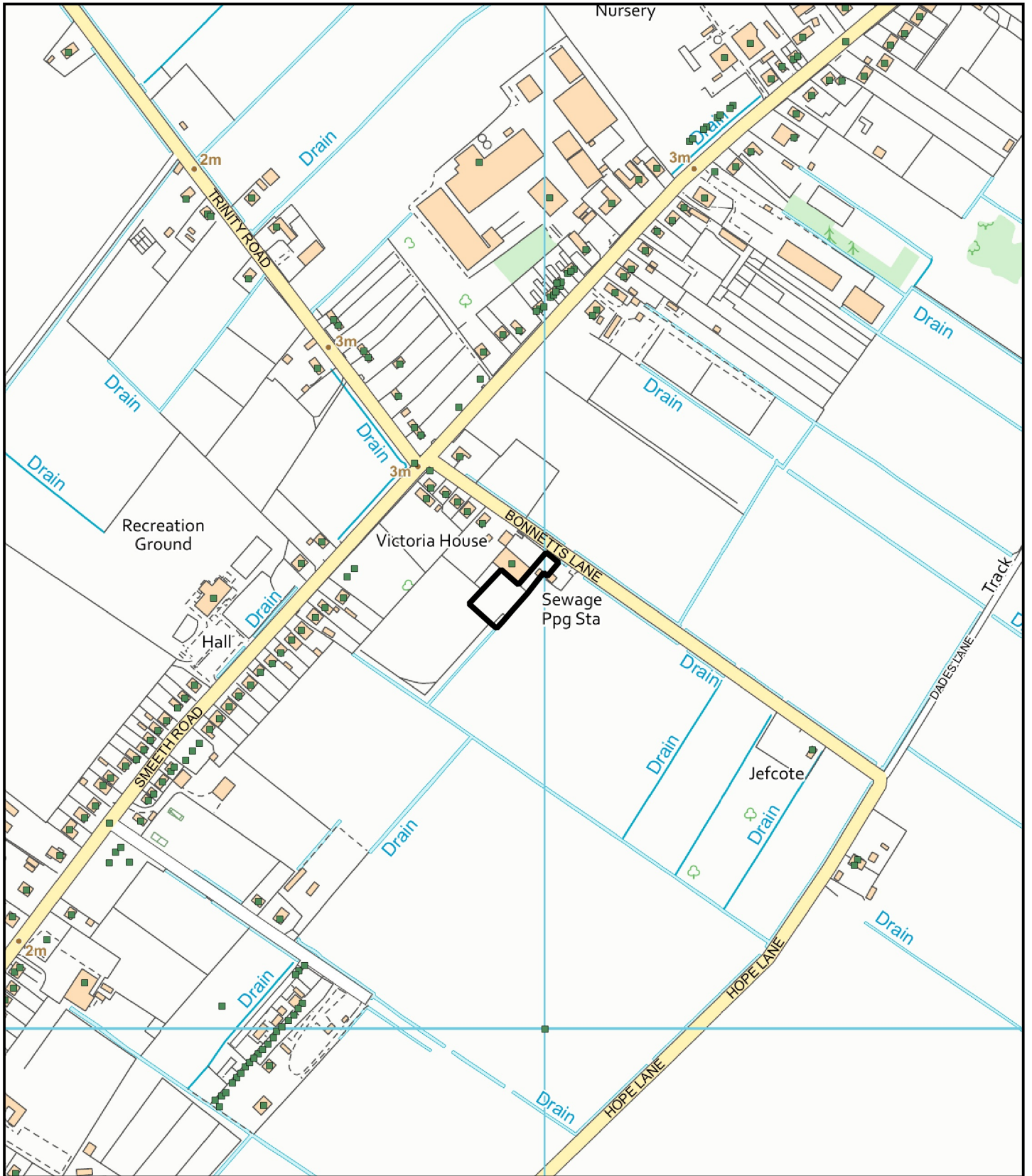
19/01713/F

Land Rear of Victoria House Bonnetts Lane Marshland St James



19/01713/F

Land Rear of Victoria House Bonnetts Lane Marshland St James



Parish:	Marshland St James	
Proposal:	Proposed new dwelling and detached double garage	
Location:	Land Rear of Victoria House Bonnetts Lane Marshland St James	
Applicant:	ADC (East Anglia) Ltd	
Case No:	19/01713/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 2 December 2019 Extension of Time Expiry Date: 10 January 2020

Reason for Referral to Planning Committee – The views of the Parish Council are contrary to the officer recommendation; and at the instruction of the Sifting Panel

Neighbourhood Plan: No

Case Summary

The application site comprises the rear part (0.19ha) of the former Anglia Drainage Company site, on the south-western side of Bonnetts Lane, which is a relatively narrow road leading off Smeeth Road. The frontage now has full planning permission for 4 detached houses fronting the lane (ref: 17/00561/F). Given that this is part of the former commercial site and laid to hardstanding, it meets the definition of ‘previously developed’ or ‘brownfield’ land. The application site is served by a separate driveway between the building plots and an Anglian Water pumping station to the south-east.

The site lies outside of the defined village development area which on Bonnetts Lane stops after Victoria House to the immediate NW of the frontage plots and approx. 20m from the northern corner of the application site.

This proposal seeks full permission for the construction of a new dwelling and detached double garage.

Key Issues

- Principle of development
- Impact upon form and character of this locality
- Relationship with adjoining properties
- Highway issues
- Flood risk
- Affordable housing
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site comprises the rear part (0.19ha) of the former Anglia Drainage Company site, on the south-western side of Bonnetts Lane, which is a relatively narrow road leading off Smeeth Road. The frontage now has full planning permission for 4 detached houses fronting the lane (ref: 17/00561/F). Given that this is part of the former commercial site and laid to hardstanding, it meets the definition of 'previously developed' or 'brownfield' land. The application site is served by a separate driveway between the building plots and an Anglian Water pumping station to the south-east.

The site lies outside of the defined village development area, which on Bonnetts Lane stops after Victoria House to the immediate NW of the frontage plots, and approx. 20m from the northern corner of the application site. It also lies mostly within Flood Zone 1 and only partially within Flood Zone 2 of the Council-adopted Strategic Flood Risk Assessment.

This proposal seeks full permission for the construction of a new 5 bedrooled dwelling and detached double garage.

The application is accompanied by a site-specific Flood Risk Assessment, Geo-environmental Desk Study, and Design & Access Statement.

SUPPORTING CASE

The agent submits the following case in support of the proposed development:

"The land is largely covered in hardstanding as a result of the previous commercial use of the site as a compound and storage area for the Anglia Drainage Company. The site is currently unused. The site adjoins the recently approved residential development.

The dwelling will be positioned centrally within the site, with the garage, parking and turning area to the front. A generous private garden area is positioned to the rear of the dwelling.

The site is on part of the previous Anglia Drainage Company compound and storage area. Planning permission 17/00561/F was granted on the majority of the site for residential development. Permission was granted on the strength that the site constitutes previously developed land and due to it being adjacent to the existing settlement of Marshland St James. The proposed site is on the remainder of the compound and therefore the issues are the same, that the proposed development would see the re-use of previously developed land adjacent to the footprint of the settlement.

The site lies mainly within Flood Zone 1 of the adopted Strategic Flood Risk Assessment and is therefore in a sequentially preferable location in terms of flood risk. It is therefore consistent with the aims of Section 14 of the NPPF.

The proposal is for a 5-bed detached dwelling with detached garage. The dwelling will have 2-storeys with room in the roofspace. The dwelling will have a single-storey side projection which will reduce the overall massing of the building so that it appears of a scale commensurate with the neighbouring buildings. The proposed buildings are of sufficient distance from the properties approved to the front of the site and as such neighbouring private amenities will not be compromised by reason of overlooking or overshadowing.

Due to the discrete location of the site, the proposal will have no harmful impact on the character and appearance of the area.

The site is currently laid to hardstanding. The development will therefore be of significant benefit to the ecology and biodiversity interest within the area, by means of the removal of the hardstanding and the introduction of planting within the application site.

Access to the site is via the existing access along Bonnetts Lane. Bonnetts Lane is a secondary highway off Smeeth Road which is the arterial route through the village, further demonstrating the sustainability of the location.”

PLANNING HISTORY

Adjoining site (frontage):

17/00561/F: Application Permitted: 22/05/17 - Proposed residential development

RESPONSE TO CONSULTATION

Parish Council: OBJECT - concerns about Highway safety, loss of privacy for neighbouring properties, and not in keeping with the linear style of the village.

Highways Authority: NO OBJECTION subject to conditions relating to construction of access, no gates or obstruction across access, parallel visibility splay, and provision of on-site parking and turning facilities.

Internal Drainage Board: No response received

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to a condition relating to any unexpected contamination encountered during construction.

Emergency Planning Officer: NO OBJECTION suggests occupiers should sign up to Environment Agency’s Flood Warning System and preparation of a flood evacuation plan. [NOTE: To be addressed via informative note added to planning decision notice.]

Natural England: NO COMMENTS – standing advice applies.

Housing Development Officer: NO OBJECTION - In accordance with Policy DM8, the two sites should be considered as a single larger site for affordable housing purposes. The two sites combined would amount to 5 dwellings and have a site area of 0.4ha. The NPPF states that affordable housing should not be sought on developments of fewer than 10 dwellings and/or 0.5ha other than in designated rural areas where contributions can be sought on sites of 6 or more dwellings.

As the combined site area and number of dwellings are below the thresholds set out in the NPPF, there would be no requirement for affordable housing on this site.

REPRESENTATIONS None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM8 – Delivering Affordable Housing on Phased Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The key issues for consideration of this application are as follows:

- Principle of development
- Impact upon form and character of this locality
- Relationship with adjoining properties
- Highway issues
- Flood risk
- Affordable housing
- Other material considerations

Principle of development

The site comprises 0.19ha of former commercial yard associated with the previous use by Anglia Drainage Company. Technically the site lies beyond the defined village development area, which stops at the boundary between Victoria House and the north-western side of the frontage of the overall commercial site which has been cleared for the development of 4no. four bedroomed detached houses granted under ref: 17/00561/F. The village development area is therefore approx. 20m away from the northern corner of the current application site.

In approving the aforementioned residential development it was assessed to be a brownfield or previously developed site adjoining the defined village development area which was no longer viable. Its use for residential development was considered to be acceptable as limited

growth in supporting the sustainability of this Key Rural Service Centre (combined with St John's Fen End & Tilney Fen End).

The loss of the commercial use has therefore already been agreed in accordance with Core Strategy Policy CS10 and Policy DM9 of the SADMP Plan.

Impact upon form and character of this locality

The dwelling proposed is a 5 bedroomed residence which has an asymmetric roofline with single storey at the front containing dormers and full two storey projecting elements, with full two storeys at the rear and accommodation contained in the roof space served by dormers in the rear elevation. There is a single storey element to the north-western side and a detached double garage in the northern corner. The palette of materials has not been defined (due to availability concerns) but is indicated to be a combination of multi-red facing bricks, feather edged timber cladding and pantiled roofs, which would be compatible to this locality. There is a mixture of styles and materials in this village and the property, whilst having a contemporary feel, would not be out of context. Indeed there are similar properties contained within the village along Smeeth Road.

As stated above there are 4 no. four bedroomed detached 2 storey houses approved on the frontage of the lane. This site would be served off the existing access track between the last house and adjacent Anglian Water pumping station. Whilst the Parish Council has raised concerns regarding the tandem/backland form of layout compared to the mostly linear form of the village, it is considered that this is an edge of development site and the efficient use of a brownfield site has to be balanced against form and character. In this instance it is considered that the proposed dwelling in the position proposed would not create such a strident form of development to warrant a refusal on those grounds.

Relationship with adjoining properties

The dwelling is located centrally on the site; its front facing towards the lane and the rear of the approved frontage houses. The separation distance from front elevation to common boundary fences is 14.5m and elevation to elevation is some 29.5m. There is a 1.8m high close boarded common boundary fence between the existing and proposed dwellings and alongside the driveway. The front elevation at first floor level of the new dwelling contains a bedroom window and an en-suite/dressing room window serving habitable rooms. Given the separation distances and boundary treatments, it is considered that the inter-relationship between the existing and proposed dwellings is fully acceptable in terms of overlooking.

The separation and orientation of the buildings would result in no overshadowing implications.

As stated above it could be argued that the development of this site would remove the commercial use which could, given the lawful use of this site, create conditions detrimental to the approved dwellings on the road frontage in terms of noise and disturbance.

There is a 'cordon sanitaire' around the Anglian Water pumping station which precluded development on the access driveway; however the siting of the proposed dwelling is well outside of that zone.

The proposal therefore fully accords with the provisions of Policy DM15 of the SADMP Plan in terms of impact upon neighbouring properties.

Highway issues

The property is proposed to be accessed via the existing track off Bonnetts Lane. The Local Highway Authority states:

“...It is apparent that there is an existing Groundwork's Business currently on the site which, assuming that it is authorised, has the capacity to generate traffic in its own right to a level similar or higher to that of the proposed. I am additionally aware that an approval of this application would result in a rounding off of development along this section of the road.

While the highway conditions of Bonnetts Lane are not found to be ideal due its narrow carriageway width and restricted visibility at the highway junction. On balance of the existing permitted class uses which the site currently enjoys and the low traffic levels experienced on Bonnetts Lane, I believe that it would be difficult to substantiate an objection to this application on highway safety grounds...”

Officers agree with this summary from the highway officer. The proposal is therefore considered to be acceptable, subject to conditions relating to construction of the access, no gates or obstruction across the access, parallel visibility splay, and provision of on-site parking and turning facilities.

Flood risk

The site technically lies within both Flood Zones 1 & 2 of the Council-adopted Strategic Flood Risk Assessment. The majority of the site actually lies within Flood Zone 1 and indeed the dwelling is sited within that zone. The development is therefore compatible to that zone and does not require sequential or exception testing.

There is however a site-specific Flood Risk Assessment submitted with the application. This recommends that the finished floor level of the dwelling is set at 1.6m above Ordnance Datum (i.e. 300mm above existing ground level) with a further 300mm of flood resilient construction above finished floor level. These mitigation measures may be secured via condition. The finished floor level would not create adverse impacts with regards to overlooking and visual prominence of the building, as this equates to most new-build properties.

Affordable housing

The proposal is considered to be a phased development as viewed in context with the earlier frontage development of 4 houses. The combined site area (0.37ha) is under 0.5ha and the total number of dwellings does not exceed 5; the proposal therefore falls under the threshold of affordable housing contribution as required by the NPPF. This is confirmed by our Housing Development Officer.

Other material considerations

Contamination - The application is accompanied by a Geo-environmental Desk Study which indicates there is not a likelihood that contamination exists on the site. Environmental Protection suggests a condition to cover any unexpected contamination being encountered during construction and any remediation as necessary.

Drainage – Foul water is to be dealt with via existing mains sewerage and surface water to soakaways.

Ecology - There are no significant implications for impacts upon ecology as the site is covered by hardstanding and there are no comments from Natural England as standing advice applies.

Crime and disorder – There are no significant crime and disorder issues raised by the proposed development.

CONCLUSION

Whilst the application site lies outside the defined development area of the village and is technically contrary to policy, there are material considerations which would indicate otherwise.

The proposal constitutes the efficient development of a brownfield site in a village edge location, without adversely affecting the character and appearance of this locality, which would support the sustainability of this Key Rural Service Centre.

This proposal is also effectively seeking to develop the whole of the site rather than just the road frontage. This would constitute an effective use of land as endorsed by Paragraph 118c) of the NPPF. To support the principle of developing this site would be consistent with the earlier decision on the front portion.

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

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 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. PP1010 Revision A & PP1011 Revision A.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: The development shall be carried out in accordance with the recommendations of the Flood Risk Assessment produced by Ellingham Consulting Ltd dated September 2019, and submitted as part of this application. Those measures include the following:
 - Finished floor level set at 1.6m aOD; and
 - 0.3m of flood resilient construction above finished floor level.

