



Planning Committee

Agenda

Monday, 29th April, 2019
at approximately *9.45 am

in the

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

*Please note that the Committee will visit the site of the major application 18/01750/RMM listed on the agenda, prior to the meeting. It is aimed to commence the meeting at approximately 9.45 am when the Committee returns from the visit.



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

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

Please ensure that all mobile phones are switched to silent

DATE: Monday, 29th April, 2019

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

TIME: 9.45 am

1. APOLOGIES

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

2. MINUTES

To confirm as a correct record the Minutes of the Meeting held on 1 April 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 - 100)

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

9. DELEGATED DECISIONS (Pages 101 - 124)

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

10. PLANNING & ENFORCEMENT - QUARTERLY REPORT (Pages 125 - 140)

To provide the Committee with the quarterly report covering performance for the period 1 January 2019 – 31 March 2019.

11. PLANNING & ENFORCEMENT APPEALS - QUARTERLY REPORT (Pages 141 - 149)

To provide the Committee with the quarterly report covering performance for the period 1 January 2019 – 31 March 2019.

To: Members of the Planning Committee

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

Major applications

Please be advised that the Committee will visit the site for the major application 18/01750/RMM from 9.00 am, prior to the meeting, which will then commence at approximately 9.45 am where the application will be determined.

Site Visit Arrangements for other arrangements

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

If there are any additional site inspections arising from this meeting, these will be held on Thursday 2nd May 2019 (time to be confirmed).

Please note:

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

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday 26 April 2019**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

For Major Applications

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

For Minor Applications

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

For Further information, please contact:

Kathy Wagg on 01553 616276

Kathy.wagg@west-norfolk.gov.uk

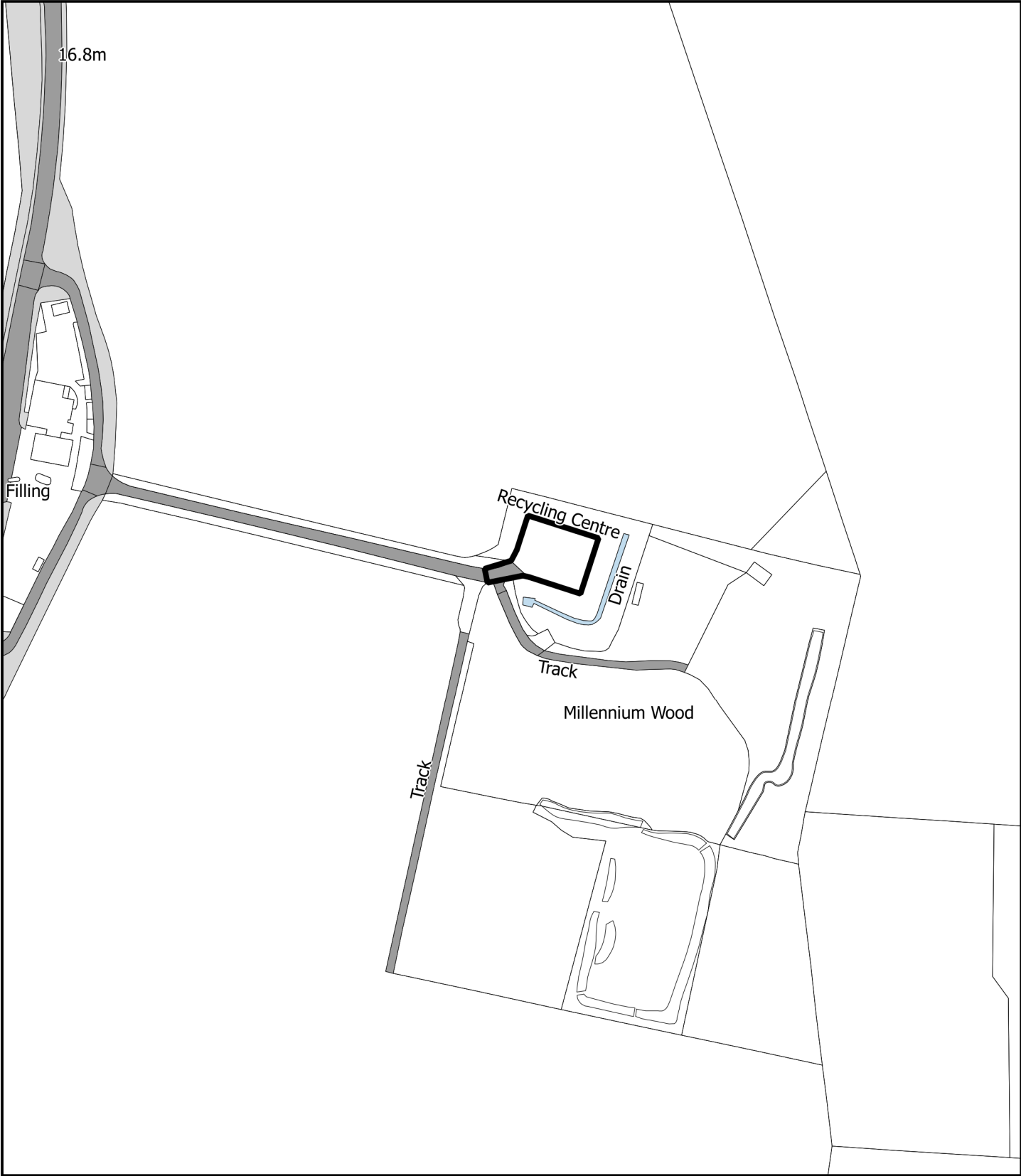
**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 29 APRIL 2019**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
MAJOR APPLICATIONS				
8/1(a)	18/01750/RMM The Nar Ouse Regeneration Area (NORA) Wisbech Road RESERVED MATTERS: Development for 94 dwellings	KINGS LYNN	REPORT TO FOLLOW	
OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE				
8/2(a)	19/00679/CM Heacham Recycling Centre County Matters Application: Change of use to a mixed development to allow the disposal of trade waste in conjunction with the existing household waste recycling centre (a maximum of 5,000 tonnes per annum), the installation of a reuse shop (two portable steel containers) for the onsite sale of waste items suitable for reuse, and the ancillary small-scale sale of non-recycled items (Christmas trees, logs, compost bins and green waste sacks) to operate Monday to Sunday from 07:00 to 18:00 hours (all year round, excluding Christmas Day, Boxing Day and New Year's Day):	HEACHAM	NO OBJECTION	9
8/2(b)	19/00442/F The Water Tower Peddars Way Variation of condition 1 of planning permission 17/02168/F: Re-use and develop existing water tower structure to a two bedroom	CASTLE ACRE	APPROVE	15
8/2(c)	18/02278/F 48 Paradise Road Construction of 3 dwellings following demolition of existing dwelling	DOWNHAM MARKET	REFUSE	24
8/2(d)	19/00484/F 6 Greenwich Close Construction of a car port	DOWNHAM MARKET	APPROVE	33

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/2(e)	19/00189/F 13 Lime Kiln Road Construction of dwelling house and new vehicular access to retained dwelling.	GAYTON	REFUSE	40
8/2(f)	19/00374/F Manor Lodge Station Road Proposed replacement dwelling	LITTLE MASSINGHAM	APPROVE	46
8/2(g)	18/01957/F Wilkins Place 34 The Drove Barroway Drove Change of use of land from ostrich farm to ostrich farm, livery, dog day care/boarding, storage of vintage vehicles and continued temporary retention of two mobile homes	STOW BARDOLPH	APPROVE	53
8/2(h)	19/00122/F The Pastures 6 Choseley Road Construction of 9 dwellings following demolition of existing dwelling	THORNHAM	APPROVE	67
8/2(i)	19/00118/RM Clover Social Club Low Road Reserved Matters Application for the construction of 8 dwellings	WRETTON	APPROVE	87
TREE PRESERVATION ORDERS				
8/3(a)	2/TPO/00586 Orchard Gardens	UPWELL	CONFIRM WITHOUT MODIFICATION	96
8/3(b)	2/TPO/00587 Land S of Extons Place And E of Kings Avenue Rollesby Road Hardwick Industrial Estate	KING'S LYNN	CONFIRM WITHOUT MODIFICATION	99

19/00679/CM

Heacham Recycling Centre Millennium Wood Chalk Pit Road Heacham



Parish:	Heacham	
Proposal:	County Matters Application: Change of use to a mixed development to allow the disposal of trade waste in conjunction with the existing household waste recycling centre (a maximum of 5,000 tonnes per annum), the installation of a reuse shop (two portable steel containers) for the onsite sale of waste items suitable for reuse, and the ancillary small-scale sale of non-recycled items (Christmas trees, logs, compost bins and green waste sacks) to operate Monday to Sunday from 07:00 to 18:00 hours (all year round, excluding Christmas Day, Boxing Day and New Year's Day):	
Location:	Heacham Recycling Centre Millennium Wood Chalk Pit Road Heacham	
Applicant:	Norfolk County Council	
Case No:	19/00679/CM (County Matter Application)	
Case Officer:	Mr James Sheldrake	Date for Determination: 8 May 2019

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

Neighbourhood Plan: No

Case Summary

The application is a County Matters application for the change of use to a mixed development to allow the disposal of trade waste in conjunction with the existing household waste recycling centre (a maximum of 5,000 tonnes per annum), the installation of a reuse shop (two portable steel containers) for the onsite sale of waste items suitable for reuse, and the ancillary small-scale sale of non-recycled items (Christmas trees, logs, compost bins and green waste sacks) to operate Monday to Sunday from 07:00 to 18:00 hours (all year round, excluding Christmas Day, Boxing Day and New Year's Day). The Borough Council is not the determining authority, but is a statutory consultee.

The site set within woodland at the end of Chalk Pit Road in Heacham, about 250 metres to the east of the A149 Lynn Road. The site currently operates as a household waste recycling centre and is accessed from the A149.

Key Issues

1. Principle of the development
2. Form and character/ Impact on the AONB
3. Neighbour amenity
4. Highways

Recommendation

NO OBJECTION

THE SITE AND APPLICATION

The application is a County Matters application for the change of use to a mixed development to allow the disposal of trade waste in conjunction with the existing household waste recycling centre (a maximum of 5,000 tonnes per annum), the installation of a reuse shop (two portable steel containers) for the onsite sale of waste items suitable for reuse, and the ancillary small-scale sale of non-recycled items (Christmas trees, logs, compost bins and green waste sacks) to operate Monday to Sunday from 07:00 to 18:00 hours (all year round, excluding Christmas Day, Boxing Day and New Year's Day).

The site is within Millennium Wood which is sited at the end of Chalk Pit Road, about 250 metres to the east of the A149 Lynn Road behind the BP filling station. The site currently operates as a household waste recycling centre. The application doesn't propose increasing the size of the recycling centre.

The reuse shop will operate from a 6.2x2.4m steel container on the site with a door and windows. Materials for the walls and roof would be steel painted green. The applicant has stated that "The reuse shop would not increase material throughput on the site but would increase the amount of waste diverted from disposal or recycling. The presence of a reuse shop on site helps prioritise reuse over recycling and disposal in line with the waste hierarchy."

SUPPORTING CASE

The application has been supported by a supporting statement. Within the document it is stated that:

"Heacham Recycling Centre received around 51,000 visitors during 2017 and has an average annual throughput of 2090 tonnes. The addition of a reuse shop is not expected to generate any additional visitors. The trade scheme may add a small number of visitors to the site, expected to be in the order of up to 1 additional visitor per day. The site currently has around 6 vehicle parking spaces (unmarked) and there is no proposal to change the area available for parking."

The statement also mentions public engagement and details that:

"Due to the small scale nature of the proposed changes at Heacham Recycling Centre, a formal consultation has not been undertaken. An annual tracker survey across the recycling centre service has received feedback that more should be done to promote the reuse shops. The 2018 tracker survey showed around 4% of the 1378 respondents said more could be done to promote reuse, and 1% were dissatisfied with the current service due to a lack of reuse on site.

The reuse shop network has proven to be a popular addition to the recycling centre networks and proposals to increase the number of reuse shops on Norfolk's Recycling Centres were discussed at the County Councils Environment, Development and Transport Committee in October 2018.

Staff on site have been consulted regarding the addition of a reuse shop and feedback was positive with staff indicating that a shop would be welcomed."

PLANNING HISTORY

05/01898/F: Application Permitted: 11/01/06 - Installation of 20m mast, 3no antenna, 1no 300mm and 1no 600mm dish antenna, radio equipment housing and ancillary works

08/01951/F: Application Permitted: 26/11/08 - Siting of portacabin

2/95/1054/CM: Application Permitted: 15/09/95 - Variation of condition No. 1 on planning permission C/92/2003 to allow the sale of recycled soil conditioner

2/93/1509/CM: Application Permitted: 30/11/93 - Amended hours of operation

CONSULTATIONS These have been carried out by Norfolk County Council

REPRESENTATIONS

None received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NORFOLK MINERALS AND WASTE DEVELOPMENT FRAMEWORK

CS7 – Recycling, Composting, Anaerobic Digestion and Waste Transfer Stations

CS13 – Climate change and Renewable Energy Generation

CS14 – Environmental Protection

CS15 – Transport

DM3 – Ground and Surface Water

DM4 – Flood Risk

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main issues raised by this application are:-

1. Principle of the development
2. Form and character/ Impact on the AoNB
3. Neighbour amenity
4. Highways

Principle of the development

The principle of the development is supported, provided the proposal doesn't result in significant harm.

Form and Character/ Impact on the AONB

The existing site is well screened by the surrounding woodland and isn't clearly visible, although it does fall within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) where the NPPF states great weight should be given to conserving and enhancing landscape and scenic beauty. The proposal is to increase the use of the existing site not to increase the size of the site. As the size of the site isn't increasing and is well screened by the surrounding woodland, the proposed development is not considered to cause harm to the wider AONB. The proposal won't cause harm to the form and character of the area.

Neighbour Amenity

Given the very considerable distance away from neighbouring properties; the proposed use is not something that is considered would cause harm to neighbour amenity and the proposed opening hours are considered acceptable.

Highways

The size of the site is not increasing in size and the nature of the change of use is unlikely to give rise to a particularly significant increase in traffic. The supporting statement identifies that similar schemes have found that trade visitors typically make up around 1% of total visits. Even if the scheme is more popular and 5% of visits per day are by trade customers, that would only equate to about 10 additional vehicles a day. The use of the site for the small-scale sale of non-recycled items (Christmas trees, logs, compost bins and green waste sacks) is also unlikely to give rise to a significant increase in traffic given the limited amount of items for resale, the fact that the site currently has permission to sell soil compost and the restricted space on site.

From the information provided it is considered that the additional travel demand of the proposed development will not represent a severe transport impact and there are no significant issues raised from a traffic and transport perspective. However, Norfolk County

Council Highways have been consulted separately so will be able to provide a detailed assessment of the impact and will have opportunity to express any concerns, if they have any.

Other Material Considerations

The site is owned by Heacham Parish Council and leased to Norfolk County Council. This isn't a material planning consideration for the Borough Council and the Parish Council has been separately consulted.

CONCLUSION

The site is currently used for recycling and won't be expanding in size. The impact on the form and character of the area and visual amenity is considered acceptable and the proposal is unlikely to give rise to a significant increase in traffic.

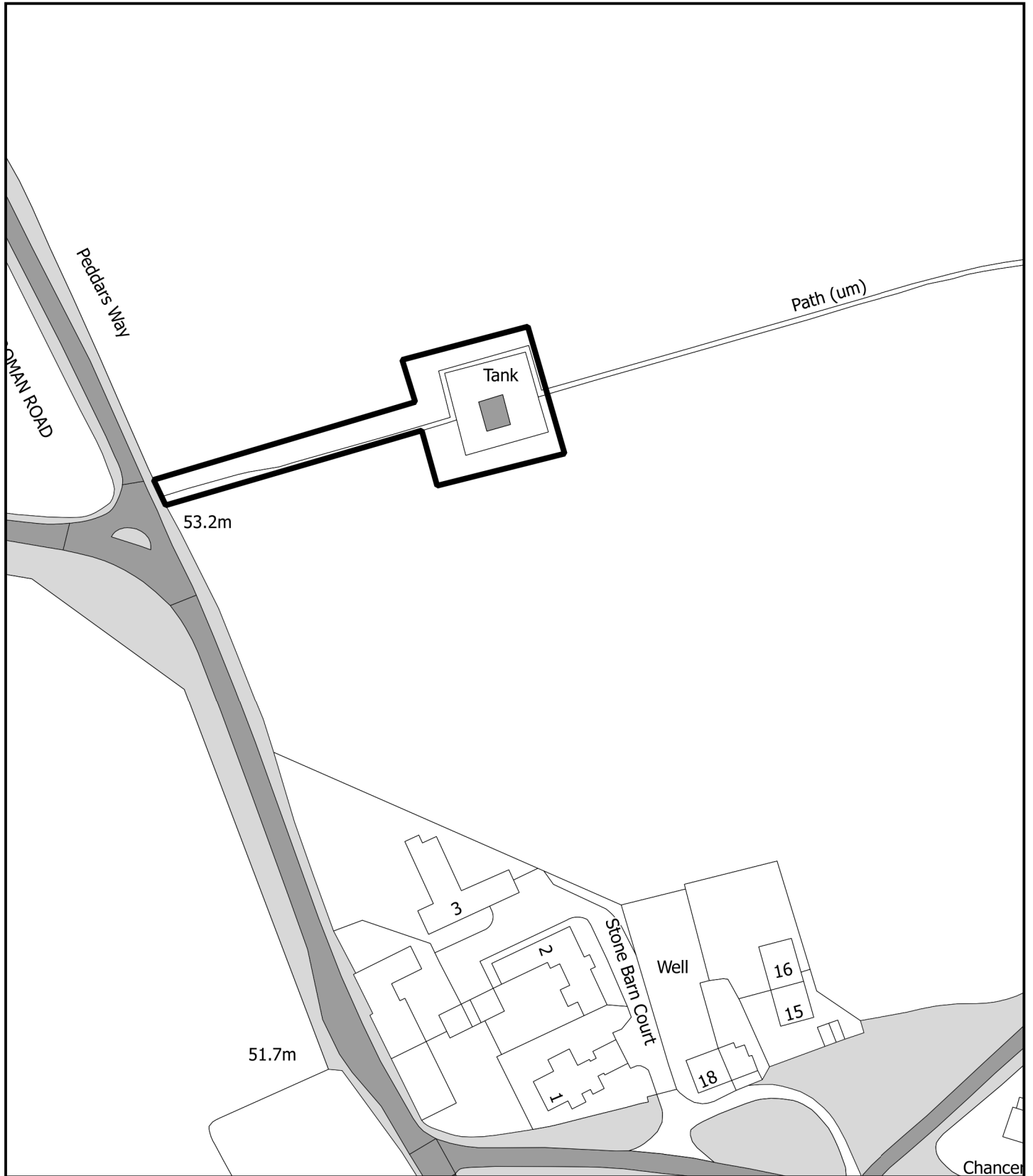
The nature of the change of use is considered acceptable and there is no objection to the small-scale sale of non-recycled items. In conclusion, it is considered that the proposed development accords with the overarching government guidance in relation to such proposals and that it would not result in any significant detrimental harm to the locality.

RECOMMENDATION:

NO OBJECTION

19/00442/F

The Water Tower Peddars Way Castle Acre



Parish:	Castle Acre	
Proposal:	Variation of condition 1 of planning permission 17/02168/F: Re-use and develop existing water tower structure to a two bedroom residential dwelling	
Location:	The Water Tower Peddars Way Castle Acre Norfolk	
Applicant:	Definitely Not Limited	
Case No:	19/00442/F (Full Application)	
Case Officer:	Mr James Sheldrake	Date for Determination: 8 May 2019

Reason for Referral to Planning Committee – Called in by Councillor Moriarty

Neighbourhood Plan: No

Case Summary

The application site relates to a former water tower located on Peddars Way in Castle Acre.

Planning permission was granted in 2016 for the re-use and development of the existing water tower structure to a two bedroom residential dwelling. Subsequent variation of condition applications were submitted in 2016 and 2017 and approved, and a Non-material amendment application was submitted in 2018 and recently approved.

The application seeks to vary the approved plans. The only change is the increase in the height of the balustrading on the roof by 30cm due to Building Regulation requirements. The application is retrospective.

Key Issues

Principle of Development
Form and Character
Amenity
Other considerations

Recommendation

APPROVE

THE APPLICATION

The site comprises a former water tower set in open countryside located beside Castle Acre. Vehicular access is from Massingham Road.

The application seeks to vary the approved plans. The only change is the increase in the height of the balustrading on the roof by 30cm. The application is retrospective. The Water Tower is currently under construction but is yet to be occupied.

SUPPORTING CASE None received.

PLANNING HISTORY

17/02168/NMA_1: Application Permitted: 03/01/18 - Non-material amendment to planning permission 17/02168/F: To add clock hands to the South elevation

17/02168/F: Application Permitted: 08/02/18 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION 16/00034/F: Re-use and develop existing water tower structure to a two bedroom residential dwelling

16/00034/DISC_B: Discharge of Condition final letter: 13/12/16 - DISCHARGE OF CONDITIONS 3, 8, 9, 10, 11, 17, 18 and 19:

16/01848/F: Application Permitted: 13/12/16 - Variation of conditions 2, 5, 14 of planning permission 16/00034/F: To amend previously approved drawings, bank to protect hedgerow, shipping containers to be used for site office and storage and removal of obscured glazing

16/00034/DISC_A: Discharge of Condition final letter: 22/07/16 - DISCHARGE OF CONDITIONS 5, 7 AND 12: Re-use and develop existing water tower structure to a two bedroom residential dwelling

16/00034/F: Application Permitted: 24/03/16 - Re-use and develop existing water tower structure to a two bedroom residential dwelling

RESPONSE TO CONSULTATION

Parish Council: OBJECTION:

- 1) The balustrades are not fully compliant with health and safety regulations. The application states that the balustrades have been constructed for maintenance of solar panels and for window cleaning, yet they only border the upper roof area, leaving two skylights/windows outside of this area on the lower lift shaft roof. Maintenance operatives would need to jump over the balustrades to access these windows.
- 2) Visual appearance. The taller balustrades have an impact on the visual appearance of the Water Tower, making it seem much taller and larger.
- 3) Ballustrade specifications. The balustrades are over specified for maintenance use and moves the area towards a residential roof terrace.

Conservation Officer: NO OBJECTION

REPRESENTATIONS none received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

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

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

PLANNING CONSIDERATIONS

Principle of Development
Form and Character
Neighbour Amenity
Other considerations

Principle of development

The proposal seeks consent for the increase in the height of the balustrading on the roof. As the conversion of the Water Tower has been permitted, the principle of development is acceptable- provided the development complies with Local Plan policies, particularly those relating to design and neighbour amenity.

Form and Character

The site is located on the eastern side of Massingham Road in a rural setting adjacent to the village of Castle Acre. The Water Tower is clearly visible within the landscape but is set back from the road considerably. Because the Water Tower is set back considerably from the road, and the balustrading material is relatively thin and lightweight; the increase of the height of the balustrading by 30cm doesn't result in a significant visual impact, and doesn't

cause harm to the form and character of the area. From a visual impact point of view, the increase in the height of balustrading is a very minor change and is considered to be acceptable visually.

Neighbour Amenity

The original permission required details of a method of screening on the south elevation of the roof terrace. This was agreed under 16/00034/DISC_B, but it wasn't implemented as agreed. The roof plan shows the terrace as maintenance space and so, given the extra height of the railings installed and the potential it could be used as a roof terrace, a condition has been imposed requiring that the roof is used for maintenance purposes only and not as balcony/ viewing platform.

Other Considerations

In response to the Parish Council comments not covered above:

-The Building Regulations 2010, Part K2 (protection from falling) requires guarding on single family dwellings to be a minimum of 1100mm tall on the edges of roofs. The floor level of the roof is set at least 100mm below the top of the external parapet and the balustrading extends 1 metre above the top of the external parapet. Therefore, the height of the balustrading appears acceptable from a building regulations point of view (however, that is separate from planning permission). Additionally, the method of maintenance is for the home owner to determine.

-A higher balustrade may be considered to be safer when someone accesses the roof. A condition has been imposed restricting the use of the roof terrace for maintenance use only (as mentioned above).

CONCLUSION

The increase in height of the balustrading (30cm) is not considered significant from a visual impact point of view and the potential for additional impact on neighbour amenity from overlooking can be controlled via a condition restricting the use of the roof. Overall, the additional impact on visual amenity and neighbour amenity from the extra 30cm of the balustrade is considered acceptable.

The proposal accords with policies DM15 of the Development Management Policies Plan 2016, policy CS08 of the Core Strategy 2011 and the provisions of the National Planning Policy Framework 2019. It is therefore recommended for approval.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:-
 - Water Tower no. 439 103a - "Contour plan" dated 08.12.2016
 - Water Tower no. 439-104b - "Contour plan" dated 08.12.2016
 - Water Tower no. 439 102C "Block plan" - dated 08.12.2016
 - Water Tower no. 439 - 110e "Site Plan" - received 21st November 2017
 - Water Tower no. 439 200a "Proposed Ground Floor Plan" dated 07.10.2016

- Water Tower no. 439 201a "Proposed 1st Floor and 1st Floor mezzanine proposed" dated 07.10.2016
- Water Tower no. 439 202 "Proposed 2nd Floor and 2nd floor mezzanine" dated 07.10.2016
- Water Tower no. 439 203h "3rd Floor Plan Proposed" received 21st November 2017
- Water Tower no. 439 204g "Roof Plan Proposed" received 12th of March 2019
- Water Tower no. 439 205g "Proposed North Elevation" received 12th of March 2019
- Water Tower no. 439 206g "Proposed East Elevation" - received 12th of March 2019
- Water Tower no. 439 207h "South Proposed elevation" received 12th of March 2019
- Water Tower no. 439 208g "Proposed West Elevation" - received 12th of March 2019
- Water Tower no. 439 209b "Proposed - section a-a" - dated 08.12.2016
- Water Tower no. 439 210b "Proposed section b-b" dated 08.12.2016
- Water Tower no. 439 211b "Proposed section c-c" dated 08.12.2016
- Water Tower no. 439 212b "Proposed section d-d" dated 08.12.2016
- Mechanical services PV Panels Option B - drawing no.254-E-2103(B)insofar as the cross section details only as agreed under 16/00034/DISC_B
- External Lighting 439 575C dated 08.12.2016 received 9th December 2016
- Visibility splays no.439 576a dated 08.12.2016 received 9th December 2016
- Shipping Containers no. 439 120f received 21st November 2017
- Security Gate 439 405b "Security Gate" dated 07.10.2016

- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The hard and soft landscaping works shall be carried out in accordance with the details agreed under 16/00034/DISC_B unless otherwise agreed in writing by the Local Planning Authority. 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.
- 2 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 3 Condition: The tree and hedge protection measures shall be carried out in accordance with details agreed under 16/00034/DISC_A with the exception of protecting the trees adjacent to the access road unless otherwise agreed in writing by the Local Planning Authority.
- 3 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 4 Condition: No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.

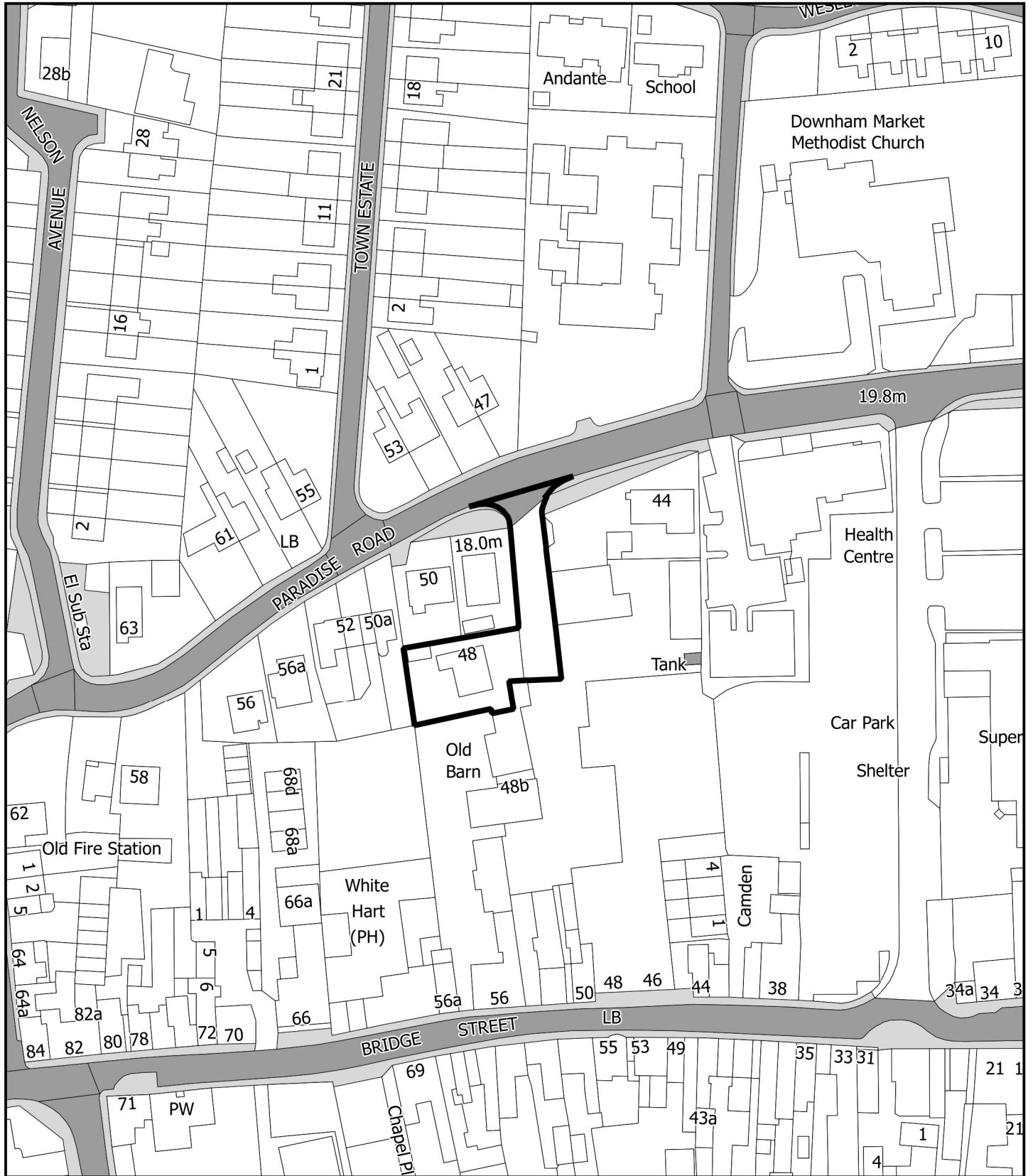
- 4 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 Condition: The earthworks, specifically the small mound landscaping shall be carried out in accordance with the agreed details received as part of 16/00034/DISC_A
- 5 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 6 Condition: The erection of gates shall be carried out in accordance with details agreed under 16/00034/DISC_B unless otherwise agreed in writing by the Local Planning Authority.
- 6 Reason: In the interests of visual amenity in accordance with the NPPF.
- 7 Condition: The installation of outdoor lighting shall be carried out in accordance with 16/00034/DISC_B unless otherwise agreed in writing by the Local Planning Authority.
- 7 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 8 Condition: The development shall be carried out in accordance with the following materials:-
- * Sto render and Coverworld 13.5-3R Aluzinc 0.7mm
- Unless otherwise agreed in writing by the Local Planning Authority.
- 8 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 9 Condition: The external metalwork shall be finished in RAL colour 7011 unless in accordance with the details agreed under 16/00034/DISC_B.
- 9 Reason: In the interests of visual amenity in accordance with the principles of the NPPF.
- 10 Condition: Foul and Surface Water drainage shall be carried out in accordance with details agreed under 16/00034/DISC_A.
- 10 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 11 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and D of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or the erection or construction of a porch outside any external door of a dwelling house, shall not be allowed without the granting of specific planning permission.
- 11 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.

- 12 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.
- 12 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 13 Condition: Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no fence, gate, wall or other means of enclosure shall be erected within the curtilage of any dwelling house that fronts onto a road or footpath.
- 13 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 14 Condition: The roof terrace shall be used for maintenance purposes only, and shall not be used as a balcony or viewing platform for amenity purposes.
- 14 Reason: In order to safeguard neighbour amenity
- 15 Condition: Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan 439-576a received 9th December 2016 in accordance with the highway specification drawing no. TRAD 5. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 15 Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 16 Condition: The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.
- 16 Reason: In the interests of the safety of persons using the access and users of the highway.
- 17 Condition: Prior to the first occupation of the dwelling hereby permitted any access gate(s), bollard, chain to other means of obstruction shall be hung open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway.
- 17 Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened in accordance with the National Planning Policy Framework.
- 18 Condition: Notwithstanding details received prior to the first occupation of the development hereby permitted a visibility splays measuring 2.4m x 160m (north) and 2.4m x 90m (south) shall be provided to each side of the access where it meets the highway and such splays thereafter shall be maintained at all times free from any obstruction exceeding 1.05metres above the level of the adjacent highway carriage

- 18 Reason: In the interests of highway safety.
- 19 Condition: Notwithstanding details received before first occupation of the building hereby permitted the window on the south elevation that serves the Kitchen/living room closest to the western elevation of the dwelling hereby approved shall be fitted with obscured glazing in any part of the window that is less than 1.7m above the floor on the room in which it is installed, and it shall be non-opening. The window shall be permanently retained in that condition thereafter.
- 19 Reason: In order to safeguard neighbour amenity
- 20 Condition: The use of the shipping containers hereby approved shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 20 Reason: The site lies in an area where the Local Planning Authority would not normally grant permission for new dwellings. This permission is granted in recognition of the special need for the dwelling in connection with a rural enterprise in accordance with the NPPF.

