

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



# Planning Committee

## Agenda

Monday, 1st June, 2020  
at 9.30 am

**Remote Meeting on Zoom and available for  
the public to view on [WestNorfolkBC on You  
Tube](#)**





King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX  
Telephone: 01553 616200  
Fax: 01553 691663

**PLANNING COMMITTEE AGENDA**

Please note that due to the number of applications to be considered, the Committee may wish to adjourn at approximately 12.30 pm and reconvene at 1.10 pm.

Please ensure that all mobile phones are switched to silent

**DATE:** Monday, 1st June, 2020

**VENUE:** Remote Meeting on Zoom and available for the public to view on WestNorfolkBC on You Tube - Zoom and You Tube

**TIME:** 9.30 am

**1. APOLOGIES**

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

**2. MINUTES**

To confirm as a correct record the Minutes of the Meeting held on 2 March 2020.

**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 7 - 8)**

The Committee is asked to note the Index of Applications.

**a) Decisions on Applications (Pages 9 - 151)**

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

**9. DELEGATED DECISIONS (Pages 152 - 222)**

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

**To: Members of the Planning Committee**

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

**Please note:**

- (1) At the discretion of the Chairman, items may not be necessarily 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). Correspondence received after that time may not be specifically reported during the Meeting.

**Note:**

1. Since the introduction of restrictions on gatherings of people by the Government in March 2020, it has not been possible to hold standard face to face public meetings at the Council offices. This led to a temporary suspension of meetings. The Coronavirus Act 2020 has now been implemented and in Regulations made under Section 78, it gives Local Authorities the power to hold meetings without it being necessary for any of the participants to be present together in the same room.

It is the intention of the Borough Council of King's Lynn and West Norfolk to hold Planning Committee meetings for the foreseeable future as online meetings, using the Zoom video conferencing system. If you wish to view the meeting you can do so by accessing [www.youtube.com/WestNorfolkBC](http://www.youtube.com/WestNorfolkBC).

**Public Speaking**

2. The Council has a scheme to allow public speaking at Planning Committee. If you wish to speak at the Planning Committee, please contact Planning Admin, [borough.planning@west-norfolk.gov.uk](mailto:borough.planning@west-norfolk.gov.uk) or call 01553 616234, to register your wish to speak by noon on the working day before the meeting.

When registering to speak you will need to provide:

- Your name;
- Email address;
- Telephone number;
- What application you wish to speak on; and
- In what capacity you are speaking, ie supporter/objector.

You will be speaking remotely via the Zoom video conferencing system and will receive an email confirming that you are registered to speak along with the relevant details to access the meeting. Please ensure that you can access Zoom. You can choose to speak being either seen and heard, or just heard and we would also ask that you submit a written representation in case of any issues with the software. If you do not wish to speak via a remote link, please let us know, and you can submit a written representation, which will be read to the Committee, subject to the time limits set out below.

**For major applications**

Two speakers may register under each category: to object to and in support of the application. A Parish or Town Councillor 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 to three minutes.

For Further information, please contact:

Kathy Wagg on 01553 616276; or

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

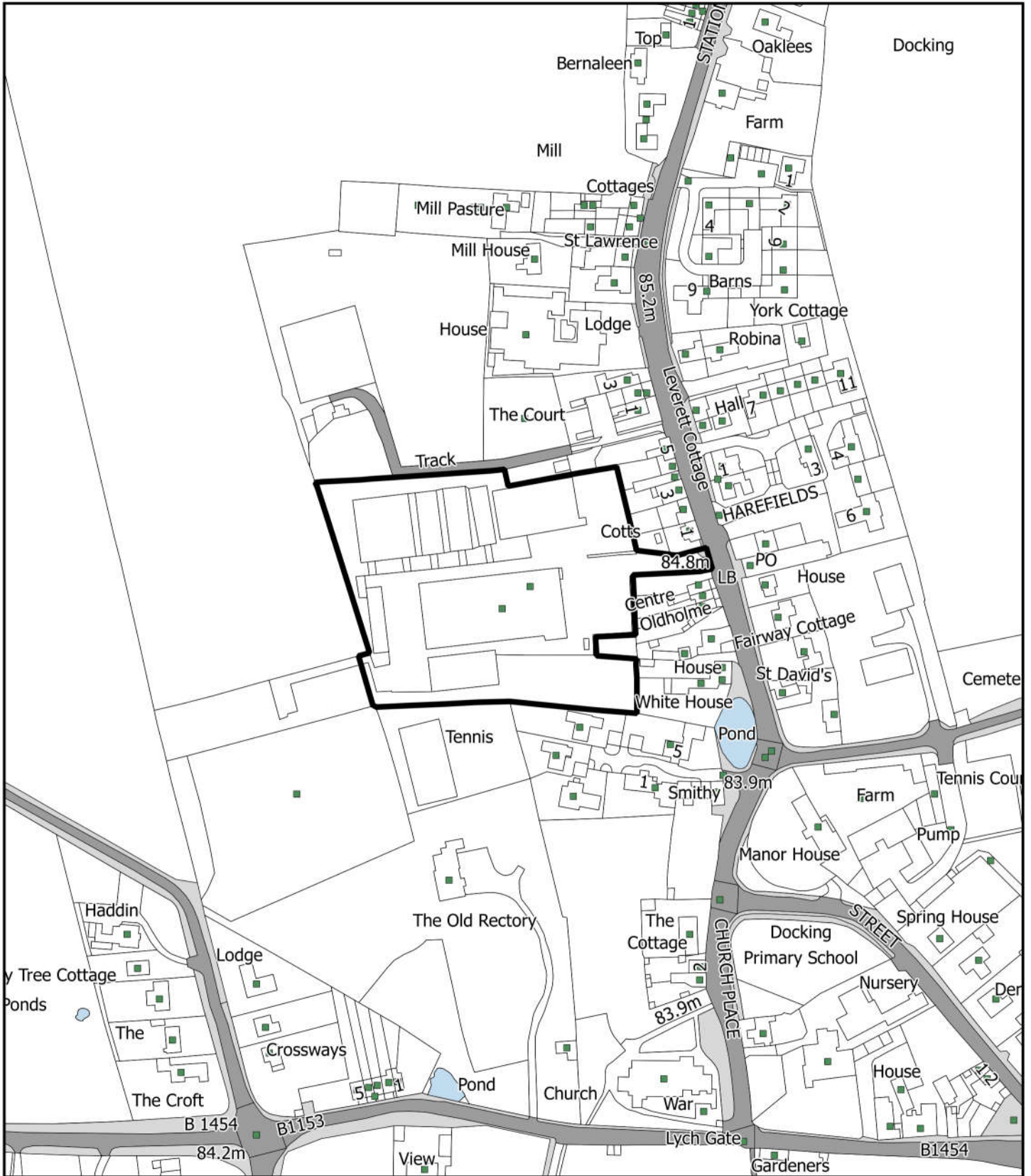
**INDEX OF APPLICATIONS TO BE DETERMINED  
BY THE PLANNING COMMITTEE AT THE MEETING  
TO BE HELD ON MONDAY 1 JUNE 2020**

<b>Item No.</b>	<b>Application No. Location and Description of Site Development</b>	<b>PARISH</b>	<b>Recommendation</b>	<b>Page No.</b>
<b>8/1</b>	<b>MAJOR DEVELOPMENTS</b>			
8/1(a)	<b>19/01654/OM</b> Limagrain UK Ltd Station Road Outline Application with some matters Reserved: residential development consisting of 30 dwellings	<b>DOCKING</b>	<b>APPROVE</b>	<b>9</b>
8/1(b)	<b>20/00303/FM</b> Building W of Spinney House Lynn Road Setchey Change of use of existing grain store barn and site to warehouse and external storage of products for sale and dispatch. New entrance to highway created. Over-cladding of existing fibre cement panels, new mezzanine floor, internal offices and warehouse storage	<b>WEST WINCH</b>	<b>REFUSE</b>	<b>27</b>
8/1(c)	<b>19/00694/RMM</b> Manor Farm Back Street RESERVED MATTERS: Residential development for 40 dwellings, associated estate road access onto Back Street and demolition of existing farm buildin	<b>GAYTON</b>	<b>APPROVE</b>	<b>39</b>
<b>8/2</b>	<b>OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE</b>			
8/2(a)	<b>19/01831/F</b> Manor Farm Back Street Construction of 2 detached dwellings and 4 semi-detached dwellings	<b>GAYTON</b>	<b>APPROVE</b>	<b>57</b>
8/2(b)	<b>19/02162/RM</b> Beersheba Town Lane Brancaster Staithe Reserved matters application: Demolition of existing dwelling and construction of five new dwellings	<b>BRANCASTER</b>	<b>APPROVE</b>	<b>70</b>

<b>Item No.</b>	<b>Application No. Location and Description of Site Development</b>	<b>PARISH</b>	<b>Recommendation</b>	<b>Page No.</b>
8/2(c)	<b>19/01731/F</b> Church Pightle Station Road Demolition of detached bungalow and erection of 1 x 2-storey 5-bed dwelling, 2 x 2-storey 4-bed dwellings and 1 x garage	<b>BURNHAM MARKET</b>	<b>APPROVE</b>	<b>82</b>
8/2(d)	<b>19/02216/F</b> Land At 161 Bexwell Road Erection of Starbucks coffee shop and drive thru (class A3 use) and freestanding McDonald's restaurant with drive-thru (class A3/A5). Includes car parking, landscaping and associated works including the installation of 2 no. customer order displays, goal post height restrictor and child's play frame. Works for enclosure for gas and electricity	<b>DOWNHAM MARKET</b>	<b>APPROVE</b>	<b>105</b>
8/2(e)	<b>19/01416/O</b> Longridge 37 Elm High Road Outline Application with Some Matters Reserved: proposed residential development	<b>EMNETH</b>	<b>APPROVE</b>	<b>125</b>
8/2(f)	<b>19/01658/F</b> Chase Cottage 12 Lynn Road One residential dwelling with detached garage	<b>TERRINGTON ST CLEMENT</b>	<b>APPROVE</b>	<b>138</b>