- 4 Reason: To safeguard the future resident at times of high risk of flooding and to accord with the provisions of the NPPF, NPPG and Policy CS08 of the LDF.
- 5 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 a scheme to be agreed by the Local Planning Authority, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

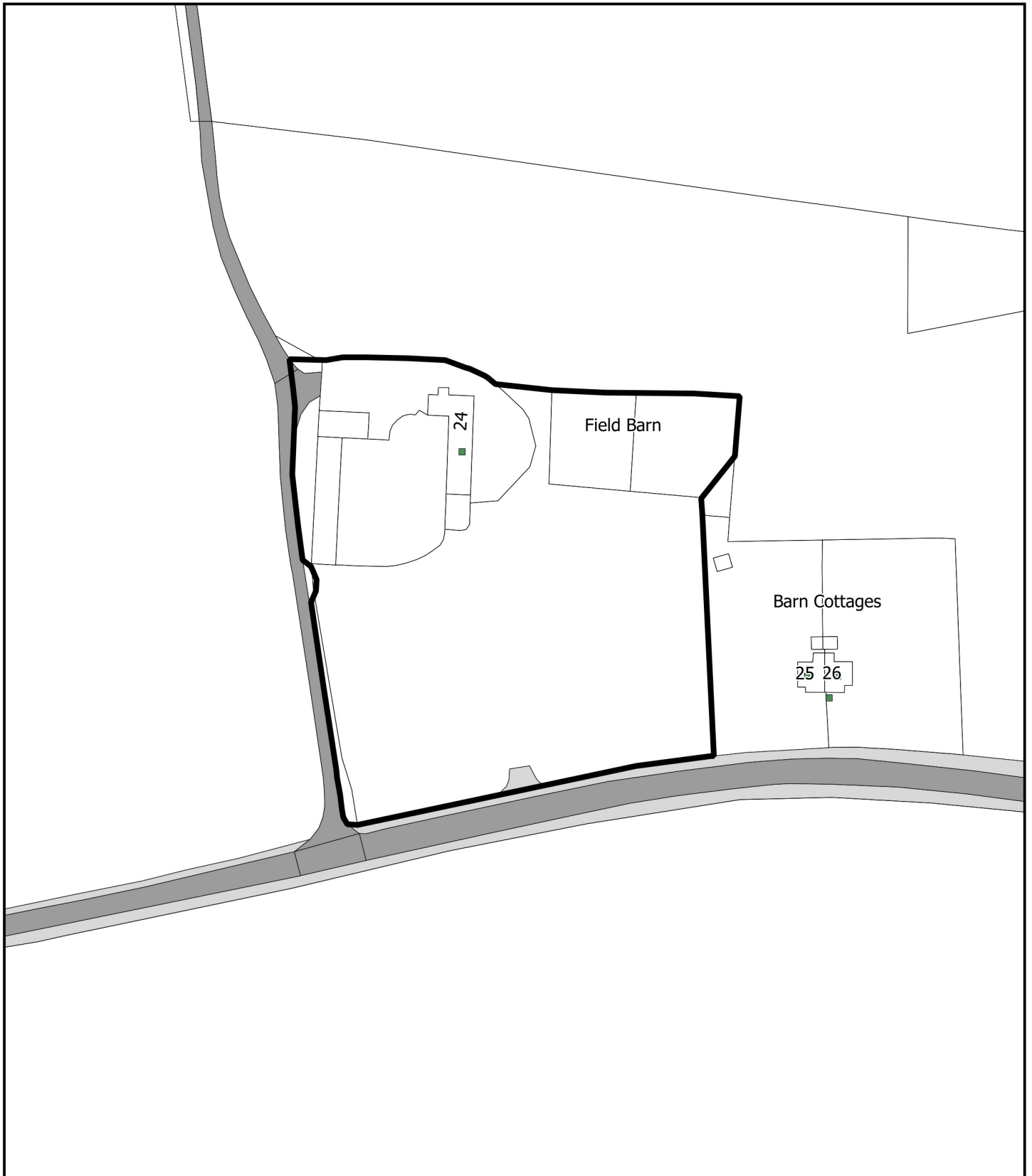
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

- 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 first occupation of the development hereby permitted the vehicular access over the verge shall be constructed in accordance with the highways specification TRAD 5 and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 6 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety; and to accord with Policy CS11 of the LDF.
- 7 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 7 Reason: In the interests of highway safety and to accord with the provisions of the NPPF.
- 8 Condition: Prior to the first occupation/use of the development hereby permitted 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 8 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 9 Condition: Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 9 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety and to accord with the provisions of the NPPF.

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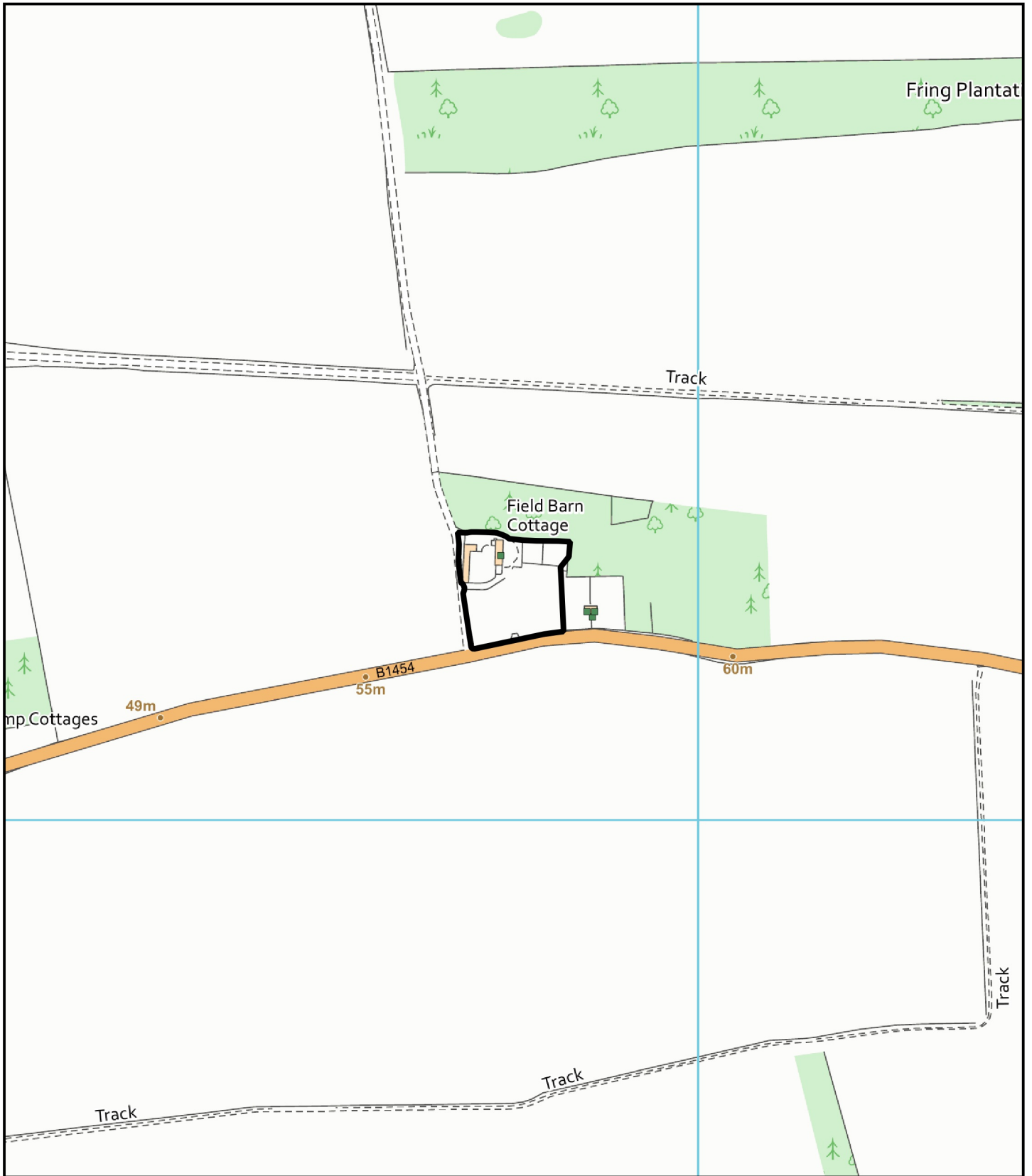
19/01601/F

24 Field Barn Cottages Docking Road Sedgeford



19/01601/F

24 Field Barn Cottages Docking Road Sedgeford



Parish:	Sedgeford	
Proposal:	Demolition and replacement of existing dwelling house, change of use of existing barn into accommodation ancillary to the dwelling house and new garage.	
Location:	24 Field Barn Cottages Docking Road Sedgeford Hunstanton	
Applicant:	Mr David Sonter	
Case No:	19/01601/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 13 November 2019 Extension of Time Expiry Date: 10 January 2020

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

Neighbourhood Plan: No

Case Summary

Full planning permission is sought for a replacement dwelling (following demolition of existing), conversion of an existing barn to ancillary accommodation, erection of a new garage and the creation of a new access.

The site is located outside the development boundary within land classed as countryside.

The site lies within Flood Zone 1.

Key Issues

- Principle of Development
- Form and Character / Impact on the Countryside
- Highway Safety
- Residential Amenity
- Protected Species
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

Case Summary

Full planning permission is sought for a seven-bedroom replacement dwelling over four floors including basement and accommodation in the roof space following demolition of an existing four-bed property.

The replacement dwelling would comprise of plant room, store, wine cellar, gym and cinema in the basement; utility room, rear lobby, office, living room, kitchen, drawing room and entrance hall at ground floor; three bedrooms (including master suite), bathroom and seating area at first floor; and a further four bedrooms (two ensuite) and bathroom on the top (second) floor.

Permission is also sought for the conversion of an existing range of barns into a four-bed unit of ancillary accommodation.

A new garage and alternative vehicular / pedestrian access is also sought.

The site is located outside the development boundary within land classed as countryside.

The site lies within Flood Zone 1.

SUPPORTING CASE

The Design and Access Statement that accompanied the application concludes that the whole site will be developed to a very high quality standard of materials and design, strengthening local distinctiveness and taking account of local precedents [in terms of similar country homes in the borough]. It will relate closely to its immediate context and enhance the character of the area. A contemporary internal design will allow for high standards of energy efficiency, with principles of sustainability at the heart of the construction, and on-going management and maintenance.

The new development will create employment for local traders and crafts, and support businesses within the local community infrastructure.

An increasing population requiring a continuing need to improve and update the housing stock. Whilst this dwelling is aimed at the upper end of the market it is important that this range is covered as well as other particular types and mixes.

The proposed development has been designed so as not to have a detrimental impact upon the residential amenities of the neighbouring property with regard to overlooking and loss of privacy.

PLANNING HISTORY

18/02107/F: Application Withdrawn: 01/02/19 - Demolition and replacement of existing dwelling, change of use of existing barn into accommodation ancillary to the new dwelling house and new garage

12/01006/EXF: Application Permitted: 14/08/12 - EXTENSION OF TIME FOR THE IMPLEMENTATION OF A PLANNING PERMISSION REFERENCE 09/00772/F: proposed new vehicular access

09/00772/F: Application Permitted: 03/07/09 - Proposed new vehicular access

07/02405/F: Application Permitted: 14/01/08 - Two storey extension to dwelling

06/01974/F: Application Refused: 10/11/06 - Extension to provide first floor accommodation and balcony

2/00/1275/F: Application Permitted: 27/09/00 - Extensions and alterations to dwelling

RESPONSE TO CONSULTATION

Parish Council: OBJECT on the basis of the following policies set out in Sedgford Neighbourhood Plan:

1. Policy H4: New development outside the development boundary – demonstrate they would not be intrusive in the countryside. It was considered that the design and scale were out of character with properties in the local area.
2. Policy H6: Replacement dwellings: The new building will be disproportionately large for the plot size. It was considered that the size of the building was out of character with properties in the local area.

Highway Authority: NO OBJECTION subject to conditions relating to the provision of the new access and closure of the existing.

Historic Environment Service: There are no known archaeological implications.

Environmental Health & Housing – Environmental Quality: NO OBJECTION – recommends condition relating to unexpected contamination and an informative relating to asbestos.

Natural England: No comments to make.

REPRESENTATIONS

None received at time of writing report.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

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CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM5 – Enlargement or Replacement of Dwellings in the Countryside

DM7 - Residential Annexes

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

Principle of Development
Form and Character / Impact on the Countryside
Highway Safety
Residential Amenity
Protected Species
Other Material Considerations

Principle of Development

The development comprises a replacement dwelling in the countryside, erection of a new garage to serve the replacement dwelling, conversion of existing barns to ancillary residential accommodation (to be used in association with the replacement dwelling) and the provision of a new vehicular access.

The existing dwelling is of some age and appears on the first OS map (1879). However it is not located within a Conservation Area and has had some unsympathetic extensions and alterations over time. The Conservation Team do not consider it to be a non-designated heritage asset in terms of the NPPF. As such its loss and replacement is considered acceptable in principle.

The barn range is however a beautiful example of an historical agricultural building. The barn appears to have been built at the same time as the dwelling, but unlike the dwelling has not been unsympathetically extended over time. The loss of the barn is therefore something that the LPA would seek to resist, and an appropriate alternative use (such as ancillary residential accommodation as proposed), is likewise considered acceptable in principle.

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There are no specific policy constraints against new garages or accesses at either national or local level.

In summary, in terms of principle issues only, all elements of the proposed development are considered acceptable. The suitability of the scheme will therefore be dependent on other relevant planning policies and guidance.

Form and Character / Impact on the Countryside

Replacement dwellings in the countryside are covered under local plan policy DM5 which requires proposals to:

- be of high quality that will preserve the character or appearance of the area in which it sits
- reflect the scale and character of their surroundings
- not be oppressive or adversely affect the amenity of the area or neighbouring properties.

The Neighbourhood Plan has no policy relating to replacement dwellings in the countryside, with its replacement dwelling policy relating specifically to replacement dwellings '*within the development boundary*'.

The proposed replacement dwelling is of substantial proportions and grand in terms of its scale, mass and appearance. It will also be very prominent in the landscape especially from the west given the relatively flat, open landscape that graduates in a northerly direction. However the site itself is large and in this regard the scale of the dwelling is considered to suitably reflect its surroundings.

Additionally, grand dwellings dotted throughout the countryside are not an incongruous feature in the rural landscape. In relation to the appearance of the dwelling it bears many similarities with similar grand dwellings such as Stanhoe Hall, Barwick Hall and Sedgford Hall; and more recently, to Sutton House, a dwelling permitted on the outskirts of Burnham Market. The style of the dwelling is therefore not considered inappropriate for this West Norfolk edge of village location.

Materials for the new house will be Norfolk red brick laid in snapped-header Flemish bond in a lime rich pale butter-coloured mortar. The stone details will be Haddonstone with metal railings. The roof will be natural slate. Joinery will be of painted timber. A sample panel can be suitably conditioned if permission is granted.

On balance it is considered that the proposed replacement dwelling accords with the relevant requirements of Local Plan Policy DM5.

In relation to the conversion of the barns, Policy CS06 is the main policy consideration and states that: '*Conversion to residential use will only be considered where:*

- *the existing building makes a positive contribution to the landscape;*
- *a non-residential use is proven to be unviable;*
- *the accommodation to be provided is commensurate to the site's relationship to the settlement pattern; and*
- *the building is easily accessible to existing housing, employment and services.'*

A structural survey accompanied the application that concludes that the structure is sufficiently sound to enable a genuine conversion with minimal repair and replacement. It also suggests that the costs of doing so largely rule out any viable use other than residential.

In terms of the conversion, the biggest physical alteration is to the northern L shape return which is being lowered to enable views over the building from the replacement dwelling (eaves and ridge will match the majority of the building rather than being 0.6m higher).

The structural report suggests the walls and roof of this element are those needing the most work and largely need replacing. It is therefore considered the reduction in height is acceptable without compromising the integrity of the wider building or render the overall a replacement rather than conversion.

It is acknowledged that the barn conversion will result in a substantial amount of residential accommodation. However, for something to be ancillary it needs to be of less importance / not principal. In this regard 'fact and degree' come into play, and when compared to the size of the principal dwelling it is subordinate and therefore considered to be ancillary in planning terms. Notwithstanding this, Policy CS06 does not require conversion to be ancillary. However, it is considered in this instance that due to the scale, prominence and grandeur of the proposed replacement dwelling, it needs the setting and grounds proposed to accommodate it and therefore subdivision would not be acceptable in this instance. As such, and in line with what is being applied for, the barn conversion will be conditioned to be ancillary accommodation to the main replacement dwelling. Such a condition, together with the requirements of the Local Highway Authority (to close off existing accesses other than that proposed under the current application), will ensure general compliance with Policy DM7 that relates to residential annexes and requires that:

- It remains in the same ownership as, and is occupied in conjunction with the principal dwelling; and does not appear as tantamount to a new dwelling
- It is ancillary and subordinate in scale to the principal dwelling;
- Its occupant(s) share(s) the existing access, garden and parking of the main dwelling;
- Occupation of the annexe is subsidiary to that of the main dwelling; and
- Not capable of sub-division.

Highway Safety

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

Residential Amenity

The dwelling is too far from any neighbouring dwelling to result in any material overbearing, overshadowing or overlooking impacts.

No objections have been received from third party representatives.

Protected Species

The Ecology Report (ER) that accompanied the application concludes:

- There is no credible potential for impacts on designated nature conservation sites.
- There is no concern for meaningful impacts on habitats.
- The conversion of the barns will result in the destruction of bat roosts such as would constitute an offence under Article 12(1) of the Habitats Directive and its UK enactment, the Conservation of Habitats and Species Regulations 2017. Consequently, it is advised that the developer apply for an EPS mitigation licence to legally proceed with the proposed development.
- Minor but potentially illegal impacts on nesting birds, including barn owl, can be avoided by appropriate timing of works or by means of a watching brief.
- Minor impacts to small terrestrial animals including Species of Principal Importance are considered possible, however the risks can be minimised by following the Precautionary Working Methods advised.
- Great crested newts are considered highly unlikely to occur on site due to a lack of suitable breeding habitat in the area, and there is no suitable habitat on site for reptiles.
- Enhancements are advised in order to maximise the ecological benefits of the proposed development in line with national planning policy.

Where species are known to be present (in this instance bats), and a licence is required, there is no need for the LPA to cover the issue by condition (as they will be protected under the license).

However, the LPA is obligated to have regard to the requirements of the Habitats Directive in the determination of the planning application. To do this they must consider the three tests of derogation the results of which should indicate the likelihood of NE granting the requisite license:

- Overriding Public Interest
- No Satisfactory Alternative
- Maintaining a Favourable Conservation Status

Taking each in turn:

TEST 1 - OVERRIDING PUBLIC INTEREST

The overriding public interest of the proposed development is derived from redevelopment including the conversion of the barn.

The public interest is largely restricted to the owners of the property, although there would be some economic benefits to the building contractor and suppliers.

This benefit is weighed against the ecological cost arising from the destruction of bat roosts used by a relatively common species. Per Figure 4 of the English Nature Bat Mitigation Guidelines (2004), the roost in question is of minor conservation significance. The public interest is believed to outweigh an impact on the local populations of common bat species for which effective mitigation and compensation is considered very likely.

TEST 2 - NO SATISFACTORY ALTERNATIVE

The proposal is to demolish one existing dwelling and build a new dwelling in its place, and convert the existing outbuilding into ancillary residential accommodation. The alternatives to the proposed activity are:

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(1) Do nothing - leave the house and barn as they are. This option would be a set-back to the property owner and would not provide conservation of the barn, but there would be no related impact on bats.

(2) Proceed with the outbuilding conversion in a manner avoiding all identified bat roosts. This option would preclude necessary repair works to the exterior walls and also works to convert the southern end of the outbuilding, and so overall is unrealistic.