18/02278/F

48 Paradise Road Downham Market



Parish:	Downham Market	
Proposal:	Construction of 3 dwellings following demolition of existing dwelling	
Location:	48 Paradise Road Downham Market Norfolk PE38 9JE	
Applicant:	Client of Ian J M Cable Architectural Design	
Case No:	18/02278/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 18 February 2019 Extension of Time Expiry Date: 3 May 2019

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

Neighbourhood Plan: No

Case Summary

No. 48 is one of three modest 2 bed bungalows built on the corner of Paradise Road and the rear access road to AT Johnson (fronting Bridge Street). This dwelling and the corner unit have access off the yard whilst the other bungalow has access direct onto Paradise Road. There are commercial uses to the east and south, and residential to the north (aforementioned bungalows) and rear (traditional terraced cottages).

The site lies within the development area of the town, and is bounded to the west and south by an historic wall with the Conservation Area beyond.

It is proposed to demolish the existing bungalow and redevelop the site with a block of three 2 bed houses, with 4 parking spaces direct off the commercial access road/yard.

Key Issues

- Principle of development
- Impact upon form and character of locality, and setting of heritage assets
- Impact upon adjoining properties
- Other material considerations

Recommendation

REFUSE

THE APPLICATION

No. 48 is one of three modest 2 bed bungalows built on the corner of Paradise Road and the rear access road to AT Johnson (which fronts Bridge Street). This dwelling and the corner unit have access off the yard whilst the other bungalow has access direct onto Paradise Road. There are commercial uses to the east and south, and residential to the north (aforementioned bungalows) and rear (traditional terraced cottages).

The site lies within the development area of the town, and is bounded to the west and south by an historic wall with the Conservation Area beyond.

It is proposed to demolish the existing bungalow and redevelop the site with a block of three 2 bed houses, with 4 parking spaces direct off the commercial access road/yard. The building is proposed to be constructed of unspecified facing brick walls under a hipped clay pantiled roof with chimneys. The building measures 12m wide x 9.7m deep, with eaves at 4.6m and ridge at 7.4m.

SUPPORTING CASE

The agent has raised the following comments in support of this application:

“The scheme aims to replace existing detached bungalow, nearing the end of its economic lifetime, with a terrace of three cottages together with parking and garden.

Design and density of development in keeping with that of the densely developed area of the town centre, with development concentrated between Bridge Street & Paradise Road comprising of a mix of dwellings and commercial buildings within courtyards and alleys to give a unique character to the area.

With there being numerous examples of similar development, historic, recent and current, including:

Rear of 38 Bridge Street, Camden Square: Courtyard terrace of four cottages, cottage and flat.

Rear of 66 Bridge Street: Terrace of four cottages, south of application site.

Norfolk Square: Courtyard of cottages.

47-49 Bridge Street, Haylett Mews: Courtyard of 6 dwellings in close proximity with limited parking.

38 – 40 Paradise Road: Terrace of four cottages & conversion of barn to 2 cottages.

32 – 38 Paradise Road: Courtyard of cottages and flats.

1 -12 Playhouse Yard: 12 cottage sin two terraces of cottages with limited garden and parking.

6 Church Road: Courtyard of cottages.

10 – 18 Church Road: Terrace of 5 cottages.

The above, some of which are in the Conservation Area, demonstrate how the proposed dwellings could fit into the surroundings in a similar way, with a mix of frontage and courtyard development without undue harm or impact on adjacent dwellings. Providing sustainable dwellings in a town centre location, making for a good use of land in accordance with local and national planning policy (NPPF).

The adjacent barn has also been approved for conversion to two residential units, reinforcing the appropriate density of development in the immediate area.

Design of the dwellings is intended to reflect that of cottages within the locality, with simple vernacular detailing to give a traditional feel, using traditional materials including stock facing brick and clay pantile roof coverings, similar to many that have been constructed in the town centre both historically and recently.

To conclude, it is considered the proposals are in keeping with the area in terms of density, design and materials, in accordance with sustainable principles. No objections having been received and receiving support from the Downham Market Town Council.”

PLANNING HISTORY

09/00156/F: Application Permitted: 30/03/09 - Construction of replacement dwelling following demolition of existing

Adjoining buildings to south:

10/01428/F: Application Permitted: 06/12/10 - Alterations and change of use of existing building to two residential units

2/97/1178/F: Application Permitted: 24/09/97 - Alterations to building

2/97/1177/CA: Application Permitted: 24/09/97 - Incidental demolition in connection with alterations

RESPONSE TO CONSULTATION

Town Council: APPROVAL - 'This application is an improvement to the street scene offering neat and tidy starter homes within a town centre setting. The Town Council is pleased to see the retention of the historic boundary walls, to which the Town Council would wish to see no modifications or affixing's to whatsoever'.

Highways Authority: NO OBJECTION subject to conditions relating to provision of car parking and cycle parking spaces

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: NO OBJECTION subject to condition relating to limitation of construction hours and informative notes regarding asbestos removal and control of pollution during demolition and construction works.

Environmental Health & Housing - Environmental Quality: NO OBJECTION subject to informative note concerning removal of asbestos containing material.

Conservation Areas Advisory Panel: The Panel was not supportive of the proposal in its current form, as the massing and bulk was inappropriate and had a detrimental impact on the existing carrstone cottage. The Panel considered that any new form of development

needed to respect the existing building in terms of scale and materials. The Panel would also prefer to see two units rather than three.

Conservation Officer: Recommends **REFUSAL** and consideration given to a more modest scheme.

REPRESENTATIONS None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS04 - Downham Market

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

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

PLANNING CONSIDERATIONS

The key considerations when assessing this application are identified as follows:

Principle of development;
Impact upon form and character of locality, and setting of heritage assets;
Impact upon adjoining properties; and
Other material considerations.

Principle of Development:

The site lies within the development boundary of Downham Market which is classified as a Main Town in the settlement hierarchy of the Development Plan (Core Strategy Policy CS02). In such areas residential development will be supported where it complies with other relevant planning policy and guidance. Policy CS04 indicates that development will seek to respect and enhance the built, historic and natural environment in the town.

It will be noted from the History section above that an earlier proposal for a replacement 2 bedroomed bungalow was approved under application ref: 09/00156/F. However that permission was not implemented and has consequently lapsed.

The principle of developing this site is considered to be acceptable subject to complying with other policies contained in the Development Plan. These will be assessed subsequently in this report.

Impact upon form and character of locality, and setting of heritage assets

Core Strategy Policy CS08 states inter alia: "All new development in the borough should be of high quality design. New development will be required to demonstrate its ability to: protect and enhance the historic environment; enrich the attraction of the borough as an exceptional place to live, work and visit; respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout and access will enhance the quality of the environment..."

Core Strategy Policy CS12 adds: "Proposals to protect and enhance our historic environment and landscape character, biodiversity and geodiversity will be encouraged and supported...The historic and built environment play a crucial role in delivering environmental quality and well-being. Therefore the Council will preserve and where appropriate enhance its qualities and characteristics..."

The NPPF states at Paragraph 196: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

As stated above, the application site abuts the conservation area (a designated heritage asset) with extended traditional carrstone terraced cottages to the west (Nos. 52 & 54 are Grade 2 listed) and an old two storey workshop to the immediate south which is identified as an important unlisted building (an undesignated heritage asset).

This locality is characterised by a mixture of residential and commercial uses. The three more contemporary bungalows on this corner of Paradise Road and the utilitarian commercial buildings to the east and south-east have been excluded from the Conservation Area as they contrast with the historic pattern and style of buildings that are prevalent in this locality.

The existing bungalow is modest and its impact on the Conservation Area is neutral, so there is no objection to it being demolished; indeed this has previously been approved with the replacement bungalow (application ref: 09/00156/F). However, our Conservation Officer considers that the size/mass of the proposed new build is such that it will overwhelm the adjacent workshop and the two small bungalows to the north. In terms of design – the hipped roof, which is assumed to be an attempt to reduce its height and bulk, is out of keeping with the gable roofs on the majority of the two storey buildings in the vicinity and it looks too big for the site.

The Conservation Areas Advisory Panel was also not supportive of the proposal in its current form, as the massing and bulk was considered to be inappropriate and had a detrimental impact on the existing carrstone cottages. The Panel considered that any new form of development needed to respect the existing buildings in terms of scale and materials. The Panel would also prefer to see two units rather than three. Indeed the information submitted in the Design & Access Statement show a 1st Edition Ordnance Survey extract, which appears to indicate a pair of semi-detached cottages on the application site.

In light of these views amendments to the proposal were sought to be negotiated, however the applicant has chosen to pursue the development as submitted. The agent opines that there are similar dwellings built within the Conservation Area and gives examples, but each application is judged on its own merits and in the context of its immediate environment.

It is concluded that the proposed development by virtue of its design, massing and bulk, would cause some harm to the setting of designated heritage assets (the Conservation Area and Nos. 52 & 54 Paradise Road – Grade 2 listed buildings) and non-designated heritage assets (commercial buildings to the immediate south), albeit less than substantial. In accordance with paragraph 190 of the NPPF the harm created by the proposed development must be weighed against the public benefits of the proposal, including securing its optimum viable use.

In this context Downham Market has significant housing allocations for at least 390 dwellings contained within the SADMPP (Policies F1.3 & F1.4), plus housing development approved when the Council could not demonstrate a 5 year supply of housing land. Given the aforementioned housing provision for the town, it is concluded that the harm created by the proposed development would not be outweighed by public benefit of a net gain of two dwellings.

The proposal therefore fails to accord with paragraphs 190 & 196 of the NPPF and Core Strategy Policy CS12 of the LDF.

Impact upon adjoining properties

The siting of the proposed terraced block is such that it is 1m from the side/north boundary and between 8.4 to 8.8m away from the rear/west boundary. This results in second storey windows in the rear elevation overlooking the terraced cottages to the immediate west. This direct overlooking would be to the detriment of the residential amenities of these adjoining properties. The proximity of a building of this mass to the bungalows to the immediate north would create an overbearing effect which would once again adversely impact upon the amenities of neighbours.

The proposal is therefore considered to be contrary to the provisions of Core Strategy Policy CS08 of the LDF and Policy DM15 of the SADMPP.

Other material considerations

Adequate car parking is proposed to serve the intended dwellings given this town centre location (one space per unit plus a visitor space). The Local Highway Authority suggests additional cycle parking provision which could have been accommodated and secured via condition.

There are no significant Crime and Disorder issues raised by this proposal.

CSNN suggest a condition to control hours of construction works due to proximity of adjoining residential properties; however a development of this scale would not warrant such a condition and any significant disturbance could be addressed via Environmental Protection legislation.

The removal of asbestos containing material involved in the demolition of the existing bungalow is covered by separate legislation and may be dealt with via informative notes.

CONCLUSION

It is concluded that the proposed development by virtue of its design, massing and bulk, would cause harm to the setting of designated heritage assets (the Conservation Area and Nos. 52 & 54 Paradise Road – Grade 2 listed buildings) and non-designated heritage assets (commercial buildings to the immediate south), albeit less than substantial. This harm would not be outweighed by the public benefit of a net gain of two dwellings, when compared with the significant allocated housing around the town.

The overlooking and overbearing relationships with adjoining properties would be detrimental to the amenities of the residents.

The proposal therefore fails to accord with the provisions of paragraphs 190 & 196 of the NPPF, Core Strategy Policies CS08 & CS12 of the LDF, and Policy DM15 of the SADMPP and is duly recommended for refusal.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 It is considered that the proposed development by virtue of its design, massing and bulk, would cause some harm to the setting of designated heritage assets (the Conservation Area and Nos. 52 & 54 Paradise Road – Grade 2 listed buildings) and non-designated heritage assets (commercial buildings to the immediate south), albeit less than substantial. In accordance with paragraph 190 of the NPPF the harm created by the proposed development must be weighed against the public benefits of the proposal, including securing its optimum viable use.

In this context Downham Market has significant housing allocations for at least 390 dwellings contained within the SADMPP (Policies F1.3 & F1.4), plus housing development approved when the Council could not demonstrate a 5 year supply of housing land. Given the aforementioned housing provision for the town, it is concluded that the harm created by the proposed development would not be outweighed by public benefit of a net gain of two dwellings.

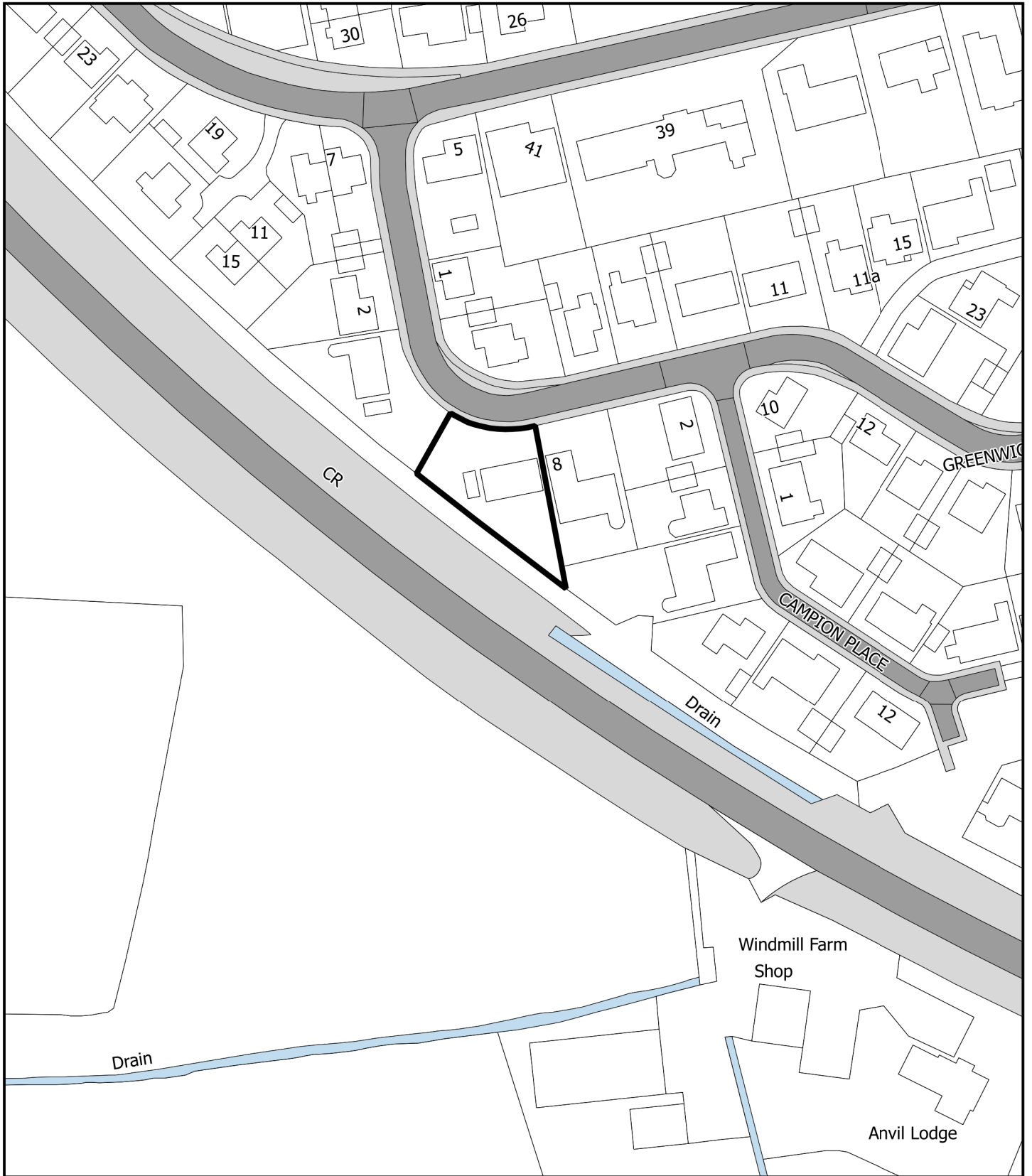
The proposal therefore fails to accord with paragraphs 190 & 196 of the NPPF and Core Strategy Policy CS12 of the LDF.

- 2 The siting of the proposed terraced block is such that it is 1m from the side/north boundary and between 8.4 to 8.8m away from the rear/west boundary. This results in second storey windows in the rear elevation overlooking the terraced cottages to the immediate west. This direct overlooking would be to the detriment of the residential amenities of these adjoining properties. The proximity of a building of this mass to the bungalows to the immediate north would create an overbearing effect which would once again adversely impact upon the amenities of neighbours.

The proposal is therefore considered to be contrary to the provisions of Core Strategy Policy CS08 of the LDF and Policy DM15 of the SADMPP.

19/00484/F

6 Greenwich Close Downham Market



Parish:	Downham Market	
Proposal:	Construction of car port	
Location:	6 Greenwich Close Downham Market Norfolk PE38 9TZ	
Applicant:	Mr & Mrs S Ewing	
Case No:	19/00484/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 10 May 2019

Reason for Referral to Planning Committee – Application is the subject of a dismissed appeal

Neighbourhood Plan: No

Case Summary

Permission is sought for the construction of a car port attached to an existing garage at 6 Greenwich Close, Downham Market.

Key Issues

- Principle of Development
- Highway Safety
- Visual Amenity
- Neighbour Amenity
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The land is situated at 6 Greenwich Close, approximately 75m south of the junction with Park Lane.

The application seeks consent for the construction of a single bay open sided carport attached to an existing garage outbuilding in the front west corner of the site. The structure has a hipped roof facing Greenwich Close, with ridge height of approximately 3.5m. The proposal is substantially smaller than the existing two bay car port, which has previously been refused planning permission primarily due to its prominence in the street scene.

SUPPORTING CASE

None submitted with this application.

PLANNING HISTORY

11/00040/F: Application Permitted: 01/03/11 - Proposed extension, minor alterations and new detached garage - 6 Greenwich Close, Downham Market,

18/03164/F: APPLICATION REFUSED: 05/11/18 - Erection of car port (retrospective) – APPEAL DISMISSED

RESPONSE TO CONSULTATION

Town Council: SUPPORT.

Highways Authority: NO OBJECTION

REPRESENTATIONS None Received

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

Principle of Development
Highway Safety
Form and Character
Neighbour Amenity
Other material considerations

Crime and Disorder There are no specific crime and disorder issues relevant to this application

Principle of development

The car port is sited within the curtilage of an existing residential dwelling. The principle of the proposal is therefore acceptable.

Highway Safety:

No objections were received from the Local Highway Authority.

Form and Character and Planning History

The site at No. 6 Greenwich Close comprises a pitched roof, single storey detached dwelling with a detached garage towards its north-west elevation. The dwelling is angled within its plot to face the adjacent street and the junction of Park Lane and Greenwich Close to the north.

There is a less than 1m high picket fence backed by vegetation along the front north boundary, with a post and chain fence delineating the side, north western boundary between the property and its neighbour.

The application seeks approval for the construction, in the north-west corner of the site, of a single bay open front car port adjoining the gable end of the existing garage. The structure has a hipped roof with ridge height of approximately 3.5m with an approximately 1m separation between the development and the north-west side boundary fence. Materials include roof tiles and brick piers to match the existing dwelling.

Greenwich close extends south east for approximately 750m from its junction with Park Lane towards its junction with the B1507 London Road and is characterised by detached bungalows, set back with low fence frontages, with a relatively uniform building line. Given the layout of the subject site and the orientation of the dwelling, the car port is visible from both directions. However, its location in the corner of the plot and set back from the road edge reduces its impact on the street scene.

The subject site has previously been refused retrospective planning permission for a two bay car port, which is existing on site. The application was subsequently subject to a dismissed appeal. The Planning Inspectors decision focused primarily on the prominence of the structure within the street scene as well as the visual appearance of the timber supports, which were considered to contrast with the existing mix of materials in the vicinity. (See Appendix)

This proposal intends to significantly reduce the size of the carport to a single bay, and alters the materials to better correspond with the existing dwelling. The proposal is therefore considered to adequately address the inspectors concerns regarding the prominence of the structure within the street scene.

This proposed car port is the first of its kind in the immediate vicinity, and is located on a fairly prominent corner plot. However, materials correspond with the existing dwelling and the structure is proposed set back from the road edge to minimise its visual appearance in the street scene. These factors, combined with the carport's orientation within the plot and existing boundary treatments, minimise its impact on

the form and character of the area and the design is therefore considered acceptable.

Neighbour impact

A bungalow of similar style to the subject site abuts the northern side of No. 6. It is set back in its plot and orientated with the majority of its building bulk to the north of the plot, leaving open space and the property's garage and driveway directly adjoining the car port. The south elevation of the neighbouring property's garage is approximately 10m from the subject site.

This overall separation distance minimises the possibility of overshadowing or overbearing as a result of the development, and it is therefore considered that the scale and siting of the building would not have an adverse impact on the amenity of neighbours, in accordance with Policy DM15 of the SADMP. No neighbour objections have been received and the application is supported by the Town Council.

CONCLUSION

Members will need to consider if the car port would cause significant detrimental impact in terms of visual amenity or neighbour amenity.

It is your officer's opinion that whilst the orientation of the carport within the street scene does make it a fairly prominent feature, this amended proposal adequately addresses the concerns outlined in the original refusal and the Planning Inspector's dismissed appeal. The reduced size of the proposed car port lessens its prominence in the street and the proposal is therefore acceptable and can be supported. In addition the carport does not cause any detrimental impact on neighbours.

Recommendation **APPROVE**

APPROVE subject to the imposition of the following conditions:

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:
*13135B
*13136B
2. Reason: For the avoidance of doubt and in the interests of proper planning.

Appeal Decision

Site visit made on 20 November 2018

by **J Bell-Williamson MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 5 December 2018

Appeal Ref: APP/V2635/D/18/3214501

6 Greenwich Close, Downham Market PE38 9TZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs S Ewing against the decision of King's Lynn & West Norfolk Borough Council.
 - The application Ref 18/01364/F, dated 25 July 2018, was refused by notice dated 1 October 2018.
 - The development proposed is erection of car port (retrospective).
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the car port on the character and appearance of the street scene.

Reasons

3. The appeal property is a detached bungalow located in a residential estate of similar property types. The car port, which has been constructed, stands forward of and adjoining No 6's garage.
 4. Garages in this part of Greenwich Close are set back from the front boundary on a broadly similar building line as the host dwelling. In contrast, the car port is positioned forward of this characteristic location and is close to the front boundary. Consequently, and because it is located in a bend in the road, it stands out as a prominent feature in the street scene.
 5. While the open frontage helps to reduce the structure's solidity and presence, it does introduce substantive built development to the open and undeveloped setting to the front of the host dwelling, contrary to the character and appearance of this part of Greenwich Close. Moreover, while it appears to be of good quality construction and design in its own right, the timber supports contrast unfavourably with the consistent and predominant use of brick for dwellings and garages. Weathering that may occur over time will not reduce the obvious differences between materials. Therefore, the combination of the car port's siting and appearance result in an incongruous and uncharacteristic structure that results in material harm to the street scene.
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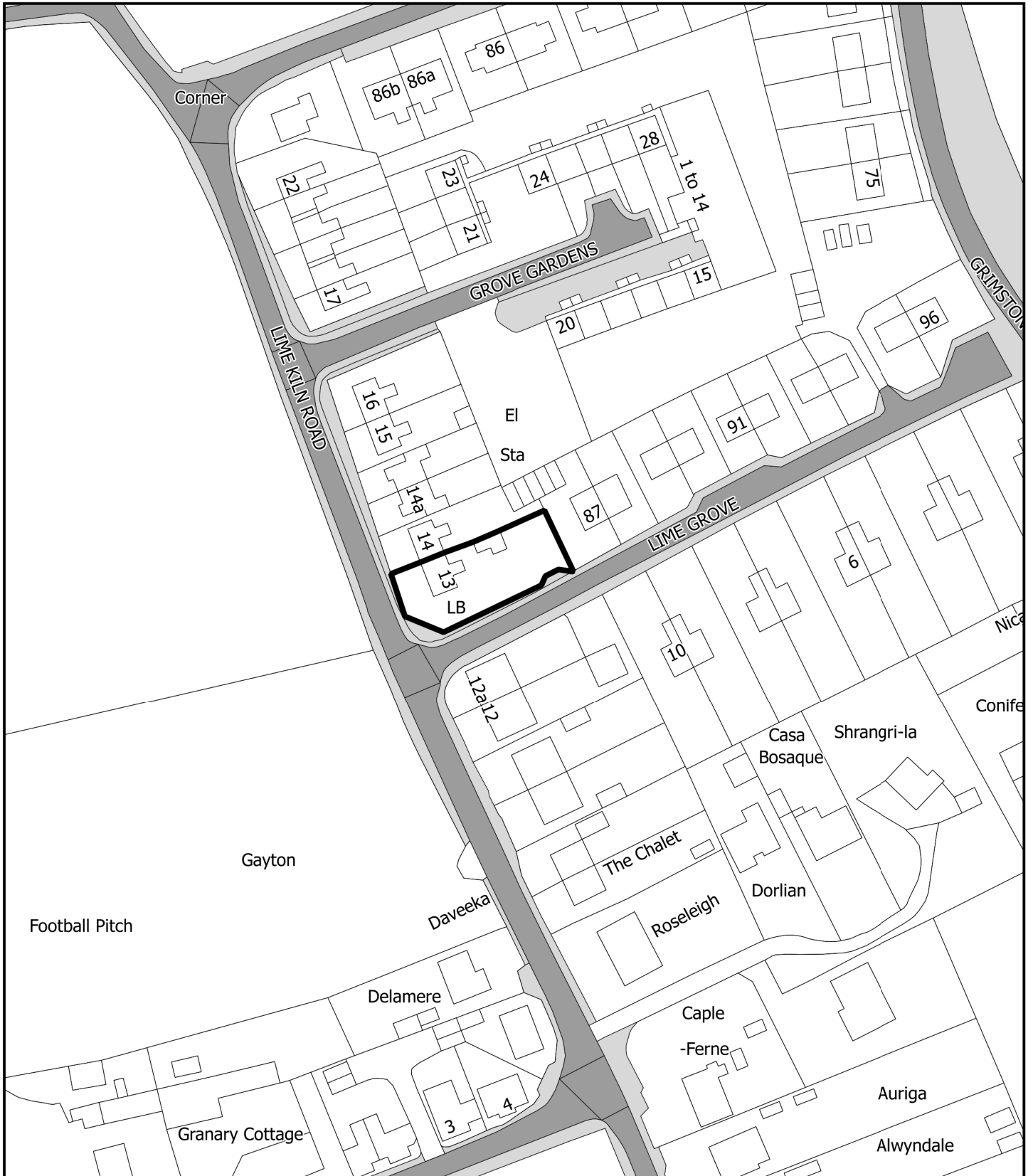
6. The appellants draw attention to other examples of garages on Greenwich Close that are positioned forward of the main building line. While I acknowledge these, Greenwich Close is a long road and these examples do not form part of the street scene relating to the appeal property. Furthermore, these brick-built garages are more in keeping with the character and appearance of the surrounding buildings than the materials used for the car port. As such, these other examples of development are not directly comparable to the appeal proposal and they do not lead me to reach a different conclusion.
7. I have had full regard to the representations made in support of and against the appeal proposal and acknowledge that the appellants may be frustrated by the Council's decision against officer advice and where there is a degree of local support. Nonetheless, I have considered the proposal on its merits in the context of the appeal submissions and site inspection. Given the above findings, the representations supporting the proposal do not overcome the harm that has been found, particularly due to the permanent nature of the structure that is in place.
8. Accordingly, for these reasons, I conclude that the car port has an unacceptably harmful effect on the character and appearance of the street scene and so is contrary to Policy DM15 of the Council's Site Allocation and Development Management Policies Plan, concerning design and amenity, including that development should respond sensitively and sympathetically to the local setting; and to Policy CS08 of its Core Strategy, which requires high quality design in development, including responding to local context and character. These policies are consistent with the National Planning Policy Framework.
9. For the reasons given above it is concluded that the appeal should not succeed.

J Bell-Williamson

INSPECTOR

19/00189/F

13 Lime Kiln Road Gayton



Parish:	Gayton	
Proposal:	Construction of dwelling house and new vehicular access to retained dwelling.	
Location:	13 Lime Kiln Road Gayton King's Lynn Norfolk	
Applicant:	Mr Kevin Catton	
Case No:	19/00189/F (Full Application)	
Case Officer:	Mr James Sheldrake	Date for Determination: 28 March 2019 Extension of Time Expiry Date: 13 April 2019

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

Neighbourhood Plan: No

Case Summary

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

The proposal seeks permission for the construction of a dwelling house in the rear garden of 13 Lime Kiln Road, Gayton and a new access to the donor dwelling.

Key Issues

1. Principle of the development
2. Impact on form and character
3. Impact on neighbour amenity
4. Other material considerations

Recommendation

REFUSE

THE APPLICATION

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

The proposal seeks permission for the construction of a dwelling house in the rear garden of 13 Lime Kiln Road, Gayton and a new access to the donor dwelling.

The materials are proposed to be brick and render to the walls, concrete interlocking tiles to the roof, and uPVC/ composite doors and windows.

SUPPORTING CASE

The Application Site is situated on the junction of Lime Kilm Road and Lime Grove and is rectangular in shape cover an area of approx. 615m². The proposal is to build a new dwelling within an existing curtilage. The proposed new curtilage area will be approx. 260m², leaving a curtilage area of 355m² for the host property. The proposed new dwelling will have an internal area at ground floor of 42.35m².

The proposal includes utilising the existing access for the new property and creating a new access for the host property. These accesses comply with NCC highways residential standards and cause no significant highway safety concerns.

In terms of design and impact on character and appearance of the amenity and streetscene, it is noteworthy that there are no specific local design criteria's set out in the core strategy or any supplementary planning documents. However, it is accepted that development should be in keeping and therefore matters of design, style, size, scale and massing are to be considered.

The house is set into the application site with the front elevation in line with the current building line along the street and consistent with the host property. It has been designed to match the existing properties and is similar in size, scale and massing. Materials will match existing and therefore it is considered that the new property is acceptable in planning terms.

In terms of impact on the amenities of residents of the host property or neighbouring properties, matters of overbearing, dominance and loss of light / privacy are to be considered.

The proposed curtilages for the new property and host dwelling are consistent with the locality. The new property represents a ratio built area of 16%. Planning permission 12/00753/F, a plot on the opposite corner (no.12a Lime Kilm Road) had a total application site area of 914m² and an approved built footprint area of 238m² equating to 26%, which is substantially higher than the built footprint the subject of this application.

A review of a number of recent grants of planning permission within the Borough confirm that developments represent a built footprint of between 25-26% of the application site. It is therefore considered that the size of the application site and built footprint is consistent with the locality and other plots within the wider area.

The new property is a sufficient distance to the boundaries (between 3.7m and 4.2m) and designed in such a way that there are no demonstratable issues concerning shadowing, overbearing or loss of light and there are no windows looking into any habitable window rooms of any of the neighbouring properties that would cause concern regarding loss of privacy. The size, scale and massing is consistent with the other properties within the streetscene and locality and it therefore considered to be proportionate and acceptable in planning terms.

We therefore respectfully invite Members of the Planning Committee to approve this planning application.

PLANNING HISTORY None.

RESPONSE TO CONSULTATION

Parish Council: OBJECTION on the grounds of the entrance coming out on Lime Kiln Road is too close to the junction.

Highways Authority: NO OBJECTION (subject to conditions)

Environmental Quality Officer: No comments to make

REPRESENTATIONS

No public comments were received.

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)

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

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

PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Impact on form and character

3. Impact on neighbour amenity
4. Other material considerations

Principle of the development

The proposal seeks consent for the construction of a dwelling. As the site is within the development boundary the principle of development is acceptable, provided the proposal complies with Local Plan policies, and subject to the consideration of other material considerations.

Impact on form and character

The plot forms part of the garden of No. 13 and utilises the existing rear access. A new access is proposed to the front of No. 13, to provide replacement parking, which would be acceptable in the street scene.

The plot is small, particularly when compared to surrounding plots, and the dwelling would only be set about 4 metres from the side and rear boundaries. The area to the front would be taken up mostly by the parking and turning area and the garden would be much smaller than those serving surrounding dwellings. It would only be 3.7 metres to the rear boundary from the back of the house. This all supports the view that the development would be unduly cramped.

The design of the dwelling and the boundary treatments are considered acceptable, and the garden remaining for the donor dwelling is considered sufficient.

However; notwithstanding this, the proposal would be unduly cramped, which would be harmful to the form and character of the area. This would be contrary to the National Planning Policy Framework 2019, Policies CS06 and CS08 of the KLWNBC Core Strategy 2011, and Policy DM15 of the KLWNBC Site Allocations and Development Management Policies Plan 2016.