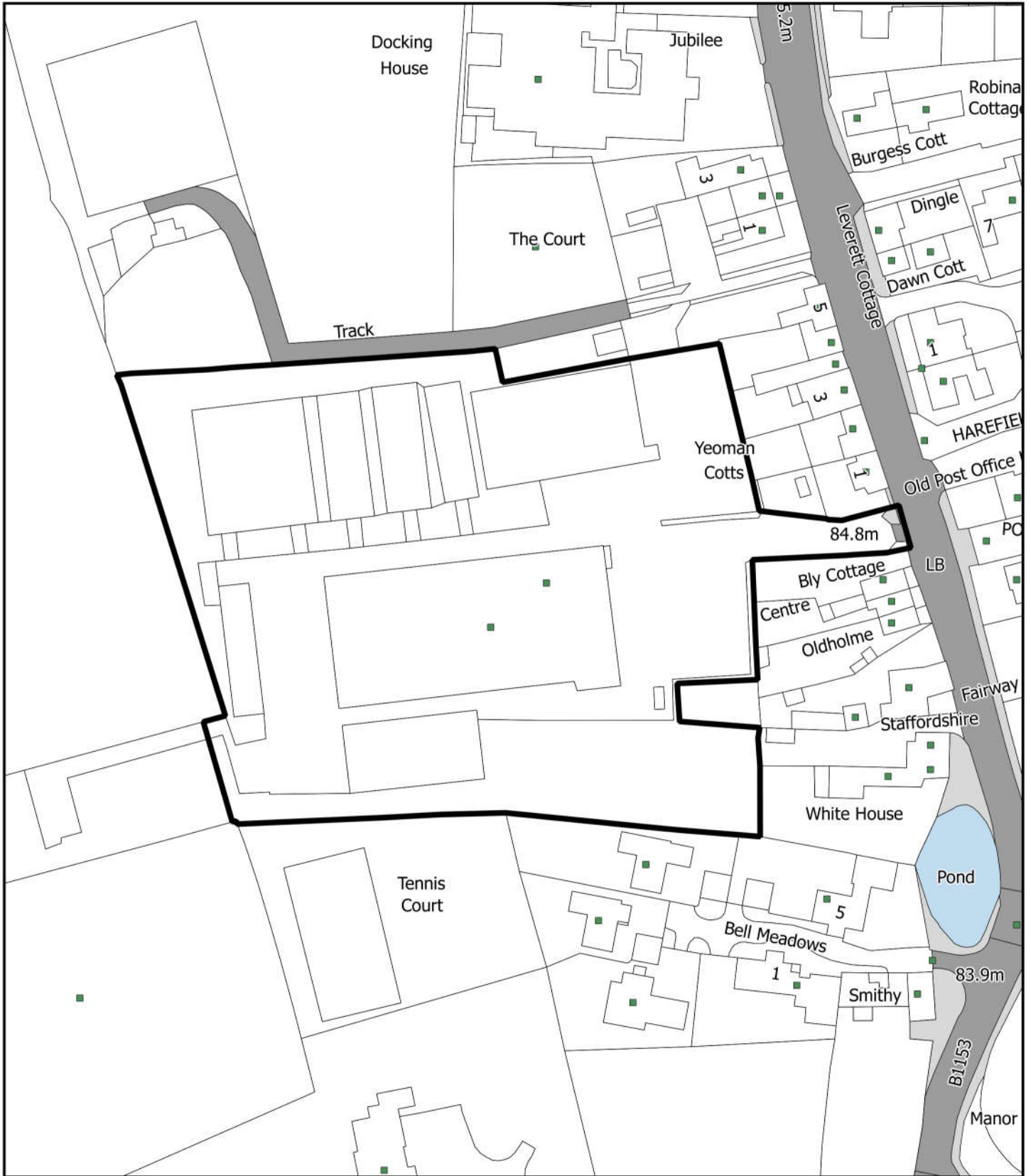


# 19/01654/OM Limagrain UK Ltd Station Road



# 19/01654/OM

## Limagrain UK Ltd Station Road



<b>Parish:</b>	<b>Docking</b>	
<b>Proposal:</b>	<b>OUTLINE APPLICATION SOME MATTERS RESERVED: Residential development consisting of 30 dwellings</b>	
<b>Location:</b>	<b>Limagrain UK Ltd Station Road Docking Norfolk</b>	
<b>Applicant:</b>	<b>Limagrain UK</b>	
<b>Case No:</b>	<b>19/01654/OM (Outline Application - Major Development)</b>	
<b>Case Officer:</b>	<b>Mrs N Osler</b>	<b>Date for Determination: 24 December 2019 Extension of Time Expiry Date: 31 March 2020</b>

**Reason for Referral to Planning Committee** – Officer Recommendation is contrary to Parish Council and referred by Assistant Director

**Neighbourhood Plan:** No

**Case Summary**

Outline consent with all matters except access reserved for future consideration is sought for residential development of the site with 30 dwellings.

The site lies almost wholly within the development boundary for Docking, a Key Rural Service Centre. The southwest corner of the site, which clearly formed part of the operational Limagrain site, has been excluded.

The site is previously developed as defined by the NPPF and contains a number of buildings, glass houses and areas of hardstanding associated with its previous use.

The southeast corner of the site lies within the Conservation Area, as does the entrance.

There is one tree protected by a TPO on the site; the trees in the southeast corner will be protected by virtue of their siting within a Conservation Area.

The site lies within flood zone 1, a groundwater medium risk zone and a sand and gravel mineral resource area.

**Key Issues**

- Principle of Development
- Highway Safety
- Form and Character / Impact on the setting of the Conservation Area Residential Amenity
- Flood Risk and Drainage
- Trees
- Ecology
- Minerals
- S106 Considerations
- Crime and Disorder

## Other Material Considerations

### Recommendation

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

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

## THE APPLICATION

Outline consent with all matters except access reserved for future consideration is sought for residential development of the site with 30 dwellings.

The indicative plan shows 6 x 2-bed dwellings, 13 x 3-bed dwellings and 11 x 4-bed dwellings. A shared green space is shown abutting the southern boundary of the site around the protected Walnut tree. Equipped open space is not being provided, but a financial contribution is being made towards the existing play area at the request of the open space team.

Given the outline nature of the application all plans other than off-site highway works and access improvement works are indicative only and have been provided to show one way in which the site could accommodate the proposed development.

## SUPPORTING CASE

None received at time of writing report.

## PLANNING HISTORY

## RESPONSE TO CONSULTATION

### Parish Council:      OBJECT:

- The heart of the village and adjoining a Conservation Area
- The access to the site is adjacent to the village shop and with hose parking is outside the shop this could cause additional problems
- The Walnut tree has a conservation order on it

**Conservation Officer: NO OBJECTION** The site, other than the access and the southeast corner of the site is outside but immediately adjacent to Docking Conservation Area. The proposed development will have little impact on its setting as it is not seen in the long view from the north, and the hedge on Ringstead Road largely hides it when looking from the west. The access and a small part of the site are seen from within the conservation area and it has to be said that the existing vacant/derelict buildings do not enhance its character or setting in any way.

This application therefore offers an opportunity to enhance the streetscene and thus the character / setting of the conservation area. I would therefore broadly support a scheme to

redevelop the site for residential use subject to design and material and details of the access.

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

**Housing Team: NO OBJECTION**

Vacant building credit cannot be applied. The site area and number of dwellings proposed triggers the thresholds of the Council's affordable housing policy. Six on-site affordable houses will therefore be required. These should be secured via a S106 agreement.

**CSNN: NO OBJECTION** subject to conditions relating to foul and surface water drainage, external lighting scheme, construction management, site hours and air source heat pumps.

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

**Norfolk Constabulary: NO OBJECTION** Considers the indicative plan shows a very well laid out site that could achieve a Secured by Design award if the specification details with the Homes 2019 guidance are adopted.

**Arboricultural Officer: NO OBJECTION** subject to protection of TPO Walnut and other trees shown to be retained on drawing no. 2/TPO/0582. Further details will be required at reserved matters stage to reflect the final layout.

**Historic Environment Service: NO OBJECTION** subject to conditions.

**Historic England:** Does not wish to comment.

**Open Space Team: NO OBJECTION** We consider that requirements for 'suitably equipped children's play space' are best satisfied through an off-site contribution on the nearby playing field. This will need securing via S106 Agreement in consultation with the charitable trust that manages the playing field.

**Natural England:** **NO OBJECTION;** a £50 per dwelling habitat mitigation fee should be secured in line with Development Plan Policy DM19.

**Anglian Water: NO OBJECTION** Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

In relation to foul drainage from this development, it is in the catchment of Heacham Water Recycling Centre that will have available capacity for the flows.

**Environment Agency:** Does not wish to comment.

**Lead Local Flood Authority:** Does not wish to comment.

**Minerals and Waste Team (NCC): NO OBJECTION** subject to condition.

## **REPRESENTATIONS**

**Fourteen** third parties have made representations in relation to the proposed development; **13** objecting and **1** neutral. The issues raised can be summarised as:

- Access is not suitable given its location opposite the village shop
- Docking needs employment opportunities not more houses
- The village does not have the infrastructure to cope with more houses; the village is at saturation point
- More affordable housing is required
- The houses should not be available as second homes
- Increase in vehicular activity over the existing use
- Overdevelopment of the site
- The Walnut tree has a preservation order on it.

## **LDF CORE STRATEGY POLICIES**

**CS02** - The Settlement Hierarchy

**CS01** - Spatial Strategy

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS10** - The Economy

**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

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

**DM17** - Parking Provision in New Development

**DM19** - Green Infrastructure/Habitats Monitoring & Mitigation

## NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
National Design Guide 2019

## PLANNING CONSIDERATIONS

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

Principle of Development  
Highway Safety  
Form and Character / Impact on the setting of the Conservation Area Residential Amenity  
Flood Risk and Drainage  
Trees  
Ecology  
Minerals  
S106 Considerations  
Crime and Disorder  
Other Material Considerations

### Principle of Development

The site lies almost wholly within the development boundary for Docking, with the area outside of the development boundary clearly being an anomaly as it forms part of the operational area of the former Limagrain site.

The site is previously developed land (brownfield) as defined in the NPPF.