(3) Proceed with the development as proposed, thereby requiring EPS mitigation licensing. This would provide the maximum social benefit via the continued housing provision and economic gain. The short term ecological impact (i.e. the unavoidable destruction of bat roosts) is higher than Options 1 and 2; however, the impact has a high potential for mitigation and compensation.

Option 3 is believed to be the superior option as it provides the greatest net benefit to the public interest at an ecological risk/cost that is expected to only minimally affect the local populations of relatively common bat species. The bat roost impacts are expected to be mitigatable and compensatable.

TEST 3 - MAINTAINING A FAVOURABLE CONSERVATION STATUS

The ES suggests that the third test is assessed as highly achievable for this proposal under EPS licensed mitigation and compensation conditions. The bat species involved, common pipistrelle, is relatively common and adaptable, and other local roosting opportunities are present. The favourable conservation status of the local common pipistrelle population is judged extremely likely to persist in spite of the proposed development, so long as there is mitigation with respect to the undertaking of the works and compensation for the lost roosts.

The conclusion of the three tests is that the LPA considers it likely that NE would grant the requisite license. As such no condition pertaining to bats is required. If a license is granted then the development would have to be undertaken in accordance with the license, and if the licenses are not granted the development will not be able to progress.

In relation to other species and ecological enhancements a suitable condition (including precautionary working methods where no evidence was found and site clearance outside of the nesting bird season), in line with the submitted Ecological Report, would be appended if permission is granted.

Other Material Considerations

In relation to the Parish Council's objection your officers comment as follows:

1. Policy H4: New development outside the development boundary – the policy wording relates to new housing development rather than general development. Notwithstanding this, and contrary to the Parish Council's views, your officers consider, for the reasons outlined in the main body of the report, that on balance the design and scale are appropriate for the site and its countryside setting.

2. Policy H6: Replacement dwellings – this policy relates only to replacement dwellings within the development boundary and is therefore not a consideration in the determination of this application.

Crime and Disorder

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

CONCLUSION

The proposed development is considered on balance to relate adequately to its site and wider setting, and whilst prominent would not result in visual, neighbour or highway disamenity. No objections have been received on technical grounds and issues relating to materials, landscaping, protected species and ancillary accommodation can all be suitably conditioned.

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 approved plans drawing nos: SL 100 Rev.K, SL 101 Rev.K and SL -10 Rev.E.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the development hereby permitted the vehicular/pedestrian/cyclist access over the verge shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways specification (TRAD 2) and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 3 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety in accordance with the NPPF and Local Plan.
- 4 Condition: Vehicular/pedestrian/cyclist access to and egress from the adjoining highway shall be limited to the accesses shown on Drawing No. SL 101 Rev F only. Any other access or egress shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority concurrently with the bringing into use of the new access.
- 4 Reason: In the interests of highway safety and to ensure the ancillary accommodation can only be accessed via the primary dwelling in accordance with the NPPF and Local Plan.
- 5 Condition: Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.

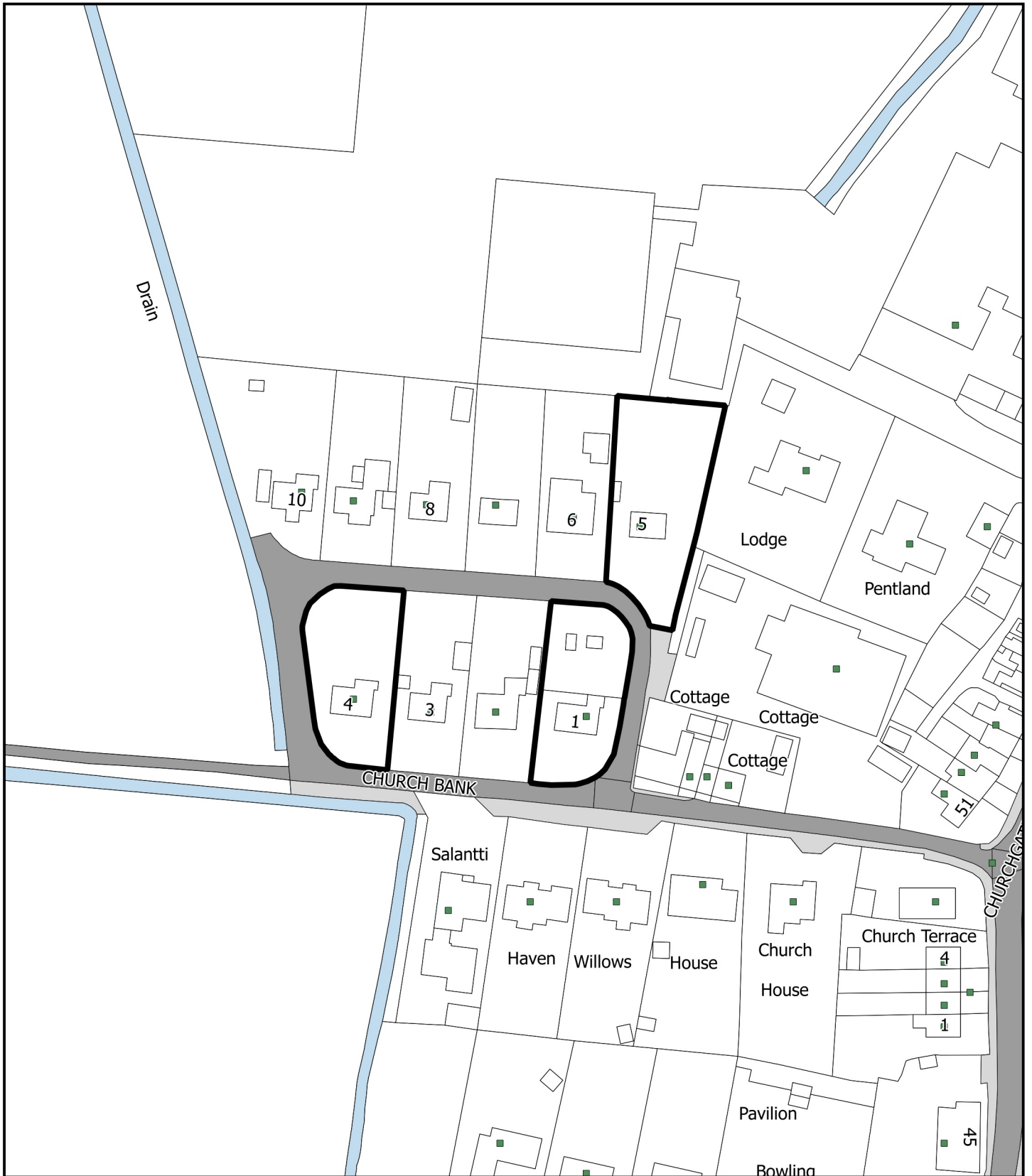
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- 5 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened in accordance with the NPPF and Local Plan.
- 6 Condition: Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 6 Reason: In the interests of highway safety in accordance with the NPPF and Local Plan.
- 7 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, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 7 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with the NPPF and Local Plan.
- 8 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 8 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 9 Condition: Notwithstanding details submitted with the application or shown on the approved plans prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 9 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 10 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.

- 10 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 11 Condition: The development hereby permitted shall be carried out in accordance with the mitigation proposed at paragraphs 7.3 and 7.4 and ecological enhancements proposed at paragraph 8 of the Ecology Report that accompanied the application (undertaken by Wild Frontier Ecology dated October 2018).
- 11 Reason: In the interests of protected species in accordance with the NPPF and Local Plan.
- 12 Condition: The barn conversion hereby permitted shall at all times:
- remain in the same ownership as the principal dwelling;
 - be occupied as ancillary accommodation in conjunction with the principal dwelling;
 - share the same access, garden and parking area(s) of the principal dwelling; and
 - shall at no time be used as an independent unit of residential accommodation.
- 12 Reason: For the avoidance of doubt and to ensure that the ancillary accommodation is not used as an independent dwellinghouse in accordance with the NPPF and Local Plan.

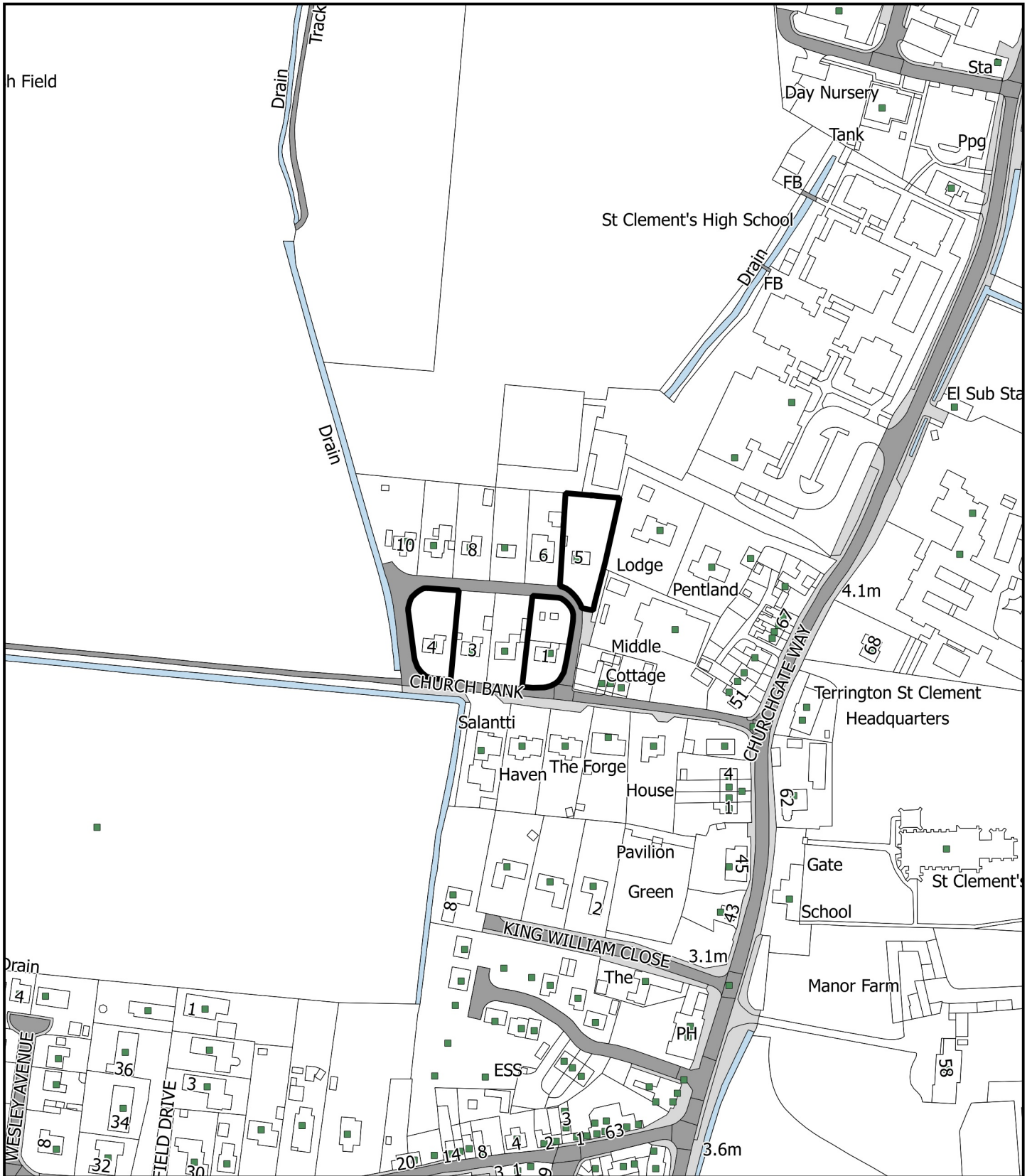
19/00609/F

1, 4 & 005 Church Bank Terrington St Clement



19/00609/F

1, 4 & 005 Church Bank Terrington St Clement



Parish:	Terrington St Clement	
Proposal:	Redevelopment of site for 6No dwellings following the demolition of No's 1, 4 & 5	
Location:	1, 4 & 5 Church Bank Terrington St Clement King's Lynn Norfolk	
Applicant:	Freebridge Community Housing	
Case No:	19/00609/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 28 May 2019 Extension of Time Expiry Date: 13 January 2020

Reason for Referral to Planning Committee – Parish Council object which is at variance with the officer recommendation

Neighbourhood Plan: No

Case Summary

The application relates to the redevelopment of three plots within Church Bank following the demolition of the three pre-fabricated bungalows which are currently on site. The proposal seeks to replace these three bungalows with three pairs of semi-detached dwellings which would result in six residential dwellings (a net increase of three dwellings). The application site is located within the development boundary of Terrington St Clement which is a Key Rural Service Centre as defined by Policy CS02 of the Core Strategy and thus the proposal is acceptable in principle.

Key Issues

- Planning History
- Form and Character
- Design and Scale
- Amenity Issues
- Highways Issues
- Flood Risk Issues
- Ecology
- Other material considerations
- Crime and Disorder

Recommendation

APPROVE

THE APPLICATION

Church Bank is currently a small development of former local authority dwellings which are located to the northern side of Church Bank and immediately adjacent to farmland which is to the west. The existing dwellings are predominantly pre-fabricated 'Terran' bungalows which are built of pre-cast concrete panels on a wooden frame, with some replacement bungalows which have some first floor accommodation within the roof space. Much of the access road is private unadopted road which is narrow (single width).

The application seeks planning permission to demolish three of the pre-fabricated bungalows and replace them with three semi-detached properties which would result in six dwellings, thus doubling the number of units.

There is a second application (19/00601/F) also to be considered at Planning Committee which seeks to replace an additional two pre-fabricated bungalows at Church Bank with a semi-detached pair and one detached property thus increasing two units to three. Overall in conjunction with this application the two applications should they be approved would result in a net increase of four dwellings.

SUPPORTING CASE

Freebridge Community Housing has submitted these two applications with the aim of developing the sites currently occupied by 'Terran' type prefabricated bungalows which are no longer suitable for human occupation.

We have engaged in a long period of consultation with both the Council and its statutory consultees as well as the local Parish Council. We have accepted the comments produced during this period and used the feedback to inform the design modifications. The key strains in these changes are outlined below and have come as a direct outcome of the consultations.

1. Due to the conditions imposed by the Environment Agency that no sleeping accommodation will be permitted on the ground floors, the new houses are required to be two storey height. This raised concern that the new buildings will dominate the existing single storey houses. This was mitigated by reducing the ridge heights to bring down the overall height of the buildings. This has been achieved by altering the roof pitches, building the upper floor rooms into the roof volumes, and lowering the scale.
2. For the same reason as No1 above, the ground floor levels had to be raised slightly. In order to avoid long, unsightly ramps to the external doors, the ground levels have been modified to minimise the length of these. This has also had the effect of producing a more effective surface water drainage scheme.
3. Comment has been made that the layout may be 'over-developed', resulting in large areas of hardstanding for car parking. We have taken this on board and reduced the overall numbers from 10 to 9 across the two applications. This has decreased the required car parking, producing more green landscaping to the plots. The added benefit to existing house numbers six and nine has been to avoid compromising the daylight to existing windows.
4. The elevations have been given more traditional treatments by modifying the materials, the porch entrances, and the dormers and roof windows.

Thank you for your consideration.

Planning Committee
06 January 2020

PLANNING HISTORY

Application site:

16/01843/F: Application Refused: 13/02/17 - Redevelopment of site for 6 No. dwellings following demolition of 1, 4 and 5 Church Bank - 1, 4 & 5 Church Bank Terrington St Clement

Adjacent application site:

16/01844/F: Application Refused: 13/02/17 - Re-development of site for 4No. dwellings following the demolition of 7 and 8 Church Bank - 7 & 8 Church Bank Terrington St Clement

19/00601/F: Pending consideration at Planning Committee: - Re-development of site for 3 No dwellings following the demolition of No's 7 & 8 Church Bank Terrington St Clement

RESPONSE TO CONSULTATION

Parish Council: OBJECTION The Council reiterate previous objections:

- Due to running silt soil the site is only suitable for one storey dwellings and is not suitable for houses.
- The dwellings should be like for like. The Council would support bungalows replacing one for one.
- The flood risk would also require the building up of the ground to meet current requirements which would not be suitable for running silt ground.
- The prefab currently on Plot 8 has not been altered since it was built and the Council request that this is listed to preserve the historic value of the post war building for both village and national history because it depicts the era of post war "temporary" accommodation.

Highways Authority: NO OBJECTION I observe that this application is similar to 16/01843/F, which find that the vehicle accesses are located on the private sections of road. I therefore refer you to my comments made at this time. Condition recommended.

Comments made on 16/01843/F:

The site is accessed via a private drive. Having visited the site I find traffic levels and speed is low and traffic is local. All access positions are to the private section of road and as such I am of the view that the highway is unlikely to be significantly impacted by the development.

NCC Public Rights of Way: NO OBJECTION Terrington St Clement FP7 runs along the road adjacent to the proposed development, however is not affected by it. The footpath must be kept accessible at all times and materials cannot be stored on the public footpath.

Conservation Team: NO OBJECTION The site is outside the conservation area and a reasonable distance from any listed building and will therefore have minimal impact upon views and setting.

Historic England: NO COMMENT The application does not fall within the relevant statutory provisions which would require consultation.

Later response to state that 5 Church Bank was assessed for listing and the decision made was not to list the building. No application has been made to list 1, 4, 7 or 8 Church Bank.

Planning Committee
06 January 2020

Historic Environment Service: NO OBJECTION The proposed development affects a heritage asset comprising prefabricated housing constructed immediately post World War Two to provide cheap accommodation during a housing shortage. Housing of this type is becoming rarer as it is gradually demolished and replaced with more modern housing types. The proposed works will destroy these heritage assets which are worthy of recording prior to their demolition. Therefore we ask that this be subject to a programme of archaeological work in accordance with para 188 and 189 of the NPPF. A condition is recommended relating to a programme of historical building recording prior to demolition.