Impact on neighbour amenity

The proposed dwelling would be set far enough away from neighbouring dwellings, including the donor dwelling, not to cause significant overshadowing or overbearance. The only window at first-floor that doesn't face towards the street can be conditioned to be obscurely glazed and non-opening below 1.7 metres above finished floor level of the room that it serves. The first-floor windows to the front of the proposed dwelling would slightly overlook the gardens on the opposite side of the street, but given the distance and angle of outlook; this isn't considered significant enough to be a reason for refusal

Other material considerations

The Parish Council have objected on highways grounds; however, the Highways Officer has no objection to the proposal (subject to conditions).

CONCLUSION

Whilst the proposed development would provide a new dwelling on a site within the village; the proposal is considered to be an unduly cramped form of development, which would be harmful to the form and character of the area. It is also not considered to represent a high standard of development as required by the NPPF. This would be contrary to the National Planning Policy Framework 2019, Policies CS06 and CS08 of the KLWNBC Core Strategy

2011, and Policy DM15 of the KLWNBC Site Allocations and Development Management Policies Plan 2016. It is therefore recommended for refusal.

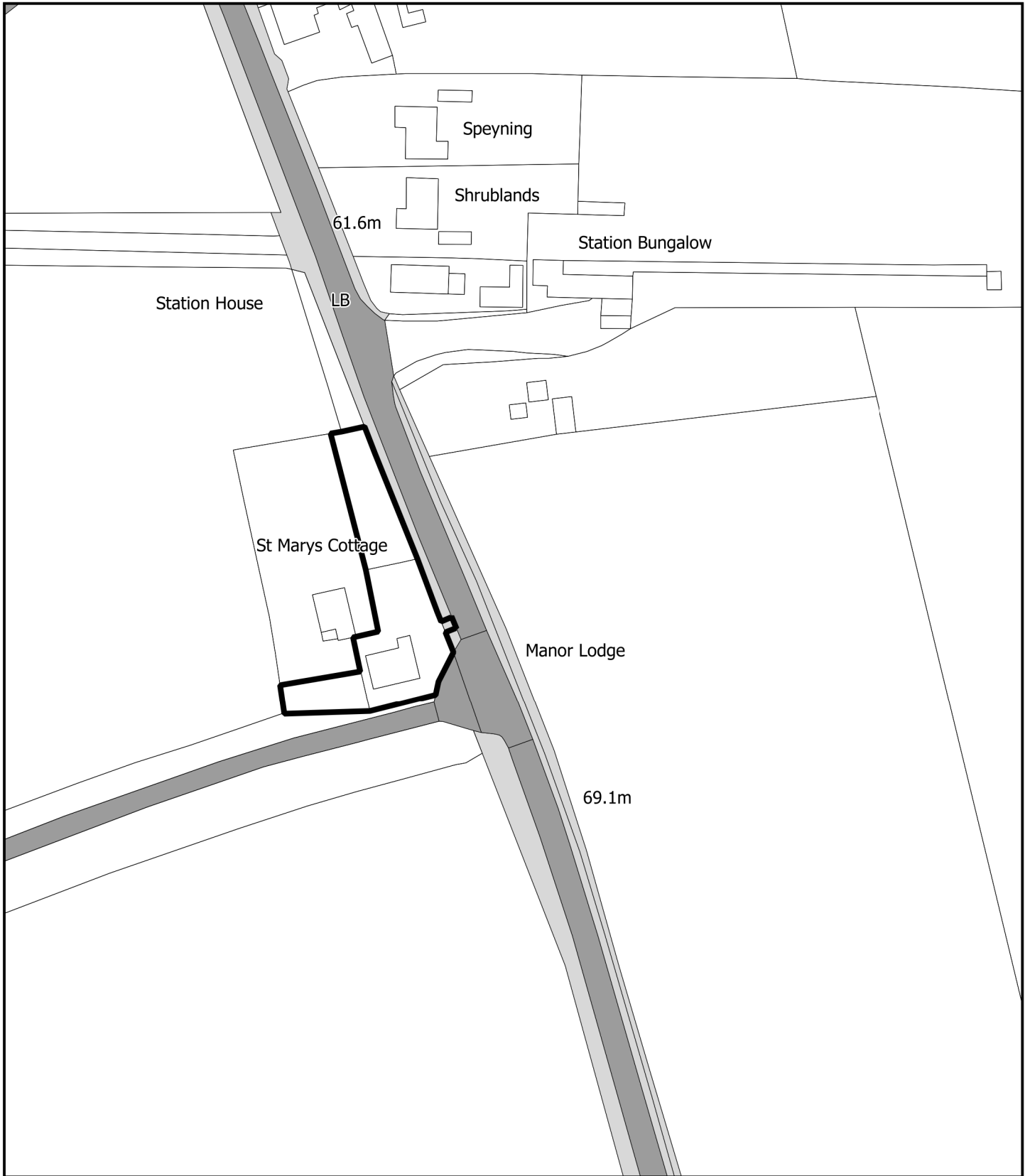
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The proposal is considered to be unduly cramped, emphasised by the limited amenity space available, and would be harmful to the form and character of the area. This would be contrary to the National Planning Policy Framework 2019 which seeks a high standard of development, Policies CS06 and CS08 of the KLWNBC Core Strategy 2011, and Policy DM15 of the KLWNBC Site Allocations and Development Management Policies Plan 2016.

19/00374/F

Manor Lodge Station Road Little Massingham



Parish:	Little Massingham	
Proposal:	Proposed replacement dwelling	
Location:	Manor Lodge Station Road Little Massingham King's Lynn	
Applicant:	Buck Estates	
Case No:	19/00374/F (Full Application)	
Case Officer:	Mr Philip Mansfield	Date for Determination: 25 April 2019

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

Neighbourhood Plan: No

Case Summary

The application site relates to the proposed replacement of a residential property ‘Manor Lodge’ located on Station Road, Little Massingham. The surrounding area is rural in character with relatively few neighbouring properties, although there is a property directly adjacent to the proposed site.

The proposal is a replacement dwelling.

Key Issues

- Planning History
- Principle of Development
- Form and Character and amenity
- Highways
- Other considerations

Recommendation

APPROVE

THE APPLICATION

The application site relates to 'Manor Lodge' located in Little Massingham. It is sited adjacent to the entrance to the Manor House with a large expanse of open green space to the west forming part of the grounds of the main house.

The application proposes to demolish the existing property and construct a replacement dwelling. There is a dwelling directly adjacent to the proposed development.

SUPPORTING CASE

The applicant has not submitted a supporting case.

PLANNING HISTORY

18/02054/F Proposed replacement dwelling WDN - Application Withdrawn
18/00667/O Proposed replacement dwelling REF - Application Refused
09/00118/F Construction of new entrance gates and wall PER - Application Permitted

RESPONSE TO CONSULTATION

Parish Council - OBJECTION:

- Loss of light to neighbouring property
- Loss of privacy

Env Quality - NO OBJECTION

Trees – NO OBJECTION

Highways – NO OBJECTION: subject to conditions

REPRESENTATIONS There was one letter of objection concerning:

- overlooking
- siting of the proposal and the impact on the neighbouring property

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM5 – Enlargement or Replacement of Dwellings in the Countryside

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

Planning History
Principle of Development
Form and Character and Amenity
Highways
Other considerations

Planning History:

A previous application for a replacement dwelling (ref 18/02054/F) was withdrawn by the applicant earlier this year following the officer recommendation to refuse on the grounds of the impact to the adjacent property and concerns over the scale and design. Application ref 18/00667/O was refused last year due to the siting on the southern side of the driveway and which proposed a significantly larger curtilage than the existing that would be harmful to the countryside setting.

Principle of development:

Policy DM5 of the SADMP (2016) states that proposals for replacement dwellings will be approved where the design is of a high quality and will preserve the character or appearance of the street scene or area in which it sits and which do not adversely affect the amenity of neighbouring properties. This is the issue to be considered with this application.

Form and Character and Amenity:

The proposed dwelling is a two storey property featuring a front projecting gable with first floor glazing and pitched roof dormers. The materials comprise pantiles and Wienberger Ole Farndale (red) multi-brick in addition to timber boarding on certain sections of the façade.

Due to concerns raised about impact on neighbours and the prominence of the proposal, the applicant has submitted an amended design and has reduced the scale from the previous scheme.

The rear gable has been removed and replaced with a catslide roof which reduces the visual bulk and mass from the perspective looking North West which has been shown on the site and location plan. This is thought to be a significant change when approaching from a southern direction given the topography of the area as the proposed dwelling would now sit more comfortably in the landscape and preserve the views across the open expanse as part of the Manor House. In addition the attached garage originally proposed has been removed from the northern elevation reducing the footprint of the proposal.

Whilst the front projecting gable has been retained, consideration has been given to the streetscene plan submitted by the applicant. This shows a comparison with the existing property and taking into account the form and height of the proposal relative to the existing, is now thought to have an acceptable impact and it would not be unduly prominent in the streetscene.

The matter of impact on neighbour amenity has been given much consideration due to the unusual and tight knit relationship with St Mary's Cottage and the formation of the plot boundary. The neighbouring dwelling is set slightly back from the applicant's property and their rear garden would border the west elevation of the proposed dwelling. The present relationship and siting of the properties is perhaps not ideal in terms of amenity, however the existing dwelling is characterised by a catslide roof and low eaves which is thought to lessen the impact on the neighbour despite the lack of separation. The proposal has been re-designed to reflect the current situation by retaining the catslide roof element as part of the proposal and therefore would not significantly alter the relationship with the adjacent neighbour. It is also the case that the attached garage has been removed which was originally sited in the small corner of the site at the closest point of the two properties.

In response to concerns expressed about overlooking of the neighbouring property, the applicant has omitted the first floor window serving bedroom 2 on the northern elevation. Whilst the northern wall of the proposed dwelling is 0.63m approx. closer to the boundary than the existing dwelling, the removal of this window would mitigate impact upon amenity to an acceptable level.

Highway Issues:

NCC Highways expressed no objections subject to conditions.

Other Considerations:

There are no other considerations.

CONCLUSION:

The amendments to the proposed scheme are thought to overcome the concerns that were raised during the course of the previous applications. The assessment has considered the amendments to the proposed scheme in terms of the concerns with respect to neighbour amenity. The dwelling has been re-designed to retain the character of the existing property in some form, and has reduced the bulk and massing thereby minimising the impact upon the adjacent property.

The proposal is therefore considered to accord with policy DM15 of the Development Management Policies Plan 2016 and the provisions of the National Planning Policy Framework 2018. It is therefore recommended for approval.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 92 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:

Proposed plans & elevations drawing no 3375-10 F, proposed site plan drawing no 3375-11 G

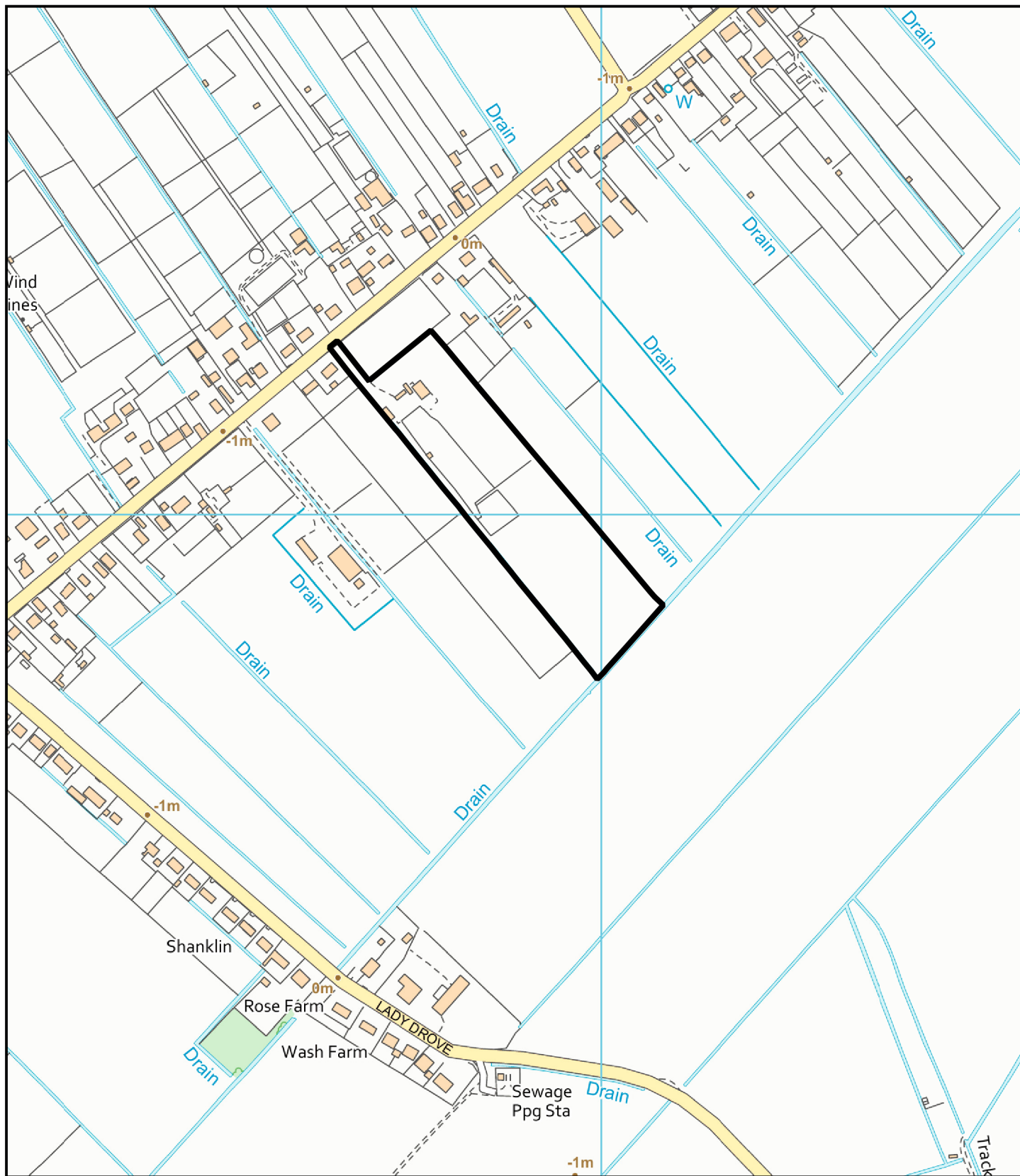
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the development hereby permitted the vehicular/pedestrian/cyclist access over the verge shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways specification (TRAD 4) 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.
- 4 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.
- 4 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.
- 5 Condition: The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.
- 5 Reason: In the interests of the safety of persons using the access and users of the highway.
- 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 principles of the NPPF.
- 7 Condition: Prior to the first occupation of the development hereby permitted Space sufficient to the satisfaction of the Local Planning Authority shall be provided within the site to enable three cars to park, turn and re-enter the highway in forward gear. This area shall be levelled, surfaced, drained and be retained thereafter available for that specific use.
- 7 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 8 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or

any other alteration to the roof of a dwellinghouse, buildings etc incidental to the enjoyment of a dwellinghouse shall not be allowed without the granting of specific planning permission.

- 8 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.

18/01957/F

Wilks Place 34 The Drove Barroway Drove



Parish:	Stow Bardolph	
Proposal:	Change of use of land from ostrich farm to ostrich farm, livery, dog day care/boarding, storage of vintage vehicles and continued temporary retention of two mobile homes	
Location:	Wilks Place 34 The Drove Barroway Drove Norfolk	
Applicant:	Mrs J Wilks	
Case No:	18/01957/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 27 December 2018 Extension of Time Expiry Date: 30 April 2019

Reason for Referral to Planning Committee – At the discretion of the Executive Director given the wider planning implications

Neighbourhood Plan: No

Case Summary

The site lies on the south-eastern side of The Drove, Barroway Drove approx. 450m to the north-east of its junction with Lady Drove. It comprises an area of approx. 3Ha and contains two mobile homes and a collection of agricultural buildings. Vehicular access is gained from The Drove via an existing gated track.

The two mobile homes were granted temporary permission in September 2016 for a period of three years in order to establish an ostrich farm.

This proposal seeks a further temporary permission for the retention of the mobile homes and diversification of the ostrich farm business to include DIY livery, dog day care/boarding and storage of vintage vehicles.

Key Issues

- Principle of development
- Impact upon character and appearance of the countryside
- Impact upon neighbouring properties
- Flood risk
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The site lies on the south-eastern side of The Drove, Barroway Drove approx. 450m to the north-east of its junction with Lady Drove. It comprises an area of approx. 3Ha and contains two mobile homes and a collection of agricultural buildings. Vehicular access is gained from The Drove via an existing gated track.

The two mobile homes were granted temporary permission in September 2016 for a period of three years in order to establish an ostrich farm.

This proposal seeks a further temporary permission for the retention of the mobile homes and diversification of the ostrich farm business to include DIY livery, dog day care/boarding and storage of vintage vehicles.

SUPPORTING CASE

The agent has submitted the following statement in support of this proposal:

“THE SITE

The site consists of approximately 8 acres in an area classed as countryside.

It is reached by a 10 metre wide access driveway from Barroway Drove, the driveway being approximately 48 metres long.

The land then widens out to a parcel of land approximately 90 metres wide by 350 metres long, as shown on location plan 18/8/2095.

There are numerous existing buildings on the land as shown on block plan 18/8/2095/1A which consist of a steel framed building and timber storage and stable buildings.

The land has been fenced into pens for retaining ostriches and emu's with the remainder left as paddock for both hay and horses.

THE PROPOSAL

The present planning application number 18/01957/F for “The change of use of land from ostrich farm to ostrich farm, keeping of horses and dogs and continued temporary retention of two mobile homes”.

In 2015 Mr & Mrs Wilks purchased the parcel of land in Barroway Drove with the intention of building a dwelling for their family of five children and to start up a business on the land to produce sufficient income to sustain the family.

Mr Wilks researched the possibilities of rearing ostrich for both eggs and meat and the business commenced.

In February 2016 the planning permission for the dwelling was refused on appeal and the family were forced to continue living in the two mobile homes as they needed to be on site to support the then established ostrich farm.

Temporary planning permission was granted for the mobile homes in September 2016 under reference number 16/00822/F to see if Mr Wilks could make a living from his ostrich farm.

Unfortunately on 17 January 2018 Mr Wilks took his own life leaving his wife and five children to try to carry on.

Rather than give up, Mrs Wilks has looked at ways of continuing the business by adding other projects such as horse stabling, kennels for doggie day care, hay storage and selling, duck, geese, and ostrich egg sales, plant growing and sales.

All of the above can be seen in Mrs Wilks business plan previously supplied.

PLANNING POLICY

The NPPF states that the rural economy should be supported and a positive approach taken to sustainable new development.

Policy DM6 refers to the applicant providing clear evidence that “The proposed enterprise has been planned on a sound financial basis,” and the business plan does imply that it has.

Mrs Wilks is asking that she be given the time to prove that her business plan 2018-2020 is sound and that she will be able to continue providing a home for herself and her children.”

PLANNING HISTORY

16/00822/F: Application Permitted: 08/09/16 - Retention of two mobile homes

15/01273/O: Application Refused: 06/10/15 - Construction of 1½ storey dwelling - Appeal Dismissed 11/02/16

11/01351/F: Application Permitted: 04/10/11 - Retention of agricultural storage building

RESPONSE TO CONSULTATION

Stow Bardolph Parish Council: NO OBJECTION- however, they wish it to be noted that they would be unlikely to support any further application for continued retention for the mobile homes until such time as the applicant can show the objectives of the business plan are being met and a sustainable income is being provided.

Highways Authority: NO OBJECTION - The impact in relation to traffic generation from this application compared to the potential existing class uses is likely to be similar and as a result I would not wish to restrict the grant of permission. Condition that access gates are positioned a minimum of 5m from the near channel edge of the adjacent carriageway.

Emergency Planning Officer: NO OBJECTION – Because of its location in an area at risk of flooding I would suggest that the occupiers: should sign up to the Environment Agency’s flood warning system; and a flood evacuation plan should be prepared.

Environment Agency: NO OBJECTION - Ultimately, we leave the local planning authority to make the decision as to whether this proposal in an area which is at tidal flood risk is acceptable to the safety of the future occupants. If permission is granted, we would recommend a time limit is placed on the siting of caravans at the site so that they are not used for longer than 3 years. After this point, a more sustainable proposal for the site must be put forward e.g. a residential dwelling which is designed in accordance with the King’s Lynn and West Norfolk Flood Risk Design Guidance.

Internal Drainage Board: NO OBJECTION - The Agent has contacted me in relation to the Board's objection. They have confirmed that this is a change of use only, and no extra

structures are to be built. They also confirmed that existing soakaways will be used. Based on this information, the Board removes its previous objection.

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: NO OBJECTION subject to conditions relating to noise mitigation measures, limit to number of dogs and horses, hours of operation, areas of exercising, waste disposal and foul & surface water disposal.

Environmental Health & Housing - Licensing Officer: NO OBJECTION - The new guidance requires that good levels of light are maintained for access to kennels; this can be natural or artificial. As for ventilation the requirement is for managed, fixed or portable air system to ensure appropriate temperatures are maintained in all weathers. This can be an air conditioning unit or use of removable fans. As good ventilation is important to maintain healthy dogs whilst avoiding exposing dogs to direct draughts.

REPRESENTATIONS

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

- Noise impact from dogs barking and visiting customers (both livery and dog day care);
- Agricultural building not suitable to accommodate kennelling;
- Waste disposal;
- Construction of kennelling and stables has already commenced;
- No licence for the proposed facilities;
- This is not an isolated location – close to dwellings both new and existing;
- Access does not meet County Highway standards with regards to visibility and surfacing (only 2.4m x 10-15m, not the required 45m);
- Dog care/kennelling does not conform to an agricultural enterprise and is inappropriate to CSNN guidelines;
- Building has restriction on it for use for agricultural purposes only (11/01351/F) – use for dog kennelling cannot be introduced;
- Precedent set for other agricultural businesses introducing kennels;
- Previous application for agricultural building showed existing sheds to be removed – still on site and converted to stabling;
- Adequate grazing for horses? Welfare guidelines for the British Horse Society indicate 0.5Ha per horse or 1 – 1.5 Acres per horse and there are 5 horses indicated in this proposal;
- Substandard size of stables;
- Wording of application very vague not clear for commercial use;
- Inconsistencies in the business plan do not correlate to discussions with CSNN – 5 stables livery but 3 horses mentioned to officer, 80 ostrich eggs quoted per year but only produce 25 eggs per year per bird;
- Flood area – finished floor levels of dwellings built on frontage of The Drove have been raised by 1325mm above ground level, yet mobile homes have not been raised to the same level;
- Costs of stable conversion and kennelling plus upgrading access have not included in the business plan;
- No lighting plan;
- Maximum income prediction of £8360 not a sustainable business income for a family to live on;
- Site has 8 year history of unauthorised uses and structures that the Planning Department has not dealt with issues arising;

- Notification of application was not directly received which is unlawful;
- Whilst appreciate personal difficulty for the applicant, personal circumstance cannot be taken into consideration when determining this application;
- Unauthorised signs already erected advertising businesses;
- Close to rear boundaries of dwellings under construction on frontage of The Drove (not shown on submitted plans);
- Mobile homes will overlook the dwellings being built on the road frontage;
- Application for a new dwelling on the site has already been sought, refused and dismissed on appeal;
- If business is viable at the end of this further temporary period, would the Council go further against planning policy and allow a dwelling to be built in this agricultural area behind the established building line?
- Unreasonable to allow a further attempt to establish the business and justify a dwelling when the business case is flawed;
- Do not believe the ostrich farm was viable previously;
- Failure to comply with occupancy restriction as both Mr & Mrs Wilks worked;
- Access way has increased in width – encroachment?
- Dyke filled in so drainage could be problem;
- Area of land does not correspond with previous applications;
- IDB objection withdrawn based on inaccurate information from agent;
- Inaccurate site block plan [OFFICER NOTE: amended plan requested to resolve this discrepancy];
- Suggest repositioning of custom-built kennels to rear of site some 300m away from nearest residents;
- Who will monitor and control conditions?
- EA already investigated the handling of black water on this site.

THREE items of correspondence from sources wishing to remain anonymous raising the following matters additional to those raised above:

- Antisocial behaviour experienced.

ONE item received in **SUPPORT** of the application stating:

- Do not believe this will cause any significant extra vehicles or traffic;
- The land will be used to provide an income for this family who have shown commitment to the local community;
- Currently the whole community is dealing with extra vehicles and parking due to all the builders parking on the road and I believe any extra vehicles resulting from this application will be minimal compared to that; and
- The application will also provide a resource for those who live locally wishing to have day care for their dogs or stable facilities for their horses.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM6 - Housing Needs of Rural Workers

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

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

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

PLANNING CONSIDERATIONS

The main considerations in assessing this application are as follows:

Principle of development
Impact upon character and appearance of the countryside
Impact upon neighbouring properties
Flood risk
Other material considerations

Principle of development

The National Planning Policy Framework (NPPF) is generally supportive of a prosperous rural economy and states:

“83. Planning policies and decisions should enable:

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

84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these

circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”

It will be noted from the History section above that the mobile homes were introduced in connection with establishing an agricultural enterprise (i.e. an ostrich farm). There was a functional need for a residential presence to ensure appropriate welfare for the livestock.

National policy has recently changed as stated above and there is more scope for diversification and rural enterprises. The proposed livery would operate from stabling created from conversion of a former barn and a discretely positioned new structure, and the kennelling and vintage vehicle storage contained within the existing portal framed agricultural building.

The proposed enterprise therefore generally accords with the guidance in Paragraphs 83(a) & (b) of the NPPF.

The proposal must also be judged against Policy DM6 – ‘Housing needs of rural workers’ of the Site Allocations & Development Management Policies Plan which states inter alia:

“...*Temporary occupational dwellings*

4. If a new dwelling is essential to support a new rural based activity, it should normally, for the first three years, be provided by a caravan, or other temporary accommodation.

5. New temporary dwellings should only be allowed to support rural based activities providing:

a. The proposal satisfies criteria 3a and 3b above [OFFICER NOTE: Inserted for ease of reference - 3a. there is a clearly established existing functional need, requiring occupants to be adjacent to their enterprises in the day and at night, 3b. The need could not be met by existing dwellings within the locality,]

b. The application is supported by clear evidence of a firm intention and ability to develop the enterprise concerned (for example significant investment in new farm buildings is often a good indication of intentions);

c. The application is supported by clear evidence that the proposed enterprise has been planned on a sound financial basis...”

With regards to criterion 5a, a functional need was established by the ostrich farm when the mobile homes were introduced onto the site. This has diminished somewhat given the reduced number of birds (3 ostriches & 1 Emu), however the applicant is licenced for up to 20 ostriches and as an agricultural use could be reinstated (it does not however feature in the business case going forward). The livery business, albeit DIY, reinforces the need for a residential presence in connection with animal welfare. The applicant does not own additional land or dwellings beyond this site. It may be argued that the need could be met by existing dwellings in the locality given the recent housing development in Barroway Drove, exploiting the 5 year land supply shortfall and infill policy (Policy DM3 of the SADMPP). However at the time of writing this report, an internet search reveals that of the properties currently on the market there is a 2 bed bungalow (No. 263 Barroway Drove) at £220k which is approx. 2km away from the site and therefore considered to be impractical; and five other

4+ bedroomed dwellings ranging in value between £269,500 - £525,000 which are likely to be beyond the means of a rural worker. Only one property is available for rent – a 4 bedroomed detached house at £1,100 pcm.

The applicant has invested in converting the older barn into stabling and an additional stable building, fencing off paddocks and acquisition of kennels/runs. This indicates an intention to develop the enterprise in accordance with criterion b.

The application is accompanied by a business plan which indicates the predicted income and expenditure of the enterprise for a three year period up to 2021. This indicates that the business would comprise production and sale of hay, DIY livery, storage of vintage vehicles, plant sales, plus 'doggie day care'. It states that egg sales were a minor income last year of approx. £400 and, whilst not included in the future predicted income, it remains part of the mixed use of the overall site in planning terms (the previous two years accounts for the ostrich farm were requested but have not been forthcoming). Hay sales Jan – March actual income of £1250, with predicted annual income thereafter of approx. £5,000; Dog day care predicted £11,250 pa (comprising 3 dogs, 5 days per week for 52 weeks); Livery £10,400 (comprising 4 horses @ £50 per week for 52 weeks); Storage of two vintage cars £2,040 pa; and Plant sales predicted of £250 pa. This provides a gross income of £28,940 per annum.

Expenditure is predicted at £5,037 per annum (comprising feed at £936, insurance at £864, water at £600, electricity at £1200 and skip contractors at £1437). Therefore a predicted profit of £23,903 is shown without the deduction of salary/salaries.

Criticism has been levelled at these figures in that the expenditure is not comprehensive and rather conservative. It is not unknown for embryonic businesses to be non-profit making in the first year due to start up expenditure and then become profitable as they become established.

Although not all the information requested has been submitted, there is usually a 'presumption in favour' when trying to establish a business.

Impact upon character and appearance of the countryside

The mobile homes have been located on the site for over 2 years and are seen in context with the existing agricultural buildings on the site. They are set well back from the road frontage and a degree of screening is afforded by a line of mature Poplar trees along the north-western boundary of the site parallel to the highway. Their retention for a further temporary period would not be significantly detrimental to the character and appearance of the countryside as to warrant refusal on that ground alone.

The new stable building is discretely positioned to the rear of the old barn, not open to direct public views, and is not out of character with this existing complex.

Impact upon neighbouring properties

This is the most contentious issue with regards to the grounds of objection. It will be seen in the Representations section above that concerns have been raised in relation to prospective noise and disturbance associated with the intended additional uses and visiting customers.

The applicant is seeking up to 4 dogs to be cared for during the daytime whilst owners are at work or otherwise engaged, with the option of overnight stays (for 1 dog and up to 2 dogs if same owner). The dogs would be dropped off in the morning and picked up in the evening to suit customers (i.e. between the hours of 07.30 – 19.00 Mon – Fri, 08.00 – 19.00 Saturdays, Sundays & Bank Holidays by appointment).

The dogs are proposed to be exercised in the vacant ostrich pen or the lower hay meadows to the south-east of the existing complex of buildings, singularly or in twos where they belong to the same owner.

The kennelling is proposed to be located within the rear part of the large portal framed agricultural building on the site. Plans show 4 kennels/runs to be contained within insulated stud partition, external walls and ceiling as acoustic mitigation measures. This treatment meets the concerns raised by CSNN and may be secured via condition.

The site plan shows the gated access being modified to have the gates repositioned 5m back from the road to allow vehicles to pull clear of the highway. These gates are proposed to be opened prior to customers arriving, to allow them to pull up to the secondary gates further along the driveway and adjoining the complex/yard and further away from residences, in order to negate concerns regarding disturbance.

CSNN raise no objections subject to certain conditions covering the mitigation measures and hours of operation.

Flood risk

The site lies within Flood Zones 2 & 3a and Hazard Zone of the Council-adopted Strategic Flood Risk Assessment. The application is accompanied by a site specific FRA which indicates that the floor levels of the mobile homes are set at 500mm above existing ground level and are anchored securely.

The Environment Agency (EA) currently raise concern, but as stated above ultimately, it is left to the local planning authority to make the decision as to whether this proposal in an area which is at tidal flood risk is acceptable to the safety of the future occupants. If permission is granted, the EA would recommend a time limit is placed on the siting of caravans at the site so that they are not used for longer than 3 years. After this point, a more sustainable proposal for the site must be put forward e.g. a residential dwelling which is designed in accordance with the King's Lynn and West Norfolk Flood Risk Design Guidance.

The temporary use of the site was authorised by the earlier approval for the mobile homes. The applicant is aware of the implications, is signed up to the EA's Flood Warning Scheme, and there is a source of refuge on a mezzanine floor within the main barn above the predicted flood level at breach scenario. Any permission would be for a limited period as previously allowed.

In response to objections raised, there is a distinct difference between permanent housing and temporary accommodation. The new housing in the village has indeed been raised substantially in order to mitigate against extreme flood risk, as it will be there for some considerable time.

Other material considerations

Drainage: Foul water drainage for the kennels is proposed via a sealed cesspool; an existing cesspit serves the toilet block and grey/black water from the mobile homes will be investigated and addressed under separate legislation. The applicant has however offered to install an appropriate treatment plant should planning permission be granted on this current application.

Surface water drainage for the buildings remains the same as at present. It is claimed that a section of ditch has been infilled to the rear of the old barn/stabling; however the applicant

claims that this is not the case. There is no evidence of flooding and riparian/civil rights apply. The IDB initially raised concerns regarding potential impact upon the Board-maintained drain (to the south-east of the site and parallel to The Drove); however there are no works within 9m of said drain. Waste water will be contained in sealed units and tankered off site periodically.

Encroachment on land: Civil matter between concerned parties; similar to ditch issue.

Highway issues: Amended plans show the re-positioning of the front gates to allow a vehicle to pull clear of the highway – this may be secured via condition. Visibility splay concerns have been raised, however no objections received from the Local Highway Authority, who opine that the impact in relation to traffic generation from this application, compared to the potential existing class uses, is likely to be similar. As a result they would not wish to restrict the grant of permission.