Paragraph 118 states that: *“Planning policies and decisions should:... c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land...”*

Local Plan Policy CS01 states that, in relation to sustainable development locations, *“significant emphasis is placed on brownfield redevelopment within the town and villages.”* This is reiterated in Policy CS08 that states: *All new development in the borough should be of high-quality design. New development will be required to demonstrate its ability to:...optimise site potential, making the best use of land including the use of brownfield land...”*

Furthermore paragraph 121 of the NPPF states that: *“Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:*

- a) *use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework;...”*

The site is not allocated as an employment site in The Local Plan.



There is therefore a strong policy steer towards residential development of this redundant employment site.

However, on the flip side of this, Core Strategy Policy CS10 seeks to retain employment land or premises currently or last used for employment purposes (including agricultural uses) unless it can be demonstrated that:

- continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings, and existing or potential market demand; or
- use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or
- an alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration agenda.

In relation to this the applicant states: *"...the existing buildings and site are owned by Limagrain and are at a stage where they are no longer suited to modern day requirements of a commercial use. The former Limagrain business was vacated in February 2018 and no longer requires the use of these buildings for the operation of their business. As previously noted, the business use has already ceased, and the previous employees have either been relocated to the other premises of the business or been made redundant some time ago. Therefore, there is no loss of jobs from this development proposal.*

*The site is located within a residential setting surrounded by residential uses on three sides of the site. The use of the site for employment/commercial is not ideal given the proximity of residential uses and the access point into the site. Any other uses could cause noise, light, vibration and other disturbances associated with commercial activities.*

In this regard a pragmatic approach needs to be taken. The site is very large, contains buildings that require refurbishment if they were to be used again at a cost that is likely to be prohibitive to any use other than residential. Likewise, demolition of the existing and replacement with small rural units is likely to be non-viable.

Of further note is that Policy CS10 states that: Some 66 hectares of employment land will be allocated between 2010 and 2025 to provide for business, industrial and distribution uses. This will achieve a mix and range of sites consistent with the Settlement Hierarchy to meet identified and future needs and to provide for choice.

The applicant suggests that: *"...the latest Annual Monitoring Report (AMR) 2017-2018 (that covers the period of 1 April 2017 to 31 March 2018 and monitors the impact of planning policies and strategies set out in the Local Plan) states that there are allocations across the Borough which total 69 hectares which is in excess of the 66 hectares target as set out in the Core Strategy.*

*This is in addition to the existing employment sites which totals 35.7 hectares. Based on the current uptake there is enough supply of employment land for 32 years' worth. The Council's strategy for employment/commercial use is that the preference is for these to be on allocated sites as this means that businesses can be grouped together, and the appropriate level of infrastructure and servicing is in place.*

*It is clear from the AMR that there is an ample supply of employment/commercial land available in the Borough and the loss of this small piece of commercial land is not going to have a detrimental impact on the supply of employment land across the Borough. Therefore,*



*the proposed redevelopment of the site for residential use is considered appropriate in this location and in accordance with the Council's regeneration agenda."*

In summary, in relation to the principle of development, the site is a brownfield site in a key rural service centre for which there is a clear presumption in favour of residential development. In addition, the proximity of this site to existing residential development means alternative employment uses may not be ideal. The loss of the employment site through the redevelopment of residential development is therefore considered acceptable.

### **Highway Safety**

The application was submitted with a Transport Statement (TS) and a Stage One Safety Audit. The TS suggests that the development proposal has the potential to generate 1 x two-vehicle movements during the AM peak hour period (08:00 – 09:00) and -1 x two-way vehicle movements in the PM peak hour period (17:00 – 18:00) over or under the current permitted use of the site (i.e. if a B2 (general industrial) use with a gross floor area of c.2,753m<sup>2</sup> were operating from the site). The TS concludes that this equates to approximately one additional vehicle on the local highway network every hour. This is not considered to represent a material increase in vehicular activity. Furthermore, the proximity of the site to the services and facilities that the village offers is likely to support walking and cycling before use of the private car to meet the day-to-day needs of occupiers of the dwellings.

Notwithstanding this small increase in vehicular activity, the applicant has worked closely with the Local Highway Authority to provide highway safety improvements that would make the application acceptable in terms of highway safety. The development will utilise the existing access which will be upgraded and widened to 4.8m wide and, together with the provision of a 2m wide footway on the southern side of the access, will enable a 6m junction radii. Off-site works not only include the new southern footway but also a dropped crossing at Station Road just to the south of the access and reduced radii and footway extensions on both sides of Pound Lane where it meets Station Road.

The indicative layout shows that parking provision in line with current standards can be achieved on a site of 30 dwellings.

The issue of safe access is one of the main reasons for third party objections. However, the Local Highway Authority is satisfied that the proposed access upgrade / widening and off-site highway improvement works will enable safe access for all highway users.

In summary, in terms of highway safety, the proposed development raises no objection on technical grounds.

### **Form and Character / Impact on the setting of the Conservation Area**

Full consideration cannot be given to this aspect given the outline nature of the application. However, as confirmed by the Conservation Officer, other than views from Station Road via the site access, the site is not viewed from outside of the Conservation Area. As such any development is likely to have minimal impact on the setting of the Conservation Area.

The indicative plan shows an estate type layout which realistically is the only way residential development of the site could take place that makes effective use of the land. Such a layout can be seen in Docking; more recently in the form of the development at the Granaries and the allocation at Pound Lane, and historically at Bradmere Lane.

It is therefore considered that the site could be developed in an appropriate layout. The acceptability of any reserved matters proposal will however come down to the detail including scale, mass, materials, etc.

In summary, in terms of form and character / impact on the Conservation Area it is considered that an appropriate scheme could be brought forward.

### **Residential Amenity**

Full consideration cannot be given to this aspect either given the outline nature of the application. However, it is likely that any material overshadowing, overbearing and overshadowing impacts could be designed out at reserved matters stage. In relation to the indicative plan, your officers would suggest that the indicative layout is generally acceptable, but without details of scale, appearance and landscaping that is all that can be said in the absence of a reserved matters application.

### **Flood Risk and Drainage**

The site lies within flood zone 1 and therefore no statutory consultee has raised an objection on the grounds of flood risk.

Anglian Water has confirmed that there is capacity for foul drainage (subject to serving the appropriate notices, etc to Anglian Water).

Surface water drainage is to be via SuDS.

However, no details have been submitted for either foul or surface water drainage. Notwithstanding this the proposed methods are in line with the drainage hierarchy and details can therefore be suitably conditioned.

### **Trees**

The Arboricultural Officer has no objection to the proposed development in relation to the impact on trees with the protected Walnut becoming a focal point of the development.

### **Ecology**

An Ecological Assessment (EA) was submitted with the application that concluded that the scheme is relatively small and distant from International / European sites and as such the only potential impact would be from recreational disturbance as a result of increased population.

The EA has identified that the impacts in isolation are screened out at the Test of Likely Significant Effects stage.

The only Habitat of Principal Importance are the lengths of boundary hedgerows along the western part of the site. These hedgerows do not however qualify as Important Hedgerows but are nevertheless shown to be retained on the Tree Protection Plan.

Species of conservation concern that are scoped-in are: foraging bats, nesting birds (but not barn owls), hedgehogs and widespread but declining moths. These would be present as components of larger local populations and the site does not support microhabitats or resources of particular significance.

It is concluded that bats are not roosting in the buildings and roosts will not be impacted. Protected species licensing is therefore not required for the scheme.

Great crested newts are scoped-out by virtue of the nearest pond being isolated by walls and housing.

Site clearance and the start of works should have regard for the possibility of nesting birds and be timed to avoid March-August or employ a watching brief. In the unlikely event of bats being found during clearance then advice should be sought from a qualified person.

It is recommended that enhancements and ecological measures to include within the scheme are bird and bat boxes, access points for hedgehogs, habitat piles and soft landscaping using native species.

### **Minerals**

The site is partially underlain by an identified mineral resource (sand and gravel) which is safeguarded as part of the adopted Norfolk Mineral and Waste Core Strategy, and Core Strategy Policy CS16.

Paragraph 206 of the NPPF (2019) states that “Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working”.

Partial investigations for SuDS and Contamination on the site have shown sand and gravel deposits occur close to the surface on the site. However, the information is limited, and a more thorough investigation is required. The Minerals and Waste Team (W&MT) at Norfolk County Council has confirmed that there is not potential for commercial extraction, however there may be suitable minerals extracted as part of the groundworks that could be used during the construction phases.

W&MT have suggested appropriate conditions to be appended to any permission that may be granted.

### **S106 Considerations**

The S106 will be used to secure a financial contribution towards open space provision at the playing field, on-site affordable housing and £50 per dwelling habitat mitigation fee.

The open space financial contribution will be in line with a mechanism used in such instances by the open space team and will include a 15-year maintenance fee.

Affordable housing provision will be via on-site provision of six units.

The application will also generate CIL receipts.

### **Crime and Disorder**

This aspect cannot be given full consideration at this time given the outline nature of the application. However, the Architectural Liaison Officer for Norfolk Constabulary is pleased with the layout and has gone as far as to suggest that if all Secure by Design guidance is followed, the scheme could achieve an award.

### **Other Material Considerations**

A fire hydrant is required. This will be conditioned if permission is granted.

CiL monies will be used to fund education and library provision.

A number of conditions have been suggested by consultees that relate to issues that will be covered by reserved matters. These have therefore not been appended and will be added at the appropriate time.

## CONCLUSION

The proposal represents residential development of a brownfield site within the development boundary of a Key Rural Settlement. The Local Highway Authority considers that, subject to access improvements and off-site works, the development could be made safe in terms of highway safety. Indicative plans have satisfied officers and other statutory consultees that the site could accommodate the proposed number of 30 units without detriment to neighbour or visual amenity. Issues such as drainage, tree protection, ecology, minerals, construction management and archaeology can be suitably conditioned, and habitat mitigation fee, affordable housing and open space can be suitably covered by an appropriate S106 Agreement.

Whilst the site is a former employment site, its retention is not considered to be required as per Policy CS10 and development of the site is likely to have a neutral to positive impact on the Docking Conservation Area.

It is therefore considered that permission should be granted.