Community Safety & Neighbourhood Nuisance: NO OBJECTION Full details of the ASHP are not known and so recommend condition. Drainage strategy was submitted which is acceptable and it is recommended it is required. Construction plan requested which details piling (auger and not hammered) due to the proximity of neighbours and hours of construction.

Housing Enabling Officer: NO OBJECTION Provided the site is under 0.5 hectares, no affordable housing would be required for a net gain of four dwellings.

Environment Agency: NO OBJECTION but strongly recommend the mitigation measures proposed in the Flood Risk Assessment are adhered to. It is for the LPA to determine if the sequential test has to be applied and whether there are other sites available at a lower flood risk.

Environmental Health & Housing – Environmental Quality: NO OBJECTION The applicant has submitted a Geoenvironmental Report. The report reviews the potential for the site to be affected by land contamination. No significant sources are identified but there is the potential for asbestos material in the construction materials so informative requested.

Emergency Planning: NO OBJECTION The application is located in an area at risk of flooding and therefore it is recommended they sign up to the EA Flood Warning Direct Service and prepare a Flood Evacuation Plan.

Natural England: NO COMMENT Please refer to Standing Advice.

REPRESENTATIONS

FIFTEEN OBJECTIONS covering the following:-

- The suitability of the road, it is narrow and has no footpath. Currently suffers from congestion exacerbated by the existing business and school traffic (both vehicular and pedestrian) and this will get worse.
- The points of access are on a bend which is dangerous.
- Not in keeping with neighbouring properties.
- Should be bungalows.
- Will be overbearing, cause overlooking and overshadowing.
- Increased noise from increased traffic and parking areas.
- Currently the development is peaceful and private.
- Amenities in the village are at capacity, i.e. doctors, schools, poor service from BT and Anglian Water.
- Surface Water flooding issues.
- Some of the prefabs are listed so should be preserved.
- Air Source Heat Pumps can be noisy and no details have been given.

- Although the plans have been amended the reduction in height is minimal and will not overcome previous objections.

TWO SUPPORT covering the following:-

- Will enhance the small estate.
- Freebridge has listened and they are well designed and our outlook will improve.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

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 application site is located within the development boundary of Terrington St Clement as identified within Inset Map G93 of the Site Allocations and Development Management Policies Plan 2016. Terrington St Clement is also identified as a Key Rural Service Centre (Policy CS02) and therefore an application to materially increase the number of residential dwellings is acceptable in principle. The main issues to consider when determining the application is as follows:

Planning History
Form and Character
Design and Scale
Amenity Issues

Highways Issues
Flood Risk Issues
Ecology
Other material considerations
Crime and Disorder

Planning History

Planning permission was refused at Planning Committee in February 2017 for six dwellings (three pairs of semi-detached dwellings) with reference 16/01843/F at the application site for the following reasons:-

1. Paragraph 56 of the NPPF states that good design is a key aspect of sustainable places and should contribute positively to making places better for people. The proposed development by virtue of its design and scale would result in a form of development which would not be in character with the locality and which would be visually prominent. The proposal would therefore be contrary to paragraph 56 of the NPPF, Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.
2. The proposed development by virtue of its height and layout will have an overbearing impact upon the neighbouring dwellings and is thus contrary to para 56 of the NPPF, Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

Since this refusal some amendments have been made to try and overcome the previous reasons for refusal. The height of the proposed dwellings has been reduced by approximately 700mm and the front 'guard-rail' has been removed to soften the design, which also now incorporates more traditional style dormers and porches. On balance, officers consider that the proposal is now acceptable and overcomes the previous reasons for refusal as detailed below.

Form and Character

Church Bank is a relatively narrow road which meets Churchgate Way to the north-west of the Church. Slightly north of the junction is Terrington High School as well as the primary school on either side of Churchgate Way. Along Church Bank there are a variety of dwellings. Along the southern side are more modern detached two storey dwellings and to the northern side is a mix of business premises, modest two storey terraced cottages and the development at the western end of Church Bank which has two parallel rows of predominantly single storey dwellings, most of which are post war, pre-fabricated ex-local authority housing.

The pre-fabricated bungalows have very low-profiled roofs and are set in generous plots. There is evidence of two brick built replacement dwellings one of which has first floor accommodation in the roof-space. This proposal will reduce the spatial separation of the units as the proposed semi-detached properties are wider than the existing bungalows. There are examples along Church Bank of terraced cottages and a mix of different style and age of dwellings and therefore this is not considered a reason to refuse the application.

The character of the plots in the immediate locality on this northern side of Church Bank are single storey and the proposal is to replace these detached units with 1 ½ storey dwellings. The proposed dwellings would have a steeper roof pitch to the pre-fabricated bungalows which they are to replace. The pre-fabricated bungalows will have to be replaced at some point and whilst replacing them with single storey units would be more in keeping, it would

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not possible given the sites location in an area of flood risk to replace them exactly like-for-like. In order to comply with the current flood risk requirements the floor levels need to be raised above the surrounding ground area by 0.5m. In addition to this, as it is proposed to materially increase the amount of accommodation, there must be first floor sleeping accommodation. These in combination have resulted in a form of development which is taller than the existing form of development.

There are objections (including from the Parish Council) to the proposal on the grounds that the proposal is not like-for-like and should be single storey. As stated above, in order to comply with current flood risk policy it is not possible to construct single storey accommodation unless it is not materially larger than the existing form of development. The existing dwellings were approved prior to current flood risk guidance and policy.

There are objections to the proposal in that it is overdevelopment of the site. It is true that the proposed form of development does not exactly follow the existing low density layout of Church Bank due to an increase in dwellings on site; however there would be adequate garden space and sufficient parking.

Section 12 of the NPPF promotes good design and this is reiterated within the National Design Guide. Policies CS06 and CS08 of the Core Strategy also state that development should be of a good design that enhances the quality of the area. Whilst the proposal does not emulate the existing form of development, due to the constraints outlined above, it is considered to be of a good design which would be replacing a non-traditional form of development with housing which is fit for human habitation and that the benefits of approving the proposed dwellings overcome the perceived harm.

Design and Scale

The proposed replacement dwellings are different in design and scale to the existing form of development for the reasons outlined above, although there have been some design changes from the previous refusal with the removal of the harsh 'guard-rail' to the front, a reduction in height (700mm), and the introduction of more traditional dormer windows and porches to the front elevations.

The proposed materials are red / brown brick walls and clay pantiles which are considered acceptable and this is a characteristic of Terrington Conservation Area which lies to the eastern end of Church Bank. Additionally Church Bank itself is narrow reducing views from the conservation area (eastern end) to the application site and there is also a business premises and row of two storey terraced dwellings screening the development to some degree from the east. As the site is approached from the west along the public right of way the dwellings will be clearly seen, however they will be seen against the backdrop of existing development to the east and the proposed materials are in character with the locality.

The proposal therefore complies with section 12 of the NPPF, Policies CS06, CS08 and CS12 of the Core Strategy and Policy DM15 of the SADMP.

Amenity Issues

The impact upon the neighbours abutting the application site has been assessed. There have been objections from the neighbours on amenity grounds, although there is also a letter of support from an immediate neighbour at no.6.

The impact upon no.3 and no.2 Church Bank from the proposals either side at no's. 1 and 4 Church Bank (plot 2 and plot 3 in the application) will be minimal with regard to overshadowing and being overbearing given the orientation and the relatively low eaves

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height of 4 metres. There would be no material overlooking of these dwellings as there are no windows in the side elevation. The dwellings to the rear of these properties (no.5 to no.10) are well in excess of 20 metres and there will be no material overlooking or overshadowing from the proposed dwellings.

The impact upon no.6 from the proposal at no.5 (plots 5 and 6) has been assessed. There will be no material overshadowing due to the orientation, distance and height of the proposal. There are first floor rear windows however these are not considered to cause material overlooking of the neighbour given their position in relation to the boundary and are not out of character for a dwelling with first floor accommodation. There are no proposed side windows which would give rise to material overlooking issues. The height and distance to the boundary is acceptable and would not give rise to any issues with regard to being overbearing.

There is a dwelling to the eastern side of plot 6 (Tudor Lodge) and there are objections from this neighbour. There would be no material overlooking from the proposal given the angle of the proposed dwelling in relation to the boundary and the fact that there are no side windows. In addition the existing boundary treatment is a mature hedge and the plans show this planting is retained. Whilst the dwellings are to the south-east of this dwelling, the distance in combination with the relatively low height of the proposed dwellings (7.2m to ridge and 4m to eaves) would mean that they would not have a material impact with regard to loss of light to the degree that would warrant a refusal.

Due to the height of the proposed rear patios, which are elevated to allow level access to the rear of the dwellings (due to flood risk) there would be the potential to overlook the neighbouring gardens. This is particularly relevant from plot 3 to no.2 Church Bank and from plot 2 to no.3 Church Bank and therefore the boundary treatment proposed along the side boundaries between these gardens will be raised to 2m close board fencing with 300mm trellis atop in the location of the patio areas to prevent overlooking to the side. A boundary treatment of 1.8m close board fencing to the side of plot 5 and adjacent to no.6 Church Bank is considered acceptable due to the distance between the patio and the side boundary of over 7.5m.

There have been objections to the proposal with regard to the noise and disturbance created by the increase in vehicular traffic to the sites and corresponding additional parking. The vehicles would utilise an existing private road and the parking is considered to be at a sufficient distance from the existing dwellings that it would not cause a material disturbance.

The proposal complies with section 12 of the NPPF, Policy CS08 of the Core Strategy and Policy DM15 of the SADMPP.

Highways Issues

Church Bank is a relatively narrow road which leads to the public right of way joining Orange Row to Churchgate Way.

There have been a number of objections to the proposal on highways grounds, ie. the junction at Churchgate Way is too narrow; the road is very busy with people dropping off and picking up children due to proximity of schools; the road is often blocked due to heavy vehicles both with regard to the existing business located further east along Church Bank and also due to farm vehicles accessing the fields to the west. Objectors also assert that the visibility from the proposed access points is not good and there could be a conflict with other vehicles / pedestrians.

The proposed parking within the application site accords with parking standards and in fact includes additional visitor parking. Therefore whilst the proposal will generate more vehicular movements to the site it would be unreasonable to refuse the application on the basis that other vehicle users park or utilise Church Bank in an inconsiderate way. Church Bank is a narrow private road where traffic speeds are low and there are relatively low levels of traffic. There are no objections from the Highways Officer.

There have been objections, based upon the fact that it is not proposed to improve Church Bank, provide footpath provision or widen the road at the junction of Churchgate Way. However, whilst the approval of the two applications would result in nine new dwellings, the proposal would also result in the loss of 5 existing units and therefore the proposed development (in conjunction with application reference 19/00609/F) would result in a net increase of 4 dwellings which is below the threshold over which NCC would require improvements.

The proposal therefore complies with para. 108 of the NPPF, Policy CS11 of the Core Strategy and Policies DM15 and DM17 of the SADMP.

Flood Risk Issues

The application site lies within Flood Zone 3 of the SFRA 2018, a Tidal Hazard Mapping area and an area affected by climate change with regard to surface water flooding. The submitted FRA proposes to raise finished floor levels to 0.5m above surrounding ground levels and to incorporate flood resistance and resilience techniques into the construction. There are no objections from the Environment Agency to the proposal provided the recommendations within the FRA are implemented. The application does not propose to raise site levels and therefore to allow for level access the application proposes a ramped access at the rear and front, which includes raising the patio levels which will therefore be higher than the rest of the gardens. Amenity issues which arise due to this have been addressed above.

The LPA do not need to apply the sequential test as it involves the redevelopment of a site with existing residential use and therefore could not be relocated elsewhere. Notwithstanding this it is of note that there do not appear to be any alternative sites available within the development boundary of Terrington St Clement which are within a lower flood zone.

Emergency Planning recommend that the occupants of the proposed development sign up to the EA Flood Warning Direct Service and prepare an Flood Evacuation Plan should the need arise and this will be placed on the decision as an informative.

There are objections regarding the existing surface water drainage in the area. Surface water drainage details have been submitted during the application, are considered acceptable and will be conditioned. There are objections that the existing water supply from Anglian Water is not acceptable, however it is the responsibility of Anglia Water to ensure that the drainage is effective and not a reason to refuse the application.

The proposal therefore complies with paras 155 and 158 of the NPPF, Policy CS08 of the Core Strategy and Policy DM15 of the SADMP.

Ecology

An Updated Ecological Appraisal and Great Crested Newt Survey Report has been submitted with the application as it had previously been identified that there were Great Crested Newts on site. Within this updated survey, no evidence of Great Crested Newts

were found and therefore a European Protected Species mitigation licence (which was previously advised) is no longer necessary.

Despite the fact that there are no longer protected species on site the updated report does state a precautionary method of working, including site clearance, as well as ecological enhancements to the site which will be conditioned.

The proposal therefore complies with section 15 of the NPPF and Policy CS12 of the Core Strategy.

Other material considerations

The application site in conjunction with the other application being considered at the current time (19/00609/F) are below 0.5 hectares in area and therefore no affordable housing contribution is required. Notwithstanding this the applicant is a housing association.

The Parish have made comments regarding the historic value of the post-war buildings and that they felt that one of the dwellings was worthy of Listing. Whilst one of the buildings (no.5) was put forward by the Parish to Historic England for listing the dwelling was not listed. It was concluded that whilst 5 Church Bank may be considered to have local interest as an example of a postwar pre-fab, it does not have special architectural and historic interest from a national perspective and therefore should not be added to the Statutory List. There are no objections from the Conservation Team, who do not feel that the proposal would have a detrimental impact upon the Conservation Area or Listed Church, nor are there objections from the Historic Environment Service. There is a recommendation that a survey be undertaken to record the buildings prior to their demolition and this will be conditioned. The proposal therefore complies with para 190 and 192 of the NPPF and Policy CS12 of the Core Strategy.

There are objections regarding the type of soil that the plots are on and that it is unsuitable for building. It is a matter for the applicant to find an engineering solution and to comply with building regulations and not a reason to refuse the planning application. A condition will be placed on the decision relating to a construction management plan which should include the method of piling (auger not hammer piling) in order to protect the amenity of the adjacent neighbours.

There are objections relating to the lack of services within the village, however Terrington St Clement is a key rural service centre as identified within the Local Plan and as such is an acceptable place for further development.

Crime and Disorder

There are no issues arising from the application with regard to crime and disorder.

CONCLUSION

The proposed development, whilst not emulating the existing character of this part of Church Bank, would not have a detrimental impact upon the built characteristics of the locality or the nearby conservation area and the benefits of the development would outweigh any perceived harm. The proposal would not have a detrimental impact upon amenity, highway safety nor flood risk in the area, and it is considered that the proposal has overcome the previous reason for refusal.

The proposal complies with the National Planning Policy Framework, Policies CS02, CS06, CS08, CS09, CS11 and CS12 of Core Strategy (2011) and Policies DM2, DM15 and DM17 of the Site Allocations and Development Management Policies Plan (2016). It is therefore recommended that Members approve the scheme.

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 3264.06RevG received by the Local Planning Authority on 16th December 2019.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / 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.
- 3 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 4 Condition: The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment by Geoff Beel Consultancy dated November 2018 with regard to the following mitigation measures:-
 - Finished ground floor levels shall be 500mm above existing surrounding ground levels.
 - Flood resilient construction methods shall be incorporated into the development up to 300mm above finished ground floor level.
- 4 Reason: In order to prevent an increased risk of flooding in accordance with the principles of the NPPF.
- 5 Condition: The development hereby approved shall be carried out in accordance with Section 7 and Section 8 of the Updated Ecological Appraisal and Great Crested Newt Survey Report by Wild Frontier Ecology and dated May 2019.
- 5 Reason: To ensure that the development takes place in accordance with the principles and parameters contained with the Ecological Assessment and in accordance with the principles of the NPPF.
- 6 Condition: No development shall take place on any external surface of the development hereby permitted until full details of the type, colour and texture of all materials to be used in the construction of the external surfaces of the buildings have been submitted to

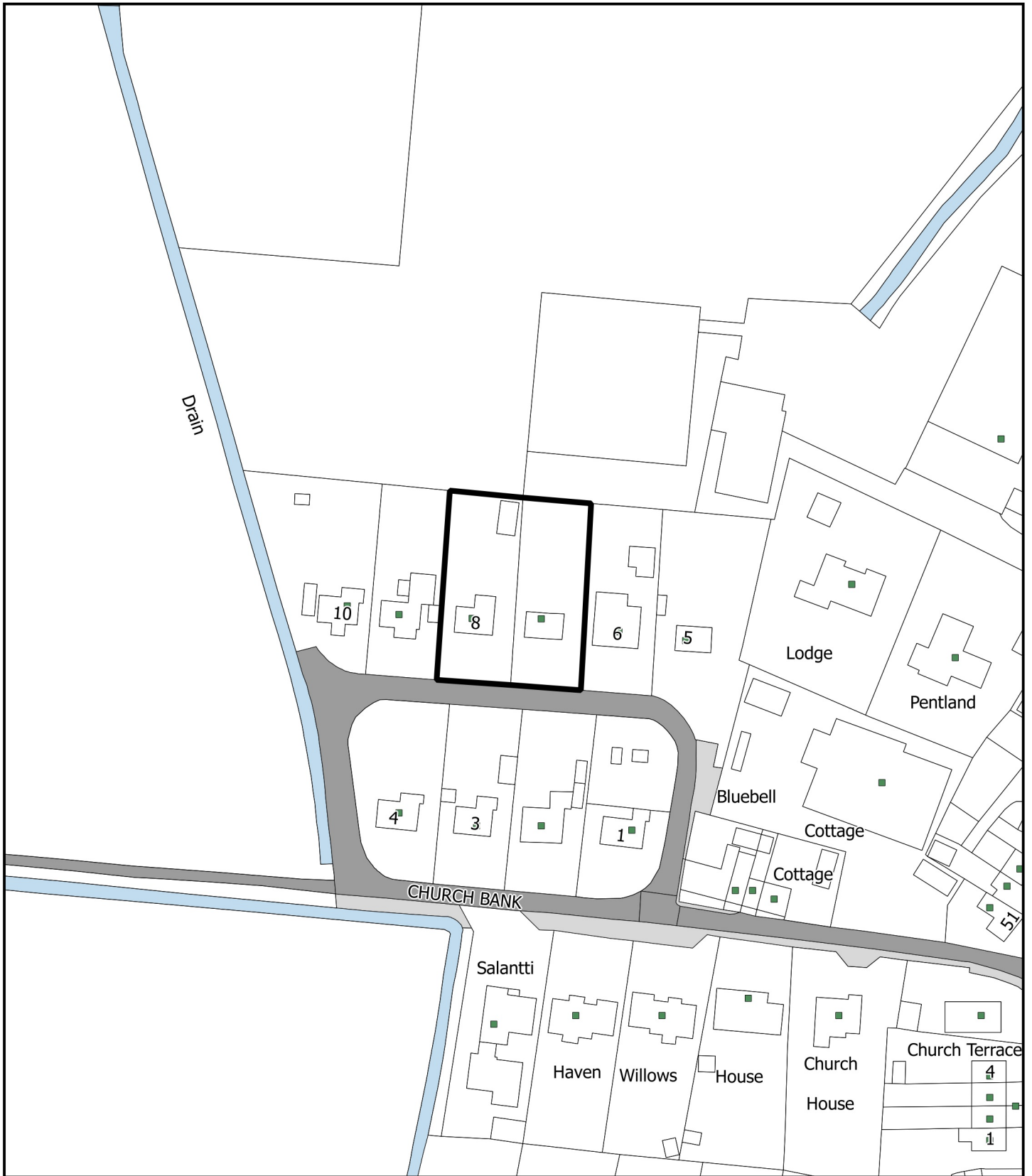
and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 6 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 7 Condition: Prior to commencement of development a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase, deliveries/collections and the piling (this shall be augured, not hammered). The scheme shall also provide the location of any fixed machinery, their sound power levels, the location and layout of the contractor compound, the location of contractor parking, proposed attenuation and mitigation methods to protect residents from noise, dust, vibrations and litter, and communication methods to the wider community regarding the piling and construction phases and likely disruptions. The scheme shall be implemented as approved.
- 7 Reason: To ensure that the amenities of neighbouring occupants are safeguarded during demolition / construction.