Adequate grazing/stable sizes for horses: DIY livery is commonly defined as: ‘a field or paddock and a stable are normally provided and the owner usually undertakes all care of the horse and provides all hay, feed and bedding’.

There is a distinct difference between acreage requirements for horses where the grassland is to provide total grazing keep for the animal and where it is only to provide supplementary grazing or turnout exercise. In the combined system of management, where the horses is stabled for part of the time, 1 acre per horse may be more than adequate. Even where adequate pasture is available, stabling the horse helps reduce the effects of long term grazing, giving the grass and ground a chance to recover (The British Horse Society – Welfare Dept. publication 2005).

Whilst certain sizes of stables may be suggested by the British Horse Society, these are not planning regulations and customers will assess the accommodation as to meeting their specific needs. Indeed one horse is already using the livery.

Lighting plan: Not considered to be necessary by CSNN colleagues. Lighting attached to buildings does not require planning permission.

Notification of application: The application was publicised by way of a site notice and adjacent neighbours notified; the development of houses on the adjoining road frontage were not complete or registered for address points. The requirements for publicity were undertaken in accordance with the Town & Country Planning (Development Management Procedure) Order 2015 as amended.

Unauthorised signs: Signs at the entrance to the site, referring to the proposed new commercial uses, have now been removed as a result of an enforcement investigation.

Failure to comply with previous occupancy restriction: The previous temporary permission for the mobile homes contained the following condition:

“2. The occupation of the mobile homes shall be limited to a person solely or mainly working, or last working in the locality in agriculture or forestry as defined by Section 336 of the Town and Country Planning Act, 1990, or a widow or widower of such a person, and to any resident dependants.” The phrase ‘mainly working’ would not preclude secondary occupation/source of income as long as the rural enterprise is the primary source. The business case would however be based solely on the income from the enterprise. No previous concerns regarding breach of condition were forthcoming prior to this application.

Crime and Disorder: There are no planning related crime and disorder issues raised by this proposed development.

CONCLUSION

The ostrich farm business operated for over two years and the associated mobile homes have a further period to run, but that business has struggled to become established and profitable. The applicant is seeking to diversify with the introduction of DIY livery, dog day care and vintage vehicle storage uses. Given the circumstances and if the above operational and mitigation measures are secured via condition, on balance it is considered to be acceptable to allow a further 3 year temporary permission for the mobile homes in order to establish a profitable rural business.

RECOMMENDATION:

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

- 1 Condition: This permission shall expire on 29.04.2022 and unless on or before that date application is made for an extension of the period of permission and such application is approved:
 - (a) the mobile homes shall be removed from the site,
 - (b) the use of the land for that purpose shall be discontinued, and
 - (c) there shall be carried out any work necessary to reinstate the application site to its condition prior to the mobile homes being brought onto the site.

- 1 Reason: In order that the Local Planning Authority may retain control over the development and allow the applicant to establish a viable rural enterprise in accordance with Paragraph 83 of the NPPF and Policy DM6 of the SADMPP.

- 2 Condition: The occupation of the mobile homes shall be limited to a person solely or mainly working, or last working, in the rural enterprise known as Wilks Place (hay, livery, dog day care and storage of vintage vehicles) on the site indicated on Drawing No. 18/8/2095, or a widow or widower of such a person, and to any resident dependents.

- 2 Reason: The site lies in an area where the Local Planning Authority would not normally grant permission for new dwellings. This permission is granted in recognition of the special need for the temporary dwellings in connection with a rural enterprise in accordance with the principles of the NPPF and Policy DM6 of the SADMPP.

- 3 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: 18/8/2095, 18/8/2095/1 Revision B, 18/8/2095/2 & 18/8/2095/3 Revision A.

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

- 4 Condition: No more than four dogs are permitted to use the canine day care service, including any dogs for the overnight service. Dogs shall only be delivered to or collected from the site between the hours of 0730 and 1900 Monday to Friday, and the hours of 0800 and 1900 Saturdays, Sundays and Bank/Public Holidays, strictly by appointment only.

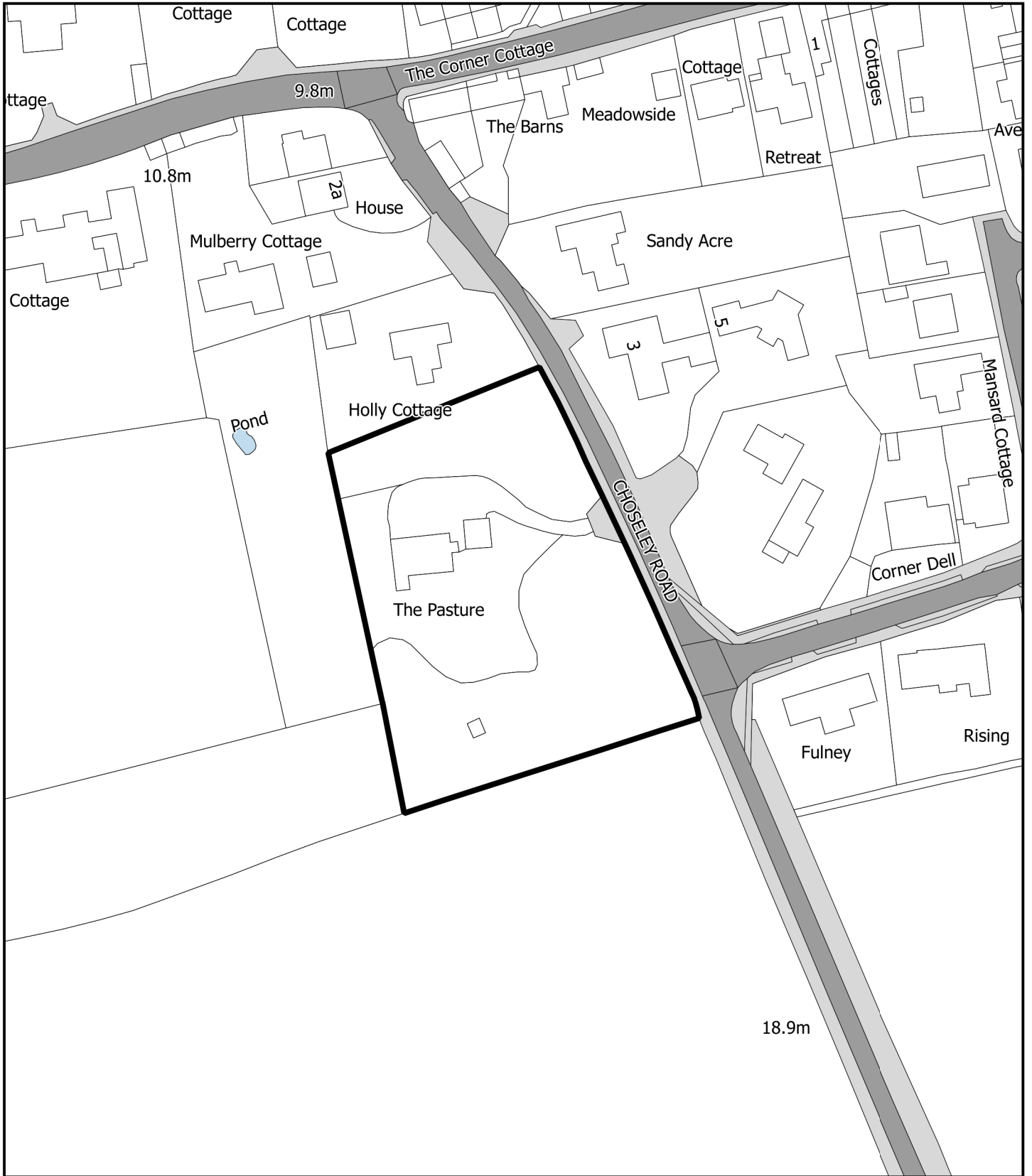
- 4 Reason: To define the terms of this permission and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.

- 5 Condition: Only one dog is permitted to be kennelled overnight, unless the dogs are from the same household whereby the maximum number of dogs permitted is two.
- 5 Reason: To define the terms of this permission and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.
- 6 Condition: Only one dog at a time shall be permitted to exercise outside, unless the dogs are from the same household whereby the maximum number of dogs permitted to exercise outside at any one time is two. Where dogs are exercised on site, this shall be undertaken to the south east of all buildings on either the vacant ostrich pen or the lower hay meadows (clearly shown as areas M & Q on Drawing No. 18/8/2095) to ensure suitable separation from residents.
- 6 Reason: To define the terms of this permission and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.
- 7 Condition: Prior to the commencement of the use of the dog day care facility, the acoustic mitigation measures shall be fully implemented in accordance with the approved plans (Drawing No. 18/8/2095/3 Revision A). The roller shutter door and any personnel doors to the building shall remain closed, other than for entry or egress, to contain noise.
- 7 Reason: To define the terms of this permission and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.
- 8 Condition: Prior to the commencement of the use of the dog day care facility, the foul drainage measures shall be fully implemented in accordance with the approved plans (Drawing No. 18/8/2095/3 Revision A). The 3 tray standard pet & dog poo wormery as submitted as part of this application shall also be installed on site and thereafter retained and maintained to be fully operational and effective. The system shall have the capacity to handle the faeces of four large dogs and shall be situated at least 10m from the boundary of the site with any neighbouring property. No incineration of dog faeces, bedding or other waste shall occur on site. Any waste bedding or contaminated bedding shall be double bagged and safely disposed of via a licenced waste carrier. Any liquid waste shall not be disposed of on the land as fertiliser.
- 8 Reason: In order to secure appropriate waste disposal to meet the needs of this facility to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.
- 9 Condition: No more than four horses are permitted to be accommodated on the site at any one time.
- 9 Reason: To define the terms of this permission and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.
- 10 Condition: Horses shall only be delivered to or collected from the site between the hours of 0800 and 2000 Monday to Saturday, and the hours of 0900 and 1900 on Sundays and Bank/Public Holidays, strictly by appointment only. Owners/customers are only permitted on site to tend to or exercise their horses between the hours of 0800 and 2000 Monday to Saturday, and the hours of 0900 and 1900 on Sundays and Bank/Public Holidays.
- 10 Reason: To define the terms of this permission and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.

- 11 Condition: Within 1 month of the date of this permission, a skip for the storage and disposal of waste created by horses (including used bedding) shall be located on site. The skip shall be situated at least 10m from the boundary of the site with any neighbouring property. No incineration of horse faeces, bedding or other waste shall occur on site.
- 11 Reason: In order to secure appropriate waste disposal to meet the needs of this facility to accord with the provisions of the NPPF and Policy DM15 of the SADMPP.

19/00122/F

The Pastures 6 Choseley Road Thornham



Parish:	Thornham	
Proposal:	Construction of 9 dwellings following demolition of existing dwelling	
Location:	The Pastures 6 Choseley Road Thornham Norfolk	
Applicant:	Butler & Le Gallez Ltd	
Case No:	19/00122/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 19 March 2019 Extension of Time Expiry Date: 3 May 2019

Reason for Referral to Planning Committee – Referred by Assistant Director

Neighbourhood Plan: No

Case Summary

Full planning permission is sought for the erection of nine dwellings following the demolition of the existing dwelling. One of the dwellings would be an affordable unit and a further £36,000 financial contribution would also be required towards affordable housing provision.

The site lies wholly within the development boundary of Thornham (a Rural Village) and the Norfolk Coast Area of Outstanding Natural Beauty and is adjacent to Thornham Conservation Area.

The site is heavily treed, and during the determination period of the application all the existing trees to be retained have had group Tree Preservations Orders placed on them. The TPO also takes account of the tree planting that is required under the current proposal to ensure their ongoing protection.

The site lies in a low flood risk area (flood zone 1).

Key Issues

- Principle of Development
- Impact on AONB and Conservation Area
- Highway Safety
- Neighbour Amenity
- Protected Species
- Other Material Considerations

Recommendation

A) APPROVE subject to the completion of an acceptable S106 Agreement within 4 months of the date of this resolution

B) REFUSE if an acceptable S106 Agreement is not completed within 4 months of the date of this resolution

THE APPLICATION

Full planning permission is sought for the erection of nine dwellings following the demolition of the existing c.1960s property that occupies the site. All the dwellings would be two-storey in height and would be constructed from multi-red facing bricks with random flint infills on prominent elevations, under red clay pantile roofs.

The nine dwellings would comprise: five x 2-bed units (one of which would be affordable); two x 3-bed units and two x 4-bed units.

Plot 3 would be the affordable unit, and a further £36,000 financial contribution would also be required via S106 Agreement towards wider affordable housing provision. The S106 would also secure £50 per dwelling Habitat Mitigation Fee.

The site lies wholly within the development boundary of Thornham (a Rural Village) and the Norfolk Coast AONB and is adjacent to Thornham Conservation Area.

The site is heavily treed and the proposal would see the removal of 78 trees. However the proposal would provide for a total of 85 new trees / shrubs. All the existing trees to be retained have had group Tree Preservations Orders placed on them. The TPO also takes account of the tree planting that is required to ensure their ongoing protection.

The site lies in a low flood risk area (flood zone 1).

SUPPORTING CASE

This application has come forward as a major application based only on the site size not the amount of dwellings. From the outset of the design process we recognised the potential sensitivity of the site and came to the conclusion it was paramount to protect the existing streetscene, neighbour amenity and ultimately the AONB and adjacent conservation area.

To achieve the protection we desired in this scheme we felt it needed to be approached in a number of ways:

- Vernacular & Sympathetic Design - To complement and enhance the conservation area
- Protect & Enhance existing tree belts - Extensive AIA and planting scheme
- Mixed development - Produce 2-4 bedroom houses
- Neighbour consultation - Speak to the 4 adjacent Neighbours

With a scheme of multiple dwelling I believe the significances of traditional design increases further because multiple dwellings naturally have a larger impact as they form part of larger scheme. The materials used in this proposal all reflect the vernacular of Thornham from the stonework to the timber windows. With removal of non-vernacular styled building and the introduction of traditional materials the built form of Thornham continues naturally and enhances its surroundings.

In regards to the size of the properties, the intent was to produce a mixed development with the majority of dwellings be small cottage style. This again is a continuation of the built form of Thornham.

Density is a key issue so we very deliberately didn't propose a high density scheme. The 9 dwellings have an average plot size of 620m², the wider area of 108 houses I studied as part of a density study has an average plot size of 575m². Within the village other new build sites have an average plot size of around 350m².

This enabled us to focus on the enhancement of the site with key planting areas and sensitive design to afford privacy to the development, surrounding neighbours and ultimately afford protection to the AONB.

Pre-application I consulted with all neighbours on different variations of the scheme out of respect as we are looking to build next to their homes. This I believe is the respectful approach to any scheme. We expected more opposition locally as it's much easier to write a letter of objections than support. However, I'm pleased to say many Thornham residents have welcomed this application along with taking the time to write a letter of support. Furthermore out of the four direct neighbours who share a boundary with the site, three have written letters of support.

In addition to some positive public support the Parish Council raised no objection, they recognised key points within their meeting which are engrained in the application:

- Good Design using local Materials
- Comfortable knowing that the amount of trees that are being retained affording protection to existing residents and new, also protecting the streetscene
- For the parish the addition of an Affordable Home was very welcomed in the village

Conservation & AONB

Through meeting the Conservation officer on site and attending the CAAP meeting we have gained the support of the Conservation Department and the Norfolk Coastal Partnership. After no objections were raised from the Conservation department and the Norfolk Coastal Partnership I prepared 'as built' CGIs with Satellite position verified views with the trees removed as per our AIA. These views really show the negligible impact of the development and how every effort has been made to design a site that sits sympathetically within its surroundings.

In addition to all other points we have no objections from any Statutory Consultee, 7 letters of support and limited public objection.

In Summary this has been a very positive application, we have looked throughout the process to be as helpful and engaging with the local community as possible, this has been reflected in their positive responses.

In regards to the LPA we have taken the same approach and although we received no objections from statutory consultees, some small suggestions were made, all of which have been implemented through amendments during the consultation period.

PLANNING HISTORY

No recent relevant history.

RESPONSE TO CONSULTATION

Parish Council: **NO OBJECTION** and recommends **approval** of this application. The Council would like to make the comment that they would like to see more affordable housing for residents of Thornham or nearby village within the village. They also believe that these houses would be ideal to accommodate swift boxes.

Highways Authority: **NO OBJECTION** the proposed replacement dwellings would be served from an improved access, with acceptable levels of visibility onto Choseley Road.

The scheme proposes a frontage pedestrian provision, which is beneficial. However, I would seek to extend this provision north to the sites boundary to maximise the provision.

This has been discussed with the agent and is deemed acceptable. I understand that revised drawings will be forthcoming, as such, I am able to advise that subject to the receipt and acceptance of amended plans, should your Authority be minded to the grant of consent, I would seek to append the conditions relating to the following if permission is granted: visibility splays, car parking and turning, construction parking, and off-site highway improvements works.

Conservation Officer: **NO OBJECTION** The site is situated within the village boundary but lies immediately adjacent to the Thornham Conservation Area, therefore any impact upon the setting of the conservation area must be considered.

The site currently comprises a large detached post-war house of limited architectural value, sitting in large grounds with a thick tree cover to Choseley Lane and the fields to the south.

This tree cover ensures only limited views of the house are afforded, primarily through the entrance driveway. Whilst the architecture of the existing house does not contribute to the setting of the conservation area, the tree cover, as a key feature in the approach into the conservation area from the south, does. Retention, and as important due to the condition of some of the tree cover, enhancement of this is key to developing the site without eroding the setting of the conservation area. Provided this takes place, the principle of development of this site should not cause harm to the setting of the conservation area.

Any consent should therefore be accompanied by a condition relating to landscaping and screening to ensure that the sites trees are properly maintained and that a scheme to improve the landscaping is implemented, hence maintaining the setting of the conservation area.

The proposed development seeks to provide 9 units of various sizes / plot sizes. The applicant has confirmed in his Design and Access Statement (DAS) that he has sought to adopt a traditional design approach, which has resulted in a restrained architectural scheme which when viewed against the backdrop of the landscape will have a negligible impact upon the setting of the adjacent conservation area. Materials proposed in the DAS are acceptable and should be subject to condition. Likewise joinery detail should also be conditioned.

Within the site is a late Victorian brick pump house which displays attractive detailing but is not listed and I believe is not of listable quality. Nevertheless it is a structure of interest and must be considered as a non-designated heritage asset. On that basis it is pleasing to see its retention as part of the proposed scheme, and a condition should be attached to any consent seeking its repair.

Subject to appropriate conditions, particularly relating to landscaping and trees, there are no objections from a conservation perspective.

Norfolk Coast Partnership (AONB): SUPPORT / NO OBJECTION in principle to the application as the site is well screened by mature trees and hedgerows and is within the development boundary.

We would like to see a condition relating to landscaping and screening to ensure that the site's trees are properly maintained and that a scheme to improve the landscaping is implemented.

We would also like to see a condition on external lighting to reduce light pollution: National Planning Policy Framework Clause 125 and Norfolk County Council's Environmental Lighting Zones Policy both recognise the importance of preserving dark landscapes and dark skies. In order to minimise light pollution, we recommend that any outdoor lights associated with this proposed development should be:

- 1) fully shielded (enclosed in full cut-off flat glass fittings)
- 2) directed downwards (mounted horizontally to the ground and not tilted upwards)
- 3) switched on only when needed (no dusk to dawn lamps)
- 4) white light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources

We are happy with the proposals in the D&A Statement but would not like to see too much glass or steel in particular and keep to vernacular materials.

Natural England: NO OBJECTION In relation to the specific impact on the AONB, Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 172 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 172 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

We also advise that you consult the relevant the Norfolk Coast Partnership. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB's statutory management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (S85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

This application has however triggered one or more Impact Risk Zones, indicating that impacts to statutory designated nature conservation sites (European sites or Sites of Special

Scientific Interest) are likely. Natural England's consultation response to this planning application is provided in the form of an advice note tailored for this type of development proposal (attached). We anticipate that this will contain sufficient guidance to enable you to make an informed decision regarding impacts to designated sites. If the planning application does not contain the necessary detail, we recommend that you request this from the applicant before reaching a decision.

Natural England has not assessed this application for impacts on protected species. We have published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice. Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

Please note that Natural England has only provided comments in relation to impacts on statutory designated nature conservation sites. This should not be taken to imply that there are no other more local impacts to biodiversity or other natural environment interests, and it is for the local planning authority to determine whether or not this application is consistent with national and local policies on the protection and enhancement of the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

In addition we advise a financial contribution of £50 per dwelling to the King's Lynn Borough Council's Natura 2000 Sites Monitoring and Mitigation Strategy as in line with Policy DM19.

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

At present a 20% provision is required on sites capable of accommodating 5 or more dwellings and/or 0.165 in Thornham. The affordable housing provision is then further split into 70% of the affordable homes being made available for rent and the other 30% for shared ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council. In this instance 1.6 units would be required.

However, NPPF states that affordable housing should only be sought on developments of 10 or more dwellings or 0.5ha other than in designated rural areas. In designated rural areas on sites of 6-9 dwellings and less than 0.5ha, a financial contribution based on £60,000 per equivalent whole affordable dwelling will be sought.

It is noted that demolition of 1 unit is planned on this site, leaving a net gain of 8 units. As the site area exceeds 0.5ha policy CS09 applies, the affordable contribution is therefore 1no unit for rent and a financial contribution of £36,000.

It is recommended that, in order to best meet an identified housing need, a smaller unit i.e. 2-bed 4-person unit is provided. I have noted the applicant is proposing 5 x 2B4P units, all of which meet our space standards.

The affordable housing should be fully be integrated with the general market housing in order to achieve mixed and sustainable communities in which the accommodation is tenure blind. An objection from us is likely if this is not met.

A S.106 Agreement will be required to secure the affordable housing contribution.

Arboricultural Officer: NO OBJECTION Whilst I have no objections to the above proposals, I do have some observations; I have spoken to the arb consultant and they have said that during a revision, they mistakenly neglected to update parts of the report, G6 is NOT being removed and none of the trees within G6 will be removed; an updated report has since been received to reflect this. It's also worth pointing out that whilst the site plan (numbered D1. 7-5001) does show an indicative layout for the trees, we should refer to the Tree Protection Plan (Appendix 4 of the AIA – The Pastures Thornham V3) for the specific tree removal, protection and retention. On that note, we will be serving a Tree Preservation Order (TPO) to protect the trees around the edge of the proposed development to ensure the green cover for this area remains.

There are a number of trees that need to be removed to facilitate the development but many of these trees are of low quality and the replacement planting will be more than adequate to make up for any losses, I am of the opinion that the tree replacements would be an improvement to the overall tree cover on the site.

Please condition tree protection and the use of a 'no-dig' surface within the RPA of T1 in conjunction with appendix 4 of the updated AIA. We won't need a tree retention condition as I intend to serve a TPO to protect the remaining trees.

Historic Environment Service: NO OBJECTION The proposed development site lies within the area of the landscape park laid out around Thornham Hall. Although the park was laid out in the eighteenth century, the part including the present development was added in the 19th century and is now built upon. However, the site accommodates an early 20th century building which appears to be associated with Thornham Hall's water supply. In addition Roman coins have been found immediately to the west and south, medieval coins and other artefacts to the east, south and west. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development.

As the water supply building is due to be demolished and is of sufficient heritage interest to warrant recoding before it disappears, we suggest a photographic survey is undertaken as well as suitable conditions relation to wider archaeological investigations are appended to any permission granted. [Officer note: It should be noted that this building is no longer to be demolished.]

Environmental Health & Housing – Environmental Quality: NO OBJECTION. Recommends an informative is placed on any permission granted relating to asbestos (given the age of the dwelling that currently occupies the site).

Conservation Area Advisory Panel: NO OBJECTION The Panel considered that the principle of development was acceptable and would not harm the setting of the Conservation Area. They noted the importance of the trees, especially the tree boundary, and wished for those shown to be retained to have tree preservation orders placed on them. The Panel were happy with the design of the dwellings although a comment was made on the size of the windows (being small).

REPRESENTATIONS Letters of **objection** have been received from occupiers of **seven** properties. The issues raised can be summaries as:

- Overdevelopment of the site
- Increased traffic on a minor C road / highway safety, including users of the Costal Heritage Footpath
- Form and Character and impact on AONB

- A boundary wall is not required in this location and planting would be more appropriate
- Lack of services and facilities to serve the occupants of the proposed dwellings and the strain on existing utilities
- Exceeds the requirement for development as stated in the SADMP, 2016
- There is no exceptional need for this development and therefore the application should be refused as it represents major development in an AONB
- Loss of trees
- The number of bins associated with the development would be detrimental to the visual amenity of the locality especially on bin collection days.
- No mention is made relation to disabled access routes or ramps
- Light pollution
- Even give the smaller size of a number of the dwellings they are still unlikely to be within the reach of young local people
- Impact from car headlights to property opposite
- Damage to the trees during construction and shading from the retained trees on the proposed development which would put pressure on them being removed once the houses are built
- Increased potential for flash flooding by virtue of filling in a pit that occupies the northeast corner of the site and from the additional buildings / hard standing areas

Letters in **support** have been received from occupiers of **five** properties. These can be summarised as:

- The scheme is not major (it's for nine dwellings)
- The scheme is nicely designed and very much in-keeping with the village, has good size gardens and is ideal for full-time residence
- We would welcome development of the site that is in need of almost immediate attention
- The road-side trees are dead, dying or a possible hazard
- The trees of most value are being retained; the trees that are to be removed are of no value and will be replaced with new quality trees
- The alternative to a scheme that includes a number of smaller units would be a scheme of fewer 'executive' homes that would definitely not be within the reach of young local people
- The development will be well screened and will be barely visible
- The development would have limited impact on neighbouring properties
- The scheme will help to address the need for smaller properties to enable young local people to stay in the village / area
- The nearest neighbours are the ones supporting the development.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

CS14 - Infrastructure Provision

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

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

Principle of Development
Impact on AONB and Conservation Area
Highway Safety
Neighbour Amenity
Protected Species
Other Material Considerations

Principle of Development

The site lies within the development boundary of Thornham, a Rural Village as classified in the settlement hierarchy of the Core Strategy.

As such the principle of residential development is acceptable subject to compliance with other relevant planning policy and guidance.

Impact on AONB and Conservation Area

The site lies on the edge of the village of Thornham on the western side of Choseley Road. When entering the village from the south the approach to the village is from higher ground comprising open countryside with substantial hedgerows. The Conservation Area Character Statement states *'...from Choseley Road, the descent into the village is enclosed by walls and outbuildings or trees on either side and the view ahead is stopped by a high wall on the north side of the High Street, imparting a strong sense of "arrival"'*.

The trees that occupy the site, especially those on the site's boundaries, are an important contributor to this part of the AONB and the setting of the Conservation Area, the latter of which lies to the immediate north of the site.

However, the trees on the site have not been managed as well as they could, and this has caused some issues in relation to trees falling into neighbouring properties and across Choseley Road (as well as within the site itself). It has also led to the poor condition of a number of the trees on the site with the Arboricultural Impact Assessment (AIA) that accompanied the application stating that 16 trees need immediate felling.

The development itself would result in the loss of 78 trees comprising 15 individual trees and the remainder (63) from eight groups. However, it is proposed to plant 85 replacement trees / woody shrubs comprising 45 trees with a stem girth of 12 to 14cm and 40 rooted transplants of between 60 and 90cm. There would also be additional landscape planting.

Tree protection during construction will be appropriately conditioned. However, a group Tree Preservation Order has been placed on all the trees to be retained and will also cover those to be planted. As such no condition is required in relation to their future protection.

The 'thinning-out' of the trees will ultimately benefit those being retained, and, with the additional planting, overtime could actually improve the tree coverage of the site and the landscaping of the western entrance of the village from Choseley Road.

The current dwelling that occupies the site is stated to have an internal floor area of 240m² and is of no real architectural merit. No objections have been received in relation to its loss.

During the consultation period the proposed development has been amended and has resulted in the scheme before members. The changes were made without request from any statutory consultee or the LPA, and followed the applicant's review of comments on the website.

The current scheme retains more trees along the eastern boundary of the site with Choseley Road, removes the proposed eastern boundary wall, removes 2.5-storey elements, increases the number of 2-bed units (from 3 to 5); increases the number of 3-bed units (from 1 to 2); reduces the number of 4-bed units (from 4 to 2) and removes 1, 5-bed unit. This has resulted in a decrease in built form of 226m² (for comparison, almost the square footage of the existing dwellinghouse). The dwellings will take the form of 4 detached properties; 1-pair of semi-detached properties and a terrace of 3 properties. In accordance with the consultee comments a lighting condition will be placed on any permission granted to control external lighting. This is both in relation to protecting the AONB and bat mitigation.

The Conservation Area Character Statement lists traditional materials within the village as:

- Clunch (chalk), rubble or squared, sometimes galletted (points filled) with small pieces of carstone
- Flint
- Carstone rubble or squared
- Red brick
- Gault brick (pink-buff, either 'warm' or 'cool', but tends to weather to grey)
- Red clay pantiles
- Whitewash on any of these materials
- Lime-sand render over any of these materials.

The proposed materials are:

- Multi-red brickwork
- Random flintwork
- Red clay pantiles
- Softwood joinery.

The proposed materials are therefore of the vernacular. These materials would be conditioned, as would a sample panel and window details, if permission were granted.

Clearly the proposed development will alter the character of the site. However, your officers consider that the development has taken careful consideration of the constraints of the site, including its mature setting and how this setting contributes to the character of the AONB and Conservation Area. The dwellings are considered to offer a range of sizes that reflect the local vernacular. The affordable unit would be fully integrated into the site and cannot be distinguished from the market properties.

Your officers consider that the site can accommodate the proposed development without any adverse impact on the Conservation Area and AONB.

In this regard the proposed development has received no objections from statutory consultees including Historic England, Natural England, the Norfolk Coast Partnership and the Conservation Officer.

It is therefore concluded that the proposed development would result in little, if any harm to protected areas.

Highway Safety

Notwithstanding third party concerns in relation to the impact of the increase in traffic that the proposed development would have the Local Highway Authority (LHA) raises no objection on the grounds of highway safety and parking provision is in accordance with Local Plan Policy requirements (DM17).

Conditions relating to visibility, parking provision and off-site highway improvement works (pedestrian provision) will be appended to any permission granted.

Residential Amenity

The location of the dwellings within the site, their orientation and fenestration, degree / manner of separation, and retained screening all result in a scheme that would have no material overshadowing, overlooking or overbearing impacts on any existing neighbouring property.

The closest existing dwelling to the north (Holly Cottage) is 8m from the boundary, 14m to the closest single storey element and 19m from the closest 2-storey element.

The closest existing dwelling to the east (No3 Choseley Rd (Cedar Cottage)) is separated from the site by Choseley Road. No3 is 21m from the boundary, 30m to the closest 2-storey element and 32m to the closest single storey element.

The inter-development relationships are all considered to be acceptable.

In relation to the impact from the trees on the proposed dwellings, careful consideration has been given to room placement and size / degree of fenestration with extensive glazing at ground floor level to main living spaces.

It is therefore considered there would be no material impact on residential amenity from the proposed development.

Protected Species

A Preliminary Ecology Appraisal (PEA) identified some potential for bats to roost within the roof void of the residential buildings. The survey also identified the potential for bats to forage and commute within the surrounding trees and garden.

The majority of trees to be removed have negligible or low roosting potential although two large sycamores (G18) have moderate roosting potential and will require further assessment. The requirements for further bat surveys across the site (including the dwelling) are contained within paragraph 5.19 to 5.24 inclusive of the Ecology Report. This will be conditioned if permission is granted.

The extent of tree cover means there is significant potential for nesting birds. Further survey information on nesting birds will be gathered as part of the proposed bat surveys. This will also be conditioned if permission is granted.

Mitigation is also proposed in relation to low suitability trees (which do not require further survey work); lighting, timing of removal of vegetation (outside bird nest season), planting of specific plants to attract insects on which bats may feed and the provision of bat and swift boxes. These are covered in Chapter 7 of the Ecology Report, and will also be conditioned if permission is granted.

The Ecology Report found:

- No evidence of badgers
- No evidence of and a lack of suitable habitat for reptiles
- No evidence of and little potential for amphibians including Great Crested Newts

It is considered that protected species have been appropriately assessed and that, subject to conditions, the proposed development would not have an unacceptable impact on them.

Affordable Housing and Other Contributions

The site threshold triggers an affordable housing contribution. The development represents a net gain of 8 dwellings. As such 1.6 units would be required; one on-site unit and 0.6 in the form of a financial contribution of £36,000 (£36,000 being 0.6 of £60,000).

The affordable unit will be Unit 3, which as previously stated is fully integrated into the site and of no discernible difference to Units 1 and 2 in the same terrace.

Other Material Considerations

Definition of Major Development within the AONB

The site lies wholly within the Norfolk Coast AONB and measures approximately 0.55ha. The NPPF, 2019 defines 'major development', in relation to housing, as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more, other than for the specific purposes of paragraphs 172 and 173 in this Framework. [It should be noted that this is different to the definition of major development given in the Town and Country Planning (Development Management Procedure)(England) Order 2015 (DMPO) of which this application is not classed as major.]

Paragraph 172 of the NPPF states: 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also

important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development Footnote 55 other than in exceptional circumstances...