## RECOMMENDATION:

- A) APPROVE** subject to the completion of S106 within 4 months of the date of this resolution and the following conditions;
- B) REFUSE** if S106 is not completed with 4 months of the date of this resolution to approve.
- 1 Condition: Approval of the layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
  - 1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
  - 2 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
  - 2 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
  - 3 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
  - 3 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 4 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 5 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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

- 6 Condition Prior to commencement of development, including demolition, a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase, deliveries/collections and any piling. The scheme shall also provide the location of any fixed machinery, their sound power levels, the location and layout of the contractor compound, the location of contractor parking, proposed attenuation and mitigation methods to protect residents from noise, dust and litter, and communication methods to the wider community regarding the construction phases and likely disruptions. The scheme shall be implemented as approved.
- 6 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.

This needs to be a pre-commencement condition to ensure the construction management has been given due regard to residential amenity prior to works, including demolition, commencing.

- 7 Condition No development shall commence on site, including demolition, 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.
- 7 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.

This needs to be a pre-commencement condition to ensure the parking of construction traffic has been given due regard given the constraints of the highway in the vicinity of the site access.

- 8 Condition No development, including demolition, or other operations shall commence on site until the existing trees and hedgerows to be retained as shown on drawing nos. OAS 19-026-TS01 and OAS 19-026-TS01 have been protected in accordance with Arboricultural Impact Assessment (AIA) that accompanied the application (Ref. OAS 19-026-AR01 by Oakfield Arboricultural Services). The fencing approved in the AIA shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is

damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

- 8 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.
- 9 Condition No development including demolition shall take place until an archaeological Written Scheme of Investigation (WSI) 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.

The development shall be carried out in accordance with the approved WSI.

- 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 Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
  - (i) a survey of the extent, scale and nature of contamination;
  - (ii) an assessment of the potential risks to:
    - \* human health,
    - \* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
    - \* adjoining land,
    - \* groundwaters and surface waters,
    - \* ecological systems,
    - \* archaeological sites and ancient monuments;
  - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

- 10 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 11 Condition Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 11 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 12 Condition The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

- 12 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 13 Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 10, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 11, which is subject to the approval in writing of the Local Planning Authority.

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

- 13 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried

out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 14 Condition Prior to any construction taking place a Mineral Resource Assessment (MRA) shall be submitted to and agreed in writing by the Local Planning Authority to inform a Materials Management Plan-Minerals (MMP-M). The MRA shall include a written methodology for an intrusive site investigation, including Particle Size Distribution testing to determine if the site contains a viable mineral resource for prior extraction.

Assessment of the results of the Particle Size Distribution testing should refer to material class types in Table 6/1 of the Manual of Contract Documents for Highway Works: vol. 1: Specification for Highway Works Series 600, in order to identify potential suitability for use in the construction phases.

- 14 Reason To ensure that needless sterilisation of safeguarded mineral resources does not take place in accordance with the National Planning Policy Framework and Policy CS16 of the Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD 2010-2026.

- 15 Condition Prior to any construction works taking place on the site, A Materials Management Plan-Minerals (MMP\_M) informed by the agreed MRA to be agreed under Condition 14 of this permission shall be submitted to and agreed in writing by the Local Planning Authority. The MMP\_M will consider the extent to which on-site materials which could be extracted during the proposed development would meet specifications for use on-site through intrusive site investigations, testing and assessment.

The MMP-M should outline the amount of material which could be reused on site. For material extracted that cannot be used on-site the MMP-M should outline its movement, as far as possible by return run, to an aggregate processing plant.

The MMP -M will outline that the developer shall keep a record of the amounts of material obtained from on-site resources which are used on site and the amount of material returned to an aggregate processing plant.

The development shall then be carried out in accordance with the approved MMP-M.

The developer shall provide an annual return of these amounts to the Local Planning Authority and the Mineral Planning Authority, or upon request of either the Local Planning Authority or Mineral Planning Authority.

- 15 Reason To ensure that needless sterilisation of safeguarded mineral resources does not take place in accordance with the National Planning Policy Framework and Policy CS16 of the Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD 2010-2026.

- 16 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.

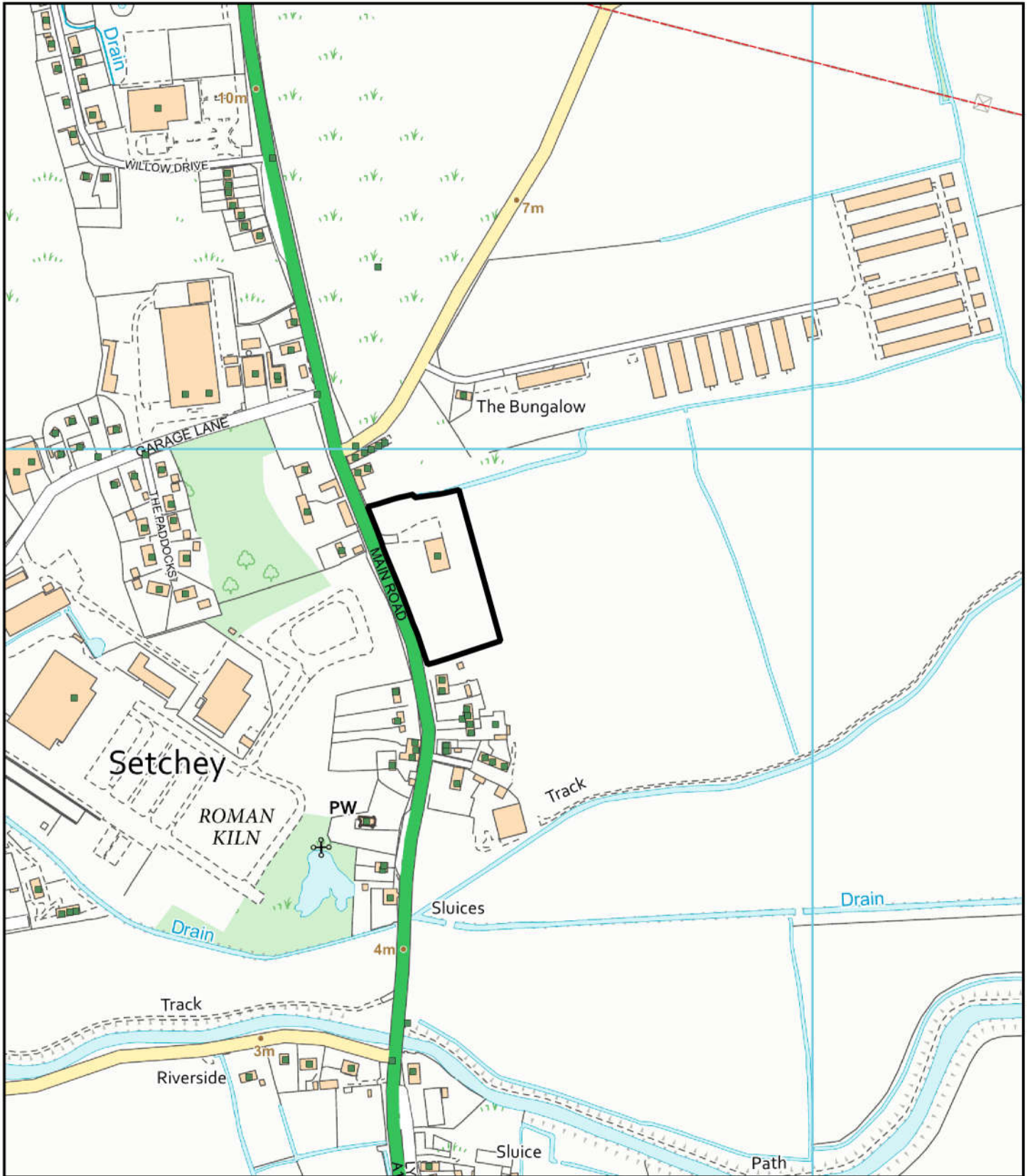


- 16 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 17 Condition The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the 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.
- 17 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 18 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 as indicated on Drawing Nos. 20255-SK-004 and 20255-SK-005 have been submitted to and approved in writing by the Local Planning Authority.
- 18 Reason To ensure satisfactory and safe highway and access conditions for the development in accordance with the NPPF and Development Plan.
- 19 Condition Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Condition 18 of this permission shall be completed to the written satisfaction of the Local Planning Authority.
- 19 Reason To ensure that the highway improvement works are designed to an appropriate standard in the interests of highway safety in accordance with the NPPF and Development Plan.
- 20 Condition Prior to the first occupation of any dwelling hereby permitted visibility splays measuring 2.4 x 43m (north) and 2.4 x 33m (south) shall be provided to each side of the access where it meets the highway as shown on drawing 20255-SK-004. 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.
- 20 Reason In the interests of highway safety in accordance with the NPPF and Development Plan.
- 21 Condition The development hereby permitted shall be carried out in accordance with paragraphs 8.8 and 8.9 of the Ecological Assessment including Bat Surveys and Shadow Habitats Regulations Assessment that accompanied the application (dated 13 September 2019 undertaken by HopkinsEcology).
- 21 Reason In the interests of protected species in accordance with the NPPF and Development Plan.
- 22 Condition As part of the submission of reserved matters for the development hereby permitted the Enhancements and Opportunities outlined at paragraphs 8.10 to 8.15 inclusive of the Ecological Assessment including Bat Surveys and Shadow Habitats Regulations Assessment that accompanied the application (dated 13 September 2019 undertaken by HopkinsEcology) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 22 Reason In the interests of protected species in accordance with the NPPF and Development Plan.
- 23 Condition The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 23 Reason In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 24 Condition In relation to access only the development hereby permitted shall be carried out in accordance with drawing no. 20255-SK-004.
- 24 Reason For the avoidance of doubt and in the interests of proper planning.
- 25 Condition The development hereby permitted shall comprise of no more than 30 dwellings.
- 25 Reason For the avoidance of doubt and in the interests of proper planning.