This needs to be a pre-commencement condition as noise/dust/vibration is a fundamental issue that needs to be planned for and agreed at the start of the development.
- 8 Condition: No demolition shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording which has been submitted by the applicant and approved in writing by the local planning authority.
- 8 Reason: To safeguard historical assets of interest in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon historical assets during groundworks / construction.
- 9 Condition: Prior to the installation of any air source heat pump a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the boundaries with neighbouring dwellings. The scheme shall also provide details of anti-vibration mounts and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 9 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 10 Condition: The development hereby approved shall be carried out in accordance with the Surface Water Drainage Strategy shown on drawing number 191429/RLC-00-00-DR/C-001/RevP2
- 10 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

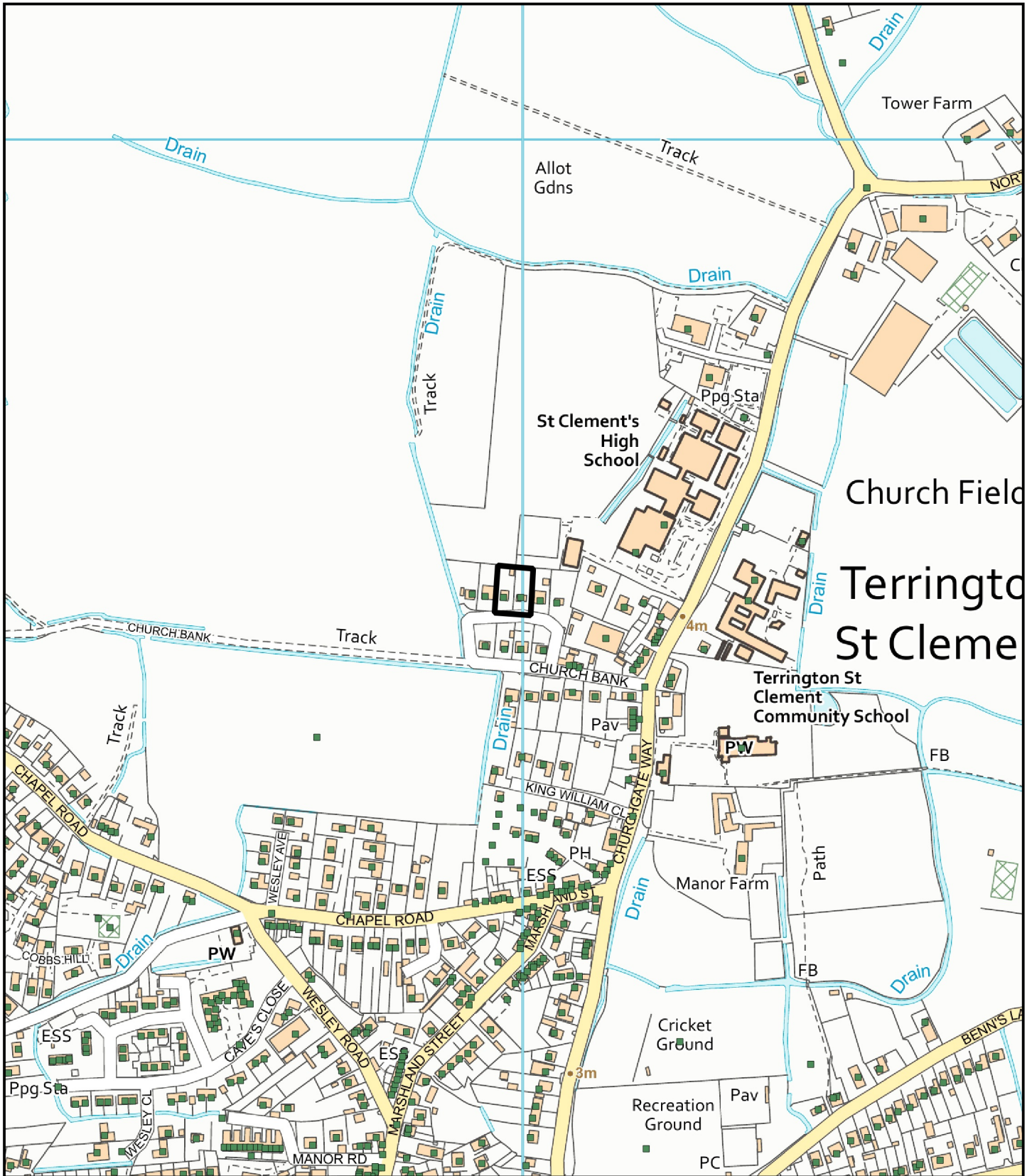
19/00601/F

7 & 8 Church Bank Terrington St Clement



19/00601/F

7 & 8 Church Bank Terrington St Clement



Parish:	Terrington St Clement	
Proposal:	Redevelopment of site for 3 No. dwellings following the demolition of No 7 and 8	
Location:	7 & 8 Church Bank Terrington St Clement King's Lynn Norfolk	
Applicant:	Freebridge Community Housing	
Case No:	19/00601/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 28 May 2019 Extension of Time Expiry Date: 13 January 2020

Reason for Referral to Planning Committee – The Parish Council object which is at variance with the officer recommendation

Neighbourhood Plan: No

Case Summary

The application relates to the redevelopment of two plots within Church Bank following the demolition of the two pre-fabricated bungalows which are currently on site. The proposal seeks to replace these two bungalows with a pair of semi-detached dwellings and one detached dwelling which would result in three residential units in total (a net increase of one dwelling). The application site is located within the development boundary of Terrington St Clement which is a Key Rural Service Centre as defined by Policy CS02 of the Core Strategy and thus the proposal is acceptable in principle.

Key Issues

- Planning History
- Form and Character
- Design and Scale
- Amenity Issues
- Highways Issues
- Flood Risk Issues
- Ecology
- Other material considerations
- Crime and Disorder

Recommendation

APPROVE

THE APPLICATION

Church Bank is currently a small development of former local authority dwellings which are located to the northern side of Church Bank and immediately adjacent to farmland which is to the west. The existing dwellings are predominantly pre-fabricated 'Terran' bungalows which are built of pre-cast concrete panels on a wooden frame, with some replacement bungalows which have some first floor accommodation within the roof space. Much of the access road is private unadopted road which is narrow (single width).

The application seeks planning permission to demolish two of the pre-fabricated bungalows and replace them with one pair of semi-detached properties and one detached dwelling which would result in three dwellings, thus increasing the number of units on the application site by one.

There is a second application (19/00609/F) also to be considered at Planning Committee which seeks to replace an additional three pre-fabricated bungalows at Church Bank with three semi-detached dwellings thus doubling the units from three to six. Overall in conjunction with this application, the two applications should they be approved would result in a net increase of four dwellings.

SUPPORTING CASE

Freebridge Community Housing has submitted these two applications with the aim of developing the sites currently occupied by 'Terran' type prefabricated bungalows which are no longer suitable for human occupation.

We have engaged in a long period of consultation with both the Council and its statutory consultees as well as the local Parish Council. We have accepted the comments produced during this period and used the feedback to inform the design modifications. The key strains in these changes are outlined below and have come as a direct outcome of the consultations.

1. Due to the conditions imposed by the Environment Agency that no sleeping accommodation will be permitted on the ground floors, the new houses are required to be two storey height. This raised concern that the new buildings will dominate the existing single storey houses. This was mitigated by reducing the ridge heights to bring down the overall height of the buildings. This has been achieved by altering the roof pitches, building the upper floor rooms into the roof volumes, and lowering the scale.
2. For the same reason as No1 above, the ground floor levels had to be raised slightly. In order to avoid long, unsightly ramps to the external doors, the ground levels have been modified to minimise the length of these. This has also had the effect of producing a more effective surface water drainage scheme.
3. Comment has been made that the layout may be 'over-developed', resulting in large areas of hardstanding for car parking. We have taken this on board and reduced the overall numbers from 10 to 9 across the two applications. This has decreased the required car parking, producing more green landscaping to the plots. The added benefit to existing house numbers six and nine has been to avoid compromising the daylight to existing windows.
4. The elevations have been given more traditional treatments by modifying the materials, the porch entrances, and the dormers and roof windows.

Thank you for your consideration.

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06 January 2020

PLANNING HISTORY

Application site:

16/01844/F: Application Refused: 13/02/17 - Re-development of site for 4No. dwellings following the demolition of 7 and 8 Church Bank - 7 & 8 Church Bank Terrington St Clement

Adjacent application site:

19/00609/F: Pending consideration at Planning Committee: - Re-development of site for 6 No dwellings following the demolition of No's 1, 4 & 5 - 1, 4 & 5 Church Bank Terrington St Clement

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RESPONSE TO CONSULTATION

Parish Council: OBJECTION The Council reiterate previous objections:

- Due to running silt soil the site is only suitable for one storey dwellings and is not suitable for houses.
- The dwellings should be like for like. The Council would support bungalows replacing one for one.
- The flood risk would also require the building up of the ground to meet current requirements which would not be suitable for running silt ground.
- The prefab currently on Plot 8 has not been altered since it was built and the Council request that this is listed to preserve the historic value of the post war building for both village and national history because it depicts the era of post war "temporary" accommodation.

Highways Authority: NO OBJECTION I observe that this application is similar to 16/01844/F in relation to highway considerations and therefore refer you to my comments made at this time.

Comments made on 16/01844/F:

The site is accessed via a private drive. Having visited the site I find traffic levels and speed is low and traffic is local. As a result I believe it would be difficult to substantiate an objection on highway safety grounds.

Conservation Team: NO OBJECTION The site is outside the conservation area and a reasonable distance from any listed building and will therefore have minimal impact upon views and setting.

Historic England: NO COMMENT The application does not fall within the relevant statutory provisions which would require consultation.

A later response was also received which states that 5 Church Bank was assessed for listing and the decision made was not to list the building. No application has been made to list 1, 4, 7 or 8 Church Bank.

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Historic Environment Service: NO OBJECTION The proposed development affects a heritage asset comprising prefabricated housing constructed immediately post World War Two to provide cheap accommodation during a housing shortage. Housing of this type is becoming rarer as it is gradually demolished and replaced with more modern housing types. The proposed works will destroy these heritage assets which are worthy of recording prior to their demolition. Therefore we ask that this be subject to a programme of archaeological work in accordance with para 188 and 189 of the NPPF. A condition is recommended relating to a programme of historical building recording prior to demolition.

Community Safety & Neighbourhood Nuisance: NO OBJECTION Full details of the ASHP are not known and so recommend condition. Drainage strategy was submitted which is acceptable and it is recommended it is required. Construction plan requested which details piling (auger and not hammered) due to the proximity of neighbours and hours of construction.

Housing Enabling Officer: NO OBJECTION Provided the site is under 0.5 hectares, no affordable housing would be required for a net gain of four dwellings.

Environment Agency: NO OBJECTION but strongly recommend the mitigation measures proposed in the Flood Risk Assessment are adhered to. It is for the LPA to determine if the sequential test has to be applied and whether there are other sites available at a lower flood risk.

Environmental Health & Housing – Environmental Quality: NO OBJECTION The applicant has submitted a Geoenvironmental Report. The report reviews the potential for the site to be affected by land contamination. I note from historic maps that there was a pond on what is now the south-west boundary of the site. The report makes mention of this and assumes the pond has been infilled. The report concludes that the risk from the infilled pond is low. The infilled pond area falls under the proposed roadway, landscaping and car parking. However the infill has not been investigated and therefore a precautionary condition is recommended that contamination be reported if encountered during construction.

Emergency Planning: NO OBJECTION The application is located in an area at risk of flooding and therefore it is recommended they sign up to the EA Flood Warning Direct Service and prepare a Flood Evacuation Plan.

Natural England: NO COMMENT Please refer to Standing Advice.

REPRESENTATIONS

Eight objections covering the following:-

- The suitability of the road, it is narrow and has no footpath. Currently suffers from congestion exacerbated by the existing business and school traffic (both vehicular and pedestrian) and this will get worse.
- Not in keeping with neighbouring properties.
- Should be bungalows.
- Will be overbearing, cause overlooking and overshadowing.
- Increased noise from increased traffic and parking areas.
- Currently the development is peaceful and private.
- Amenities in the village are at capacity, i.e. doctors, schools, poor service from BT and Anglian Water.
- Surface Water flooding issues.

- Some of the prefabs are listed so should be preserved.

Two support covering the following:-

- Will enhance the small estate.
- Freebridge has listened and they are well designed and our outlook will improve.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

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 application site is located within the development boundary of Terrington St Clement as identified within Inset Map G93 of the Site Allocations and Development Management Policies Plan 2016. Terrington St Clement is also identified as a Key Rural Service Centre (Policy CS02) and therefore an application to materially increase the number of residential dwellings is acceptable in principle. The main issues to consider when determining the application is as follows:

Planning History

Form and Character

Design and Scale

Amenity Issues

Highways Issues

Flood Risk Issues

Ecology

Other material considerations

Planning History

Planning permission was refused at Planning Committee in February 2017 for four dwellings (a pair of semi's and two detached dwellings) on the application site for the following reasons:-

1. Paragraph 56 of the NPPF states that good design is a key aspect of sustainable places and should contribute positively to making places better for people. The proposed development by virtue of its design and scale would result in a form of development which would not be in character with the locality and which would be visually prominent. The proposal would therefore be contrary to paragraph 56 of the NPPF, Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

2. The proposed development by virtue of its height and layout will have an overbearing impact upon the neighbouring dwellings and is thus contrary to para 56 of the NPPF, Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

Since this refusal the number of proposed dwellings has been reduced to one pair of semi-detached dwellings and one detached dwelling. In addition the height of the proposed dwellings has been reduced by approximately 700mm and the front 'guardrail' has been removed to soften the design. The reduction in the number of dwellings has resulted in an increase in the distances to the boundaries thus resulting in less dense form of development. Officers consider that the reasons for refusal have been overcome as detailed below.

Form and Character

Church Bank is a relatively narrow road which meets Churchgate Way to the north-west of the Church. Slightly north of the junction is Terrington High School as well as the primary school on either side of Churchgate Way. Along Church Bank there are a variety of dwellings. Along the southern side are more modern detached two storey dwellings and to the northern side is a mix of business premises, modest two storey terraced cottages and the development at the western end of Church Bank which has two parallel rows of predominantly single storey dwellings, most of which are post war, pre-fabricated ex-local authority housing.

The pre-fabricated bungalows have low-profiled roofs and are set in generous plots. There is evidence of two brick built replacement dwellings one of which has first floor accommodation in the roof-space. This proposal will slightly reduce the spatial separation of the units as the proposed semi-detached properties and the detached dwelling are slightly wider than the two existing bungalows. There are examples along Church Bank of terraced cottages and a mix of style and age of dwellings and therefore this is not considered a reason to refuse the application.

The character of the plots in the immediate locality on this northern side of Church Bank are single storey and the proposal is to replace these detached units with 1 ½ storey dwellings which would be pushed further back into the plot in order to allow for parking. The proposed dwellings would have a steeper roof pitch to the pre-fabricated bungalows which they are to replace. The pre-fabricated bungalows will have to be replaced at some point and whilst replacing them with single storey units would be more in keeping, it would not be possible given the sites location in an area of flood risk to replace them exactly like-for-like. In order to comply with the current flood risk requirements the floor levels need to be raised above the

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surrounding ground area by 0.5m. In addition to this, as it is proposed to materially increase the amount of accommodation, there must be first floor sleeping accommodation. These in combination have resulted in a form of development which is higher than the existing form of development.

There are objections to the proposal on the grounds that the proposal is not like-for-like and should be single storey. As stated above, in order to comply with current flood risk policy it is not possible to construct single storey accommodation unless it is not materially larger than the existing form of development. The existing dwellings were approved prior to current flood risk guidance and policy.