**Footnote 55 states: For the purposes of paragraphs 172 and 173, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.*

Therefore whether the development is major development [to be defined by the impact it would have on the AONB] has a significant bearing on whether the application should be refused other than in exceptional circumstances.

In this regard the outcome of Judicial Review, JH & FW Green Ltd v Southdown National Park Authority (SNPA) has been used to guide your officers in correctly applying the 'test' for major development within an AONB.

The outcome of this challenge was that SNPA had conducted a reasoned and reasonable assessment of the potential for harm and to conclude that, although some harm would eventuate, the criteria for categorising the proposal as a 'major development' within the meaning of the NPPF were not satisfied.

Natural England confirmed in their response to the current application before Members that the statutory purpose of the AONB is to conserve and enhance the area's natural beauty, and in considering para 172 a careful assessment is needed as to whether the proposed development would have a significant impact on or harm to the statutory purpose. Natural England, as national custodians of AONBs, raised no objection to the proposed development, and it is therefore reasonable to conclude that NE does not themselves consider that the proposed development would have a significant impact on or harm the statutory purpose of the AONB.

Likewise the Norfolk Coast Partnership raised no objection to the proposed development.

It should be noted that in relation to the above-mentioned judgement, concerns and objections were raised in relation to the proposed development from statutory consultees including the Local Authority's own Landscape Officer, Historic England and the Dark Skies Ranger (the equivalent to the Norfolk Coast Partnership Officer). However, even with such concerns, the judge agreed with the Local Authority that 'although some harm would eventuate, the criteria for categorising the proposal as 'major development' within the meaning of the NPPF were not satisfied'.

The current application before members has received no such objections from statutory consultees.

Your officers therefore conclude, on the basis of their own assessment, together with comments from statutory consultees, that the proposed development is not 'major development' within the meaning of para 172 of the NPPF.

Paragraph 173 relates to development within the defined Heritage Coast. The site lies outside of this area and is not therefore relevant to the determination of this application.

Drainage The application form states foul to main sewer and surface water drainage via soakaway. This is in accordance with the drainage hierarchy. It also addresses Natural

England's advice note in relation to the Impact Risk Zones (which relates to foul drainage arrangements).

Third Party Comments In relation to third party comments not covered in the main body of the report your officers respond as follows:

- Lack of services and facilities to serve the occupants of the proposed dwellings and the strain on existing utilities – the site lies within the development boundary of one of the borough's 'Rural Villages' where limited residential development is to be supported;
- Exceeds the requirement for development as stated in the SADMP, 2016 – this is a minimum figure;
- The number of bins associated with the development would be detrimental to the visual amenity of the locality especially on bin collection days – this is not a reason for preventing development;
- No mention is made relation to disabled access routes or ramps – these would be covered under building regulations;
- Even give the smaller size of a number of the dwellings they are still unlikely to be within the reach of young local people – this is not a reason for refusing planning permission;
- Impact from car headlights to property opposite – It is not considered that this would be sufficient to warrant refusal of the proposed development;
- Increased potential for flash flooding by virtue of filling in a pit that occupies the northeast corner of the site and from the additional buildings / hard standing areas – the site is not in an area of risk of flooding as defined by the Environment Agency, Lead Local Flood Authority or Local Authority and proposed drainage is in accordance with the drainage hierarchy;
- The alternative to a scheme that includes a number of smaller units would be a scheme of fewer 'executive' homes that would definitely not be within the reach of young local people - if such an application were to be made it would have to be considered on its own merits.

Crime and Disorder

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

CONCLUSION

The development is not considered to represent 'major development' within the meaning of paragraph 172 of the NPPF. As such exceptional circumstances are not required to enable development in this location. Notwithstanding this clearly the development must accord with other relevant planning policy and guidance.

The proposed development would increase, with a range of dwelling sizes, the housing stock within the development boundary of Thornham without detriment to the visual amenity of the locality or harm to the AONB or setting of the adjacent Conservation Area. It would also provide an affordable unit and £36,000 towards affordable housing provision within the borough.

The proposed tree works are likely to, in the long-term, improve landscaping whilst in the short term retain an appropriate degree of tree coverage that is characteristic of the approach to the village from the south.

The development would not result in any material residential amenity or highway safety issues and protected species have been appropriately considered.

There are very few third party objections. Furthermore letters of support have been received from the three closest neighbouring properties. No objections have been received from statutory consultees including the Parish Council.

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

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans drawing nos: D1.9-5001, D2.2-05001, D3.1-05001, D5.2-05001, D6.2-05001, D12.2-05001, D13.2-05001, D14.2-05001, D16.2-05001, D17.2-05001, D18.2-05001, D20.2-05001, D21.2-05001, D22.1-05001, D25.1-05001 and D26.1-05001.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
- 3 Reason: To ensure adequate off-street parking during construction in the interests of highway safety in accordance with the NPPF and Development Plan. This needs to be a pre-commencement condition as it deals with the construction period of the development.
- 4 Condition: Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works indicated on drawing no: D1.9-5001 have been submitted to and approved in writing by the Local Planning Authority.
- 4 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with the NPPF and Development Plan.
- 5 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to in Condition 4 of shall be completed to the written satisfaction of the Local Planning Authority.

- 5 Reason: To ensure that the highway network is adequate to cater for the development proposed in the interests of highway safety in accordance with the NPPF and Development Plan.
- 6 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site access, car parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 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 Development Plan.
- 7 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.
- 7 Reason: In the interests of highway safety in accordance with the NPPF and Development Plan.
- 8 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 with Choseley Road unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 8 Reason: In the interests of highway safety in accordance with the NPPF and Development Plan.
- 9 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 9 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.
- 10 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 9.
- 10 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 11 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 9

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

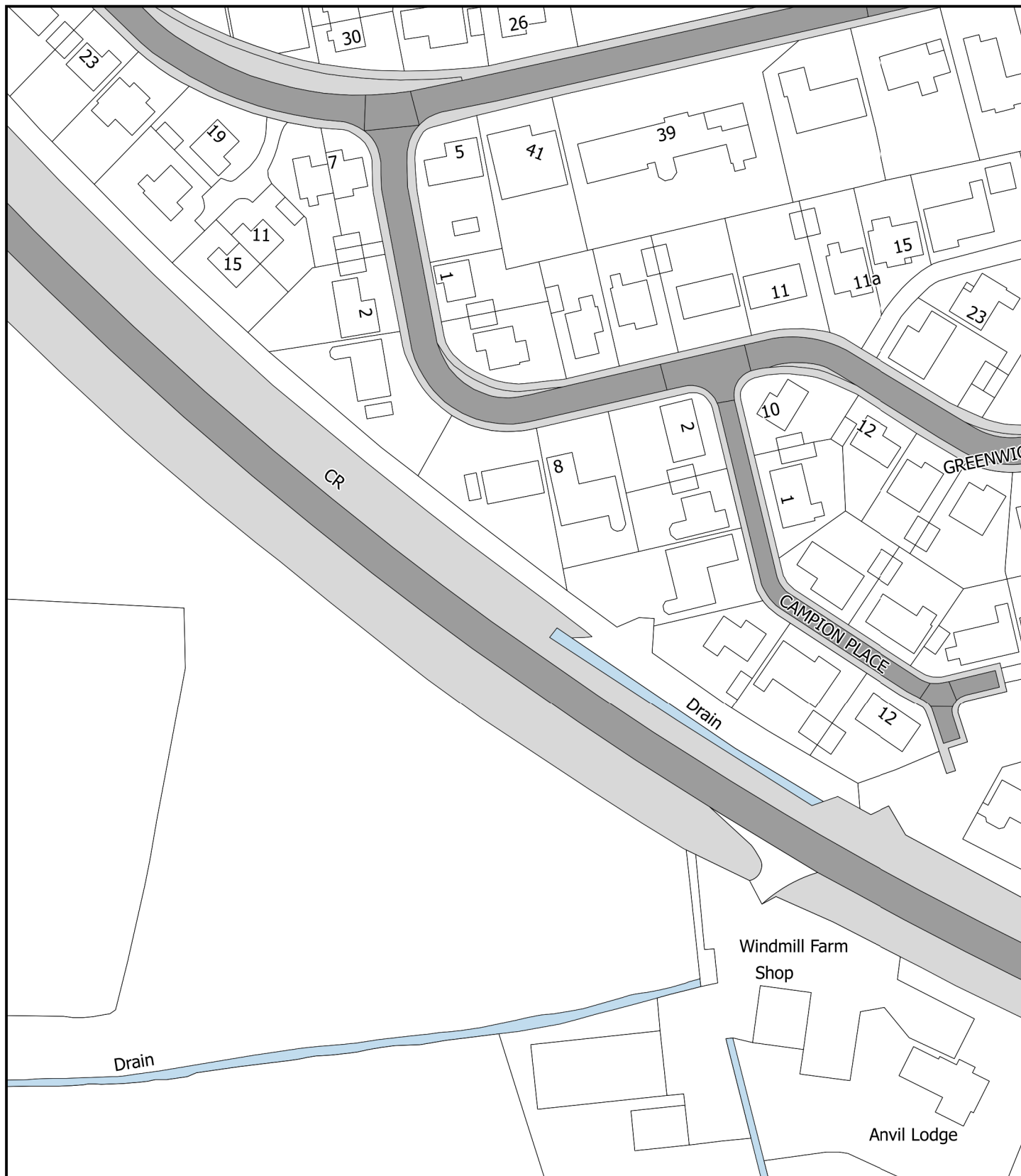
- 11 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 12 Condition: No development or other operations shall commence on site until the existing trees shown to be on the approved plan have been protected in accordance with the amended Arboricultural Impact Assessment (AIA) that accompanied the application (dated 20 March 2019, By A.T. Coombes Associates Ltd). The use of a 'no-dig' surface within the root protection area of T1 shall also be implemented in accordance with the aforementioned AIA.
- 12 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 13 Condition: The new trees shrubs shall be provided in full accordance with the amended Arboricultural Impact Assessment that accompanied the application.
- 13 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 14 Condition: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 14 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 15 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.
- 15 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 16 Condition: The development shall be carried out in accordance with the materials proposed in the amended DAS that accompanied the application (D23.2-5001) unless otherwise agreed in writing by the Local Planning Authority.
- 16 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

- 17 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.
- 17 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 18 Condition: Notwithstanding the information that accompanied the application, no development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
- 18 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 19 Condition: The existing brick pump house building shown on approved plan D1.9-5001 to be retained in the curtilage of Unit 8 shall be protected during construction and any damage that occurs to the building shall be repaired in accordance with a scheme to be submitted and agreed in writing by the LPA. Thereafter the building shall be retained as approved unless otherwise agreed in writing by the LPA.
- 19 Reason: To ensure appropriate protection of a non-designated heritage asset in accordance with the NPPF and Development Plan.
- 20 Condition: Prior to the installation of any external lighting, details of the method of lighting and extent of illumination shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be implemented as approved and thereafter maintained and retained as agreed. Your attention is drawn to Informative No.5 which relates to this condition.
- 20 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 21 Condition: The further surveys required in relation to bat activity as detailed in the Ecological Appraisal that accompanied the application (Prepared by: Philip Parker Associates Ltd, Ref: P2019-24 R1 FINAL dated 14 March 2019) shall take place in accordance with paragraphs 5.19 to 5.24 inclusive unless otherwise agreed in writing by the Local Planning Authority.
- 21 Reason: To ensure that the impact of the development upon protected species is minimised in accordance with the NPPF and Development Plan.
- 22 Condition: The development hereby permitted shall be carried out in full accordance with the Mitigation Strategy (Chapter 7 (7.1 – 7.14 inclusive) of the Ecological Appraisal that accompanied the application (Prepared by: Philip Parker Associates Ltd, Ref: P2019-24 R1 FINAL dated 14 March 2019) unless otherwise required to be amended under licence requirements of Natural England or, in all other regards, unless otherwise agreed in writing by the Local Planning Authority.

- 22 Reason: To ensure that the impact of the development upon protected species is minimised in accordance with the NPPF and Development Plan.

19/00118/RM

Clover Social Club Low Road Wretton



Parish:	Wretton	
Proposal:	Reserved matters application for the construction of 8 dwellings	
Location:	Clover Social Club Low Road Wretton King's Lynn	
Applicant:	Mr & Mrs L Peake & Family	
Case No:	19/00118/RM (Reserved Matters Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 19 March 2019 Extension of Time Expiry Date: 3 May 2019

Reason for Referral to Planning Committee – Applicant related to a Committee Member

Neighbourhood Plan: No

Case Summary

The site is located on the south east side of Low Road, Wretton. It is located in the countryside as defined by the Core Strategy 2011 and the Site Allocations and Development Management Policies Plan (SADMPP) 2016. Wretton is a Smaller Village & Hamlet as defined by Policy CS02 of the Core Strategy 2011.

This is a reserved matters application for the construction of 8 dwellings, and follows the outline planning consent Ref 17/01856/O. The outline planning consent was for the demolition of the existing business premises known as The Clover Club and Peake Physique along with other outbuildings and bowling green, and its redevelopment with 8 dwellings.

The development proposed consists of 8 detached dwellings, with a mix of housing types; 4 of which are chalet bungalows and 4 are two storey dwellings. The dwellings proposed have front and rear gardens, and driveways for off-road parking. Access would be via Low Road.

Key Issues

- Principle of development
- Ecology
- Form and character
- Neighbour amenity
- Any other matters requiring consideration prior to the determination of an application

Recommendation

APPROVE

THE APPLICATION

The site is located on the south east side of Low Road, Wretton. It is located in the countryside as defined by the Core Strategy 2011 and the Site Allocations and Development Management Policies Plan (SADMPP) 2016. Wretton is a Smaller Village & Hamlet as defined by Policy CS02 of the Core Strategy 2011.

This is a reserved matters application for the construction of 8 dwellings, and follows the outline planning consent Ref 17/01856/O. The outline planning consent was for the demolition of the existing business premises known as The Clover Club and Peake Physique along with other outbuildings and bowling green, and its redevelopment with 8 dwellings.

The development proposed consists of 8 detached dwellings, with a mix of housing types; 4 of which are chalet bungalows and 4 are two storey dwellings. The dwellings proposed have front and rear gardens, and driveways for off-road parking. Access would be via Low Road.

SUPPORTING CASE

No supporting text has been provided.

PLANNING HISTORY

17/01856/O: Application Permitted: 28/03/18 - OUTLINE APPLICATION WITH SOME MATTERS RESERVED: Proposed redevelopment of brownfield site to residential - Clover Social Club – Approved (Planning Committee)

16/00606/O – Proposed redevelopment of brownfield site to residential – Refused (Planning Committee)- 04.10.2016

RESPONSE TO CONSULTATION

Parish Council: NEUTRAL comments to the application on the following grounds:

Wretton Parish Council objected to the original application and would now like to make the following comments:

1. We are concerned that there will be increased traffic on Low Road which currently has a 40 mph speed limit and we will aim to have this reduced to 30 as the site access is on a bend.
2. We are concerned that the layout means there is a potential problem with overlooking adjoining properties.
3. Waste water is currently via separate septic tanks and could cause problems with drainage of adjacent farm land.
4. During construction there should be adequate off road parking for construction personnel and vehicles.

Highways Authority: In relation to layout the development as detailed would accord with the adopted standards and as a result recommend a condition is attached.

Central & Community Services – CSNN: Condition 5 of the outline consent (17/01856/O) which was requested by us is yet to be discharged, and therefore there is nothing to validate that soakaways will be viable in this location, which are proposed for the foul and surface

water drainage schemes. I would not be able to agree to the proposed non mains foul water systems at the RM stage without some supporting evidence that ground conditions would be suitable ie percolation testing. I recommend that the applicant is asked to provide results to confirm ground conditions are appropriate prior to determination. Please also condition the hours of work as this is a rural, village location where background noise levels can be low.

Chief Execs Dept - Housing Enabling Officer: Confirm as the site does not exceed 1000sqm as per the s106 agreement, a financial contribution of £96,000 (£12,000 multiplied by the number of dwellings to be constructed) is payable prior to completion of half the dwellings on site.

REPRESENTATIONS

Three letters of **OBJECTION** received from two neighbouring dwellings which raise the following issues:

- There is a gate in the existing fence at plot 5, which is an escape route if required. I will require for this to be retained. When the house was purchased there were three access points, not shown on the deeds or plan. If the applicants wished for the access to be removed or restricted it was their responsibility to ensure that it was mentioned on the deeds as was done for existing works and our solicitors informed, or the gate access point should have been removed prior to advertising and selling the property.
- All existing underground pipe/ services should be terminated and sealed at the boundary to Funny Farm (neighbouring dwelling), and no new development can connect to them. Please can I have confirmation that all existing ground works will not be used in the development and that they will be removed or sealed and removed from my deeds.
- Several small developments in village, cumulative impact on dwelling numbers, residents and traffic levels. Consideration should be given to improvements to local infrastructure/ facilities.
- Concern regarding bend in road close to application site and potential traffic accidents.
- Will speed of road be reduced?
- Why are sewerage treatments plants being installed rather than a connection to the main drain?
- Poor existing public transport links.
- Internet provision is intermittent; could new dwellings get an upgrade in infrastructure.
- Site Notice was only displayed for one day before being removed.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

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)

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

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

PLANNING CONSIDERATIONS

The main issues are:

Principle of development

Ecology

Loss of employment/community uses

Form and character

Neighbour amenity

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

Principle of development

The principle of residential development on the site was established and permitted under application reference 17/01856/O. This outline application was for the ‘Proposed redevelopment of brownfield site to residential’ and was permitted at Planning Committee.

Ecology

As part of the outline application the Ecological Assessment (dated 29th September 2017) by Philip Parker Associates identified the presence of bats on the site, within the existing buildings. The redevelopment of the site would therefore result in the loss of some bat roosting area and could impact foraging amphibians and small mammals. However given the layout was not provided at the outline stage, mitigation measures (specifically the type and location of bat and bird boxes, lighting and planting mitigation) were required in line with condition 10 of the outline consent. As such, while bird and bat boxes are identified on the reserved matters plans submitted as part of this application, condition 10 will still need to be discharged and the relevant information submitted and agreed by the LPA to meet the requirements of this condition.

Form and character

The existing built form in this locality is residential, with detached dwellings situated in large plots. To the east and south of the application site is countryside, and towards the west Low Road leads into the village.

The development proposed consists of 8 detached dwellings, with a mix of housing types; 4 of which are chalet bungalows and 4 are two storey dwellings. The site layout, and the orientation and mix of houses is such that it creates interest and variation in the street scene. The materials proposed include a buff multi-brick with natural blue/grey slates, and a red-multi brick with a pantile roof, again the variation will enhance the form and character of the development. The chalet bungalows are located towards the entrance of the site, and the two storey dwellings towards the rear.

The house plots are of a generous size reflecting the locality, with front and rear gardens, and driveways for parking. The location of the application site, on the edge of the village means careful consideration is given to the boundary treatments and landscaping. The site plan identifies hedging and planting is proposed along the north-east boundary to the site which will soften the edge of the built form. Hedging and planting is also proposed to the south and southwest boundary.

The dwellings are proposed with a finished floor level of 5.05AOD, which is equal to the highway (Low Road). The site levels vary from 4.87AOD (at site entrance) to 4.96AOD (plot 4) to 4.79AOD (plot 7) which is a minimal variation and is not significant to impact on form and character, or neighbour amenity.

Neighbour amenity

The site has 2 existing neighbouring dwellings to the south, Caprican Lodge and The Funny Farm. In terms of the relationship between these and the proposed new development, it is the view of the Officer that given the house type proposed, and the separation distances, that neighbour amenity issues have been sufficiently addressed. The windows to the rear of Caprican (the bungalow immediately next to the site entrance) serve bedrooms, a bathroom and a hallway. These windows are at ground level and there is approximately 13.7m between the closest part of the dwelling at plot 2 and Caprican. Furthermore, the proposed new dwelling at plot 2 is a chalet bungalow and there are no windows proposed on the northwest elevation. In terms of the relationship to The Funny Farm, at the closest point there are approximately 13m between the dwelling at plot 2 and the boundary fence. The dwellings proposed for plots 2, 3 and 4 are chalet bungalows. The only windows proposed at first floor on the southwest elevations are skylights which serve a bathroom, a shower room and a landing, which are not considered to be habitable rooms. Therefore there would be minimal overlooking from the proposed new dwellings to the private amenity space of The Funny Farm. In terms of the boundary treatments to the south and west, existing conifers are being retained as is the existing 1.8m close boarded fence and tree protection was imposed at outline stage.

Consideration has also been given to potential neighbour amenity issues for the proposed dwellings within the site. Most noticeably plot 5 has first floor windows in close proximity to plot 4. These windows serve a bathroom and shower room, and will be conditioned to ensure they are retained as obscure glazing. These windows look onto a blank gable of plot 4. Elsewhere it is proposed a condition is attached to the consent to remove permitted development rights to prevent the inclusion of new windows, and roof alterations to plots 2, 3, 4 and 5 to prevent any potential overlooking/ loss of privacy in the future.

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

The outline planning consent secured an affordable housing contribution, through a Section 106 agreement, of a financial contribution of £96,000 which is equivalent to 1.6 units (provided that the gross internal area (GIA) is less than 1,000 sqm). The agent has

confirmed that the GIA does not exceed 1,000sqm. The Housing Strategy and Enabling team have confirmed this is acceptable.

The LHA raises no objection to the scheme, and proposes a condition is attached relating to the completion of the access/ parking/ turning areas prior to occupation. While the Parish Council and a neighbour objection letter raises concerns relating to traffic speed and volume on Low Road, this issue was considered as part of the outline planning consent and the principle of this scale of development has been accepted.

CSNN raises concerns regarding the proposed drainage system, and the need for further information to be provided as part of the reserved matters application. Under the outline planning consent, condition 5 states that full details of the foul and surface water drainage arrangements must be submitted to and approved in writing by the LPA prior to the commencement of development. Therefore this issue will be addressed through the discharge of this condition, and does not need to be supplied as part of this application.

With regard to Third Party comments:

- Issues relating to access rights (covenants on land) and services/ utilities are civil matters and will need to be addressed separately. The applicant has provided land registry information for The Funny Farm as evidence that there is no legal right of access;
- Poor internet speeds are raised as a concern; this is not a matter for consideration as part of the planning application;
- The cumulative impact of a number of small developments in Wretton, and the impacts on services and infrastructure, will be considered as part of the review of the Local Plan;
- Concerns are raised that the site notice was not displayed for a sufficient amount of time. The site notice was displayed by an officer and neighbouring dwellings were also sent a letter to notify them of the planning application. This is over and above the requirements of the Development Management Procedure Order 2015.

CONCLUSION

The proposal is for the construction of 8 detached dwellings, on a site with existing outline planning consent (Ref 17/01856/O) for redevelopment of a brownfield site for residential development. The principle of development has therefore been established.

The form and layout of the development respects the characteristics of the locality and safeguards the amenities of residents.

On this basis, the proposal is acceptable and complies with the NPPF, Policies CS01, CS02, CS06, CS08, CS09, CS11, CS12 and CS13 of the Core Strategy 2011 and Policies DM1, DM2, DM3, DM9 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans-

13293 received on 21 Jan 2019

13295, 13296, 13298, 13299, 13301, 13302, 13304, 13307, and 13313 received on 21 Jan 2019

13294 Rev A (excluding drainage details, and bat/ bird box details) and 13310 Rev A received 20 Mar 2019

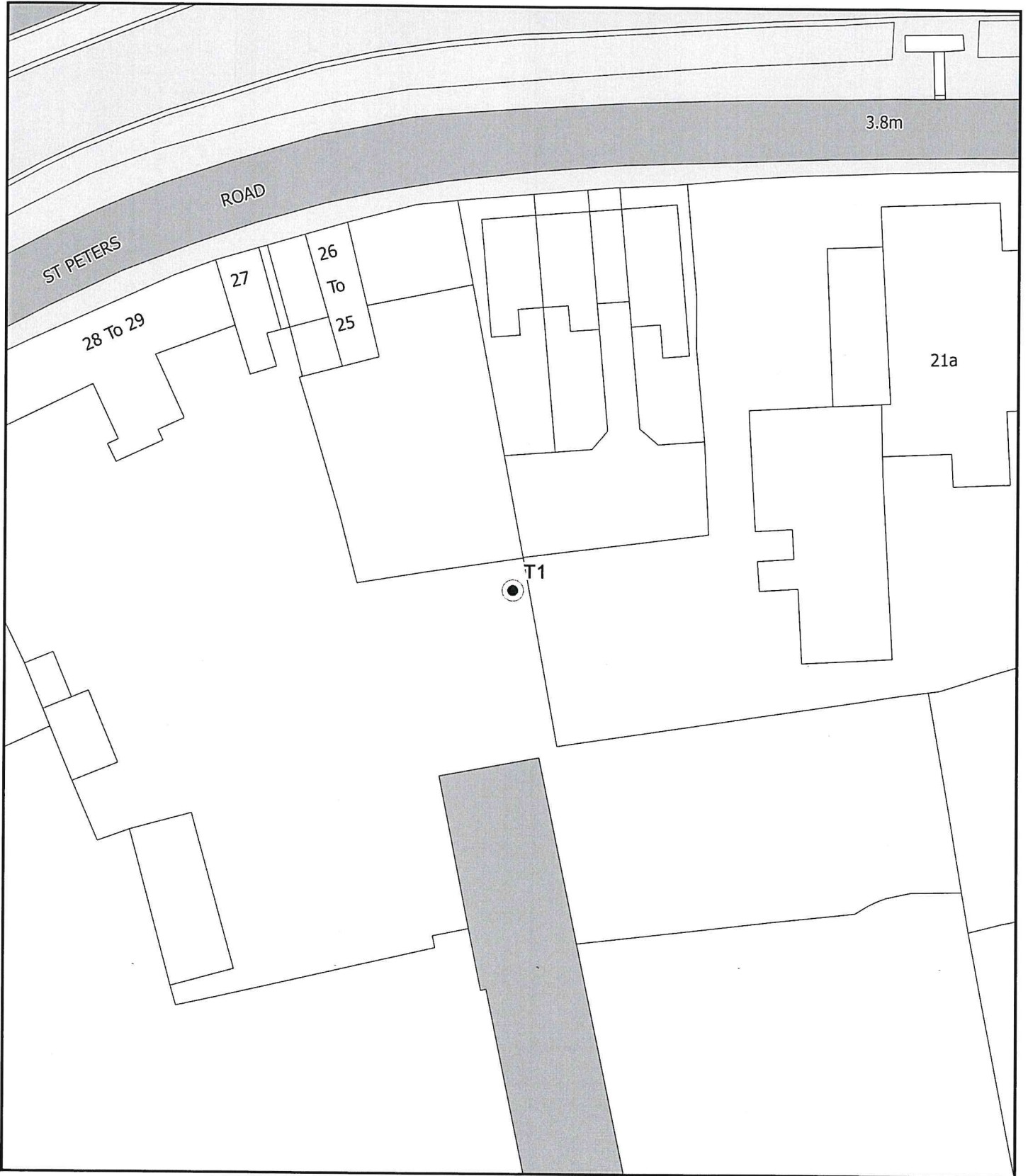
13305, 13308, 13311 Rev A and 13314 received on 12 Apr 2019.

- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 2 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 3 Condition: Demolition, clearance, construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0830 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.
- 3 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 4 Condition: Before the first occupation of the dwelling at Plot 5 hereby permitted the windows at first floor on the north west elevation (serving the bathroom and the shower room) shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.
- 4 Reason: To protect the residential amenities of the occupiers of nearby property.
- 5 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement of the dwelling houses on the south west elevation of Plots 2, 3, and 4 consisting of an addition or alteration to its roof shall not be allowed without the granting of specific planning permission.
- 5 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the neighbours if otherwise allowed by the mentioned Order.
- 6 Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), on the north west elevation of Plot 5 no new windows (other than those expressly authorised by this permission), shall be allowed without the granting of specific planning permission.
- 6 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the neighbours if otherwise allowed by the mentioned Order.

- 7 Condition: The screen fences shown on the approved plans shall be erected prior to the occupation of the dwelling to which they relate.
- 7 Reason: In the interests of the residential amenities of the future occupants of the development in accordance with the NPPF.
- 8 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.
- 8 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.

2/TPO/00586

Orrchard Gardens Upwell



Parish:	Upwell	
Purpose of report:	TO CONSIDER WHETHER TREE PRESERVATION ORDER 2/TPO/00586 SHOULD BE CONFIRMED, MODIFIED OR NOT CONFIRMED IN THE LIGHT OF OBJECTIONS	
Location:	Orchard Gardens Upwell Norfolk	
Case No:	2/TPO/00586	
Grid Ref:	550215 302586	Date of service of Order: 23 January 2019

RECOMMENDATION - CONFIRM ORDER WITHOUT MODIFICATION

THE SITE

The Walnut (T1) is situated to the rear of 25-26 St Peters Road, Upwell. This tree is visible from St Peters Road and, more importantly, as the tree matures it will continue to contribute to the wider landscape within Upwell conservation area.

LDF CORE STRATEGY POLICIES

C12 - Environmental Assets

REASON FOR MAKING THE TREE PRESERVATION ORDER

Following a planning application, numbered 19/00016/RM, that identified the tree for removal; it was thought prudent to serve a TPO to protect the tree both now and into the future.

OUTLINE OF OBJECTIONS AND REPRESENTATIONS

One objection letter was received from Mrs G Buck, owner/occupier of the neighbouring property, 23 St Peters Road, Upwell. A summary of the objections are outlined below:

1. Half of the tree is not in the property it belongs to and it hangs directly over the garage causing a lot of work with regard to clearing leaves/twigs during the autumn/winter.
2. Worried about branches breaking and potentially causing damage to the garage or the car.
3. The tree should not invade airspace above part of the property.

Two letters of support were received outlining the host of wildlife that use the tree, it will mature into a well seen tree within the village and the drainage advantages associated with trees.

RESPONSE TO OBJECTIONS AND REPRESENTATIONS

1. Open grown trees, such as this, will naturally over-sail boundaries/rooflines and leaf/twig/fruit fall should be expected when living next to trees such as this. Sympathetic pruning will reduce this over-sailing and can be dealt with in the usual manner.
2. It is difficult to predict any episodes of branch failure in healthy trees such as this and this should not be a consideration in this instance.
3. Sympathetic reduction work would reduce this perceived invasion of airspace, as before, this can be dealt with in the usual manner.

CONCLUSIONS

In conclusion, this tree contributes greatly to the character and appearance of the street scene, the wider landscape and the Upwell conservation area, both now, and into the future. It is considered that the reasons put forward by the objector are of insufficient weight to overcome the harm to the character and appearance of the locale that would occur should these trees be removed. It is therefore recommended that the order is confirmed.

RECOMMENDATION: CONFIRM ORDER WITHOUT MODIFICATION

Background Papers

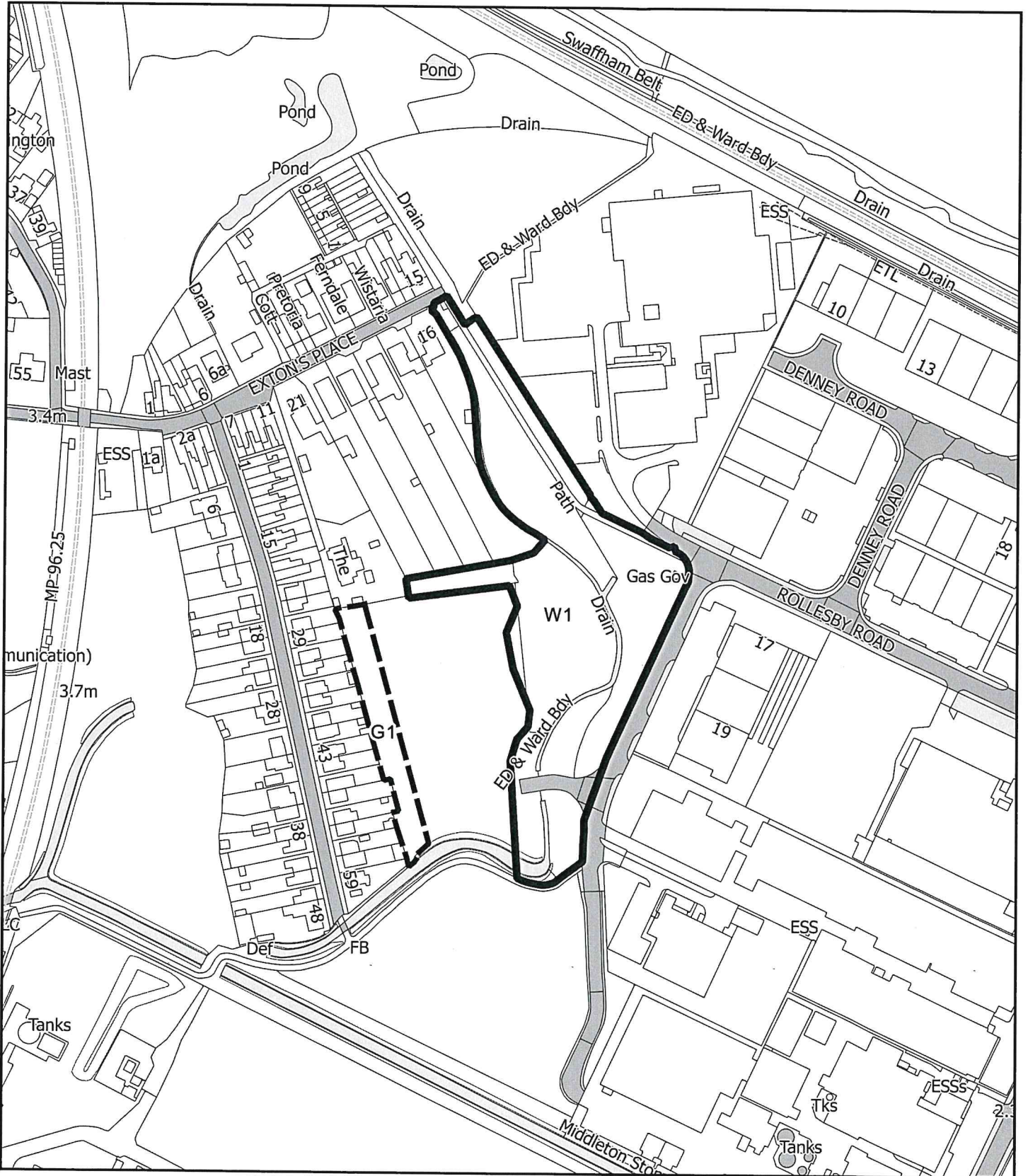
TPO file reference: 2/TPO/00586

Appendix 1: Copy of scoring assessment

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

2/TPO/00587

Land S of Extons Place And E of Kings Avenue
Rollesby Road



AGENDA ITEM NO: 8/3(b)

Parish:	King's Lynn	
Purpose of report:	TO CONSIDER WHETHER TREE PRESERVATION ORDER 2/TPO/00587 SHOULD BE CONFIRMED, MODIFIED OR NOT CONFIRMED IN THE LIGHT OF OBJECTIONS	
Location:	Land S of Extons Place And E of Kings Avenue Rollesby Road Hardwick Industrial Estate King's Lynn Norfolk	
Case No:	2/TPO/00587	
Grid Ref:	563155 319399	Date of service of Order: 23 January 2019

RECOMMENDATION - CONFIRM ORDER WITHOUT MODIFICATION

THE SITE

The woodland (W1) and the group (G1) are growing between the residential roads of Extons Place & King's Avenue and the Western edge of the Hardwick industrial estate at Rollesby Road. These trees are a green buffer between the industrial units and the residential home and also provide an excellent habitat for wildlife in this urban area.