20/00303/FM

Building W of Spinney House Lynn Road Setchey



# 20/00303/FM

## Building W of Spinney House Lynn Road Setchey



<b>Parish:</b>	<b>West Winch</b>	
<b>Proposal:</b>	<b>Change of use of existing grain store barn and site to warehouse and external storage of products for sale and dispatch. New entrance to highway created. Over-cladding of existing fibre cement panels, new mezzanine floor, internal offices and warehouse storage</b>	
<b>Location:</b>	<b>Building W of Spinney House Lynn Road Setchey Norfolk</b>	
<b>Applicant:</b>	<b>Specialist Hygiene Solutions Ltd</b>	
<b>Case No:</b>	<b>20/00303/FM (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs C Dorgan</b>	<b>Date for Determination: 3 June 2020</b>

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

**Neighbourhood Plan:** Yes

**Case Summary**

The application site comprises a redundant agricultural building which is situated on the eastern side of the A10 in Setchey and relates to Park Farm, Wormegay which is a large working farm. Access to the site is currently via a farm road entrance from the A10.

The existing building is steel framed with asbestos cement cladding to the walls and roof with structural galvanised steel walling. It has previously been used for the storage and drying of grain and associated food products but due to its size and layout it has been made uneconomical and is no longer appropriate for use with modern farm machinery and storage procedures.

The site lies in the settlement of Setchey, which is categorised as a Smaller Village or Hamlet in the adopted Local Plan, and is therefore within the countryside. A Grade II listed building lies to the north of the site (The Gables) and the surrounding area comprises a mix of residential, agricultural and sui generis uses. It also falls within the West Winch and North Runcton Neighbourhood Plan area.

The application seeks planning permission for the change of use of the existing agricultural building for commercial/industrial equipment storage (B8 and B1c).

The site is accessed directly off the Lynn Road /A10. There is an existing access but the application seeks to relocate this to secure an adequate visibility. The Local Highways Authority objects to the application on the grounds that the scheme would result in an increase in vehicle movements using this access, causing additional vehicles to slow, stop, wait, and turn without the benefit of safe provisions. Such conditions would lead to the detriment of highway safety and efficiency on the A10.

## **Key Issues**

The key issues identified in the consideration of this application are as follows:

- \* Principle of development
- \* Impact upon the countryside
- \* Residential amenity
- \* Highway safety
- \* Flood risk and Drainage
- \* Other material considerations

## **Recommendation**

**REFUSE**

## **THE APPLICATION**

The application site comprises a redundant agricultural building which is situated on the eastern side of the A10 in Setchey. Access to the site is currently via a farm road entrance from the A10. The existing building is steel framed with asbestos cement cladding to the walls and roof with structural galvanised steel walling. It has previously been used for the storage and drying of grain and associated food products but due to its size and layout it has been made uneconomical and is no longer appropriate for use with modern farm machinery and storage procedures.

The application seeks planning permission for the change of use of the existing grain store barn and site to warehouse and external storage of products for sale and dispatch. A new highway access is proposed and in terms of the building the over-cladding of existing fibre cement panels, and insertion of a new mezzanine floor.

The application is for the primary use of the site for commercial/ industrial equipment storage (B8 and B1c). The majority of the ground floor space will be used for racking and picking lines for the equipment to be sold to customers and in some cases component assembly of items to create the sale item. Also a small office space will be created for the day to day running of the business, and welfare facilities for the staff including a small kitchen point and toilets. A mezzanine floor is proposed for the southern section of the building which will be used for additional office space.

The site lies in the settlement of Setchey, which is categorised as a Smaller Village or Hamlet in the adopted Local Plan, and is therefore within the countryside. A Grade II listed building lies to the north of the site (The Gables) and the surrounding area comprises a mix of residential, agricultural and sui generis uses.

The application site also falls within the West Winch and North Runcton Neighbourhood Plan area.

## **SUPPORTING CASE**

Letter to the Planning Committee:  
Thank you for taking the time to consider this application.

Inivos (formerly known as Specialist Hygiene Solutions) specialises in the development and manufacturing of decontamination systems for hospitals, which has become increasingly relevant in the current COVID19 crisis.

1. Inivos is a family owned company providing direct employment in the Kings Lynn area of over 40 staff, and a further 50 staff in locally outsourced production, which would have been furloughed in the current crisis.
2. Inivos are developing systems which are critical to reducing and containing infections in healthcare environments around the world.
3. Inivos is the only company manufacturing both types of decontamination systems in the UK and is working directly with UK government departments in the development of our systems for use in Ambulances and other emergency vehicles.
4. Inivos are committed to investing in the necessary infrastructure and equipment to build a sustainable UK based supply chain which supplies the critical products to the NHS such as disinfectant wipes, disinfectants and PPE.
5. Inivos have been looking, with the help of the local council and business networks, for additional premises for a number of years, but haven't been successful to date. Keeping the business local to where the directors reside is important.

We are aware of the concerns raised from the Highways, and have studied to reduce any potential impact of traffic from this site onto the A10. When you take into account the type of vehicles and number of traffic movements in our submission, the proposed application will be less disruptive than the present usage would allow. A majority of the vehicle movements on and off the site, are likely to be already using the A10 to or from our existing premises on the Hardwick Narrows Industrial Estate. Previous usage as a grain store, meant there was 24/7 usage during the harvest season, including hundreds of movements on and off the site of slow moving agricultural vehicles and artic lorries during peak 'summer time' traffic. Therefore, the intensification of traffic onto the main road caused by this application would be negligible. These facts are not fairly represented or reflected in the Highways Officers' observations.

In summary, we believe it is important the planning application is granted for the medium and long-term success of the business, local community and our NHS healthcare, its staff and patients, as set out below:

- a) Inivos is in a critical industry providing key products and services to the current COVID19 pandemic and ongoing infection control
- b) There is an on-going need for the development and supply of our products and services
- c) This application will enable Inivos to expand and provide additional employment in the Kings Lynn region of over 50 opportunities in the next 12-18 months.

We are anxious about the current challenges we are all faced with in our daily lives and we are doing everything we can to assist the NHS in their fight to save patients and protect lives during this global pandemic and beyond. We had hoped the acquisition of this premises would not be problematic and needless to say, if we can make use of it as intended it will be of enormous assistance.

## **PLANNING HISTORY**

19/01838/FM: Application Withdrawn: 03/02/20 - Change of use of existing grain store barn and site to warehouse and external storage of products for sale and dispatch. Over-cladding of existing fibre cement panels, new mezzanine floor, internal offices and warehouse storage and perimeter fencing. - Building W of Spinney House, Lynn Road

12/01549/F: Application Permitted at Planning Committee (contrary to officer recommendation): 18/12/12 - Change of use of agriculture building to architectural, food industry and motorcycle and bespoke parts fabrication with associated display and sales - Land North of Brooklyn, Lynn Road.

10/01519/F: Application Permitted at Planning Committee (contrary to officer recommendation): 06/12/10 - Change of use of existing agricultural building for manufacture and distribution of themed play equipment - Land North of Brooklyn, Lynn Road.

## **RESPONSE TO CONSULTATION**

### **Parish Council: OBJECT**

The Parish Council notes that the access point will be changed but still has concerns about accessing and leaving the A10 especially with vehicles having to cross the carriageway and/or queue in order to cross. The application states an increase in staff from 6 to 12 over the next 5 years so as well as the quoted 2 articulated vehicles, 4 rigid body vehicles and 4 x 7.5 tonne vehicles per week there may well be up to 48 car movements by staff PER DAY. The application is contrary to Policy E2.2 and Policy DM12 of the BCKLWN SADMP.

Should the Borough Council now be minded to grant permission for this amended scheme we request the following is added to any decision notice:

- \* Erecting security fencing behind the Carrstone wall and timber fence line and also a native species-maintained hedge to be planted is an improvement but a CONDITION is needed to ensure that if any part of the hedge dies within 5 years it will be replaced.
- \* The new application states that part of the Carrstone wall will be taken down to allow the new access and this will be rebuilt across the existing access. Again a CONDITION is requested to enforce this.
- \* We also request a CONDITION ensuring no public sales or viewings will take place on site.

It has been pointed out that the carrstone wall has no foundations so if trees/hedges were to be planted nearby then some type of barrier or distance should be taken into account. Finally we note the comments of statutory consultees regarding ground and surface water and trust these comments will be duly dealt with.

### **Highways Authority: OBJECT**

The D&A Statement states that the existing barn is said to be redundant and does not presently generate traffic movements. I also observe the expected vehicles for servicing the site, in addition to the associated staff movements and daily van deliveries. As a result there would clearly be a significant increase in traffic above that currently approved and experienced.

The revised access detailed on drawing 25124/022 would offer an improvement in relation to the visibility aspect, which would then accord with standard. However, the access relocation would not address the increased slowing, stopping and turning movements directed onto the A10 Lynn Road. The applicant is suggesting that a left turn only option could be put into practice for the revised access. However, such proposals are non-standard, are not generally accepted for private points of access, enforcement of such would be difficult to police and without a physical barrier to prevent such movements it would be open to abuse. The proposal is therefore not supported.



With respect to the history identified for the site, a previous application (12/01549/F) was approved against NCC Highway advice but was granted with condition 3 which restricted the class and type of uses in a specific manner to limit the level of traffic generated through the substandard access. That application predicted half the level of staff that are expected for this application. This application would differ from that previously approved as it is expected to generate, on average, a far greater number of vehicle movements as indicated in my first paragraph of this letter. A consideration would also need to be for the permitted class uses that this application would acquire which has the propensity to generate yet further increases in the future through the occupation of different ownerships.

It is also of note that the building currently only retains class uses in relation to agriculture, being grain storage, which would not generate the levels of traffic that are expected to result from an approval of this or the previous approved application mentioned. Ultimately, the 2012 application was not implemented and the class uses are not therefore valid.

The proposed development would access directly onto the A10 which is a Principle Route in Norfolk's Route Hierarchy. The A10's function is to carrying high volumes of traffic freely and safely between centres of population. The existence of an access for this site is a matter of fact and therefore some degree of conflict and interference to the passage of through vehicles would already occur. However, the proposed class uses that this application would engender is considered to promote a significant intensification of traffic above that of its agricultural designation. Such additional traffic will increase slowing stopping and turning movements on the A10 Principle Route. It is of note that five accidents have been recorded within the Sight Stopping Distance envelope of the point of access within the past 5 years. Norfolk County Council, as the highways authority for the A10, has consistently sought to resist development that would increase vehicle movements of the nature described above on the A10. It is notable that all inspectors' decisions have been found in favour of this authority's stance when challenged at appeal.