There are objections to the proposal in that it is overdevelopment of the site. It is true that the proposed form of development does not exactly follow the existing low density layout of Church Bank due to an additional dwelling on site; however there would be adequate garden space and sufficient parking.

Section 12 of the NPPF promotes good design and this is reiterated within the National Design Guide. Policies CS06 and CS08 of the Core Strategy also state that development should be of a good design that enhances the quality of the area. Whilst the proposal does not emulate the existing form of development, due to the constraints outlined above, it is considered to be of a good design which would be replacing a non-traditional form of development with housing which is fit for human habitation and that the benefits of approving the proposed dwellings overcome the perceived harm.

Design and Scale

The proposed replacement dwellings are different in design and scale to the existing form of development for the reasons outlined above, although there have been some design changes from the previous refusal with the removal of the harsh 'guard-rail' to the front, a reduction in height (700mm), the introduction of more traditional dormer windows and porches to the front elevations.

The proposed materials are red / brown brick walls and clay pantiles which are considered acceptable and this is a characteristic of Terrington Conservation Area which lies to the eastern end of Church Bank. Additionally Church Bank itself is narrow reducing views from the conservation area (eastern end) to the application site and there is also a business premises and row of two storey terraced dwellings screening the development to some degree from the east. As the site is approached from the west along the public right of way, the dwellings will be clearly seen, however they will be seen against the backdrop of existing development to the east and the proposed materials are in character with the locality.

The proposal therefore complies with section 12 of the NPPF, Policies CS06, CS08 and CS12 of the Core Strategy and Policy DM15 of the SADMP.

Amenity Issues

The impact upon the neighbours abutting the application site has been assessed. There have been objections from the neighbours on amenity grounds, although there is also a letter of support from the immediate neighbour at no.6.

The proposed development will be slightly nearer to no.6 than the existing relationship. Plot C will be set back slightly to the west of no. 6 which has two windows on its western elevation facing the application site. The occupier of no.6 has confirmed that these two windows serve a utility room and a bathroom which for planning purposes are not considered habitable rooms however the position of plot C means that there will be no

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material impact with regard to light. The proposal is not considered to be overbearing to the degree that would warrant a refusal, whilst the proposal is taller than the neighbouring dwelling it would be 7.2 metres in height, 4.0 metres to the eaves, and set sufficiently away from the boundary so as not to cause an overbearing relationship. There are first floor windows to the rear of the proposed dwellings which would look down the garden rather than into the immediate private amenity space of the adjacent dwellings. There are no windows in the side elevations.

Plot A is to the east of no.9 and set further back in the plot. There is an existing garage to the eastern side of no.9 with an extension to the rear, which wraps around the garage and is in close proximity to the shared boundary. There would be some impact upon this extension due to the extensions proximity to the boundary (there are objections from this neighbour), however later in the day there will be minimal impact due to the orientation. The proposal whilst higher than the existing bungalows on site is not considered to have an overbearing impact upon this neighbour due to the height of the proposed dwelling and the distance to the boundary of 3.8m. The proposal is screened to west to some degree by no.9s garage and the height of the eaves at 4.0m is not considered to be intrusive. There will be first floor windows in the rear of the proposal which will look down the garden. Whilst this will afford a greater degree of overlooking than single storey development the private amenity space directly behind no. 9 is protected and there are no side windows.

There would be no amenity issues between each plot with regard to overlooking, being overbearing or overshadowing. There have been objections to the proposal with regard to the noise and disturbance created by the increase in vehicular traffic to the site and corresponding additional parking. The proposal would result in a net increase of one dwelling to the site and the vehicles would utilise an existing private road. The proposed parking is not immediately adjacent to the boundary edges in order to mitigate against any potential disturbance to the existing dwellings, with parking also now located between plots B and C.

Due to the height of the proposed rear patios, which are elevated to allow level access to the rear of the dwellings (due to flood risk) there would be the potential to overlook the neighbouring gardens. This is particularly relevant from plot A to no.9 Church Bank and from plot C to no.6 Church Bank. Therefore the boundary treatment proposed along the side boundaries between the gardens of no. 9 Church Bank and plot A will be raised to 2m close board fencing with 300mm trellis atop in the location of the patio areas to prevent overlooking to the side. A screen consisting of 1.8m close board fencing will be placed on the raised patio of plot C to prevent overlooking towards no.6 Church Bank.

Therefore the proposal complies with section 12 of the NPPF, Policy CS08 of the Core Strategy and Policy DM15 of the SADMP.

Highways Issues

Church Bank is a relatively narrow road which leads to the public right of way joining Orange Row to Churchgate Way.

There have been a number of objections to the proposal on highways grounds, ie. the junction at Churchgate Way is too narrow; the road is very busy with people dropping off and picking up children due to proximity of schools; the road is often blocked due to heavy vehicles both with regard to the existing business located further east along Church Bank and also due to farm vehicles accessing the fields to the west. Objectors also assert that the visibility from the proposed access points is not good and there could be a conflict with other vehicles / pedestrians.

The proposed parking within the application site accords with parking standards and in fact includes additional visitor parking. Therefore whilst the proposal will generate more vehicular movements to the site it would be unreasonable to refuse the application on the basis that other vehicle users park or utilise Church Bank in an inconsiderate way. Church Bank is a narrow private road where traffic speeds are low and there are relatively low levels of traffic. There are no objections from the Highways Officer.

There have been objections, based upon the fact that it is not proposed to improve Church Bank, provide footpath provision or widen the road at the junction of Churchgate Way. However, whilst the approval of the two applications would result in nine new dwellings, the proposal would also result in the loss of 5 existing units and therefore the proposed development (in conjunction with application reference 19/00609/F) would result in a net increase of 4 dwellings which is below the threshold over which NCC would require improvements.

The proposal therefore complies with para. 108 of the NPPF, Policy CS11 of the Core Strategy and Policies DM15 and DM17 of the SADMP.

Flood Risk Issues

The application site lies within Flood Zone 3 of the SFRA 2018, a Tidal Hazard Mapping area and an area affected by climate change with regard to surface water flooding. The submitted FRA proposes to raise finished floor levels to 0.5m above surrounding ground levels and to incorporate flood resistance and resilience techniques into the construction. There are no objections from the Environment Agency to the proposal provided the recommendations within the FRA are implemented. The application does not propose to raise site levels and therefore to allow for level access the application proposes a ramped access at the rear and front. This includes raising the patio levels which will therefore be higher than the rest of the gardens. Amenity issues which arise due to this have been addressed above.

The LPA do not need to apply the sequential test as it involves the redevelopment of a site with existing residential use and therefore could not be relocated elsewhere. Notwithstanding this it is of note that there do not appear to be any alternative sites available within the development boundary of Terrington St Clement which are within a lower flood zone.

Emergency Planning recommend that the occupants of the proposed development sign up to the EA Flood Warning Direct Service and prepare an Flood Evacuation Plan should the need arise and this will be placed on the decision as an informative.

There are objections regarding the existing surface water drainage in the area. Surface water drainage details have been submitted during the application, are considered acceptable and will be conditioned. There are objections that the existing water supply from Anglian Water is not acceptable, however it is the responsibility of Anglia Water to ensure that the drainage is effective and not a reason to refuse the application.

The proposal therefore complies with paras 155 and 158 of the NPPF, Policy CS08 of the Core Strategy and Policy DM15 of the SADMP.

Ecology

An Updated Ecological Appraisal and Great Crested Newt Survey Report has been submitted with the application as it had previously been identified that there were Great Crested Newts on site. Within this updated survey, no evidence of Great Crested Newts

were found and therefore a European Protected Species mitigation licence (which was previously advised) is no longer necessary.

Despite the fact that there are no longer protected species on site the updated report does state a precautionary method of working, including site clearance, as well as ecological enhancements to the site which will be conditioned.

The proposal therefore complies with section 15 of the NPPF and Policy CS12 of the Core Strategy.

Other material considerations

The application site in conjunction with the other application being considered at the current time (19/00609/F) are below 0.5 hectares in area and therefore no affordable housing contribution is required. Notwithstanding this the applicant is a housing association.

The Parish have made comments regarding the historic value of the post-war buildings and that they felt that one of the dwellings was worthy of Listing. Whilst one of the buildings (no.5) was put forward by the Parish to Historic England for listing the dwelling was not listed. It was concluded that whilst 5 Church Bank may be considered to have local interest as an example of a postwar pre-fab, it does not have special architectural and historic interest from a national perspective and therefore should not be added to the Statutory List. There are no objections from the Conservation Team, who do not feel that the proposal would have a detrimental impact upon the Conservation Area or Listed Church, nor are there objections from the Historic Environment Service. There is a recommendation that a survey be undertaken to record the buildings prior to their demolition and this will be conditioned. The proposal therefore complies with para 190 and 192 of the NPPF and Policy CS12 of the Core Strategy.

There are objections regarding the type of soil that the plots are on and that it is unsuitable for building. It is a matter for the applicant to find an engineering solution and to comply with building regulations and not a reason to refuse the planning application. A condition will be placed on the decision relating to a construction management plan which should include the method of piling (auger not hammer piling) in order to protect the amenity of the adjacent neighbours.

There are objections relating to the lack of services within the village, however Terrington St Clement is a key rural service centre as identified within the Local Plan and as such is an acceptable place for further development.

Crime and Disorder

There are no issues arising from the application with regard to crime and disorder.

CONCLUSION

The proposed development, whilst not emulating the existing character of this part of Church Bank, would not have a detrimental impact upon the built characteristics of the locality or the nearby conservation area and the benefits of the development would outweigh any perceived harm. The proposal would not have a detrimental impact upon amenity, highway safety nor flood risk in the area, and it is considered that the proposal has overcome the previous reason for refusal.

The proposal complies with the National Planning Policy Framework, Policies CS02, CS06, CS08, CS09, CS11 and CS12 of Core Strategy (2011) and Policies DM2, DM15 and DM17 of the Site Allocations and Development Management Policies Plan (2016). It is therefore recommended that Members approve the scheme.

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 3264.07RevF received by the Local Planning Authority on 16th December 2019.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / 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.
- 3 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 4 Condition: The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment by Geoff Beel Consultancy dated November 2018 with regard to the following mitigation measures:-
 - Finished ground floor levels shall be 500mm above existing surrounding ground levels.
 - Flood resilient construction methods shall be incorporated into the development up to 300mm above finished ground floor level.
- 4 Reason: In order to prevent an increased risk of flooding in accordance with the principles of the NPPF.
- 5 Condition: The development hereby approved shall be carried out in accordance with Section 7 and Section 8 of the Updated Ecological Appraisal and Great Crested Newt Survey Report by Wild Frontier Ecology and dated May 2019.
- 5 Reason: To ensure that the development takes place in accordance with the principles and parameters contained with the Ecological Assessment and in accordance with the principles of the NPPF.
- 6 Condition: No development shall take place on any external surface of the development hereby permitted until full details of the type, colour and texture of all materials to be used in the construction of the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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- 6 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 7 Condition: Prior to commencement of development a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase, deliveries/collections and the piling (this shall be augured, not hammered). The scheme shall also provide the location of any fixed machinery, their sound power levels, the location and layout of the contractor compound, the location of contractor parking, proposed attenuation and mitigation methods to protect residents from noise, dust, vibrations and litter, and communication methods to the wider community regarding the piling and construction phases and likely disruptions. The scheme shall be implemented as approved.
- 7 Reason: To ensure that the amenities of neighbouring occupants are safeguarded during demolition / construction.
- This needs to be a pre-commencement condition as noise/dust/vibration is a fundamental issue that needs to be planned for and agreed at the start of the development.
- 8 Condition: No demolition shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording which has been submitted by the applicant and approved in writing by the local planning authority.
- 8 Reason: To safeguard historical assets of interest in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon historical assets during groundworks / construction.
- 9 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.
- 9 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 10 Condition: Prior to the installation of any air source heat pump a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the boundaries with neighbouring dwellings. The scheme shall also provide details of anti-vibration mounts and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 10 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.

- 11 Condition: The development hereby approved shall be carried out in accordance with the Surface Water Drainage Strategy shown on drawing number 191429/RLC-00-00-DR/C-001/RevP2
- 11 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the December Planning Committee Agenda and the January agenda. 127 decisions issued 116 decisions issued under delegated powers with 11 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 14/11/2019 – 16/12/2019

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
Major	7	5	2		7	100%	60%	2	0
Minor	60	48	12	55		92%	70%	6	3
Other	60	59	1	57		95%	80%	0	0
Total	127	112	15						

Planning Committee made 11 of the 127 decisions, 8%

PLANNING COMMITTEE -

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

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

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
19.09.2019	29.11.2019 Application Refused	19/01635/O	Land East Hyde Close Bircham Newton Norfolk OUTLINE APPLICATION SOME MATTERS RESERVED: Proposed residential development - single dwelling	Barwick - VACANT
19.09.2019	29.11.2019 Application Refused	19/01642/O	Land Adjacent 6 Hyde Close Bircham Newton Norfolk OUTLINE APPLICATION SOME MATTERS RESERVED: Proposed residential development	Barwick - VACANT

04.09.2019	05.12.2019 Application Permitted	19/01555/F	Cherry Ridge Docking Road Great Bircham King's Lynn Variation of conditions 2 and 3 of planning permission 18/01984/F: Extension and alterations to dwelling following part demolition and proposed cart shed	Bircham
23.09.2019	18.11.2019 Application Permitted	19/01650/F	Cricket Pavilion Church Lane Great Bircham Norfolk Extension of existing pavilion	Bircham
16.10.2019	06.12.2019 Application Permitted	19/01801/F	25 The Close Brancaster Staithe Norfolk PE31 8BS Single storey extension to front of dwelling	Brancaster
25.10.2019	12.12.2019 Application Permitted	19/01855/F	Palmyra Mill Road Brancaster Norfolk Alterations to existing position of front and side garden/boundary wall	Brancaster
01.11.2019	11.12.2019 Application Permitted	19/01905/F	The Hermitage London Street Brancaster King's Lynn Demolition of two storey porch and single storey utility. Construction of single storey extension and link to garage. Removal of existing render.	Brancaster

20.11.2019	05.12.2019 Tree Application - No objection	19/00196/TREECA	3 Hempland Close Brancaster King's Lynn Norfolk T1 Cedar tree - North side of tree is conflicting with the property, crown raise lowest branches back to the stem, crown reduce on the north side back to suitable growth point - whilst maintaining the balance of the crown within a conservation area	Brancaster
27.11.2019	05.12.2019 Tree Application - No objection	19/00199/TREECA	Links Court Main Road Brancaster King's Lynn T1-6 Limes - Repollard to original points within a conservation area	Brancaster
05.09.2019	14.11.2019 Application Permitted	19/01569/F	Japonica Cottage Station Road Burnham Market King's Lynn Change of use to the Gospel Hall to form residential accommodation as part of Japonica Cottage. Minor alterations to the windows and flat roof area over the external store	Burnham Market
20.09.2019	10.12.2019 Application Permitted	19/01648/F	Woodcroft Herrings Lane Burnham Market King's Lynn Demolition of existing dwelling and construction of new detached dwelling	Burnham Market

24.09.2019	07.11.2019 Tree Application - No objection	19/00150/TREECA	1 Church Row Cottages Church Walk Burnham Market King's Lynn Trees in a Conservation Area: G1 - 4 Monterey cypress and 1 poplar to remove. G2 - 3 poplars to remove. Reasons of good management in that cypress are declining and poplars becoming unsuitable due to size	Burnham Market
26.09.2019	07.11.2019 Tree Application - No objection	19/00152/TREECA	The Gardens Overy Road Burnham Market King's Lynn (T1): Birch - reduce to 6m crown diameter and reshape, (T2): Ash - reduce from neighbour by 2m, (T3): Walnut - crown raise to 4m, (T4): Sycamore - crown raise to 5m within a Conservation Area	Burnham Market
03.10.2019	22.11.2019 Application Permitted	19/01718/F	14 Kestrel Close Burnham Market King's Lynn Norfolk Retrospective consent for Rear & Side Extensions & Garage Conversion	Burnham Market
14.10.2019	10.12.2019 Application Permitted	19/01780/F	Trimmers 41 Market Place Burnham Market Norfolk Removal of brickwork to form opening with the installation of new timber gates	Burnham Market
24.10.2019	18.11.2019 Application Permitted	18/00966/NMA_1	Croftwood Station Road Burnham Market King's Lynn Non-material amendment to planning permission 18/00966/F: Change of Use from Outbuilding to Dwelling including alterations and extension	Burnham Market

21.10.2019	10.12.2019 Application Permitted	19/01825/F	5 Marine Cottage Wells Road Burnham Overy Staithe King's Lynn Demolition of existing conservatory, proposed rear extension, front porch, introduction of an air source heat pump to rear garden	Burnham Overy
11.11.2019	21.11.2019 Tree Application - No objection	19/00184/TREECA	Gravel Hill Mill Road Burnham Overy Town Norfolk Trees in a Conservation Area: T1 ash remove, T2 ash remove , T3 Hawthorn 30% crown reduction, T4 Apple 20% reduction, T5 Apple remove, T6 Ash/elder remove, T7 Ash Remove. All Ash showing signs of die back and owners feel there's a safety risk to the public	Burnham Overy
14.11.2019	20.11.2019 Tree Application - No objection	19/00190/TREECA	Church of St Clement Wells Road Burnham Overy Town Norfolk (T1-T5) - Works to various trees as detailed in attached report within a Conservation Area	Burnham Overy
23.09.2019	07.11.2019 Tree Application - No objection	19/00149/TREECA	The Field House Creake Road Burnham Thorpe King's Lynn (T1): Ash - Reduce to old cuts, approx 20%, (T2): Birch - 30% reduction, (T3): Birch - Thin, (T4): Fruit tree - Remove, (T5): Shrub - Remove within a conservation area	Burnham Thorpe