LDF CORE STRATEGY POLICIES

C12 - Environmental Assets

REASON FOR MAKING THE TREE PRESERVATION ORDER

Following the receipt of planning application numbered; 18/00683/FM for the development of 16 industrial units, it was found that the remaining trees on the site are of both a high amenity value and a useful resource for wildlife, and it would be prudent to serve a TPO to ensure that these trees were protected now and into the future.

OUTLINE OF OBJECTIONS AND REPRESENTATIONS

One objection letter was received from the general manager at CCL Label LTD (a business that shares a boundary with the protected woodland). A summary of the objections are outlined below:

1. We are unclear if the boundary of the W1 is directly adjacent our [CCL] boundary.
2. The trees along this boundary could damage the fence and could compromise site security and they also overhang our carpark, this could cause damage to parked vehicles.

3. We have concerns that the trees could hamper the expansion of the business and car parking facilities.

One letter of support was received.

RESPONSE TO OBJECTIONS AND REPRESENTATIONS

1. The boundary of W1 is exactly adjacent to the boundary of CCL Label LTD.
2. The trees are under the care and ownership of The Borough Council of King's Lynn & West Norfolk and regular surveys are undertaken to ensure the safety of the trees in relation to pedestrians and any third party built structure or parked vehicles.
3. This would have to be considered through the planning process, although the trees are not considered to be an impediment to the future growth of the business on the adjacent site.

CONCLUSION

In conclusion, these trees contribute greatly to the character and appearance of the street scene and the wider landscape, both now, and into the future. It is considered that the reasons put forward by the objector are of insufficient weight to overcome the harm to the character and appearance of the locale that would occur should these trees be removed. It is therefore recommended that the order is confirmed.

RECOMMENDATION: CONFIRM ORDER WITHOUT MODIFICATION

Background Papers

TPO file reference: 2/TPO/00587

Appendix 1: Copy of scoring assessment

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

Planning Committee – 29 April 2019

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the 1 April Planning Committee Agenda and the 29 April agenda. 105 decisions issued, 98 decisions issued under delegated powers with 7 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 20/03/2019 – 11/04/2019

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
Major	7	6	1			86%	60%	2	0
Minor	49	41	8	38		77%	70%	4	2
Other	49	48	1	42		86%	80%	1	0
Total	105	95	10						

Planning Committee made 7 of the 105 decisions, 7%

PLANNING COMMITTEE - 29 APRIL 2019

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

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

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
22.02.2019	05.04.2019 Prior Approval - Not Required	19/00343/PART14	Iron Mountain Gayton Road Bawsey Norfolk Prior Approval for a 55.94kW Solar PV system to be installed on the roof consisting of 222 x JA solar modules	Bawsey
10.01.2019	05.04.2019 Application Permitted	19/00042/F	Salcombe Cross Lane Brancaster King's Lynn VARIATION OF CONDITION 2 of planning permission 16/02058/F: Construction of two dwellings following demolition of existing house	Brancaster

16.01.2019	22.03.2019 Application Permitted	19/00085/F	The Well House Main Road Brancaster King's Lynn To clad the front exterior of The Well House with traditional brick and flint	Brancaster
23.01.2019	25.03.2019 Application Permitted	19/00131/F	Morland 1 Mill Hill Brancaster King's Lynn Demolition of existing single story building/outhouse replacing with a double story extension to the north elevation. Extension to be built with block work construction and natural timber cladding, tiled roof to match existing main building	Brancaster
28.01.2019	03.04.2019 Application Permitted	19/00165/F	Thistlewood Cottage Main Road Brancaster Norfolk Retrospective: To add wooden, feather-board cladding to a section (approximately one third) of the exterior of the house extending from the ground floor to the roof line.	Brancaster
18.02.2019	05.04.2019 Application Permitted	19/00314/F	Marsh Barn Main Road Burnham Deepdale Norfolk Extension to dwelling house	Brancaster

27.02.2019		18/00129/NMA_2	Peddars Main Road Brancaster King's Lynn NON-MATERIAL AMENDMENT to planning permission 18/00129/F: Demolition of existing rear single storey extension and construction of new single story rear extension, refurbishment of existing dwelling adding loft room, demolition of detached garage and construction of new detached garage and associated works	Brancaster
19.03.2019	08.04.2019 Application Refused	18/01309/NMA_1	Robert Smith Cottages London Street Brancaster King's Lynn Non-material amendment to planning permission 18/01309/F: Construction of 2 new Almshouse Cottages	Brancaster
28.01.2019	03.04.2019 Application Permitted	19/00172/LB	Redwins 5 Market Place Burnham Market Norfolk LISTED BUILDING CONSENT: New opening created between kitchen/garden. Removal of internal wall. Replacement door to utility space.	Burnham Market

04.02.2019	29.03.2019 Application Permitted	19/00215/F	Granvilla Station Road Burnham Market Norfolk Variation of condition 2 of planning permission 18/01637/F: VARIATION OF CONDITIONS 3, 4, 5, 6, 7, 8, 9 of planning permission 17/01401/F - Demolition of existing bungalow and replacement with two new dwellings, together with reconfiguration of existing southern access and associated hard and soft landscaping	Burnham Market
21.02.2019	05.04.2019 Tree Application - No objection	19/00034/TREECA	Burnham House 86 Market Place Burnham Market Norfolk Trees in a Conservation Area: T1 Holm Oak - crown raise to 3.5m. T3 Walnut - reduce over extended branches by 1m, crown clean and T4 Tulip Tree - raise to no more than 3m, crown clean	Burnham Market
20.03.2019	05.04.2019 Application Permitted	18/00278/NMA_1	Creek Cottage 24 Norton Street Burnham Norton Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 18/00278/F: Part two storey side extension, single storey extension and alteration to existing single storey roof pitch	Burnham Norton

01.03.2019		18/01831/NMA_1	Fiddlers Hill Cottage St James Road Castle Acre King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 18/01831/F: Construction of dwelling and detached cartshed, following demolition of existing dwelling and retention of annexe	Castle Acre
12.02.2019	29.03.2019 Application Permitted	19/00268/F	Porch Farm 229 Main Road Clenchwarton Norfolk Construction of new garage (in place of existing outbuilding) and Porch for use by dwelling house	Clenchwarton
14.02.2019	22.03.2019 Application Permitted	19/00291/F	90 Sluice Road Denver Downham Market Norfolk Extension to garage and replacement of existing flat roof with pitched roof	Denver
14.02.2019	09.04.2019 Application Permitted	19/00292/F	The Larches 21 Whin Common Road Denver Downham Market APPLICATION FOR REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 11/01751/F: Construction of annexe (amended design)	Denver
25.01.2019	05.04.2019 Application Permitted	19/00157/F	Heathlan Woodside Close Dersingham King's Lynn Renovation and extensions to existing chalet bungalow	Dersingham
28.01.2019	22.03.2019 Application Permitted	19/00167/F	7 Bank Road Dersingham King's Lynn Norfolk Extensions and alterations to dwelling including 1st floor accommodation.	Dersingham

18.02.2019	05.04.2019 Application Permitted	19/00305/F	6 Brook Road Dersingham King's Lynn Norfolk Construction of timber framed garage/store/garden room/w.c.	Dersingham
02.11.2018	08.04.2019 Application Permitted	18/01960/RMM	Land And Buildings On The South Side of Pound Lane Docking Norfolk Reserved Matters Application: Proposals for 33 new dwellings with means of access from the public highway from Pound Lane and a pedestrian route off Well Street	Docking
22.02.2019	25.03.2019 Tree Application - No objection	19/00035/TREECA	North Farmhouse Station Road Docking Norfolk 3x Holly trees to remove within a Conservation Area	Docking
26.11.2018	27.03.2019 Was_Would be Lawful	18/02113/LDE	3 Ashwicken Road East Winch King's Lynn Norfolk Certificate of Lawfulness: Occupation of dwelling in non compliance with agricultural occupancy condition	East Winch
18.02.2019	29.03.2019 Application Permitted	19/00313/F	Lower Farm Church Lane East Winch Norfolk Construction of timber framed carport and workshop with store room in roof space	East Winch
25.01.2019	28.03.2019 Prior Approval - Approved	19/00156/PACU3	Agricultural Bulding N of The Great Barn Meadowgate Lane Emneth Wisbech Prior notification for change of use of agricultural building to a dwelling house	Emneth

24.01.2019	28.03.2019 Application Permitted	19/00150/F	41 Long Lane Feltwell Thetford Norfolk Retention of reinstated pitched roof	Feltwell
13.02.2019	11.04.2019 Application Permitted	19/00282/F	11 The Beck Feltwell Thetford Norfolk 4 x timber support posts to bear a tiled roof adjoining the back wall and entrance of the property	Feltwell
31.01.2019	26.03.2019 Application Permitted	19/00195/F	Jubilee Farm Jubilee Hall Lane Gayton King's Lynn Proposed new dwelling	Gayton
11.02.2019	05.04.2019 Application Permitted	19/00262/F	Sunset View Winch Road Gayton KINGS LYNN Variation of condition 2 of planning permission 18/01657/F	Gayton
22.01.2019	20.03.2019 Application Permitted	19/00126/LB	Crossways 2 Lynn Lane Great Massingham King's Lynn LISTED BUILDING APPLICATION: Internal alterations and formation of new opening and rooflights to rear of dwelling	Great Massingham
28.02.2019	09.04.2019 Tree Application - No objection	19/00039/TREECA	Woodcroft 4 Castleacre Road Great Massingham King's Lynn T1 Silver Birch - Fell because of excessive shading in a conservation area	Great Massingham
29.01.2019	04.04.2019 Application Refused	19/00182/F	52 Lynn Road Grimston King's Lynn Norfolk Proposed residential development for 3 detached dwellings with garages	Grimston

03.08.2018	11.04.2019 Application Permitted	18/01429/FM	Heacham Manor Hunstanton Road Heacham Norfolk Golf Club House, Function Rooms and 4 Hotel Rooms including formalisation of car parking area	Heacham
06.12.2018	05.04.2019 Application Permitted	18/02199/RM	1-9 Blackthorn Close Heacham Norfolk PE31 7FG RESERVED MATTERS: Approval of all matters reserved (erection of 9 dwellings and associated works)	Heacham
21.12.2018	21.03.2019 Application Refused	19/00006/LDE	Alderby 6 South Beach Heacham Norfolk Lawful development certificate for the existing use of a caravan for 12 months of the year	Heacham
24.12.2018	09.04.2019 Application Permitted	18/02280/F	Vacant 1 Pound Lane Heacham Norfolk Change of Use and Extension of Former Dairy Crest Site to Village Hall and Ancillary Uses and Associated Works	Heacham
08.02.2019	22.03.2019 Application Permitted	19/00241/F	41 Hunstanton Road Heacham King's Lynn Norfolk Extension to dwelling and alterations	Heacham
12.02.2019	20.03.2019 GPD HH extn - Not Required	19/00271/PAGPD	Olive Grove 30 Kenwood Road Heacham Norfolk Single storey rear extension which extends beyond the rear wall by 8 metres with a maximum height of 3 metres and a height of 3 metres to the eaves	Heacham

18.02.2019	05.04.2019 Application Permitted	19/00315/F	Faith Cottage 27 School Road Heacham Norfolk Construction of a conservatory	Heacham
21.02.2019	11.04.2019 Application Permitted	19/00334/F	1B West End Hilgay Downham Market Norfolk Proposed construction of a two bedroomed single story annex to the rear of, and integrated to, the main dwelling. Adaptation of the main 4 bedroomed detached house, by converting the original integral garage to habitable space (2nd reception room). Removing single storey conservatory and integrating annex. Removing a large mature willow stump from the garden	Hilgay
12.11.2018	02.04.2019 Application Refused	18/02036/F	Future Farm Burdock Lane Hockwold cum Wilton Norfolk Small log cabin style single storey dwelling to replace current caravan	Hockwold cum Wilton
11.02.2019	08.04.2019 Application Refused	19/00257/F	Aradet 17 Main Street Hockwold cum Wilton Norfolk Two storey extension following demolition of existing garage	Hockwold cum Wilton
28.01.2019	21.03.2019 Application Permitted	19/00166/F	Vertex Architecture 72A Westgate Hunstanton Norfolk Change of Use from first floor office to residential and change of windows	Hunstanton
07.02.2019	04.04.2019 Application Permitted	19/00233/A	5 Beach Terrace Road Hunstanton Norfolk Advertisement application: Non- illuminated fascia boards	Hunstanton

18.02.2019	05.04.2019 Application Permitted	19/00306/F	14 Queens Drive Hunstanton Norfolk PE36 6EZ Extension to dwelling	Hunstanton
10.04.2018	21.03.2019 Application Permitted	18/00658/F	Freebridge Community Housing Juniper House 21 Austin Street King's Lynn Construction of a summerhouse building in rear garden area (retrospective)	King's Lynn
30.10.2018	02.04.2019 Application Refused	18/01935/O	Land SE of The Willows And N of 1 Grays Close Cresswell Street King's Lynn Norfolk OUTLINE PERMISSION: Construction of one bungalow.	King's Lynn
10.12.2018	09.04.2019 Application Permitted	18/02208/F	The Wildfowler Gayton Road King's Lynn Norfolk New Dwelling	King's Lynn
13.12.2018	05.04.2019 Application Permitted	18/02233/F	Cooper Roller Bearings Ltd Wisbech Road King's Lynn Norfolk Erection of silo (retrospective)	King's Lynn
14.01.2019	09.04.2019 Application Permitted	19/00069/F	Vacant 24 St James Street King's Lynn Norfolk Variation of condition 2 of planning permission 16/01467/F to amend drawings	King's Lynn
15.01.2019	05.04.2019 Application Permitted	19/00083/F	3 Portland Street King's Lynn Norfolk PE30 1PB Conversion of offices to 3No flats and basement to offices	King's Lynn

15.01.2019	05.04.2019 Application Permitted	19/00084/LB	3 Portland Street King's Lynn Norfolk PE30 1PB LISTED BUILDING APPLICATION: Conversion of offices to 3No flats and basement to offices	King's Lynn
22.01.2019	21.03.2019 Application Permitted	19/00128/F	Alive Lynnsport Greenpark Avenue King's Lynn Norfolk New external door with canopy over and new external hard standing	King's Lynn
29.01.2019	25.03.2019 Application Permitted	19/00175/F	Enchanted 49 St James Street King's Lynn Norfolk Change of use from hairdressers to Thai massage therapy (sui generis)	King's Lynn
29.01.2019	03.04.2019 Application Permitted	19/00176/A	Enchanted 49 St James Street King's Lynn Norfolk ADVERT APPLICATION: 1 x non illuminated fascia sign	King's Lynn
30.01.2019	29.03.2019 Split Decision - Part approve_refuse	19/00183/A	Osmos Stores Kings Lynn 123 - 124 Norfolk Street King's Lynn Norfolk Advertisements onto the front fascia of the shop facing Norfolk Street and fascia adverts onto a front elevation facing Albert Street	King's Lynn
31.01.2019	26.03.2019 Application Permitted	19/00192/F	Site Adjacent To 131 Austin Street King's Lynn Norfolk New Build Dwelling and Associated landscape works incidental to the development.	King's Lynn

04.02.2019	21.03.2019 Application Permitted	19/00207/F	48 Langley Road South Wootton King's Lynn Norfolk Side Extension and internal works.	King's Lynn
13.02.2019	22.03.2019 Application Permitted	19/00278/F	35 King John Avenue Gaywood King's Lynn Norfolk Extension to dwelling	King's Lynn
13.02.2019	25.03.2019 Application Permitted	19/00280/CU	10 Blackfriars Road King's Lynn Norfolk PE30 1NR Change of use of dwelling and office to dwelling	King's Lynn
14.02.2019	11.04.2019 Application Permitted	19/00289/F	Church Bungalow Gayton Road Gaywood King's Lynn Conversion of bungalow from residential (C3) to mixed use parish office (B1) and cafe (A3)	King's Lynn
18.02.2019	05.04.2019 Application Permitted	19/00316/F	42 Gloucester Road King's Lynn Norfolk PE30 4AB Rear extension and change from habitable rooms to garage	King's Lynn
19.02.2019	11.04.2019 Application Permitted	19/00320/F	Flat 3 Trinity Quay Page Stair Lane King's Lynn Norfolk Replacement of existing timber windows with rosewood wood grain effect UPVC to match existing	King's Lynn
20.02.2019	05.04.2019 Application Permitted	19/00328/F	8 Russett Close King's Lynn Norfolk PE30 3HB Demolition of existing single storey garage conversion and construction of 2 storey side extension.	King's Lynn

20.02.2019	05.04.2019 Application Permitted	19/00336/F	London Road Veterinary Centre Dallas Court Hospital Walk King's Lynn Repairs and new rendered finish to existing brick wall forming the east elevation of the property.	King's Lynn
27.02.2019	05.04.2019 Application Permitted	19/00364/F	121A London Road King's Lynn Norfolk PE30 5ES Replacement of old rosewood rotten doors/windows and frames with new white upvc doors/windows and frames. Doors and windows located at rear of property	King's Lynn
13.03.2019	10.04.2019 Application Permitted	18/02268/NMA_1	Vacant 51 - 53 St James Street King's Lynn Norfolk Non-material amendment to planning permission 18/02268/F: Variation of conditions 2, 3 and 11 of planning permission 14/01093/F: Conversion and part demolition of existing flats and commercial premises to four dwellings and construction of two new dwellings	King's Lynn
07.02.2019	26.03.2019 Application Permitted	19/00238/F	Janpari The Street Marham King's Lynn Single storey extension forming kitchen dining area and the construction of a timber summer house	Marham

12.02.2019	29.03.2019 Application Permitted	19/00273/F	Askew And Barrett (Pulses) Ltd 108 - 110 Smeeth Road Marshland St James Norfolk Front extension to existing office building	Marshland St James
25.01.2019	29.03.2019 Application Permitted	19/00160/F	20 Common Lane North Runcton Norfolk PE33 0RD Variation of condition 2 of planning permission 17/00423/F to amend drawings	North Runcton
01.02.2019	04.04.2019 Application Withdrawn	19/00199/F	Annexe Adjacent To 2 Hunters Rise West Winch Norfolk Change of Use of existing Detached Annexe to Detached Residential Dwelling	North Runcton
04.02.2019	22.03.2019 Application Permitted	19/00213/F	Church Farm 21 The Green North Runcton King's Lynn Conversion of garage and covered store to annexe	North Runcton
08.02.2019	22.03.2019 Application Permitted	19/00247/F	Wootton Halt Station Road North Wootton King's Lynn Proposed cart lodge	North Wootton
22.02.2019	05.04.2019 Application Permitted	19/00342/F	Lingwood Ling Common Road North Wootton King's Lynn Extension, roof space conversion and alterations to dwelling	North Wootton

28.02.2019	09.04.2019 TPO Work Approved	19/00022/TPO	Linnymead Manor Road North Wootton King's Lynn 2/TPO/00349: G1 (7 x) English Oaks - Works including remove epicormic crowns by 5m, reduce or remove branches where needed, remove epicormic from base (see application form for full details). T1 Ash - Reduce the branches from the cables/ wires to allow clearance of 1m	North Wootton
12.02.2019	05.04.2019 Application Permitted	19/00266/F	The Le Strange Arms Hotel Golf Course Road Old Hunstanton Hunstanton Variation of condition 2 of planning permission 18/02110/F: Proposed conversion of banquet suite to hotel accommodation and demolition of porch	Old Hunstanton
10.08.2018	26.03.2019 Application Permitted	18/01463/RMM	Land On The South Side of Hall Road Outwell Norfolk Reserved Matters Application: Proposed 20 dwellings	Outwell
04.03.2019	11.04.2019 Application Permitted	19/00394/F	Sandawin Baldwins Drove Outwell Wisbech Proposed 2-storey side extension to dwelling and replacement of windows shown on proposed elevations	Outwell

16.01.2019	03.04.2019 Application Permitted	19/00088/F	The Old Bakehouse Narborough Road Pentney King's Lynn VARIATION OF CONDITIONS 3, 4, 6 and 10 of Planning Permission 17/02248/F (07/01884/F): Constrution of three dwellings	Pentney
18.01.2019	05.04.2019 Application Permitted	19/00109/F	Woodside Cottage 2 Park Lane Snettisham Norfolk Remove unstable boundary wall separating number 2 Park Lane and number 9 Manor Lane. Extension to comprise Utility Room and WC.	Snettisham
31.01.2019	22.03.2019 Application Withdrawn	19/00197/PART14	Sports Pavillion - Snettisham Memorial Field Old Church Road Snettisham Norfolk SCHEDULE 2, PART 14 Prior Notification Application: Installation of Q Cell 295w all black mono PV panels to west and south roof slopes	Snettisham
18.02.2019	05.04.2019 Application Permitted	19/00312/F	21 Station Road Snettisham King's Lynn Norfolk Single storey rear extension and associated works	Snettisham
19.03.2019	09.04.2019 Application Withdrawn	19/00509/LDP	Hall Farm Old Church Road Snettisham KINGS LYNN Application for a Lawful Development Certificate for a proposed replacement of existing conservatory with a garden room to a larger plan	Snettisham

29.01.2019	25.03.2019 Application Permitted	19/00178/F	Laurles 49 Sandy Lane South Wootton King's Lynn Extension and alterations to dwelling	South Wootton
20.02.2019	05.04.2019 Application Permitted	19/00327/F	Lyndon 94 Nursery Lane South Wootton King's Lynn Single storey rear extension, detached garage and render to new and existing walls	South Wootton
18.03.2019	09.04.2019 TPO Work Approved	19/00028/TPO	Red Rails 90 Nursery Lane South Wootton King's Lynn 2/TPO/00423: T1 - Oak 5 metre crown reduction	South Wootton
19.02.2019	08.04.2019 Would be Lawful	19/00319/LDP	Water Treatment Works School Lane Stoke Ferry Norfolk Application for a Lawful Development Certificate for the proposed installation of ground mounted solar PV array, underground cabling, fencing, gates and switchgear housing	Stoke Ferry
23.04.2018	09.04.2019 Application Permitted	18/00733/F	Land To The South of Caxton Cottage The Causeway Stow Bridge Norfolk Continued use of land for the siting of a caravan to support rural business	Stow Bardolph
11.10.2018	09.04.2019 Application Permitted	18/01819/F	Land Directly S of 231 And N of 235 The Drove Barroway Drove Norfolk New four bed dwelling	Stow Bardolph

19.12.2018	26.03.2019 Application Permitted	18/02264/F	Land Between 171 And 167 W of 170 The Drove Barroway Drove Downham Market Proposed 4 bedroom 2 storey dwelling with separate car port to rear	Stow Bardolph
14.01.2019	02.04.2019 Application Permitted	19/00067/O	B W Mack Machinery Ltd Shrub House Farm 154 The Drove Barroway Drove Norfolk Outline application for the construction of new dwelling	Stow Bardolph
14.03.2019	03.04.2019 DM Prior Notification NOT Required	19/00470/AG	Ducks Nest Farm Yard The Drove Barroway Drove Norfolk AGRICULTURAL PRIOR NOTIFICATION: Agricultural store	Stow Bardolph
30.01.2019	26.03.2019 Application Permitted	19/00184/F	Arwyn 13 Ashside Syderstone Norfolk Demolition of existing bungalow and annex, and construction of a pair of semi-detached, two storey, open market dwellings.	Syderstone
07.03.2019	08.04.2019 Application Withdrawn	19/00424/F	Nursery Lodge Farm The Street Syderstone Norfolk Two Storey Rear Extension and Balcony	Syderstone
14.12.2018	28.03.2019 Application Permitted	18/02237/F	Coastguard Cottages 6 Ongar Hill Terrington St Clement Norfolk Change of use from 'domestic garden/amenity land' to 'area for the keeping/breeding of dogs' with associated fencing, pens and kennels (retrospective)	Terrington St Clement

28.01.2019	22.03.2019 Application Refused	19/00164/F	Land To The North of Clear View Long Road Terrington St Clement Change of use of land and building to commercial storage and construction of a new shed	Terrington St Clement
28.01.2019	29.03.2019 Application Refused	19/00173/O	Land Between 14 And 20 Chapel Road Terrington St Clement Norfolk OUTLINE APPLICATION ALL MATTERS RESERVED: Residential development	Terrington St Clement
07.02.2019	03.04.2019 Was_Would be Lawful	19/00237/LDE	Halstead Farm Tuxhill Road Terrington St Clement Norfolk LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE: Caravan site for agricultural workers employed solely by the business.	Terrington St Clement
11.02.2019	08.04.2019 Prior Approval - Not Required	19/00259/AG	Land On The North Side of Long Road Terrington St Clement Norfolk Construction of new agricultural building	Terrington St Clement
10.01.2019	20.03.2019 LDP LB NOT Lawful	19/00039/LDP	Oldfield Farm The Green Thornham Hunstanton LAWFUL DEVELOPMENT FOR PROPOSED USE: Siting of a twin unit caravan.	Thornham
22.02.2019	05.04.2019 Application Permitted	19/00344/F	Staithe House Staithe Lane Thornham Hunstanton Front entrance hall extension	Thornham

13.03.2019	05.04.2019 Application Permitted	16/01766/NMA_1	West Hatch Cottage High Street Thornham Hunstanton Non-material amendment to planning permission 16/01766/F: Construction of a dwelling following demolition of existing bungalow	Thornham
01.03.2019	11.04.2019 Application Permitted	19/00385/F	Lyndene 95 Church Road Tilney St Lawrence King's Lynn Construction of single storey rear extension	Tilney St Lawrence
21.08.2018	08.04.2019 Application Permitted	18/01547/RM	Plot 23 Blunt's Orchard Drive Upwell Norfolk Reserved Matters Application for one dwelling	Upwell
22.01.2019	20.03.2019 Application Permitted	19/00130/F	Plot 12 25 Orchard Gardens Upwell Norfolk Erection of house and detached garage	Upwell
18.02.2019	27.03.2019 Application Permitted	19/00318/F	The Hollies 42 St Peters Road Upwell Norfolk Rear extension and alterations to existing house	Upwell
08.01.2019	28.03.2019 Application Permitted	19/00028/RM	Hundred Acre Wood Wisbech Road Walpole St Andrew Wisbech Reserved Matters: Proposed 2No new dwellings	Walpole
24.01.2019	03.04.2019 Application Permitted	19/00143/F	Land Rear of Cedar View Walnut Road Walpole St Peter Norfolk Erection of detached machine store (with store above) for use in connection with existing grass paddock	Walpole

15.02.2019	29.03.2019 Application Permitted	19/00299/F	7 West Drove North Walpole St Peter Wisbech Norfolk Extension to front of dwelling and detached garage to the rear	Walpole
28.03.2019	05.04.2019 TPO Work Approved	19/00033/TPO	The Parish Church of St Peter Church Road Walpole St Peter Norfolk 2/TPO/00344: T1 Beech Tree - Reduce to prevent further failure, 3 metres to be removed	Walpole
25.01.2019	03.04.2019 Application Permitted	19/00155/F	The Barn Lynn Road Walpole Highway Norfolk Change of use of the land for the siting of proposed stables and horsebox carport and proposed new access, including front boundary piers and gates	Walpole Highway
04.02.2019	01.04.2019 Application Permitted	19/00210/F	Highfields Lynn Road Walpole Highway Wisbech Proposed rear and side extension to dwelling, plus re-roofing to create first floor accommodation within roof. Including demolition of existing detached garage.	Walpole Highway
08.02.2019	04.04.2019 Application Permitted	19/00244/F	Pear Tree Farm Mill Road Walpole Highway Wisbech Proposed building is a steel portal lean-to off the existing building	Walpole Highway

15.11.2018	04.04.2019 Application Permitted	18/02058/A	The Angel 41 School Road Watlington King's Lynn ADVERT APPLICATION: 1 x externally illuminated hanging sign 2 x sets of externally illuminated signwritten displays and 2 x amenity boards	Watlington
08.11.2018	29.03.2019 Prior Approval - Refused	18/02012/PACU3	Agricultural Building Bank Farm Hundred Foot Bank Welney Prior Notification: Change of use of agricultural building to a dwelling house	Welney
15.02.2019	09.04.2019 Application Permitted	19/00300/F	Two Cottages St Margarets Hill Wereham Norfolk Proposed Garage and Art Studio.	Wereham
15.02.2019	28.03.2019 Application Permitted	19/00303/F	1 Crown Gardens Wereham King's Lynn Norfolk Two storey Extension and Alterations to dwelling	Wereham
19.02.2019	11.04.2019 Application Permitted	19/00324/F	The Old Stables Row Springs Farm The Row Wereham Extension to dwelling	Wereham
19.03.2019	28.03.2019 Application Permitted	18/02210/NMA_1	Site of Former Village Hall Church Road Wereham Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 18/02210/F: Variation of condition 2 of planning permission 16/00220/F, Proposed single dwelling on existing village hall site - to amend previously approved drawings	Wereham

06.02.2019	04.04.2019 Application Permitted	19/00227/F	Westacre Theatre River Road West Acre Norfolk 2no. temporary low profile wooden storage sheds	West Acre
24.12.2018	21.03.2019 Application Refused	18/02285/F	Land Between 134 And 138 School Road West Walton Norfolk Proposed pair of 2 bed semi-detached houses	West Walton
06.02.2019	28.03.2019 Application Permitted	19/00229/F	Oak View 39 St Pauls Road North Walton Highway Norfolk Single storey link extension	West Walton
09.05.2018	03.04.2019 Application Permitted	18/00844/F	Land South of 85 Stow Road Stow Road Wiggshall St Mary Magdalen Norfolk Variation of condition 15 of planning permission 16/00158/O - OUTLINE APPLICATION ALL MATTERS RESERVED: 9 Dwellings: To vary the condition to remove limit on GIFA	Wiggshall St Mary Magdalen

PLANNING COMMITTEE

29 APRIL 2019

**PLANNING ENFORCEMENT
- QUARTERLY REPORT -**

1.0 PURPOSE OF REPORT

1.1 This report provides Members with an update on service performance for planning enforcement during the first quarter of 2019.