An approval of this application would lead to an intensification of use of the existing site and would therefore lead to increases in conflict and interference with the passage of through traffic on the principle route. Ultimately causing additional vehicles to, slow, stop, wait, and turn without the benefit of safe provisions. Such conditions would lead to the detriment of highway safety and efficiency on the A10 and I recommend the application be refused.

**Internal Drainage Board: NO OBJECTION**

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

The applicant should be made aware that the site lies 190m to the south of the 'Setch Tip', as indicated on historical maps. However, based on the information supplied, I have no objections to make regarding contaminated land or air quality.

In addition, due to the age of the grain store barn and as asbestos containing materials have already been identified and therefore an informative should be attached accordingly.

**Conservation Officer: NO OBJECTION.**

The recladding of this building will improve its appearance and will therefore have a positive impact on the setting of the nearby listed building. It is also pleasing to see that the historic carrstone wall adjacent to the A10 will be retained and repaired.

**Natural England: NO OBJECTION**

Natural England's initial screening of this planning application suggests that impacts to designated sites caused by foul drainage arrangements need to be considered by your authority (i.e. the relevant Impact Risk Zone has been triggered indicating that impacts to statutory designated nature conservation sites (European sites or Sites of Special Scientific

Interest) are likely). An advice note was provided against which to assess any potential impacts of discharges to ground or surface water on the designated sites.

### **Community Safety and Neighbourhood Nuisance Officer: NO OBJECTION SUBJECT TO CONDITIONS**

Having reviewed the information provided, and taking into consideration the previous use of the building, there are no grounds for objection. Excluding staff vehicle movements, vehicle movements projected are comparable to the former farm related vehicle movements indicated in the Traffic and Noise Statement. While we accept the site has been vacant and inactive for a number of years, we have considered the proposed hours of opening (5 weekdays), the site location adjacent to the noise generating A10 trunk road, the types of large farm machinery and vehicles previously accessing the site and the hours of the day (and night - 24 hours, 7 days a week) that these vehicles may have been moving on and off the site.

On balance this proposal, if controlled by conditions, should not have a detrimental impact on the residential amenity of neighbouring dwellings. Please attach conditions regarding foul and surface water drainage, a lighting scheme, noise protection, and hours of use.

### **REPRESENTATIONS**

None received.

### **LDF CORE STRATEGY POLICIES**

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS10** - The Economy

**CS11** – Transport

**CS12** - Environmental Assets

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

**DM12** - Strategic Road Network

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

### **NEIGHBOURHOOD PLAN POLICIES**

Policy WA04 - Providing Sustainable Drainage

### **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The key issues identified in the consideration of this application are as follows:

- \* Principle of development
- \* Impact upon the countryside
- \* Residential amenity
- \* Highway safety
- \* Flood risk and Drainage
- \* Other material considerations

### **Principle of development**

The application site falls within the countryside as defined by the Site Allocations and Development Management Policies Plan Policies Map (2016).

The application seeks a change of use of a redundant agricultural building to an alternative economic use. The National Planning Policy Framework states in paragraph 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'. The site lies within a mixed use area and whilst it is in the countryside it does lie adjacent to the built extent of Setchey.

Policy CS10 of the Core Strategy (2011) seeks to support the rural economy through a rural exception approach to new development within the countryside, and a criteria based approach to the retention of employment land and premises. This proposal will utilise an existing agricultural building and retain its employment purpose.

The principle of the change of use is therefore considered acceptable subject to consideration of other material considerations, including any detrimental impact on the countryside, harm to residential amenity or compromise of highway safety.

### **Impact upon the countryside**

The steel frame of the building will be left intact and the plans show the intention is to overclad the building installing new insulated profiled steel roof and wall cladding in goosewing grey. The existing doors need to be replaced with two roller shutter doors. On the south elevation, the main entrance to the building, will be a glazed façade.

The existing hardstanding shall be used and this area expanded for additional parking bays. Also a new access into the site and entrance road is proposed across the front of the building.

The existing barn is a typical rural structure in the countryside. However the redevelopment of this site will bring a notable change to the character of the site with the glazing on the building, alongside the increased areas of hardstanding and new access. That said, the site is within an area of mixed uses and within 120m of the Setchey employment area off Garage Lane. Therefore the introduction of B2 & B8 uses will not be alien in the wider locality. The materials proposed, grey steel sheeting, will minimise the impact of the redevelopment from wider views across the landscape from the east.

Overall it is considered that the proposed changes to the building and site are acceptable and would not cause a detrimental impact upon the countryside, the locality or the wider landscape. Furthermore it is not considered that the proposed change of use would have

any significant detrimental impact on the setting of the adjacent listed building (The Gables). In fact the conservation officer states that the redevelopment would have a positive impact.

### **Residential Amenity**

The neighbouring property to the north (The Gables) is situated approximately 75m away from the existing building on the site and the neighbour to the south (Brooklyn House) is situated approximately 90m away. To the west the nearest residential property (Spinney House) is directly opposite the site on the western side of the A10. The land use to the east is solely agricultural land.

The CSNN Officer considered the proposed use and traffic movements against the fall-back use as an agricultural barn, and concluded that there were no objections to the proposed scheme subject to a series of conditions being attached to the consent. The conditions included foul and surface water drainage details to be agreed as well as a lighting scheme, a noise protection scheme and restricted hours of use for the site. These will help to minimise any impacts of the development on neighbouring residents.

Overall given the distance of the unit from neighbouring properties, and the proposed hours of use, it is considered unlikely that there would be any significant harm to residential amenity.

### **Highway Safety**

The proposed access for the site differs to that existing. This is due to the fact that visibility at the existing access was below the standards required. The amended scheme is an improvement to the current situation and now meets the standard requirements.

The proposed development would access directly onto the A10 which is designated as part of the Strategic Road Network in the adopted Local Plan. The A10 therefore has the principle function of carrying high volumes of traffic freely and safely between centres of population. Policy DM12 of the Site Allocations and Development Management Policies Plan (SADMP) (2016) seeks to protect this role by restricting new development which would access onto such a route and result in an increase in traffic. The aim of the policy is to reduce congestion and improve reliability and safety of this route.

The Parish Council, in their representation, raise an objection to the application on the basis that the increased traffic accessing and leaving the A10 is contrary to the adopted Local Plan. The North Runcton and West Winch Neighbourhood Plan does not replicate existing Local Plan policies but it does state that an aim of their Plan is that it 'seeks to mitigate traffic and environmental problems on the A10'.

The existence of an access in approximately this location is a matter of fact and therefore some degree of conflict and interference to the passage of through vehicles is likely to already occur. However, the application shows a significant intensification of traffic over that of its existing agricultural use. This additional traffic would therefore increase slowing and stopping and turning movements on the principle route. The applicant has suggested a left turn only option could be put into practice, however this is not something the Local Highways Authority would support as enforcement would be difficult to police, and without a physical barrier to prevent such movements would be open to abuse.

With regards to the history on this site, previous applications have been approved contrary to the recommendations of the Local Highways Authority. However these have included a condition to restrict other uses and thereby limit any potential further increases in traffic.

Furthermore previous applications were not proposing the staffing levels that are stated in this application.

The Local Highways Authority point out, in their representation, that five accidents have been recorded within the Sight Stopping Distance envelope of the point of access within the last five years. Norfolk County Council as the Local Highways Authority for the A10 has consistently sought to resist development that would increase vehicle movements of the nature described above on this section of road. It is notable that all Inspectors' decisions have been found in favour of this authority's stance in this respect when challenged at appeal.

Overall it is considered that the proposed development would lead to an intensification of use of the access and lead to increases in conflict and interference with the passage of through traffic on the principle route causing additional vehicles to slow, stop, wait and turn without the benefit of safe provisions. As a result it is considered that the proposal would have a detrimental impact on highway safety and the efficiency of the A10.

### **Flood risk and Drainage**

The application site falls within the Impact Risk Zone for designated European sites, namely the Setchey SSSI and the River Nar SSSI, and as a result of this Natural England requests that the local planning authority considers any foul water discharges to ground or surface water. The Flood Risk Assessment for the site also notes that while the site lies within flood zone 1 for fluvial and tidal flooding, there is a risk of groundwater and surface water flooding on site. It is proposed that the full details of the foul and surface water drainage are to be provided following determination of the application, via a planning condition. While there are some drainage details on the plans, further information is still required. The applicant states the flood mitigation measures will be through an appropriate drainage scheme, and a suitable maintenance of this. The applicant has however also confirmed that the foul water will be discharged into a sealed tank which is to be periodically emptied by a tanker and taken off site for disposal. Therefore with this in mind there will be no impact upon the designated sites as a result of the development.

### **Other Considerations**

The Parish Council object to the scheme however in their representation they do state that if consent is granted, it should include a number of planning conditions. These relate to the provision and protection of the native hedge boundary treatment to the front of the site, and the rebuilding of the carrstone wall again at the front of the site. Furthermore that a condition should be attached preventing any public sales or viewings from the site. These comments are noted, however at this time it is recommended that the application is refused.

### **CONCLUSION**

The principle of the proposed change of use is considered to be acceptable and would not have any detrimental impact on the form and character of the locality or the wider countryside. Furthermore, it would not result in any significant harm to residential amenity, or have an impact on the designated sites nearby.

However, the proposed development would intensify the use of an existing access on a stretch of classified highway, protected as part of the Strategic Road Network. The existence of an access in approximately this location is a matter of fact and therefore some degree of conflict and interference to the passage of through vehicles already occurs. This scheme would however create an intensification of that interference causing additional vehicles to

slow, stop, wait, and turn without the benefit of safe provisions. This would be detrimental to the efficiency of the through road and to highway safety. Highway safety is given significant weight in consideration of this application, and the proposal is therefore considered to be contrary to the provisions of the NPPF (paragraphs 84 and 109), Policy CS11 of the adopted Core Strategy (2011) and Policies DM12 and DM15 of the SADMP (2016).