24.01.2019	22.11.2019 Application Permitted	19/00148/F	Land Adjacent Rose Cottage Massingham Road Castle Acre Norfolk 4 small dwellings and associated landscaping	Castle Acre
14.03.2019	03.12.2019 Application Permitted	19/00466/RMM	Land Adj And R/O Heritage House Main Road Clenchwarton Norfolk RESERVED MATTERS: Proposed residential development for 19 dwellings	Clenchwarton
30.09.2019	03.12.2019 Application Permitted	19/01681/F	Denver Sluice Environment Agency Denver Complex Sluice Road Denver REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/00417/F: Replacement and relocation of downstream landing stage	Denver
23.10.2019	05.12.2019 Application Permitted	19/01843/F	33 Whin Common Road Denver Downham Market Norfolk Single storey rear extension to existing dwelling	Denver
04.10.2019	19.11.2019 Application Permitted	19/01725/F	66A Hunstanton Road Dersingham King's Lynn Norfolk Proposed annex (ancillary) following alterations to garage	Dersingham
23.10.2019	11.12.2019 Application Permitted	19/01841/F	48 Doddshill Road Dersingham King's Lynn Norfolk Single storey rear extension and alterations including pitched roof over existing garage	Dersingham

08.11.2019	21.11.2019 TPO Approved Work	19/00182/TPO	12 Shernborne Road Dersingham King's Lynn Norfolk 2/TPO/00050 and Conservation Area: T1-3 line of trees overhanging the boundary include beech and ash, we are asking for a reduction 2m passed the boundary that is to say that the trees will still overhang by 2m, also crown raise to 7m removing only minor branches. T4 & T5 outstanding beech trees, work is by way of good management; T4, 3m crown raise, overall crown reduction of 2m - minor branches (<2" diameter) only using MEWP, 10% thin to be achieved by crown clean. T5 Simialr to T4, crown raise to about 3m (and also observing Statutory obligations), crown clean, reduce from telephone wire by 0.5-1m	Dersingham
12.11.2019	20.11.2019 TPO Approved Work	19/00105/TPO	3 Willow Drive Dersingham King's Lynn Norfolk 2/TPO/00084 - (T1): Walnut Tree - reduce crown by 1.5m	Dersingham

28.11.2019	05.12.2019 Tree Application - No objection	19/00200/TREECA	Rose Lodge 82 Chapel Road Dersingham King's Lynn Trees in a Conservation Area: T4 Beech - 2.5-3m reduction all around, (more on roadside less opposite side) raise canopy 4m minor branches only 5m over road (Statutory), cut-back / remove roadside branch, thin and general clean of canopy. Also inspect canopy. T3 winter flowering cherry, small tree tidy more of a formative prune T2 Twisted Willow (by the drive) - Cut to about half height T1 Horse Chestnut - Cut back from house by 2m	Dersingham
28.08.2019	05.12.2019 Application Refused	19/01510/F	Swallows Rest High Street Docking Norfolk Proposed dwelling following sub- division and alterations to donor dwelling	Docking
10.09.2019	06.12.2019 Application Permitted	19/01586/O	42 London Road Downham Market Norfolk PE38 9AT OUTLINE APPLICATION ALL MATTERS RESERVED: Proposed residential development of 3No dwellings	Downham Market
13.09.2019	19.11.2019 Application Permitted	19/01604/F	Blacksmith House 5B Priory Road Downham Market Norfolk Variation of Condition 2 of Planning Permission 16/01198/F: Construction of a new house	Downham Market

07.10.2019	28.11.2019 Application Permitted	19/01734/A	Morrisons Supermarket Old Maltings Way Bridge Street Downham Market Advertisement application for 2 x sets of LED Internally illuminated Morrisons letters with logo (petals). 1 x set of LED Internally illuminated Morrisons motif box	Downham Market
24.10.2019	05.12.2019 TPO Work Approved	19/00096/TPO	Downham Grange 9 Clackclose Road Downham Market Norfolk 2/TPO/00018: T1 - Blue Atlas Cedar - fell to ground level due to large wound on the main stem from approx. 50% of the canopy failing. Replace with a size 8-10 standard of the same species. G1 - Row of Macrocarpa - remove all storm damaged limbs and reduce the height by 4-5m and canopy spread by approx. 2m to reduce the risk of further failures in adverse weather conditions. G2 - Group of beech - reduce the canopy spread by approx. 2-2.5m to improve clearance to the building. T2 - Cedar of Lebanon - reduce one lowest limb over the corner of the building by approx. 2m to reduce risk of failure in adverse weather conditions.	Downham Market

24.05.2019	26.11.2019 Application Permitted	19/00935/F	Land On The North East of 4 And 5 Watermans Way Salters Lode Norfolk Construction of one pair of semi-detached houses	Downham West
20.08.2019	06.12.2019 Application Permitted	19/01470/F	The Hythe Bridge Road Downham Market Norfolk Change of use to ground floor from retail (A1) and Tea room (A3) to Salon (Sui Generis) and residential (C3) and first floor from retail (A1) to residential (C3)	Downham West
23.09.2019	05.12.2019 Application Permitted	19/01652/F	The Cottage School Road East Rudham King's Lynn Replace existing conservatory with a garden room extension	East Rudham
02.10.2019	03.12.2019 Application Permitted	19/01712/F	Bumble Cottage Broomsthorpe Road East Rudham King's Lynn Single storey rear extension, demolition of store and replacement single storey link extension	East Rudham
25.10.2019	16.12.2019 Application Permitted	19/01852/F	Wingland Station Road East Winch King's Lynn Demolish existing garage and build new garage to side of property	East Winch
24.09.2019	14.11.2019 Application Permitted	19/01656/F	Palmar 32 Hungate Road Emneth Wisbech Proposal to erect temporary decking area to be removed on completion of works	Emneth

25.09.2019	19.11.2019 Application Permitted	19/01666/RM	Land E of 10 The Wroe Emneth Norfolk Reserved Matters Application for Plot 2	Emneth
27.09.2019	02.12.2019 Application Permitted	19/01675/F	Our Way 141 Church Road Emneth Wisbech Two storey side / rear extension to dwelling	Emneth
02.10.2019	19.11.2019 Application Permitted	19/01709/F	Walnut House 47 Outwell Road Emneth Wisbech Rear extension to kitchen, further development to rear of garage, along with replacement roofing	Emneth
21.10.2019	03.12.2019 Application Refused	19/01814/F	Springfield 60 Outwell Road Emneth Wisbech Erection of replacement dwelling	Emneth
24.07.2019	15.11.2019 Application Permitted	19/01298/F	Land S of 3 And 4 Skye Gardens Feltwell Norfolk Variation of Condition 2 of Planning Permission 18/01027/F: Erection of seven dwellings and amendments to access	Feltwell
29.10.2019	06.12.2019 TPO Approved Work	19/00099/TPO	Manor Cottage 8 Bell Street Feltwell Thetford 2/TPO/00522: Removal of Walnut tree	Feltwell
19.09.2019	03.12.2019 Application Permitted	19/01637/F	Jay-Craft Food Machinery Ltd Chapel Farm Downham Road Fincham New commercial unit and change of use of land from agricultural to B2 use	Fincham

30.09.2019	22.11.2019 Application Permitted	19/01691/F	The Brambles Boughton Road Fincham King's Lynn Siting of static caravan for use as annexe to main dwelling and construction of decking	Fincham
04.10.2019	15.11.2019 Application Permitted	19/01729/F	Snowre Hall Main Road Fordham Downham Market Retrospective application for the installation of 2 x ground source heat pumps including associated ground loop and pipework connecting to heat uses.	Fordham
17.09.2019	22.11.2019 Application Permitted	19/01621/F	Plot S of Sunset View W of The Pastures Winch Road Gayton Norfolk Construction of a dwelling	Gayton
08.10.2019	26.11.2019 Application Permitted	19/01742/F	The Cottage 55 Castleacre Road Great Massingham King's Lynn Proposed rear extension	Great Massingham
06.08.2019	15.11.2019 Application Permitted	19/01384/O	South View 49 Gayton Road Grimston King's Lynn Outline Application for one dwelling	Grimston
27.09.2019	29.11.2019 Application Permitted	19/01680/RMM	Stave Farm 3 Chapel Road Pott Row King's Lynn Reserved matters application: Construction of 15 dwellings for phase 2	Grimston
05.09.2019	11.12.2019 Application Permitted	19/01568/F	Highbeech Short Lane Harpley King's Lynn Extension and alterations to dwelling including new roof profiles and external cladding and PV panels	Harpley

04.10.2019	30.11.2019 Application Withdrawn	19/01726/F	2 Mill Road Harpley King's Lynn Norfolk Erect cart shed to front of property on existing driveway	Harpley
26.09.2019	19.11.2019 Application Permitted	19/01670/F	Rest Haven 23 South Beach Heacham Norfolk Alterations and extensions	Heacham
30.09.2019	06.12.2019 Application Refused	19/01689/F	16 Jubilee Road Heacham King's Lynn Norfolk Proposed extension and alterations	Heacham
30.10.2019	11.12.2019 Application Permitted	19/01880/F	26 Collins Lane Heacham King's Lynn Norfolk Extensions and Alterations.	Heacham
11.11.2019	03.12.2019 Application Permitted	14/01190/NMA_1	34 Church Lane Heacham King's Lynn Norfolk Non-material amendment to planning permission 14/01190/F: Conversion of existing garage and extension to dwelling	Heacham
13.11.2019	11.12.2019 GPD HH extn - Not Required	19/01968/PAGPD	23 Woodend Road Heacham King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 7 metres with a maximum height of 2.6 metres and a height of 2.4 metres to the eaves	Heacham
27.11.2019	05.12.2019 Tree Application - No objection	19/00198/TREECA	16 Hunstanton Road Heacham King's Lynn Norfolk (T1) - sycamore: dead - fell, (T2) - multi stemmed sycamore: in decline and causing issues with BT wires - fell within a Conservation Area	Heacham

25.09.2019	21.11.2019 Was_ Would be Lawful	19/01667/LDE	Moors Kennel Moor Drove (East) Hockwold cum Wilton Norfolk Lawful development certificate: Continued use of dwelling house in breach of condition 2 of planning permission 05/00686/F in excess of 10 years	Hockwold cum Wilton
16.10.2019	19.11.2019 AG Prior Notification NOT REQD	19/01800/AG	Village Farm Rudham Road Houghton Norfolk Agricultural prior approval: Re-concrete farmyard, creation of swales and an underground inspection pit	Houghton
20.06.2019	29.11.2019 Application Permitted	19/01099/F	38 Chatsworth Road Hunstanton Norfolk PE36 5DJ Replacement of fire escape and platform with a raised veranda at the same height as the original wrought iron feature (retrospective)	Hunstanton
15.07.2019	12.12.2019 Application Permitted	19/01252/A	Hunstanton Croquet Club Kings Lynn Road Hunstanton Norfolk ADVERT APPLICATION: Proposed sign	Hunstanton
02.10.2019	19.11.2019 Application Permitted	19/01702/F	Chapter House 9 Belgrave Avenue Hunstanton Norfolk Extensions and alterations to existing dwelling	Hunstanton
17.10.2019	06.12.2019 Application Permitted	19/01806/F	7 Astley Crescent Hunstanton Norfolk PE36 6HA Proposed extensions and alterations	Hunstanton

21.10.2019	10.12.2019 Application Permitted	19/01818/LB	The Old Hall The Drift Ingoldisthorpe Norfolk Listed building application for the construction of new boiler house and to demolish existing outbuilding and form new wall to tennis court	Ingoldisthorpe
13.11.2019	11.12.2019 Consultation by Adj Authority	19/01969/CON	Suva Cottage Bells Drove Welney Wisbech Consultation by East Cambridgeshire District Council: Demolition of existing dwelling and construction of 1no. 5 bedroom, two storey detached dwelling	King's Lynn
15.07.2019	26.11.2019 Application Permitted	19/01249/LB	105 London Road King's Lynn Norfolk PE30 5ES Listed Building Application: Renovation works to HMO property including renovation of windows, fire doors, repair of plasterboarding, removal of internal partitions and replacement vent covers	King's Lynn
07.08.2019	20.11.2019 Application Withdrawn	19/01382/LB	Vacant 16 St James Street King's Lynn Norfolk Listed Building Application: Block and plaster over 2 boarded windows in alleyway beside 16 St James Street and reduce protruding wall at the rear of the property.	King's Lynn
12.09.2019	11.12.2019 Application Permitted	19/01598/F	15 Baldwin Road King's Lynn Norfolk PE30 4AL Single storey rear extension	King's Lynn

13.09.2019	11.12.2019 Application Permitted	19/01602/F	67 Grafton Road King's Lynn Norfolk PE30 3EX Extension to dwelling	King's Lynn
27.09.2019	21.11.2019 TPO Work Approved	19/00088/TPO	Trees In The Vacinity of Trues Yard North Street King's Lynn 2/TPO/00513: (T1- T3): Lime - light pruning, (T4-5): Sycamore - Light pruning to ensure 3-4m clearance between branches as residential properties	King's Lynn
01.10.2019	19.11.2019 Application Permitted	19/01698/F	33 Mannington Place South Wootton King's Lynn Norfolk Extension to dwelling	King's Lynn
01.10.2019	14.11.2019 Application Permitted	19/01699/F	Cooper Roller Bearings Ltd Wisbech Road King's Lynn Norfolk Proposed demolition of existing derelict foundry offices and replacement green mesh fence and associated hard landscaping	King's Lynn
04.10.2019	19.11.2019 Application Permitted	19/01727/A	Hidden Hearing 3 Saturday Market Place King's Lynn Norfolk New Non-illuminated acrylic fascia sign above shopfront and new non illuminated acrylic projecting sign supported by a steel bracket.	King's Lynn
08.10.2019	22.11.2019 Prior Approval - Approved	19/01749/PART14	Tesco St Faiths Drive Gaywood King's Lynn Prior Notification: Installation of Solar Photovoltaics (PV) equipment on the roof	King's Lynn

08.10.2019	06.12.2019 Prior Approval - Not Required	19/01750/PART14	Tesco Campbells Meadow King's Lynn Norfolk Prior Notification: Installation of Solar Photovoltaics (PV) equipment on the roof	King's Lynn
09.10.2019	21.11.2019 Tree Application - No objection	19/00164/TREECA	9 Stonegate Street King's Lynn Norfolk PE30 5EF Trees in a Conservation Area: T1 (Scots Pine) Raise to 5 metres over car park and neighbouring buildings. Reduce and prune back by up to 2 metres to balance. T2 (Scots Pine) - Remove tree due to lean towards dwelling. T3 (Silver Birch) - Reduce height by up to 3 metres and prune sides by up to 1.5 metres to re-shape	King's Lynn
10.10.2019	03.12.2019 Application Permitted	19/01763/F	13 Chase Avenue King's Lynn Norfolk PE30 5QY Reconstruction of workshop including formation of lantern roof light	King's Lynn
14.10.2019	11.12.2019 Application Permitted	19/01778/F	Barry's Cars & Commercials Ltd Oldmedow Road Hardwick Industrial Estate King's Lynn Change of use of land to extend car sales area with new and existing fencing	King's Lynn
15.10.2019	29.11.2019 Application Permitted	19/01791/F	26 Parkway Gaywood King's Lynn Norfolk Single storey side extension	King's Lynn
15.10.2019	06.12.2019 Application Permitted	19/01792/F	109 Gayton Road King's Lynn Norfolk PE30 4EW Extensions to dwelling	King's Lynn

18.10.2019	11.12.2019 Application Permitted	19/01813/F	Reeve Wood Rollesby Road Hardwick Industrial Estate King's Lynn Construction of 2 new industrial units	King's Lynn
21.10.2019	10.12.2019 Application Permitted	19/01827/F	25A Railway Road King's Lynn KINGS LYNN Norfolk Replacement of aluminium windows with new timber sliding sash windows	King's Lynn
21.10.2019	19.11.2019 Was_Would be Lawful	19/01829/LDE	9 Tennyson Avenue King's Lynn Norfolk PE30 2QG Application for a Lawful Development Certificate for the existing use as a 7 bedroom licensed HMO	King's Lynn
22.10.2019	11.12.2019 Application Permitted	19/01840/F	21 Kirstead King's Lynn Norfolk PE30 4XF Single Storey side and rear extension	King's Lynn
06.11.2019	11.12.2019 Application Permitted	19/01927/F	9 Empire Avenue King's Lynn Norfolk PE30 3AU Extension to dwelling	King's Lynn
13.11.2019	15.11.2019 Tree Application - No objection	19/00188/TREECA	New Conduit Street King's Lynn Norfolk PE30 1DL (T1) - London Plane: Reduce Branches to give 2m clearance to buildings. (T2) - Sugar Maple: Raise to 4m, reduce branches to give 2m clearance to buildings and thin crown 20% within a Conservation Area	King's Lynn

03.12.2019	12.12.2019 Application Refused	19/01504/NMA_1	2 - 3 Campbells Meadow King's Lynn Norfolk PE30 4YN NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 19/01504/F: External Alterations to Retail Terrace	King's Lynn
07.10.2019	05.12.2019 Application Permitted	19/01738/F	Ashley 23 Gayton Road Ashwicken King's Lynn Side, rear and porch extensions plus internal alterations and siting of static caravan during works	Leziate
11.10.2019	03.12.2019 Application Permitted	19/01767/F	Red Rocks 17 East Winch Road Ashwicken King's Lynn Retention of increased vehicle access and controlled security gate set between featured Brick Pillars exceeding 2m in height	Leziate
21.10.2019	11.12.2019 Application Permitted	19/01816/F	Bombadilla 10 Brow of The Hill Leziate Norfolk Extension to dwelling	Leziate
22.10.2019	11.12.2019 Application Permitted	19/01834/F	Homelands Rudham Road Little Massingham King's Lynn Variation of condition 2 of Planning Permission 19/00546/F: Proposed garage/workshop, provision of 2no dormer windows and alterations to dwelling.	Little Massingham
08.08.2019	22.11.2019 Application Permitted	19/01388/F	Land East of The Street The Street Marham KINGS LYNN Creation of new access road to serve construction of new dwelling	Marham