2.0 PLANNING ENFORCEMENT SERVICE PERFORMANCE

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

The total number of live cases is	283
Number of cases received inc high hedge	152
Total Number of cases closed	125

2.2 A list of all live cases to 12th April 2019 can be found at Appendix 1.

2.3 Below is a breakdown of all **125** cases closed during the first quarter, including the reason for closure.

Reason	Count
Advertisement Consent Granted	1
Amendment Approved	0
Case Closed	6
Conditions Discharged	2
De minimis	1
Delegated Authority - no further action	9
Listed Building Consent granted	0
No breach established	39
Notice issued - complied	10
Permitted development	15
Planning App Approved	19
Prosecution	0
Referred to other service	4
Simple Caution	0
Remedied following informal action	14

Use/operational development lawful	5
Default action taken under s219	0
Total	125

2.4 During the first quarter the following formal notices were served:

Notice	Count
Enforcement Notice	5
Listed Building Enforcement Notice	0
Planning Contravention Notice	2
Requisition for Information	0
Breach of Condition Notice	1
Stop Notice (excluding Temporary Stop Notice)	0
Temporary Stop Notice	0
Enforcement Injunction granted	0
Section 215 Notice	0
Repairs Notice	0
High Hedge Remedial Notice	0
Tree Replacement Notice	0
Total	8

3.0 RECOMMENDATION

3.1 That this report is noted.

Contact

Mr Clarey, Planning Enforcement Team Leader – 01553 616770

Parish	Date	Reference	Site	Breach	Status
Bircham	28-Mar-19	19/00154/UNAUTU	Toft Lodge Stanhoe Road Bircham Tofts King's Lynn Norfolk PE31 6QT	Alleged unauthorised use	Pending Consideration
Boughton	14-Nov-17	17/00496/UNOPDE	The Bungalow Mill Hill Road Boughton King's Lynn Norfolk PE33 9AE	Alleged unauthorised operational development	Notice Issued
Brancaster	02-Apr-19	19/00164/BTPO	Land S of The Sailings And The Breakers Main Road Brancaster Staithes King's Lynn Norfolk PE31 8BP	Alleged breach of 2/TPO/00478	Pending Consideration
Burnham Market	23-Nov-18	18/00562/BOC	Burnham Chase 3 Crow Hall Cottages Docking Road Burnham Market Norfolk PE31 8JU	Alleged breach of condition	Pending Consideration
Burnham Market	19-Feb-19	19/00098/UNOPDE	Unicorn House 6 Station Road Burnham Market King's Lynn Norfolk PE31 8HA	Alleged unauthorised operational development	Pending Consideration
Burnham Thorpe	04-Sep-18	18/00424/HHC	The Parsonage Creake Road Burnham Thorpe King's Lynn Norfolk PE31 8HW	High Hedge Complaint	Pending Consideration
Castle Acre	10-Jan-19	19/00017/BOC	The Water Tower Peddars Way Castle Acre Norfolk PE32 2FP	Alleged breach of conditions	Pending Consideration
Castle Acre	29-Mar-19	19/00161/UNOPDE	4 Orchard Lane Castle Acre King's Lynn Norfolk PE32 2BE	Alleged unauthorised operational development	Pending Consideration
Congham	14-Mar-18	18/00108/BOC	Buttercup Cottage Congham Manor St Andrews Lane Congham Norfolk PE32 1DS	Alleged breach of conditions of planning permission 17/00983/CU	Pending Consideration
Congham	11-Apr-19	19/00182/UNAUTU	Rose Cottage St Andrews Lane Congham King's Lynn Norfolk PE32 1DU	Alleged unauthorised use	Pending Consideration
Crimplesham	16-Jan-19	19/00028/UNOPDE	Gloucester House Main Road Crimplesham King's Lynn Norfolk PE33 9DX	Alleged unauthorised operational development	Pending Consideration
Denver	06-Dec-18	18/00581/BOC	Everglades Ely Road Denver Norfolk	Alleged breach of condition	Pending Consideration
Denver	23-Aug-18	18/00405/BOC	The Larches 21 Whin Common Road Denver Downham Market Norfolk PE38 0DX	Alleged breach of planning condition (11/01751/F)	Pending Consideration
Denver	11-Mar-19	19/00127/UADV	Denver Golf Club 128 Sluice Road Denver Norfolk PE38 0EG	Alleged unauthorised advertisement	Pending Consideration
Denver	15-May-18	18/00218/UNOPDE	Denver Store & Post Office 9 - 11 Downham Road Denver Downham Market Norfolk PE38 0DF	Alleged unauthorised operational development	Pending Consideration
Dersingham	26-Jul-18	18/00348/UNAUTU	2 White Horse Drive Dersingham King's Lynn Norfolk PE31 6HL	Alleged unauthorised use	Pending Consideration
Dersingham	26-Oct-18	18/00513/UNAUTU	Land West of 10 Manorside Dersingham King's Lynn Norfolk PE31 6LE	Alleged unauthorised use	Pending Consideration
Docking	03-Jan-18	18/00001/NIA	Fernie Cottage Sandy Lane Docking King's Lynn Norfolk PE31 8NF	Alleged construction not in accordance with approved plans	Pending Consideration
Docking	03-May-18	18/00201/UNOPDE	9 Harewood Estate Docking King's Lynn Norfolk PE31 8NP	Alleged unauthorised operational development	Pending Consideration
Docking	08-Aug-17	17/00345/UNAUTU	Land At Range Farm Fakenham Road Stanhoe Norfolk PE31 8PX	Alleged unauthorised use	Pending Consideration

Downham Market	30-Oct-14	14/00672/BOC	Land To the South of 17 Railway Road Downham Market Norfolk	alleged breach of condition	Pending Consideration
Downham Market	13-Feb-17	17/00073/BOC	Land And Buildings On the South Side of Railway Road Downham Market Norfolk	alleged breach of condition relating to 11/01609/FM	Pending Consideration
Downham Market	15-Mar-18	18/00115/BOC	Jim Russell Garage London Road Downham Market Norfolk PE38 9AS	Alleged breach of planning condition	Pending Consideration
Downham Market	12-Sep-18	18/00447/NIA	Jim Russell Garage London Road Downham Market Norfolk PE38 9AS	Alleged not built in accordance with approved plans	Pending Consideration
Downham Market	05-Feb-19	19/00070/UNAUTU	39 Park Lane Downham Market Norfolk PE38 9SH	Alleged Unauthorised Operational Development	Pending Consideration
Downham Market	26-Jun-18	18/00299/UNOPDE	6 Greenwich Close Downham Market Norfolk PE38 9TZ	Alleged unauthorised operational development	Notice Issued
Downham Market	25-Jun-18	18/00292/UNAUTU	91 Railway Road Downham Market Norfolk PE38 9EP	Alleged unauthorised use	Pending Consideration
Downham Market	14-Feb-19	19/00086/UNAUTU	3 Fairfield Road Downham Market Norfolk PE38 9ET	Alleged unauthorised use	Pending Consideration
Downham Market	03-Apr-19	19/00168/UNAUTU	7 Burdock Close Downham Market Norfolk PE38 9AZ	Alleged unauthorised use	Pending Consideration
Downham Market	09-Apr-19	19/00178/UNAUTU	7 Burdock Close Downham Market Norfolk PE38 9AZ	Alleged unauthorised use	Pending Consideration
Downham Market	10-Apr-18	18/00164/UNAUTU	Jim Russell Garage London Road Downham Market Norfolk PE38 9AS	Alleged unauthorised use	Pending Consideration
Downham West	03-Dec-18	18/00573/BOC	West View Downham Road Salters Lode Norfolk PE38 0BA	Alleged breach of planning condition	Pending Consideration
Downham West	07-Mar-19	19/00124/NIA	Riverbank Bridge Road Downham Market Norfolk PE38 0AE	Alleged built not in accordance with approved plans	Pending Consideration
East Rudham	26-Feb-16	16/00097/UWLB	Anchorage House Broomsthorpe Road East Rudham King's Lynn Norfolk PE31 8RG	alleged unauthorised works to a Listed Building	Notice Issued
East Winch	02-Apr-19	19/00165/BOC	Land S of Wilson Drive And E of The Laurels Gayton Road East Winch Norfolk	Alleged breach of S106 agreement	Pending Consideration
East Winch	17-Jul-17	17/00315/UNOPDE	Former Queensway Service Station Main Road West Bilney Norfolk PE32 1HW	Alleged unauthorised operation development	Pending Consideration
East Winch	22-Mar-19	19/00144/UNAUTU	Lucky Cottage 1 Lynn Road East Winch Norfolk PE32 1NP	Alleged Unauthorised Use	Pending Consideration
Emneth	20-Oct-14	14/00648/BOC	Banyer Hall Barn 115 Ladys Drove Emneth Norfolk PE14 8DG	alleged breach of condition relating to 10/00871/F	Notice Issued
Emneth	11-Feb-19	19/00076/NIA	Land Adj 54 Hollycroft Road Emneth Norfolk PE14 8AY	Alleged built not in accordance with approved plans	Pending Consideration
Emneth	04-May-17	17/00186/UNAUTU	North of Featheredge 51 Mill Road Emneth Norfolk PE14 8AE	alleged unauthorised GRT Encampment	Pending Consideration
Emneth	11-Apr-18	18/00168/UNOPDE	Bradshaw 28 Gaultree Square Emneth Wisbech Norfolk PE14 8DD	Alleged unauthorised operational development	Pending Consideration

Emneth	09-Apr-18	18/00163/UNAUTU	103A Elm High Road Emneth Wisbech Norfolk PE14 0DH	Alleged unauthorised use	DC Application Submitted
Feltwell	28-Jan-19	19/00053/BOC	Silver Cottage 6 Hill Street Feltwell Norfolk IP26 4AB	Alleged breach of condition	Pending Consideration
Feltwell	20-Mar-19	19/00137/BOC	Middle Farm 5 Corkway Drove Feltwell Thetford Norfolk IP26 4JR	Alleged breach of conditions	Pending Consideration
Feltwell	04-Sep-18	18/00426/UNOPDE	Street Record Hall Farm Close Feltwell Norfolk	Alleged unauthorised operational development	Pending Consideration
Gayton	15-Aug-18	18/00388/BOC	3 Church View Lane Gayton Norfolk PE32 1PY	Alleged breach of conditions of 16/00947/FM	Pending Consideration
Gayton	20-Jun-18	18/00282/UNOPDE	26 Hills Crescent Gayton King's Lynn Norfolk PE32 1PE	Alleged unauthorised operational development	Pending Consideration
Gayton	21-Mar-19	19/00142/UNAUTU	9 Lime Grove Gayton King's Lynn Norfolk PE32 1QU	Alleged unauthorised Use	Pending Consideration
Great Massingham	13-Mar-19	19/00129/BTCA	The Rectory 27 Weasenhams Road Great Massingham King's Lynn Norfolk PE32 2EY	Removal of trees within the Great Massingham Conservation Area	Pending Consideration
Grimston	19-Jul-18	18/00341/BOC	Stave Farm 3 Chapel Road Pott Row King's Lynn Norfolk PE32 1BS	S106 Monitoring	Pending Consideration
Grimston	28-Mar-19	19/00160/BOC	Mill Hill Cottage 77 Chapel Road Pott Row Norfolk PE32 1BP	Alleged Breach of Condition	Pending Consideration
Grimston	28-Nov-18	18/00567/NIA	65 Low Road Grimston King's Lynn Norfolk PE32 1AF	Alleged built not in accordance with plans	DC Application Submitted
Grimston	28-Feb-19	19/00113/UNAUTU	Land West of Mill Hill Cottage 77 Chapel Road Pott Row Norfolk PE32 1BP	Alleged unauthorised use	Pending Consideration
Heacham	04-Jul-16	16/00312/UNOPDE	10 Folgate Road Heacham King's Lynn Norfolk PE31 7BN	2m high fence adjacent to a highway screening a wooden structure which is forward of the front elevation	Pending Consideration
Heacham	17-May-18	18/00224/NIA	Lidl 43 Lynn Road Heacham Norfolk PE31 7HU	Alleged - not in accordance with approved plans	Pending Consideration
Heacham	06-Feb-19	19/00072/BOC	Land West of Sewage Works Fenway Heacham Norfolk	Alleged breach of condition	Pending Consideration
Heacham	08-Nov-18	18/00537/BOC	Marsh View Land S W of 70 South Beach Road Heacham King's Lynn Norfolk PE31 7BB	Alleged breach of Condition 9	Pending Consideration
Heacham	24-Jan-18	18/00034/BOC	Land E of Hunstanton Road And S of Robin Hill Hunstanton Road Heacham Norfolk	Alleged Breach of Conditions	Pending Consideration
Heacham	15-Jan-19	19/00024/NIA	34 Church Lane Heacham King's Lynn Norfolk PE31 7HJ	Alleged built not in accordance with approved plans.	Pending Consideration
Heacham	09-Jan-18	18/00006/UNOPDE	Land To The South Side of Washington 46 The South Beach Heacham King's Lynn Norfolk PE31 7LH	Alleged unauthorised operational development	Pending Consideration
Heacham	18-Feb-19	19/00096/UNOPDE	Longwood Woodland N of Blackthorn Close S of Robin Hill And E of Hall Close Hunstanton Road Heacham Norfolk	Alleged unauthorised operational development	Pending Consideration
Heacham	13-Jul-18	18/00330/UNOPDE	64 North Beach Heacham King's Lynn Norfolk PE31 7LJ	Alleged unauthorised operational development	DC Application Submitted

Heacham	30-Jul-18	18/00352/UNOPDE	5 Stainsby Close Heacham King's Lynn Norfolk PE31 7BP	Alleged unauthorised operational development	Pending Consideration
Heacham	20-Sep-18	18/00457/UNOPDE	1 Southmoor Drive Heacham King's Lynn Norfolk PE31 7BW	Alleged unauthorised operational development	Pending Consideration
Heacham	31-Jan-19	19/00058/UNOPDE	45 South Moor Drive Heacham Norfolk PE31 7BW	Alleged unauthorised operational development	Pending Consideration
Heacham	08-Aug-18	18/00382/UNAUTU	Marsh View Land S W of 70 South Beach Road Heacham King's Lynn Norfolk PE31 7BB	Alleged unauthorised recreational camping use	DC Application Submitted
Heacham	03-May-17	17/00183/UNAUTU	Land West of A149 Lynn Road Heacham Norfolk	alleged unauthorised use	Notice Issued
Heacham	04-Dec-18	18/00575/UNAUTU	Land N E of 20 North Beach Heacham King's Lynn Norfolk PE31 7LJ	Alleged unauthorised use	Pending Consideration
Heacham	14-Jan-19	19/00022/UNTIDY	31 School Road Heacham King's Lynn Norfolk PE31 7DQ	Alleged untidy land	Pending Consideration
Heacham	28-Mar-19	19/00155/BTPO	Willows Robin Hill Heacham Norfolk PE31 7SS	Alleged works to tree(s) in breach of a Tree Preservation Order	Pending Consideration
Heacham	08-Aug-18	18/00414/UNAUTU	50B North Beach Heacham Norfolk PE31 7LJ	Siting of a caravan	Pending Consideration
Hilgay	17-Aug-17	17/00355/BOC	Blackberry Barn Ely Road Hilgay Downham Market Norfolk PE38 0HL	Alleged breach of planning condition	Pending Consideration
Hilgay	14-Jun-17	17/00252/UNOPDE	4 Fairview Cottages Engine Road Ten Mile Bank Downham Market Norfolk PE38 0EN	alleged unauthorised operational development	Notice Issued
Hilgay	18-Jan-19	19/00033/UNAUTU	Cronins Cottage Steels Drove Hilgay Norfolk PE38 0HZ	Alleged Unauthorised Use	DC Application Submitted
Hillington	21-Nov-17	17/00504/BOC	The Ffolkes Arms Hotel Lynn Road Hillington King's Lynn Norfolk PE31 6BJ	Breach of Conditions	Notice Issued
Hillington	05-Aug-15	15/00392/UWLB	Willow Tree Farm Formerly Field Farm Fakenham Road Hillington King's Lynn Norfolk PE31 6DL	Unauthorised use of building as separate annexe/residential unit and insertion of UPVC windows and doors	Notice Issued
Hockwold cum Wilton	04-Oct-17	17/00437/BOC	The Bungalow Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	Alleged breach of condition	Pending Consideration
Hockwold cum Wilton	07-May-15	15/00237/BOC	White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	alleged Breach of Condition relating to 14/00265/F	Pending Consideration
Hockwold cum Wilton	25-May-18	18/00240/UNAUTU	Calledge Farm Caravan Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	Alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	16-Jul-18	18/00332/UNAUTU	Land Behind 129 Main Street Hockwold cum Wilton Norfolk	Alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	19-Jan-15	15/00037/UNAUTU	Twelve Acre Farm Moor Drove (East) Hockwold cum Wilton Norfolk IP26 4JU	alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	24-Apr-18	18/00193/UNAUTU	Future Farm Burdock Lane Hockwold cum Wilton Norfolk IP26 4JN	Alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	14-Sep-18	18/00451/UNAUTU	Caravan Cross Drove Fisheries Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	Alleged unauthorised use	Pending Consideration

Holme next the Sea	19-Dec-17	17/00533/UNOPDE	Brook House 32 Beach Road Holme next The Sea Norfolk PE36 6LG	Alleged Unauthorised Operational Development	DC Application Submitted
Holme next the Sea	30-Jul-18	18/00353/UNAUTU	Land On The East Side of Peddars Way Holme next The Sea Norfolk PE36 6LD	Alleged unauthorised use	Pending Consideration
Holme next the Sea	16-Jan-19	19/00029/UNOPDE	Land North of Wayside Cottage Main Road Holme next The Sea Norfolk PE36 6LA	Alleged unauthorised use	DC Application Submitted
Holme next the Sea	04-Jul-18	18/00319/UNAUTU	Land S of 38 To 42 Main Road Holme next The Sea Norfolk PE36 6LA	Alleged unauthorised use	Pending Consideration
Holme next the Sea	11-Jul-17	17/00306/UADV	Drove Orchards Land On The South Side of Thornham Road Holme next The Sea Hunstanton PE36 6LS	Unauthorised advertisements	DC Application Submitted
Holme next the Sea	23-Aug-18	18/00404/UADV	42 Main Road Holme next The Sea Norfolk PE36 6LA	Unauthorised Advertisement	DC Application Submitted
Hunstanton	31-Oct-16	16/00508/BOC	Hopkins Development Land South of Hunstanton Norfolk	alleged breach of condition	DC Application Submitted
Hunstanton	05-Jun-18	18/00255/NIA	Promenade Leisure Company South Promenade Hunstanton Norfolk	Alleged not in accordance with approved plans	Pending Consideration
Hunstanton	09-May-17	17/00196/UADV	TJ's Cafe 6 High Street Hunstanton Norfolk PE36 5AF	alleged unauthorised works to a Listed Building	Pending Consideration
Hunstanton	22-Nov-17	17/00505/UNOPDE	7 Boston Square Hunstanton Norfolk PE36 6DT	Alleged unauthorised operational development	Pending Consideration
Hunstanton	12-Jun-18	18/00261/UNOPDE	21 The Green Hunstanton Norfolk PE36 5AH	Alleged unauthorised operational development	Pending Consideration
Hunstanton	25-Mar-19	19/00149/UNOPDE	49 Northgate Hunstanton Norfolk PE36 6DS	Alleged unauthorised operational development	DC Application Submitted
Ingoldisthorpe	26-Oct-18	18/00512/BOC	Samphire Developments (Norfolk) Container Storage Coaly Lane Ingoldisthorpe Norfolk	Alleged breach of condition	Pending Consideration
King's Lynn	14-Feb-19	19/00087/BOC	Goldings 8 Saturday Market Place King's Lynn Norfolk PE30 5DQ	Breach of conditions	Pending Consideration
King's Lynn	11-Jan-19	19/00019/UWCA	BT Unit At 15 Purfleet Street King's Lynn Norfolk PE30 1ER	A new larger replacement BT Unit as well as a new small extension box - located right against a Grade II Listed building	Pending Consideration
King's Lynn	11-Dec-18	18/00588/BOC	PRIVATE Car Park Church Street King's Lynn Norfolk	Alleged breach of condition	DC Application Submitted
King's Lynn	09-Nov-18	18/00541/BOC	19 Field Lane Gaywood King's Lynn Norfolk PE30 4AX	Alleged breach of condition	Pending Consideration
King's Lynn	19-Nov-18	18/00553/BOC	Vacant 6 Saturday Market Place King's Lynn Norfolk PE30 5DQ	Alleged breach of condition	Pending Consideration
King's Lynn	24-Apr-13	13/00217/BOC	Unit 11 Willow Road Willows Business Park King's Lynn Norfolk PE34 3RD	Alleged Breach of condition 5 attached to 12/00912/F	Pending Consideration
King's Lynn	21-Aug-15	15/00435/BOC	Golden Ball Farm Low Road Saddlebow Norfolk PE34 3FN	alleged breach of condition relating to 11/01806/EXF	DC Application Submitted
King's Lynn	29-Nov-18	18/00568/BOC	Palm Paper Poplar Avenue King's Lynn Norfolk PE34 3AL	Alleged breach of planning condition	Pending Consideration

King's Lynn	13-Nov-18	18/00545/UADV	95 Norfolk Street King's Lynn Norfolk PE30 1AQ	Alleged Unauthorised Advert	Pending Consideration
King's Lynn	06-Jun-17	17/00240/UADV	International Food Centre 6 Tower Place King's Lynn Norfolk	alleged unauthorised advertisement	Pending Consideration
King's Lynn	21-Apr-17	17/00166/UADV	122 London Road King's Lynn Norfolk PE30 5ES	alleged unauthorised advertisement	Pending Consideration
King's Lynn	07-Mar-17	17/00112/UADV	Mondao Circus	alleged unauthorised advertising - Circus fly Posting	Pending Consideration
King's Lynn	01-Nov-17	17/00478/UNOPDE	50 Guanock Terrace King's Lynn Norfolk PE30 5QT	Alleged unauthorised operational development	Pending Consideration
King's Lynn	13-Feb-18	18/00060/UNOPDE	Freebridge Community Housing Juniper House 21 Austin Street King's Lynn Norfolk PE30 1DZ	Alleged unauthorised operational development	Pending Consideration
King's Lynn	08-Jan-19	19/00011/UNOPDE	27 Woodwark Avenue King's Lynn Norfolk PE30 2BA	Alleged unauthorised operational development	DC Application Submitted
King's Lynn	29-Jan-19	19/00055/UNOPDE	12 Saltpans Close King's Lynn Norfolk PE30 2AT	Alleged unauthorised operational development	Pending Consideration
King's Lynn	04-Feb-19	19/00064/UNOPDE	14 South Everard Street King's Lynn Norfolk PE30 5HJ	Alleged unauthorised operational development	Pending Consideration
King's Lynn	19-Jul-18	18/00340/UNOPDE	1 Lowfield King's Lynn Norfolk PE30 4RH	Alleged unauthorised operational development	DC Application Submitted
King's Lynn	25-Mar-19	19/00150/UNOPDE	1 Milton Avenue King's Lynn Norfolk PE30 2QQ	Alleged unauthorised operational development	Pending Consideration
King's Lynn	16-Aug-18	18/00398/UNOPDE	2 Jarvis Road King's Lynn Norfolk PE30 2EG	Alleged unauthorised operational development	Pending Consideration
King's Lynn	16-Jan-19	19/00027/UNOPDE	14 Mount Street King's Lynn Norfolk PE30 5NH	Alleged unauthorised operational development	Pending Consideration
King's Lynn	18-May-17	17/00209/UNOPDE	29 South Everard Street King's Lynn Norfolk PE30 5HJ	alleged unauthorised operational development - upvc windows and doors in a Conservation Area	Notice Issued
King's Lynn	30-Apr-18	18/00197/UNAUTU	17 Wisbech Road King's Lynn Norfolk PE30 5JP	Alleged unauthorised use	Pending Consideration
King's Lynn	24-Jul-18	18/00344/UNAUTU	Southgates Hand Car Wash Wisbech Road King's Lynn Norfolk PE30 5JH	Alleged unauthorised use	Pending Consideration
King's Lynn	08-Feb-19	19/00074/UNAUTU	6 Guanock Place King's Lynn Norfolk PE30 5QJ	Alleged unauthorised use	Pending Consideration
King's Lynn	03-Oct-18	18/00472/UNAUTU	Clock Work Tattoo Studio 79 Lynn Road Gaywood King's Lynn Norfolk PE30 4PR	Alleged unauthorised use	Pending Consideration
King's Lynn	18-Feb-19	19/00095/UNAUTU	Lake Business Centre Cross Bank Road King's Lynn Norfolk PE30 2JD	Alleged unauthorised use	Pending Consideration
King's Lynn	21-Oct-16	16/00499/UNAUTU	6 Hoveton Close Hickling King's Lynn Norfolk PE30 4XH	alleged unauthorised use	DC Application Submitted
King's Lynn	28-Feb-19	19/00114/UWLB	Vacant 101 Norfolk Street King's Lynn Norfolk PE30 1AQ	Alleged unauthorised work to a Listed Building	Pending Consideration

King's Lynn	30-Oct-18	18/00520/UWLB	Medieval Merchant House 9 King Street King's Lynn Norfolk PE30 1ET	Alleged unauthorised works	Notice Issued
King's Lynn	08-Feb-16	16/00063/UWCA	53 Railway Road King's Lynn Norfolk	alleged unauthorised works in a Conservation Area	Notice Issued
King's Lynn	26-Jan-18	18/00036/UWCA	Stop N Go 53 London Road King's Lynn Norfolk PE30 5QH	Alleged unauthorised works in a Conservation Area	Pending Consideration
King's Lynn	28-Aug-18	18/00417/UWLB	1 And 2 Aickmans Yard King Street King's Lynn Norfolk PE30 1HW	Alleged unauthorised works to a listed building	Pending Consideration
King's Lynn	06-Nov-18	18/00530/UWLB	Hanse House St Margarets Place King's Lynn Norfolk PE30 5GH	Alleged unauthorised works to a Listed Building	Pending Consideration
King's Lynn	12-Jun-14	14/00316/UNTIDY	Ferryside 4 Ferry Square West Lynn King's Lynn Norfolk PE34 3JQ	alleged untidy land	Notice Issued
King's Lynn	22-Jan-18	18/00029/UNTIDY	7 Saturday Market Place King's Lynn Norfolk PE30 5DQ	Alleged untidy land	Notice Issued
King's Lynn	20-Apr-18	18/00188/UNTIDY	Whincop House 29 Tower Street King's Lynn Norfolk PE30 1EJ	Alleged untidy land	Pending Consideration
King's Lynn	25-May-18	18/00242/UNTIDY	24 Queen Street King's Lynn Norfolk PE30 1HT	Damage to wall to the front of the property	Pending Consideration
King's Lynn	11-Jan-19	19/00018/NIA	15 King Street King's Lynn Norfolk PE30 1ET	Not in accordance with 18/00028/F	Pending Consideration
Marham	03-Apr-18	18/00147/UNAUTU	The Manor Cottage The Manor The Street Marham Norfolk PE33 9JP	Alleged unauthorised use	Pending Consideration
Marshland St James	13-Nov-18	18/00546/NIA	Former Village Hall Site Smeeth Road Marshland St James Wisbech Norfolk PE14 8JB	Alleged not built in accordance with approved plans	Pending Consideration
Marshland St James	08-Feb-17	17/00069/UNOPDE	300 Smeeth Road Marshland St James Wisbech Norfolk PE14 8EP	alleged unauthorised operational development	Pending Consideration
Marshland St James	09-Apr-18	18/00159/UNOPDE	Orchard South of School Road Marshland St James Norfolk	Alleged unauthorised operational development	Notice Issued
Marshland St James	03-Jul-13	13/00356/UNAUTU	Land North of Long Lots Drove Marshland St James Norfolk	alleged unauthorised use	Notice Issued
Marshland St James	31-May-18	18/00249/UNAUTU	3 - 9 Walton Road Marshland St James Wisbech Norfolk PE14 8DP	Alleged unauthorised use	Pending Consideration
Methwold	28-Mar-19	19/00153/UNAUTU	Methwold Beef Unit Brandon Road Methwold Thetford Norfolk IP26 4RJ	Alleged unauthorised use	Pending Consideration
Methwold	28-Mar-19	19/00158/UNOPDE	Petch House 27 Hythe Road Methwold Thetford Norfolk IP26 4PS	Alleged unauthorised operational development	Pending Consideration
Methwold	22-Mar-19	19/00145/UNAUTU	2 Holders Lane Brookville Thetford Norfolk IP26 4RE	Alleged Unauthorised Use	Pending Consideration
Methwold	11-Apr-19	19/00181/UNAUTU	20 The Avenue Brookville Thetford Norfolk IP26 4RF	Alleged unauthorised use	Pending Consideration
Methwold	14-Feb-19	19/00091/UNAUTU	2 Warren Cottage Brandon Road Methwold Thetford Norfolk IP26 4RL	Alleged Unauthorised use	Pending Consideration

Methwold	28-Mar-19	19/00156/UNOPDE	14 Stoke Road Methwold Thetford Norfolk IP26 4PE	Unauthorised operational development	Pending Consideration
North Creake	21-Feb-19	19/00107/UNOPDE	2 Stanhoe Road Shammer North Creake Norfolk NR21 9FE	Alleged Unauthorised Operational Development	Pending Consideration
North Creake	06-Dec-18	18/00580/HHC	Willow Cottage 82 West Street North Creake Fakenham Norfolk NR21 9LQ	High Hedge	Pending Consideration
North Runcton	05-Dec-17	17/00522/UNAUTU	Rear of The Toll House Lynn Road Middleton King's Lynn Norfolk PE32 1RQ	Alleged unauthorised use	Pending Consideration
North Runcton	03-Apr-19	19/00169/UNAUTU	Friars Bungalow 32 West Winch Road West Winch King's Lynn Norfolk PE33 0ND	Alleged unauthorised use	Pending Consideration
North Wootton	02-Apr-19	19/00167/UNOPDE	Northfield House Manor Road North Wootton King's Lynn Norfolk PE30 3PZ	Alleged Unauthorised operational development	Pending Consideration
Northwold	03-May-18	18/00204/BOC	Fendicks Fisheries And Caravan Park Methwold Road Whittington Norfolk PE33 9TH	Alleged breach of planning condition	Pending Consideration
Old Hunstanton	26-Jun-18	18/00296/UWLB	Caley Hall Motel 89 Old Hunstanton Road Old Hunstanton Norfolk PE36 6HH	Alleged unauthorised works to a listed building	Pending Consideration
Outwell	11-Mar-19	19/00125/NIA	8B Rectory Road Outwell Norfolk PE14 8RD	Alleged - not in accordance with approved plans	Pending Consideration
Outwell	22-Jan-18	18/00025/BOC	Outwell Garage 10 Wisbech Road Outwell Norfolk PE14 8PA	Alleged breach of condition	Pending Consideration
Outwell	31-Oct-18	18/00521/UNOPDE	Country Life Farm Molls Drove Outwell Norfolk PE14 0LG	Alleged unauthorised operational development	Pending Consideration
Outwell	26-Jun-18	18/00295/UNOPDE	Mullicourt House Mullicourt Road Outwell Wisbech Norfolk PE14 8PX	Alleged unauthorised operational development	DC Application Submitted
Outwell	22-Mar-19	19/00143/UNAUTU	Sandy Lodge Langhorns Lane Outwell Wisbech Norfolk PE14 8SH	Alleged Unauthorised Use	Pending Consideration
Pentney	24-Jul-18	18/00343/BOC	Pentney Lakes Common Road Pentney Norfolk PE32 1LE	Alleged breach of condition	DC Application Submitted
Pentney	25-Sep-18	18/00459/BOC	Pentney Lakes Common Road Pentney Norfolk PE32 1LE	Alleged breach of conditions	DC Application Submitted
Pentney	13-Feb-19	19/00084/UNAUTU	The Limes Pentney Lane Pentney Norfolk	Alleged unauthorised use	Pending Consideration
Roydon	07-Sep-18	18/00437/UNAUTU	11 Low Road Roydon King's Lynn Norfolk PE32 1AN	Alleged Unauthorised Use	Pending Consideration
Roydon	15-Jun-16	16/00280/UNTIDY	Land East of No's 3 And 4 Birch Drive Roydon Norfolk	alleged untidy land	Notice Issued
Runcton Holme	23-Mar-17	17/00080/BOC	Woodlakes Leisure Ltd Woodlakes Caravan & Camping Park Holme Road Stow Bridge Norfolk PE34 3PX	alleged breach of condition relating to 14/00515/F	Pending Consideration
Runcton Holme	10-Oct-18	18/00481/UNAUTU	10 Lynn Road South Runcton King's Lynn Norfolk PE33 0EW	Alleged Unauthorised Use	Pending Consideration
Ryston	20-Feb-18	18/00071/BOC	Barn North of The Lodge Bexwell Lane Bexwell Norfolk	Alleged breach of planning conditions	Pending Consideration