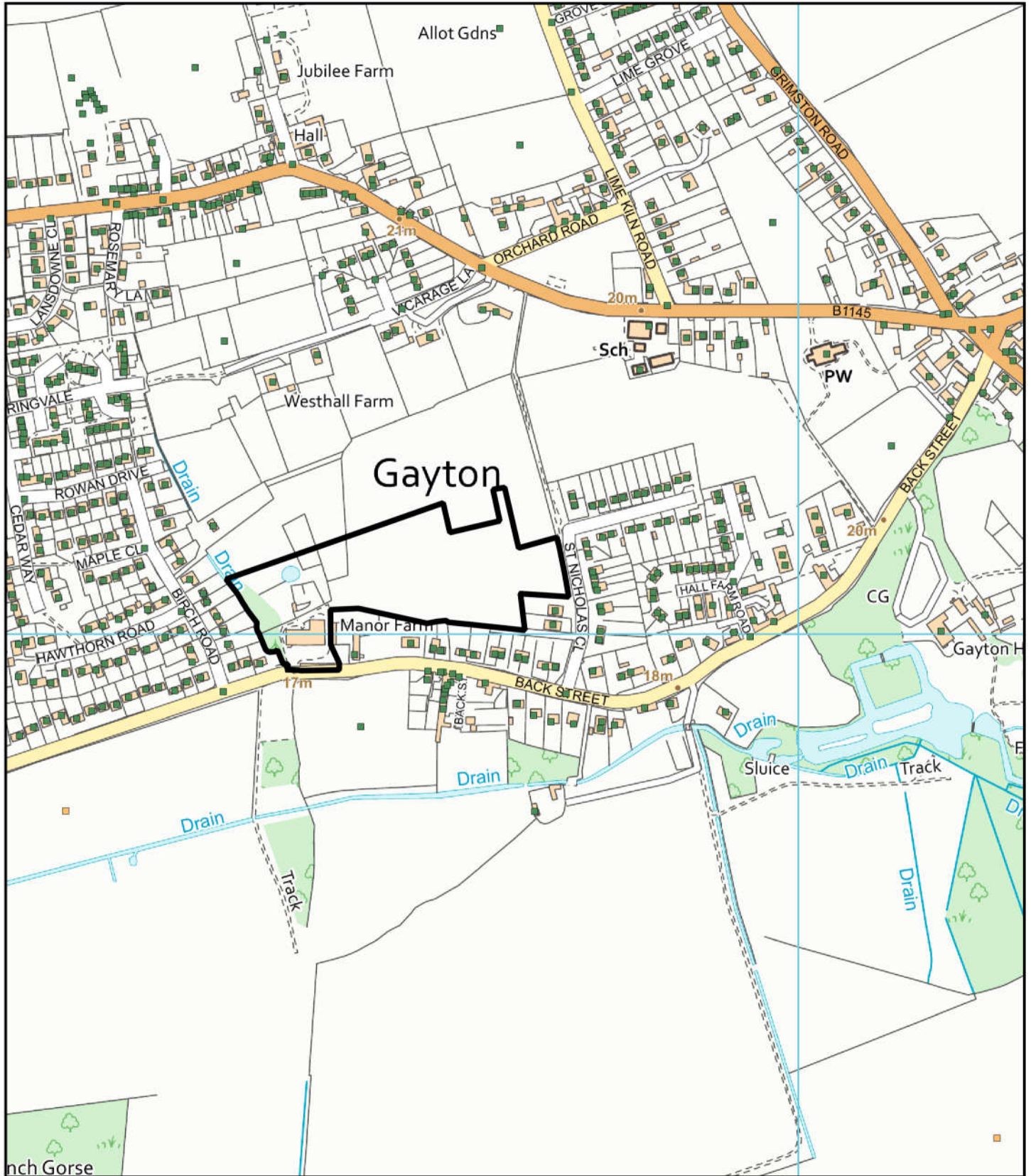
**RECOMMENDATION:**

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

- 1 The proposed development would lead to the intensification of access on a stretch of classified highway (A10) which carries significant traffic movements, usually at speed. The vehicular movements associated with the use of the access would lead to conflict and interference with the passage of through vehicles and an intensification of possible traffic conflict, being detrimental to highway safety. Contrary to the provisions of the NPPF (paragraphs 84 and 109), Policy CS11 of the adopted Core Strategy (2011) and Policies DM12 and DM15 of the SADMP (2016).

# 19/00694/RMM

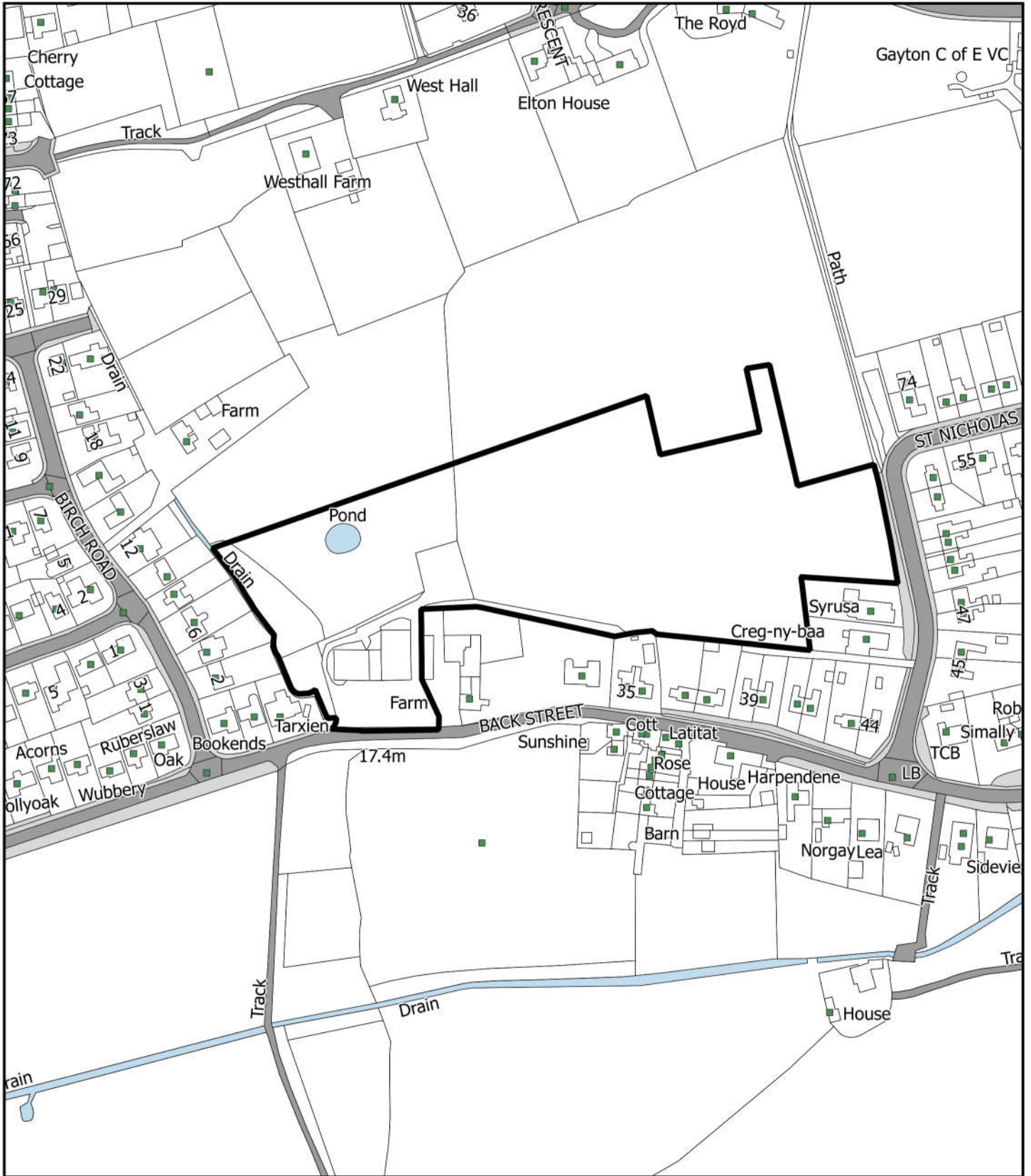
## Manor Farm Back Street





# 19/00694/RMM

## Manor Farm Back Street





<b>Parish:</b>	<b>Gayton</b>	
<b>Proposal:</b>	<b>RESERVED MATTERS: Residential development of 40 dwellings, associated estate road access onto Back Street and demolition of existing farm buildings</b>	
<b>Location:</b>	<b>Manor Farm, Back Street, Gayton, King's Lynn, Norfolk, PE32 1QR</b>	
<b>Applicant:</b>	<b>D &amp; K Marsham</b>	
<b>Case No:</b>	<b>19/00694/RMM (Reserved Matters Application)</b>	
<b>Case Officer:</b>	<b>Mrs N Osler</b>	<b>Date for Determination: 17 April 2019 EOT Date: 5 June 2020</b>

**Reason for Referral to Planning Committee:** Officer recommendation is contrary to Parish Council recommendation and referred by Assistant Director

**Neighbourhood Plan: NO**

Reserved Matters (RM) are sought for 40 dwellings following the grant of outline planning permission in August 2016 under reference 15/0188/FM.

The outline consent was for 40 dwellings on the housing allocation site for Gayton (G41.1) in the Site Allocations and Development Management Policies Plan, 2016 (SADMP).

This RM application is for 40 dwellings on a slightly smaller site. A full application, that is also before committee today, covers the remainder of the site and is for six dwellings (19/01831/F).

If permission is granted for both of these applications it will result in a total of 46 dwellings on the allocated site rather than the currently approved 40.

**Key Issues**

- Principle of Development
- Form and Character
- Residential Amenity
- Highways Safety
- S106 Contributions
- Matters Covered by Condition
- Crime and Disorder
- Other Material Considerations

**Recommendation**

**APPROVE**

## THE APPLICATION

Reserved Matters (layout, scale, appearance and landscaping) are sought for 40 dwellings; access (including a footpath link onto St Nicholas Close) was approved at outline stage.