15.07.2019	02.12.2019 Application Permitted	19/01247/F	R J Herbert Engineering Ltd Bank Farm Middle Drove Marshland St James Retrospective sub-division of old industrial unit	Marshland St James
07.10.2019	03.12.2019 Application Permitted	19/01735/F	421 Smeeth Road Marshland St James Wisbech Norfolk Demolition of existing single-storey side extension and construction of new larger two-storey extension	Marshland St James
19.07.2019	09.12.2019 Application Permitted	19/01261/FM	Land West of 78 Hythe Road Methwold Thetford Norfolk The erection of 12 Dwellings	Methwold
05.09.2019	29.11.2019 Application Permitted	19/01566/F	Land Between 5 And 11 Whiteplot Road Methwold Hythe Norfolk Construction of one dwelling	Methwold
13.09.2019	14.11.2019 Application Permitted	19/01605/F	2 Warren Cottage Brandon Road Methwold Thetford Use of premises for part residential and part dog day care and home boarding business and retention of multi purpose outbuilding including room for dog grooming. INCLUDING ROOM FOR DOG GROOMING.	Methwold
14.10.2019	05.12.2019 Application Permitted	19/01786/F	The Old Farmhouse Birchfield Road Nordelph Downham Market Rebuilding demolished barn for use as residential annex	Nordelph

08.08.2019	09.12.2019 Application Permitted	19/01391/LB	Abbey Farm Creake Abbey Burnham Road North Creake Listed Building Application: Replacement of structural lintel over an existing window, formation of the main stair dormer and structural alterations and change to the treatment of the north wall of the existing plant room	North Creake
16.10.2019	07.11.2019 Tree Application - No objection	19/00168/TREECA	Suffolk Place 18 Burnham Road North Creake Fakenham (T1) - Cherry: Fell within a Conservation Area	North Creake
09.09.2019	13.11.2019 Consent Not Required	19/01582/CU	Grange Farm Cottage Rectory Lane North Runcton King's Lynn Change of use from residential dwelling to storage building	North Runcton
06.11.2019	22.11.2019 Application Permitted	19/00984/NMA_1	Southfields Common Lane North Runcton King's Lynn Non-material amendment to planning permission 19/00984/NMA_1: Proposed extensions and alterations to dwelling	North Runcton
17.10.2019	15.11.2019 Application Permitted	16/01159/NMA_1	Land South of Ashlee Methwold Road Whittington Norfolk NON-MATERIAL AMENDMENT of Planning Permission 16/01159/RM: RESERVED MATTERS: Construction of 5 dwellings including a site access road and all associated site works	Northwold

12.11.2019	05.12.2019 Tree Application - No objection	19/00187/TREECA	Sycamore House 43 High Street Northwold Thetford (T1) Acer Negendo - Reduce by 3m, (T2) Eucalyptus - Pollard at 4m, (T3) Fruit trees - Fell, (T4) Plum trees - Pollard at 1.5m within a Conservation Area	Northwold
02.10.2019	14.11.2019 Application Permitted	19/01707/F	Glaisdale 23 Wodehouse Road Old Hunstanton Hunstanton Proposed alterations and extensions	Old Hunstanton
15.11.2019	20.11.2019 Tree Application - No objection	19/00191/TREECA	Hunstanton Hall Church Road Old Hunstanton HUNSTANTON (T1) Cedar - remove moderate and major deadwood throughout crown, shorten limb above garden wall by 2-2.5m, remove broken branch lodged in upper crown. (T2) Ash - remove lowest limbs growing through adjacent Yew trees. (T22) Yew - crown reduce above adjacent property to clear roof and gutters by 3-3.5m, trim back lower growth to fence line, remove deadwood within falling distance of adjacent property. (T21) Yew - crown reduce above adjacent property to clear roof and eaves by 3m, shape into remainder of crown, trim back lower growth to fence line within a Conservation Area	Old Hunstanton

05.03.2019	15.11.2019 Application Refused	19/00406/FM	Agricultural Buildings Chalk Road Outwell Norfolk Erection of an agricultural dwelling, reservoir and change of use of the land to form an extension to working area	Outwell
30.05.2019	10.12.2019 Application Permitted	19/00967/F	Building And Land E of 4 Hall Road Business Park And NW of Scotts Field House Hall Road Outwell Wisbech Proposed barn conversion	Outwell
11.09.2019	20.11.2019 Application Permitted	19/01593/CU	John Wake Holdings Ltd 130 Wisbech Road Outwell Norfolk Change of Use of part of existing building from A1 (retail) to A5 (take away).	Outwell
01.10.2019	19.11.2019 Application Permitted	19/01695/F	Kirton House Langhorns Lane Outwell Wisbech Proposed new dwelling at Land North of Kirton House, Langhorn Lane, Outwell. With access to the south to allow agricultural vehicle access to land to the east of the development	Outwell
03.10.2019	11.12.2019 Application Permitted	19/01724/F	Sandy Lodge Langhorns Lane Outwell Wisbech REMOVAL OF CONDITION 3 OF PLANNING PERMISSION M2172 to remove agricultural occupancy restriction.	Outwell

08.10.2019	19.11.2019 Prior Approval - Approved	19/01745/PACU3	Moors Lodge Farm Marsh Road Outwell Wisbech Prior Notification: Change of use of agricultural building to a dwelling house	Outwell
08.10.2019	19.11.2019 Prior Approval - Approved	19/01746/PACU3	Moors Lodge Farm Marsh Road Outwell Wisbech Prior Notification: Change of use of agricultural building to a dwelling house	Outwell
07.11.2018	28.11.2019 Application Permitted	18/01995/F	Land East of 75 Pentney Lakes Common Road Pentney Norfolk Construction of a single storey log cabin with covered terrace. Construction of swimming pool with retractable roof covering and out building for changing facilities for the pool	Pentney
12.08.2019	19.11.2019 Application Withdrawn	19/01414/LDE	Plot E of 60 Common Road Pentney Norfolk Certificate of Lawfulness: Existing use of land for the stationing of a caravan in accordance with 15/02068/CU	Pentney
22.08.2019	29.11.2019 Application Permitted	19/01491/RMM	Land North of School Road Runcton Holme Norfolk Reserved matters major application: Construction of 11 dwellings	Runcton Holme

11.10.2019	28.11.2019 Application Permitted	19/01769/F	The Old Meeting House Runcton Bottom Runcton Road Shouldham Thorpe King's Lynn The addition of a single-storey glass canopy to the rear elevation of the property	Runcton Holme
19.09.2019	15.11.2019 Tree Application - No objection	19/00147/TREECA	Wethered Manor Docking Road Sedgeford Hunstanton T1 - acer spp. - fell. Replant with 2 replacements further towards field within a Conservation Area	Sedgeford
19.09.2019	05.12.2019 Application Refused	19/01639/F	Land North West of Holly Tree Cottage Fring Road Sedgeford Norfolk Communal off-road car parking	Sedgeford
07.10.2019	19.11.2019 Tree Application - No objection	19/00158/TREECA	Parson Cottage Docking Road Sedgeford Hunstanton Trees in a Conservation Area: T9 - Ash Tree - Remove / Fell - Tree canopy shows signs of major decline & Ash Die Back present. Multi able Included Bark V Joints at previous Pollard point on main Stem. T11 - Silver Birch - Crown Reduction by approximately 3.5m to appropriate growth points, in order to reduce over extended limbs and balance tree.	Sedgeford
09.10.2019	19.11.2019 Was_Would be Lawful	19/01759/LDE	Cole Green House Fring Road Sedgeford Norfolk Lawful development certificate: Use of former meadow land as domestic garden land in excess of 10 years	Sedgeford

21.10.2019	26.11.2019 Application Permitted	19/01815/F	The Old Vicarage Church Lane Sedgeford Hunstanton New entrance gates and fencing to south boundary	Sedgeford
07.10.2019	19.11.2019 Tree Application - No objection	19/00159/TREECA	Kings Arms 28 The Green Shouldham Norfolk T1 Acer - Remove, T2 Walnut - Reduce by 1.5m within a conservation area	Shouldham
11.10.2019	09.12.2019 Application Permitted	19/01775/F	Wheelers School 1 Eastgate Street Shouldham Norfolk Construction of a detached garage to serve dwelling	Shouldham
30.09.2019	10.12.2019 Application Permitted	19/01683/F	56 The Beach Shepherds Port Snettisham Norfolk Proposed conservatory (retrospective)	Snettisham
17.10.2019	06.12.2019 Application Permitted	19/01803/F	14 Blossom End Snettisham King's Lynn Norfolk Proposed loft conversion and internal alterations	Snettisham
28.10.2019	05.12.2019 TPO Approved Work	19/00098/TPO	St Mary's Church Hall 36 Station Road Snettisham Norfolk 2/TPO/00326: Reduce back a line of beech from the hall; T1, 2 & 3 reduce Eastern point to 3m. This will reduce the nuisance from these trees. T4 & 5 crown raise to 5m car park side	Snettisham
29.10.2019	20.11.2019 TPO Approved Work	19/00100/TPO	Land West of 2 Shelduck Drive Snettisham King's Lynn 2/TPO/00053: (T1) - Oak: Remove overhanging tree branch which is causing damage	Snettisham

31.10.2019	20.11.2019 TPO Work Approved	19/00101/TPO	11 Brent Avenue Snettisham King's Lynn Norfolk 2/TPO/00017: T1 - Small sweet chestnut: Fell	Snettisham
01.11.2019	19.11.2019 Consent Not Required	19/01926/LB	The Coach House Snettisham House St Thomas Lane Snettisham Listed Building Application: Single Storey Extension to dwelling and associated works - Revised Design.	Snettisham
08.11.2019	21.11.2019 Tree Application - No objection	19/00183/TREECA	Ashtree Cottage 8 Park Lane Snettisham KINGS LYNN Tree in Conservation Area: T1- Multi stemmed lime repollard down to about 6m, reshape as necessary	Snettisham
25.10.2019	11.12.2019 Application Permitted	19/01857/F	14 Ash Grove South Wootton King's Lynn Norfolk Carport extension to garage	South Wootton
18.11.2019	03.12.2019 TPO Work Approved	19/00106/TPO	Albion 2 Church Lane South Wootton Norfolk 2/TPO/00424: Limes T.1 & T.2 Re- pollard by prune back to previous 'pollard' (pruning) points, every three years from January 2020 to January 2041	South Wootton
28.08.2019	29.11.2019 Application Permitted	19/01516/F	Towlers Farm Southery Road Feltwell Norfolk Demolition of agricultural building and construction of replacement agricultural building	Southery

04.11.2019	21.11.2019 TPO Approved	Work	19/00102/TPO	Tall Trees 3 Campsey Road Southery Downham Market 2/TPO/00172: T1 Ash- To crown reduce by a maximum of 2m in order to allow clearance from the overhead power lines and to reduce the overhang by a maximum of 2m to allow suitable clearance from the roadside	Southery
18.11.2019	16.12.2019 Consent Required	is	19/01994/AG	Hope Farm Mill Drove Southery Norfolk Agricultural Prior Notification: Installation of a ground source heat pump and associated underground pipework	Southery
08.10.2019	28.11.2019 Application Permitted		19/01748/F	Lodge House Oxborough Road Stoke Ferry King's Lynn Variation of condition 2 of Planning Permission 19/00896/F: Proposed rear single storey flat roof extension with glazed lantern	Stoke Ferry
09.10.2019	19.11.2019 Application Permitted		19/01754/F	Ivy Farm Cottage 86 Wretton Road Stoke Ferry King's Lynn Extension to front of dwelling to create domestic garage	Stoke Ferry
11.10.2019	12.12.2019 Application Refused		19/01772/F	Bluebell Inn Lynn Road Stoke Ferry King's Lynn Change of use from public house to single detached residential dwelling	Stoke Ferry
11.10.2019	16.12.2019 Application Permitted		19/01773/O	Land Off Little Lane Stoke Ferry Norfolk Outline Application: three bedroom bungalow	Stoke Ferry

02.09.2019	19.11.2019 Was_ Would be Lawful	19/01543/LDE	Trawscoed 269 The Drove Barroway Drove Norfolk Lawful Development Certificate: Use as a single dwelling house which began more than four years ago	Stow Bardolph
27.09.2019	05.12.2019 Application Permitted	19/01673/CU	Paston Farm White City Road Barroway Drove Downham Market Retrospective planning permission for change of use of agricultural buildings and land to gun dog breeding kennels.	Stow Bardolph
10.10.2019	05.12.2019 Application Permitted	19/01764/F	84 The Causeway Stow Bridge King's Lynn Norfolk Single storey extension to side and rear including alterations.	Stow Bardolph
29.08.2019	04.12.2019 Application Permitted	19/01517/F	Westfield House 191 Sutton Road Terrington St Clement King's Lynn Proposed single storey extension to existing school for communal space following demolition of existing outbuildings	Terrington St Clement
19.09.2019	29.11.2019 Application Permitted	19/01641/F	11 Waterlow Road Terrington St Clement King's Lynn Norfolk Two storey extension to side of semi detached dwelling with single storey extension to rear	Terrington St Clement
17.10.2019	11.12.2019 Application Permitted	19/01804/F	Morningside 25 Marsh Road Terrington St Clement Norfolk Retention of single story extension on the side of bungalow	Terrington St Clement
04.10.2019	26.11.2019 Application Permitted	19/01740/F	Hayloft Barn Stud Farm Church Road Terrington St John Erection of storage shed	Terrington St John

14.10.2019	05.12.2019 Application Permitted	19/01784/O	Adj. The Stet School Road St John's Fen End Terrington St John Outline application with some matters reserved for proposed dwelling	Terrington St John
02.09.2019	22.11.2019 Application Permitted	19/01542/F	The Pastures 6 Choseley Road Thornham Norfolk Variation of condition 2 of planning permission 19/00122/F to enable changes to the permitted scheme.	Thornham
10.10.2019	12.12.2019 Application Permitted	19/01761/F	Thornham Village Hall High Street Thornham Norfolk Addition of 8 additional parking spaces with appropriate turning head, construction of additional access on to A149 to aid in the reduction of congestion around existing access used by Thornham Village Hall & Thornham Deli	Thornham
11.10.2019	05.12.2019 Application Refused	19/01771/F	Land Adj To The Orange Tree High Street Thornham Variation of condition 1 of planning permission 16/00387/F: Amended design of both dwellings	Thornham
07.11.2019	21.11.2019 Tree Application - No objection	19/00181/TREECA	Bell Tower High Street Thornham Norfolk Trees in a Conservation Area: T1 Crown reduction by approx. 1.5 - 2m of a Silver Birch. T2 and T3 Crown reduction by approx 1 - 1.5m of 2 Cherry Trees to keep these to a suitable size for their location	Thornham

14.11.2019	27.11.2019 Application Withdrawn	19/01972/F	Coastguard House The Green Thornham Norfolk Side and rear extensions to existing cottage	Thornham
08.10.2019	13.11.2019 Application Withdrawn	19/01744/PACU3	Farm Buildings S of Old River Farm Off A17 Clenchwarton Bypass (A17) Clenchwarton Norfolk Prior Notification: Change of use of agricultural building to a dwelling house	Tilney All Saints
15.07.2019	15.11.2019 Application Permitted	19/01241/CU	107 Croft Road Upwell Norfolk PE14 9HQ Change of use from agricultural field at the rear of house to garden	Upwell
19.08.2019	06.12.2019 Application Permitted	19/01460/F	White House Flint House Road Lott's Bridge Three Holes Retrospective change of use of land for keeping and breeding of dogs and construction of a block of kennels	Upwell
03.10.2019	12.12.2019 Application Refused	19/01716/F	Land Behind 80 Small Lode Upwell Wisbech Construction of a new detached 4 bed bungalow	Upwell
31.07.2019	22.11.2019 Application Refused	19/01351/O	Land South Anvil Cottage Mill Road Walpole Highway Outline application: 2 pairs of semi-detached 3 bed houses	Walpole Highway

23.09.2019	05.12.2019 Application Permitted	19/01651/O	Bellgreen House 11 Hall Road Walpole Highway Wisbech Outline Application: For a proposed plot, including the demolition of existing barn and brick outbuilding.	Walpole Highway
26.09.2019	26.11.2019 Application Permitted	19/01671/F	Plot 2 Land E of Beech House And N of East New Field Lynn Road Walpole Highway REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 18/02239/F: Residential development for 6 dwellings	Walpole Highway
02.10.2019	20.11.2019 Prior Approval - Refused	19/01711/PACU3	Bank Farm Hundred Foot Bank Welney Wisbech Prior Notification: Change of use of agricultural building to a dwelling house	Welney
04.06.2019	15.11.2019 Application Withdrawn	19/00995/F	Home Cottage Lynn Road Wereham King's Lynn Erection of a bungalow with associated parking on land adjacent to Home Cottage	Wereham
09.10.2019	19.11.2019 Application Permitted	19/01755/F	Elm Tree Farm College Road Wissington Wereham Construction of cart shed building for covered parking	Wereham
16.10.2019	28.11.2019 Application Permitted	19/01796/F	Woodside Barn The Row West Dereham Norfolk Single storey extension to dwelling	West Dereham

08.08.2019	05.12.2019 Application Refused	19/01395/OM	Land Between 113 And 147 And N of 150 School Road West Walton Norfolk Outline Application: Proposed 11 plots	West Walton
18.10.2019	09.12.2019 Application Permitted	19/01811/F	4 Common Road Walton Highway Norfolk PE14 7DG Proposed single storey rear extension	West Walton
20.08.2019	13.11.2019 Application Permitted	19/01465/F	31 Westland Chase West Winch King's Lynn Norfolk Proposal for steel detached storage shed	West Winch
18.09.2019	14.11.2019 Would be Lawful	19/01630/LDP	4 Naphans Lane Wimbotsham King's Lynn Norfolk Application for a Lawful Development Certificate for the proposed change of use from garage to bedroom, conversion of integral garage to bedroom with en-suite, replacement of garage door with window and new internal door	Wimbotsham