Sedgeford	26-Jun-18	18/00298/UNOPDE	Land North of 7 Parkside Sedgeford Hunstanton Norfolk PE36 5NE	Alleged unauthorised operational development	Pending Consideration
Shouldham	16-Aug-18	18/00392/BOC	Silver Birches Fairstead Drove Shouldham King's Lynn Norfolk PE33 0DL	Alleged breach of condition	Pending Consideration
Shouldham	15-Oct-18	18/00488/BOC	Field Barn Marham Road Shouldham Norfolk PE33 9FA	Alleged breach of planning condition	Pending Consideration
Shouldham	03-Apr-19	19/00170/BTPO	18 Hallfields Shouldham King's Lynn Norfolk PE33 0DN	BOC 2 - 18/00979/F - TPO protection	Pending Consideration
Snettisham	01-Feb-19	19/00062/BOC	Old Station Yard Snettisham KINGS LYNN Norfolk PE31 7TR	Alleged breach of condition	Pending Consideration
Snettisham	31-Oct-16	16/00506/BOC	18 Beach Road Snettisham King's Lynn Norfolk PE31 7RA	Alleged breach of condition	Notice Issued
Snettisham	06-Dec-17	17/00526/BOC	Solar Farm Bircham Road Snettisham Norfolk	Alleged Breach of Condition 6 of 15/01146/FM	Pending Consideration
Snettisham	28-Jan-16	16/00038/BOC	Land At Common Road Snettisham Norfolk	alleged breach of condition relating to 13/01736/RM	DC Application Submitted
Snettisham	20-Dec-18	18/00602/UNOPDE	18 The Beach Shepherds Port Snettisham Norfolk PE31 7RB	Alleged unauthorised operational development	Pending Consideration
Snettisham	13-Apr-18	18/00174/UNAUTU	Land Adjacent To 36 Beach Road Snettisham Norfolk	Alleged unauthorised use	Pending Consideration
Snettisham	10-Jan-18	18/00008/UNAUTU	18 Beach Road Snettisham King's Lynn Norfolk PE31 7RA	from countryside to garden land including construction of pond and residential paraphernalia	Pending Consideration
South Creake	03-Apr-19	19/00171/BOC	Goldcrest House Avondale Road South Creake Norfolk NR21 9PH	Alleged breach of conditions of planning permission 16/00540/F	Pending Consideration
South Creake	21-Mar-19	19/00141/UNAUTU	Southgate House Southgate South Creake Fakenham Norfolk NR21 9PA	Alleged unauthorised use	Pending Consideration
South Wootton	22-Jan-19	19/00041/BOC	Land Between 102 And 116 Nursery Lane South Wootton Norfolk	Alleged breach of planning condition	Pending Consideration
South Wootton	04-Aug-16	16/00354/BTPO	The Limes 8 Church Lane South Wootton Norfolk PE30 3LJ	alleged breach of tree preservation order	Notice Issued
South Wootton	15-Feb-19	19/00093/UNOPDE	10 Felbrigg Close South Wootton King's Lynn Norfolk PE30 3JY	Alleged unauthorised operational development	Pending Consideration
South Wootton	24-Jan-19	19/00049/UNAUTU	4 Greenacres Close South Wootton King's Lynn Norfolk PE30 3LN	Alleged unauthorised use	DC Application Submitted
South Wootton	29-Mar-18	18/00144/UNAUTU	Land E of Branscombe 44 Nursery Lane South Wootton King's Lynn Norfolk PE30 3LR	Alleged untidy land	Notice Issued
Southery	31-Jan-19	19/00060/BOC	Plot At Harrington Gardens Southery Norfolk	Alleged breach of planning condition	Pending Consideration
Southery	28-Mar-19	19/00157/BOC	Potato Marketing Board Lynn Road Southery Downham Market Norfolk PE38 0HT	Alleged breach of planning condition	Pending Consideration
Southery	08-Jan-14	14/00005/UNAUTU	Land Known As Pells Farm Farthing Drove Southery Norfolk PE38 0PR	alleged unauthorised use	Notice Issued

Stanhoe	06-Apr-18	18/00157/UNAUTU	Land North of No 1 Parsons Lane Stanhoe Norfolk	Alleged unauthorised use	Pending Consideration
Stoke Ferry	19-Jan-17	17/00040/UNAUTU	Horsemans Rest Littlemans Way Stoke Ferry King's Lynn Norfolk PE33 9UB	alleged unauthorised use	Pending Consideration
Stoke Ferry	26-Jun-18	18/00297/UNTIDY	Former Dukes Head PH 1 Wretton Road Stoke Ferry King's Lynn Norfolk PE33 9SE	Alleged untidy land	Pending Consideration
Stow Bardolph	25-Oct-18	18/00506/BOC	A G Landymore The Causeway Stow Bridge Norfolk PE34 3PH	Alleged breach of condition	Pending Consideration
Stow Bardolph	20-Feb-19	19/00103/UNOPDE	Shirley House Highbridge Road Stow Bardolph King's Lynn Norfolk PE34 3NS	Alleged unauthorised operational development	Pending Consideration
Stow Bardolph	04-Mar-19	19/00117/UADV	Wilks Place 34 The Drove Barroway Drove Norfolk PE38 0AJ	Alleged unauthorised advertisement	Pending Consideration
Stow Bardolph	23-Jan-19	19/00045/UNOPDE	Plot 2 Land E of 77 Barroway Drove Norfolk PE38 0AJ	Alleged unauthorised operational development	Pending Consideration
Stow Bardolph	22-Oct-18	18/00501/UNAUTU	Stow Falls Wimbotsham Road Stow Bridge King's Lynn Norfolk PE34 3PT	Alleged unauthorised use	Pending Consideration
Stow Bardolph	07-Jan-19	19/00004/UNAUTU	Eastfields 173 The Drove Barroway Drove Norfolk PE38 0AL	Alleged unauthorised use	Pending Consideration
Stow Bardolph	07-Jun-17	17/00245/UNAUTU	Land Rear of Claxton Cottage The Causeway Stow Bridge King's Lynn Norfolk PE34 3PP	alleged unauthorised use - caravan	Pending Consideration
Terrington St Clement	25-Oct-18	18/00510/BOC	Westfield House 191 Sutton Road Terrington St Clement King's Lynn Norfolk PE34 4EX	Alleged breach of condition	Pending Consideration
Terrington St Clement	12-Oct-16	16/00482/BOC	Marigold Lodge 73 Sutton Road Terrington St Clement King's Lynn Norfolk PE34 4PJ	alleged breach of condition	Pending Consideration
Terrington St Clement	15-Mar-18	18/00114/BOC	Westfield House 191 Sutton Road Terrington St Clement King's Lynn Norfolk PE34 4EX	Alleged breach of planning condition	Pending Consideration
Terrington St Clement	22-Mar-18	18/00136/BOC	Land South of The Saltings Terrington St Clement Norfolk	Alleged breach of planning condition	Notice Issued
Terrington St Clement	11-Sep-18	18/00441/BOC	Hillgate Nurseries Hillgate Street Terrington St Clement Norfolk PE34 4NS	Alleged breach of planning condition	Pending Consideration
Terrington St Clement	17-Jan-19	19/00031/BOC	19 Long Road Terrington St Clement King's Lynn Norfolk PE34 4JL	Alleged breach of planning condition	Pending Consideration
Terrington St Clement	13-Feb-19	19/00081/BOC	Land S of King William Close W of The King William 39 Churchgate Way Terrington St Clement Norfolk	Alleged breach of planning condition	Pending Consideration
Terrington St Clement	03-Apr-19	19/00172/UNOPDE	57 - 59 Churchgate Way Terrington St Clement King's Lynn Norfolk PE34 4LZ	Alleged unauthorised operational development	Pending Consideration
Terrington St Clement	08-Jan-19	19/00010/UNOPDE	23 Churchgate Way Terrington St Clement King's Lynn Norfolk PE34 4PG	Alleged unauthorised operational development	Pending Consideration
Terrington St Clement	18-Jan-19	19/00034/UNOPDE	53 Churchgate Way Terrington St Clement King's Lynn Norfolk PE34 4LZ	Alleged unauthorised operational development	Pending Consideration
Terrington St Clement	19-Nov-14	14/00702/UNAUTU	South Fork Waterlow Road Terrington St Clement Norfolk PE34 4PS	alleged unauthorised use	Pending Consideration

Terrington St Clement	08-Nov-17	17/00487/UNAUTU	African Violet And Garden Centre Station Road Terrington St Clement Norfolk PE34 4PL	Alleged unauthorised use	DC Application Submitted
Terrington St Clement	29-Oct-18	18/00517/UNAUTU	Coastguard Cottages 6 Ongar Hill Terrington St Clement Norfolk PE34 4JF	Alleged unauthorised use	Pending Consideration
Terrington St Clement	01-Nov-18	18/00524/UNAUTU	14 Tower Road Terrington St Clement King's Lynn Norfolk PE34 4LP	Alleged unauthorised use	Pending Consideration
Terrington St Clement	11-Feb-19	19/00075/UNAUTU	Clear View Long Road Terrington St Clement King's Lynn Norfolk PE34 4JL	Alleged unauthorised use	Pending Consideration
Terrington St Clement	25-Sep-18	18/00458/UNAUTU	Westfield House 191 Sutton Road Terrington St Clement King's Lynn Norfolk PE34 4EX	Alleged unauthorised use	Pending Consideration
Terrington St Clement	23-Oct-18	18/00504/UNOPDE	Green Marsh Farm Green Marsh Road Terrington St Clement Norfolk	Unauthorised operational development	DC Application Submitted
Terrington St John	21-Feb-19	19/00106/UNOPDE	Shopfield House 53 Old Church Road Terrington St John Wisbech Norfolk PE14 7XA	Alleged unauthorised operational development	Pending Consideration
Terrington St John	09-Apr-19	19/00176/UNOPDE	Harris Road Contractors 36 - 38 Old Church Road Terrington St John WISBECH Norfolk PE14 7XA	Alleged Unauthorised operational development	Pending Consideration
Thornham	12-Apr-17	17/00162/UNAUTU	Lyng Farm Ringstead Road Thornham Hunstanton Norfolk PE36 5LH	Alleged unauthorised 30 caravans	DC Application Submitted
Thornham	04-Mar-19	19/00116/UNOPDE	Marsh House The Green Thornham Hunstanton Norfolk PE36 6NH	Alleged unauthorised operational development	Pending Consideration
Thornham	16-Aug-18	18/00393/UNAUTU	Land On The North Side of High Street Thornham Norfolk	Alleged unauthorised use	Pending Consideration
Tilney St Lawrence	17-Sep-18	18/00453/BOC	2 Islington Hall Cottages Islington Green Tilney All Saints King's Lynn Norfolk PE34 45B	Alleged breach of planning condition	Pending Consideration
Tilney St Lawrence	19-Dec-18	18/00598/UNAUTU	Nolans 22 Magdalen Road Tilney St Lawrence King's Lynn Norfolk PE34 4RE	Alleged unauthorised use	Pending Consideration
Tilney St Lawrence	31-Jul-18	18/00366/UNAUTU	Holly Manor Lynn Road Tilney All Saints Norfolk PE34 4RT	Alleged unauthorised use	Pending Consideration
Tilney St Lawrence	19-Mar-19	19/00136/UNAUTU	10 Spice Chase Tilney St Lawrence King's Lynn Norfolk PE34 4RD	Alleged unauthorised use	Pending Consideration
Tilney St Lawrence	19-Dec-18	18/00601/UNTIDY	Spice Chase Tilney St Lawrence Norfolk	Alleged untidy land	Pending Consideration
Titchwell	19-Oct-17	17/00464/UNOPDE	Marsh House Main Road Titchwell King's Lynn Norfolk PE31 8BB	Alleged unauthorised operational development	Notice Issued
Tottenhill	26-Oct-18	18/00511/UNOPDE	Watlington Quarry Lynn Road Tottenhill Norfolk	Alleged unauthorised operational development	Pending Consideration
Upwell	28-Jun-18	18/00307/BOC	Janis 176 New Road Upwell Wisbech Norfolk PE14 9HP	Alleged breach of condition	Pending Consideration
Upwell	11-Feb-19	19/00077/NIA	Old Orchard House 4 Blunt's Orchard Drive Upwell Wisbech Norfolk PE14 9EP	Alleged not in accordance with approved plans	Pending Consideration
Upwell	20-Mar-19	19/00139/UNOPDE	Land NE of 125 Small Lode Upwell Norfolk PE14 9BL	Alleged unauthorised development	Pending Consideration

Upwell	09-Apr-19	19/00175/UNOPDE	Mudds Old Farm Mudds Drove Three Holes Norfolk PE14 9JU	Alleged unauthorised operational development	Pending Consideration
Upwell	09-Feb-18	18/00054/UNAUTU	Rear of Wembley House 31 Townsend Road Upwell Wisbech Norfolk PE14 9HJ	Alleged Unauthorised Use	Notice Issued
Upwell	21-Feb-19	19/00105/UNAUTU	Peartree Farm Back Drove Upwell Wisbech Norfolk PE14 9EX	Alleged Unauthorised Use	Pending Consideration
Upwell	12-Oct-17	17/00455/UNAUTU	Static Caravan Globe Public House Bridge Road Upwell Norfolk PE14 9DT	Alleged unauthorised use	Notice Issued
Upwell	25-Jul-18	18/00346/UNAUTU	Squires Drove House Squires Drove Three Holes Wisbech Norfolk PE14 9JY	Alleged unauthorised use	Notice Issued
Upwell	18-Oct-18	18/00494/UNAUTU	Villetta The Common Upwell Wisbech Norfolk PE14 9AW	Alleged unauthorised use	Pending Consideration
Upwell	08-Sep-17	17/00384/UNTIDY	53 - 55 Croft Road Upwell Wisbech Norfolk PE14 9HE	Alleged untidy land	Pending Consideration
Upwell	11-Feb-19	19/00078/NIA	The Hollies 42 St Peters Road Upwell Norfolk PE14 9EJ	Not in accordance with approved plans	Pending Consideration
Walpole	25-Mar-19	19/00146/NIA	7 West Drove North Walpole St Peter Wisbech Norfolk PE14 7HU	Alleged built not in accordance with approved plans	Pending Consideration
Walpole	22-Jan-19	19/00044/UNAUTU	Willowdene Marsh Road Walpole St Andrew Wisbech Norfolk PE14 7JN	Alleged unauthorised use	Pending Consideration
Walpole	21-Mar-19	19/00140/UNAUTU	17 Chalk Road Walpole St Peter Norfolk PE14 7PN	Alleged unauthorised use	Pending Consideration
Walpole Highway	12-Sep-18	18/00445/UNOPDE	Peach Tree Hall Road Walpole Highway Wisbech Norfolk PE14 7QD	Alleged unauthorised operational development	Pending Consideration
Walpole Highway	09-Apr-19	19/00177/UNAUTU	Baty & Sons Fence Bank Walpole Highway Wisbech Norfolk PE14 7QR	Alleged unauthorised use	Pending Consideration
Walpole Highway	01-Feb-19	19/00061/UNOPDE	The Baile 27 Hall Road Walpole Highway Norfolk PE14 7QD	Unauthorised operational development	Pending Consideration
Walsoken	08-Jun-15	15/00278/BOC	81 Broadend Road Walsoken Norfolk PE14 7BQ	alleged breach of condition	Pending Consideration
Walsoken	07-Aug-17	17/00344/BOC	Mill Road Caravan Site Wilkins Road Walsoken Norfolk PE14 7BG	Alleged Breach of Condition 1	Pending Consideration
Walsoken	06-Mar-19	19/00119/BOC	Land And Ponds S of 52 Broadend Road E of Zoar Cottage And W of Turpitts Field Green Lane Walsoken Norfolk	Alleged breach of planning condition	Pending Consideration
Walsoken	22-Aug-17	17/00357/UNOPDE	Sibley Field Farm Biggs Road Walsoken Wisbech Norfolk PE14 7BD	Alleged unauthorised operational development	Notice Issued
Walsoken	01-Apr-19	19/00163/UNOPDE	Opposite Lankefers Produce Processing Plant Hunchback Lane Walsoken Norfolk	Alleged unauthorised operational development	Pending Consideration
Walsoken	31-Jan-19	19/00059/UNOPDE	Land At Waterlees Road Walsoken Wisbech Norfolk PE14 7AD	Alleged unauthorised operational development	Pending Consideration
Walsoken	03-May-18	18/00203/UNAUTU	Tarrazona 16 S-Bend Lynn Road Walsoken Norfolk PE14 7AP	Alleged unauthorised use	Notice Issued

Walsoken	25-Oct-18	18/00509/UNAUTU	Bambers Garden Centre Lynn Road Walsoken Wisbech Norfolk PE14 7DA	Alleged unauthorised use	Pending Consideration
Watlington	04-Dec-18	18/00574/BOC	17 Paige Close Watlington King's Lynn Norfolk PE33 0TQ	Alleged breach of condition	Pending Consideration
Watlington	01-Mar-18	18/00086/UNOPDE	1 Rowan Close Watlington Norfolk PE33 OUG	Alleged unauthorised operational development	Pending Consideration
Watlington	29-Mar-19	19/00162/UNOPDE	Orchard House 23 Thieves Bridge Road Watlington King's Lynn Norfolk PE33 OHL	Alleged Unauthorised operational development	Pending Consideration
Watlington	12-Oct-16	16/00483/UNOPDE	Nulawn 31 Station Road Watlington King's Lynn Norfolk PE33 0JF	alleged unauthorised operational development	Pending Consideration
Welney	25-Jul-17	17/00332/UNOPDE	Golden Square Cottage Suspension Bridge Welney Wisbech Norfolk PE14 9TF	Alleged unauthorised operational development	Pending Consideration
Wereham	08-Jan-19	19/00006/UNOPDE	Land Adj Hollies Farm Flegg Green Wereham King's Lynn Norfolk PE33 9BA	Alleged unauthorised operational development	Pending Consideration
Wereham	14-Dec-18	18/00595/UNAUTU	Ponderosa College Road Wissington Wereham KINGS LYNN Norfolk PE33 9AZ	Alleged unauthorised use	Pending Consideration
Wereham	14-Apr-15	15/00174/UWLB	Manor House Church Road Wereham Norfolk PE33 9AP	Alleged unauthorised works to a Listed Building.	Pending Consideration
West Acre	21-Dec-18	18/00603/UNOPDE	Westacre Theatre River Road West Acre Norfolk PE32 1UA	Alleged unauthorised operational development	Pending Consideration
West Acre	11-Oct-18	18/00485/UNAUTU	Abbey Barn Courtyard River Road West Acre Norfolk	Alleged unauthorised use	Pending Consideration
West Walton	07-Mar-19	19/00121/BOC	Cashelbawn Mill Road West Walton Wisbech Norfolk PE14 7EU	Alleged breach of planning condition	Pending Consideration
West Walton	21-Jan-19	19/00038/UNOPDE	Land Rear of 104/106 Salts Road West Walton Norfolk PE14 7EF	Alleged unauthorised operational development	Pending Consideration
West Walton	19-Nov-18	18/00554/UNOPDE	14 Trafford Estate West Walton Wisbech Norfolk PE14 7DT	Alleged unauthorised operational development	Pending Consideration
West Walton	04-Oct-17	17/00436/UNAUTU	Tamar Nurseries School Road West Walton Wisbech Norfolk PE14 7DS	Alleged unauthorised use	DC Application Submitted
West Walton	11-Apr-19	19/00180/UNAUTU	Red House Farm 155 St Pauls Road South Walton Highway Norfolk PE14 7DD	Alleged unauthorised use	Pending Consideration
West Walton	04-Oct-17	17/00442/UNAUTU	Land At Harps Hall Road Walton Highway Norfolk PE14 7DL	Alleged unauthorised use	Pending Consideration
West Winch	13-Mar-19	19/00130/BOC	The Annex Garage Lane Setchey Norfolk PE33 0BE	Alleged breach of condition to planning permission 14/01317/CU	Pending Consideration
West Winch	20-Mar-18	18/00121/UADV	Street Record Garage Lane Setchey Norfolk	Alleged unauthorised advertismnt	Pending Consideration
West Winch	03-Jul-18	18/00316/UNOPDE	Stelling 6 The Paddocks Setchey Norfolk PE33 0BX	Alleged unauthorised operational development	Pending Consideration
West Winch	10-Oct-18	18/00483/UNAUTU	11 Common Close West Winch King's Lynn Norfolk PE33 0LB	Alleged unauthorised use	Pending Consideration

Wiggenhall St Germans	09-Feb-15	15/00076/BOC	Spriggs Hollow Magdalen High Road Wiggenhall St Mary Magdalen Norfolk PE34 3BG	alleged breach of condition	Notice Issued
Wiggenhall St Germans	23-Jan-17	17/00045/UNOPDE	Spriggs Hollow Magdalen High Road Wiggenhall St Mary Magdalen Norfolk PE34 3BG	alleged unauthorised operational development	Pending Consideration
Wiggenhall St Germans	17-May-18	18/00228/UNOPDE	Willow Tree Forge High Road Saddlebow Norfolk PE34 3AR	Alleged unauthorised operational development	Pending Consideration
Wiggenhall St Germans	10-Apr-19	19/00179/UNAUTU	35 St Peters Road Wiggenhall St Germans King's Lynn Norfolk PE34 3HB	Alleged unauthorised use	Pending Consideration
Wiggenhall St Germans	28-Sep-18	18/00463/UNAUTU	St Germans House 14 Lynn Road Wiggenhall St Germans King's Lynn Norfolk PE34 3DW	Alleged unauthorised use	Pending Consideration
Wiggenhall St Mary Magdalen	21-May-18	18/00232/NIA	High Oaks 7 Lynn Road Wiggenhall St Mary Magdalen Norfolk PE34 3AZ	Alleged unauthorised not in accordance with approved plans	Pending Consideration
Wiggenhall St Mary Magdalen	07-Mar-19	19/00122/UNOPDE	9 Lynn Road Wiggenhall St Mary Magdalen Norfolk PE34 3AZ	Alleged unauthorised operational development	Pending Consideration
Wiggenhall St Mary Magdalen	02-Apr-19	19/00166/UNOPDE	Land South of 85 Stow Road Stow Road Wiggenhall St Mary Magdalen Norfolk	Alleged unauthorised operational development	Pending Consideration
Wiggenhall St Mary Magdalen	27-Sep-17	17/00417/UNAUTU	Holly House Farm Stow Road Wiggenhall St Mary Magdalen Norfolk PE34 3BD	Holly House Farm Stow Road Wiggenhall St Mary Magdalen Norfolk PE34 3BD	Pending Consideration
Wretton	27-Mar-19	19/00152/BOC	2 Fendicks Cottages Low Road Wretton King's Lynn Norfolk PE33 9QN	Alleged Breach of Condition	Pending Consideration
Wretton	19-Feb-19	19/00097/HEDGE	Hedgerow At Chequers Road Wereham Norfolk	Alleged removal of hedge	Pending Consideration

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

1. PURPOSE OF THE REPORT

- 1.1 To provide Members with the quarterly update covering performance for the period 1 Jan 2019 – 31 March 2019

2. REPORT

- 2.1 The Schedule is attached at Appendix 1 for the period 1 Jan 2019 – 31 March 2019 (Planning and Enforcement).

	Valid appeals started in system at beginning of period	New valid appeals started	Appeals decided (or withdrawn / closed / invalid)	Valid appeals started in system at end of period
1 Jan – 31 Mar	23	16	15	24

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

	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Jan – 31 Mar	1	13	14	1	0	0
	7%	93%				

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

	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Jan – 31 Mar	1	11	12	0	0	0
	8%	92%				

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

2018/19	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Apr – 30 Jun	5	10	15	1	1	0
1 Jul – 30 Sept	5	5	10	0	0	0
1 Oct – 31 Dec	2	8	10	1	0	0
1 Jan – 31 Mar	1	13	14	1	0	0
Total	13	36	49	3	1	0
	27%	73%				

This data shows that for the first quarter of 2019 8% of all appeals were allowed. For the 12 month period to 31 March 2019 an average of 27% of all appeals were allowed. This is below the 2017/18 national average figure of around 32% of all

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

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

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

Planning and Enforcement Appeals

Report Date Range: 01/01/2019 to 31/03/2019

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
Live Cases -1 (Not including appeals received to end of previous quarter)							
25/09/2018	W/18/3204645	Mr N Bailey 6 Foxs Lane West Lynn King's Lynn Norfolk PE34 3LY	Outline application with some matters reserved for the construction of single dwelling with associate amenity, parking and turning spaces	18/00228/O	Written Representations		
25/10/2018	APP/TPO/V2635/7015	Mr Colin Davison Rhinefield House 9 Hyde Close Bircham Newton Norfolk PE31 6RB	2/TPO/00525: T1 Scots Pine - Fell and replace with a Scots Pine in same location.	18/00055/TPO	Undefined		
05/11/2018	W/18/3212867	Mr & Mrs Mercer The Dell And Marian House Ely Road Hilgay Downham Market Norfolk PE38 0JN	Ground floor and basement extension to The Dell and infill of ground to bring level to upper terrace level including reinforced retaining wall for The Dell	18/01343/F	Written Representations		
26/11/2018	W/18/3210673	Mr & Mrs Foden Laurel House Oxborough Road Boughton King's Lynn Norfolk PE33 9AH	Construction of single dwelling, self-build. Removal of outbuildings to allow access road	18/00396/F	Written Representations		
10/12/2018	C/18/3208505	Mr John Brook Scott White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	Appeal against	15/00237/BOC	Written Representations		

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Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
10/12/2018	W/18/3204072	Mr J Scott White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	Building of a new cattery to facilitate the relocation and expansion of the existing cattery business, re-siting of existing cattery pens and provision of car parking and revised access without complying with condition 2 of planning permission 14/00265/F	17/02154/F	Written Representations		
10/12/2018	W/18/3204083	Mr J Scott White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	Building of a new cattery to facilitate the relocation and expansion of the existing cattery business, re-siting of existing cattery pens and provision of car parking and revised access without complying with conditions 5 and 6 of planning permission 14/0	17/02156/F	Written Representations		
10/12/2018	W/18/3204079	Mr J Scott White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	Building of a new cattery to facilitate the relocation and expansion of the existing cattery business, re-siting of existing cattery pens and provision of car parking and revised access without complying with condition 7 of planning permission 14/00265/F	17/02157/F	Written Representations		
12/12/2018	C/18/3202136	Mr George Martin Deverick 18 Beach Road Snettisham King's Lynn Norfolk PE31 7RA	Appeal against	18/00008/UNAUTU	Written Representations		

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
18/12/2018	C/18/3215114	Mr And Mrs Holland Blackberry Barn Ely Road Hilgay Downham Market Norfolk PE38 0HL	Appeal against	17/00355/BOC	Written Representations		
Live Cases -2 (Received in previous quarter)							
08/01/2019	C/18/3210359	Marcus Mallett Holly House Farm Stow Road Wiggenhall St Mary Magdalen Norfolk PE34 3BD	Appeal against	17/00417/UNAUTU	Written Representations		
11/01/2019	W/18/3219706	Mr George Deverick 18 Beach Road Snettisham Norfolk PE31 7RA	Removal of condition 4 of planning permission 14/00492/F to change to all year round occupancy	18/01465/F	Written Representations		
14/01/2019	X/18/3209994	Mr & Mrs Voutt Building And Land N of Charolois And NE of Grays Cottages Low Road Pentney Norfolk	Prior Notification: Change of use of rabbit meat production unit to two dwelling houses	18/00397/PACU3	Written Representations		
14/01/2019	W/18/3216862	Buck Estates Manor Bungalow Station Road Little Massingham Norfolk	Outline Application: Proposed Replacement Dwelling	18/00666/O	Written Representations		
21/01/2019	W/18/3210265	Mr Adrian Tofts 40 High Street Feltwell Thetford Norfolk IP26 4AF	OUTLINE APPLICATION ALL MATTERS RESERVED: For the construction of two dwellings, following demolition of existing dwelling and outbuildings	17/01984/O	Written Representations		

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
22/01/2019	W/18/3215836	Orchard Builders Ltd Land Adjacent Building 14 Stanhoe Road Bircham Newton Norfolk	Construction of two detached bungalows & a pair of semi-detached garages	17/02204/F	Written Representations		
22/01/2019	W/18/3205450	Mr Patrick Wales Land NW of Junction With Choseley Road And E of Track N of Orchard Cottage Main Road Titchwell Norfolk	Proposed development to a small commerical holiday business to include six accommodation lodges, a reception lodge and proposed parking area near entrance	18/00066/F	Written Representations		
22/01/2019	W/18/3217137	Mr & Mrs Carrick Orange House 53 Malthouse Crescent Heacham King's Lynn Norfolk PE31 7EG	Proposed development of two bungalows with integral garages	18/00468/F	Written Representations		
22/01/2019	W/18/3213256	Mr & Mrs P Carter Victory Lodge Eastmoor Road Eastmoor Barton Bendish Norfolk PE33 9PZ	OUTLINE APPLICATION SOME MATTERS RESERVED: Proposed residential development	18/00981/O	Written Representations		
23/01/2019	W/18/3218941	Mr & Mrs Miller Station Farm Cottage Station Road Stanhoe King's Lynn Norfolk PE31 8QN	The erection of a replacement dwelling	18/01521/F	Written Representations		
27/02/2019	W/18/2318937	Andrew Willie 41 Wildfields Road Clenchwarnton King's Lynn Norfolk PE34 4DE	Change of use of annexe for use as a dwelling	18/01216/CU	Written Representations		

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Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
28/02/2019	W/19/3220293	T.M. Browne Ltd D Browne Land To The North Of Clear View Long Road Terrington St Clement King's Lynn Norfolk PE34 4JL	Change of use of land and building to commercial storage and construction of new shed	18/01218/F	Written Representations		
13/03/2019	W/19/3222486	Mr James Vickers Land E Church Field SW of 54 Well Creek Road And E of Baldwins Drove Outwell Norfolk	Construction of dog kennels for dog breeding purpose	18/01548/F	Written Representations		
19/03/2019	W/19/3220137	Mr T Hearth Hearth Manor 7 Belgrave Avenue Hunstanton Norfolk PE36 6DQ	First Floor Extension	18/01469/F	Undefined		
19/03/2019	D/19/3223922	Mr & Mrs S and J Copeland 1 South Moor Drive Heacham Norfolk PE31 7BW	Retrospective application for the erection of a timber boundary fence	18/01950/F	Undefined		
Appeals Decided (Up to the end of previous quarter)							
30/05/2018	W/18/3194634	Mr C Guest Japonica Cottage Station Road Burnham Market King's Lynn Norfolk PE31 8HA	Alterations, extension and change of use of Gospel Hall to facilitate a dwelling following demolition of Japonica Cottage	17/01192/F	Written Representations		04/01/2019 Appeal Dismissed
30/07/2018	F/18/3199695	Mrs Hazel Smith Banyer Hall Barn 115 Ladys Drove Emneth Norfolk PE14 8DG	Appeal against Listed Building Enforcement Notice	14/00648/BOC	Written Representations		16/01/2019 Appeal Dismissed
31/07/2018	F/18/3195464	Mr Neil Richard Riseborough Field Farm Fakenham Road Hillington King's Lynn Norfolk PE31 6DL	Appeal against	15/00392/UWLB	Written Representations		16/01/2019 Enforcement Notice Upheld

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
25/09/2018	W/18/3202821	W Connell Scariff Farm Stow Road Outwell Wisbech Norfolk PE14 8QL	Conversion of barns to 3 dwellings	17/02277/F	Written Representations		16/01/2019 Appeal Dismissed
16/10/2018	W/18/3204604	Fernie Projects (Kingsdown) Limited Kingsdown Stanhoe Road Docking King's Lynn Norfolk PE31 8PA	2no. dwellings following demolition of existing bungalow	17/02033/F	Written Representations		04/01/2019 Appeal Allowed
18/10/2018	W/18/3204757	Mr C King Plot At 1A Birkbeck Close South Wootton Norfolk	New dwelling	17/01973/F	Written Representations		15/01/2019 Appeal Dismissed
19/10/2018	W/18/3208288	New World Timber Frame Bernaleen Station Road Docking King's Lynn Norfolk PE31 8LT	Demolition of existing dwelling and construction of three dwellings.	17/02118/F	Written Representations		15/01/2019 Appeal Dismissed
19/10/2018	W/18/3205989	Mrs Johnson Land S of 49 Station Road Terrington St Clement Norfolk	Outline Application: Residential development	18/00148/O	Written Representations		15/01/2019 Appeal Dismissed
05/11/2018	W/18/3208216	Ms Suzy Carroll 21 Victoria Avenue Hunstanton Norfolk PE36 6BY	Single storey rear extension and new garage to side	18/00316/F	Written Representations		08/02/2019 Appeal Dismissed
05/11/2018	W/18/3211206	Mr & Mrs D Mallet and K Hansed The Laurels 29 Church Road Tilney St Lawrence King's Lynn Norfolk PE34 4QQ	Variation of condition 2 of planning permission 15/01849/F: Conversion of a barn to dwelling. To amend previously approved drawings	18/00790/F	Written Representations		08/02/2019 Appeal Dismissed

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
05/11/2018	W/18/3213713	Mr C Cunningham Land SE of 93 Station Road Terrington St Clement Norfolk	Proposed workplace home in association with a Class B2 Work Shop	18/01222/F	Written Representations		08/02/2019 Appeal Dismissed
14/11/2018	W/18/3209943	Mr Craig Yarham Goldcrest House Avondale Road South Creake Norfolk NR21 9PH	Change of use from redundant agricultural land to garden amenity land - see drawing 383-01-A	18/00421/CU	Written Representations		20/03/2019 Appeal Dismissed
16/11/2018	W/18/3208181	Stephen & Andrew Carman Station Farm Station Road West Dereham King's Lynn Norfolk PE33 9RR	Outline application with some matters reserved for site for construction of six dwellings	18/00712/O	Written Representations		28/01/2019 Appeal Dismissed
19/11/2018	W/18/3209959	Wootton Bros Farms Land South West of Hybrid Farm 246 The Drove Barroway Drove Norfolk PE38 0AN	OUTLINE APPLICATION ALL MATTERS RESERVED: Construction of three dwellings on infill site	18/00007/O	Written Representations		30/01/2019 Appeal Dismissed
08/01/2019	C/18/3212987	Mrs J Graham Willow View Low Road Walpole Cross Keys Norfolk PE34 4HA	Appeal against	18/00254/UNOPDE	Written Representations		22/01/2019 Appeal Withdrawn