The dwellings comprise:

Six detached bungalows: 4 x 3-bed (plots 7, 8, 17 and 31) and 2 x 2-bed (plots 5 and 6)

Four x 4-bed detached houses: plots 1, 4, 32 and 33

Twelve pairs of 2-storey dwellings: 2 x 2-bed (plots 11(A), 12(A), 39(A) and 40(A)) and 10 x 3-bed (plots 2, 3, 9(A), 10(A), 13, 14, 15, 16, 27, 28, 29, 30, 34, 35, 41, 42, 43, 44, 45 and 46)

Two x 3-unit terrace properties: 1 x 2-bed (plots 18, 19 and 20(A)) and 1 x 3-bed (plots 36(A), 37(A) and 38)

Eight units are affordable, although if the concurrent full application is approved nine affordable units will be required across both sites. The additional affordable unit is to be provided on this RMM site. The plans show all nine affordable units: plots 9 and 10 (a pair of semi-detached 3-bed units), plots 11 and 12 (a pair of semi-detached 2-bed units), plot 20 (an end terrace of three 2-bed unit), plots 36 and 37 (a mid and end terrace of three 3-bed units) and plots 39 and 40 (a pair of semi-detached 2-bed units).

Units 21 to 26 inclusive fall within the full application site and not this RM application, but for clarity they comprise: 2 x 4-bed detached dwellings and 2 x 2 pairs of semi-detached 3-bed dwellings.

The palette of materials comprises:

Slate

Pantiles

Red multi brick

Cream brick

Cobbled flint

Chalk colour render

Cedar cladding

Boundary treatments consist of 1.8m high close boarded timber fencing between properties; 1.2m high post and rail fencing in combination with hedging is proposed where the site abuts the countryside and between Plot 33 and the open space; an element of walling is proposed at the entrance to the site adjacent to Plot 1 and again adjacent to Plot 4.

This RM site forms the majority of housing allocation G41.1 in the Site Allocations and Development Management Policies Plan, 2016. An extant outline permission exists on the whole site (the area covered by this RM application and the full application) for up to 40 dwellings.

A concurrent Full Application on the remainder of the site (the area not covered by this RM application) is also before committee today. The full application is for six dwellings.

If permission is granted for both then it will result in a total of 46 on the allocated site rather than the currently approved 40.

However whilst both applications should be considered in unison, this RM application for 40 units would be in full compliance with the outline consent and can be considered in isolation from the concurrent full application.

## **SUPPORTING CASE**

This Statement supports the Application for a residential development at Land at Manor Farm, Back Street Gayton, which is allocated in the Local Plan for residential development. The site benefits from Outline Planning Approval for forty dwellings under reference 15/01888/OM and the reserved matters application 19/00694/RMM and 19/01831/F should be considered together to deliver a sustainable comprehensive development across the site. This proposal utilises a site with an extant planning approval that is allocated for residential development in the Local Plan. The full application for 6 dwellings will ensure best and most efficient use of land and rely on the infrastructure of the 40 dwellings approved under the current Outline Approval, this approach will ensure the deliverability of 40 homes counted as part of the land supply and positively contribute to achieving the required 95% test level of homes built.

This proposal makes efficient use of residential development land within Gayton and will deliver an increased number of dwellings on an already approved site without increased harm to the village or surrounding area. In addition, this proposal allows for a greater variety of house types and housing mix. The proposal remains in keeping with the form and character of the area and also the site plan submitted as part of the original Outline Planning Application, with the layout following the indicative layout of the outline application. This approach accords with a key tenet of the National Planning Policy Framework which seeks to achieve sustainable development and to make the most efficient use of land and densities.

The site layout and housing mix has been developed through informal discussions with the Planning Officer and following detailed research by the development team to ensure that deliverability, saleability, village need, variety and form and character are all considered. As a result, we have Planning Officer support and no technical consultee objections.

The total site has an area of circa. 2.65ha and is C3 residential land with Outline Approval. The proposed development density of the site as a whole including the 6 additional dwellings included as part of this application is 17.34 dwellings per hectare which is considered to make efficient use of residential land as required in the NPPF and also respects the form and character as well as the surrounding densities within the area. St Nicholas Close development has a density of circa. 17.86 dwellings per hectare and the Birch Road area, known locally as the Willows has a density of circa.

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19.77 dwellings per hectare. The Willows is perhaps most relevant in context terms and is adjacent to this proposal and it should be noted that although we are proposing a total of 46 dwellings this remains 2 dwellings per hectare lower than the Willows.

The increase in numbers allows us to offer the full requirement of affordable housing with the intention of offering additional Build2Rent properties for affordable rent to residents of the village. This proposal offers significantly more than the policy requirement for open space at 2054m<sup>2</sup> with the requirement being 782m<sup>2</sup>, maintains public footpath links through the site allowing pedestrian access to the school, currently not available, and in addition the woodland is the subject of a management plan to increase its diversity and create a richer under canopy with increased shrubs enhancing landscape amenity, further adding to the open space. This approach creates a green and welcoming gateway and increases the biodiversity of the site over and above its current use as farmland through the introduction of varied features.

The new dwellings will respond to climate change as outlined in the Local Plan and will strive to achieve an 'A' Rated EPC utilising air and ground source heat pumps for heating and hot water and each dwelling will have an electric charging point. They will be designed for low water use and the later introduction of solar panels, solar water heating, with construction materials sourced as locally as possible.

## **PLANNING HISTORY**

19/01831/F: for consideration at this committee meeting with a recommendation of approval: Full application: Construction of 2 detached and 4-semi-detached dwellings

16/00444/OM: Application Refused: 15/09/16 - Outline Major Application: Residential development comprising 40 dwellings to include 8 self-build custom built dwellings and access

15/01888/OM: Application Permitted: 04/08/16 - Outline application: Residential development for 40 dwellings, associated estate road access onto Back Street and demolition of existing farm buildings

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT** on the grounds of over-development and not in keeping.

Outline planning permission for this development was granted for 40 houses on the whole site (15/01888/OM; decision August 2016). This application reduces the area of the site, thus increasing the density of the development and changes the fundamental basis of the outline approval. This new layout changes the footprint and green space, the build density makes this not in keeping with houses in the nearest vicinity. Parishioners are upset that the central green space within the village is being lost which changes the ethos of our lovely rural village.

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The Parish Council welcomes the changes the developer has made since hearing concerns brought to their attention by the Parish Council, but feel that 40 houses on the whole site is much more in keeping and considerably more than the 23 that the Borough Council recommended within the Site Allocations and Development Management Policies Plan, 2016.

**Highways Authority: NO OBJECTION** the road layout is appropriate and conditions relating to its provision and maintenance are covered on the outline application.

**PROW Officer: NO OBJECTION**

**CSNN: NO OBJECTION** subject to conditions relating to drainage, lighting, construction management plan, site hours and air source heat pumps.

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

**Open Space Team: NO OBJECTION**

**Arboricultural Officer: NO OBJECTION**

**Housing Team: NO OBJECTION**

**LLFA:** Does not wish to comment

**Waste and Recycling Team: NO OBJECTION**

**Natural England:** No comments to make

**Historic England:** Does not wish to comment

**Architectural Liaison & Crime Prevention Officer:** The revised design is much improved [on the original indicative outline] therefore, no comments or recommendations to make

**Norfolk Fire & Rescue: NO OBJECTIONS**

## **REPRESENTATIONS**

Sixteen letters of objection and two letters neither objecting nor supporting, but raising issues have been received. The objections / issues can be summarised as:

- Back Street won't be able to cope with the traffic associated with this development which will result in highway safety issues
- Contamination hasn't been fully considered
- Drainage hasn't been fully considered
- Questions the validity of the application as it is more than a simple revision to 15/01888/OM
- Is there a footpath link to St Nicholas Close?

- 40 dwellings on the site is overdevelopment and too dense and results in dwellings with gardens that are too small for them
- The development is not in keeping with the dwelling along Back Street
- The area will be overhoused as this will result in 46 dwellings on the site and not in keeping with Gayton's existing buildings
- Loss of green space / wildlife habitat
- Noise
- Strain on drainage system
- Infrastructure and services (schools / doctors) won't be able to cope
- A building is shown at the rear of No.35 Back Street that has never existed; [plot 10] will overlook by bedroom reducing privacy
- Additional demand on already stretched local sewerage pumping station
- The school should be sorted before more houses are approved
- The houses down Church View are struggling to sell; do we really need 40 more houses?
- Access to the rear of houses 36-48 Back Street is already tight; the development might result in the loss of parking to the rear of these properties which would result in parking to the front of these properties
- There is not sufficient parking for the development that will mean people park on Back Street
- Where will emergency vehicles and dust carts turn round?
- There should be a central green space within the development
- The roads [within the proposed development] have no pavements; how does this support walking?
- What landscaping / planting is proposed?
- Close boarded timber fencing is not attractive and does not enable the passage of wildlife such as hedgehogs
- Will the application address the shortfall in affordable housing for people to buy?
- Is a play area being provided?
- The connectivity of the development should be improved
- Negative impact on the value of neighbouring properties
- Loss of views
- Overlooking from Plot 16 to the patio and fully glazed conservatory of Fieldside (the latter of which, along with other extensions to Fieldside are not shown on the plans)
- The visibility splay to the site appears tight
- The internal roads within the development do not appear wide enough
- There are no turning circles for emergency / utility vehicles
- Are there plans for the section of road [adjacent to the full application site] to lead into a further development site?
- The development is not in accordance with the Neighbourhood Plan. In this regard the Neighbourhood Plan Steering Group has made a substantial submission in relation to the compliance of the proposal against the emerging policies in the Plan.

## **LDF CORE STRATEGY POLICIES**

**CS01** – Spatial Strategy

**CS02** – Settlement Hierarchy

**CS06** – Rural Areas

**CS08** – Sustainable Development

**CS09** – Housing

**CS11** – Transportation

**CS12** – Environmental Assets

**CS14** – Infrastructure Provision

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

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

**DM8** – Delivering Affordable Housing on Phased Development

**DM15** – Environment, Design and Amenity

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

**DM17** – Parking Provision in New Development

**G41.1** – Gayton – Land north of Back Street

## **NEIGHBOURHOOD PLAN POLICIES**

N/A

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The key issues identified in the consideration of this application are as follows:

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Principle of Development  
Form and Character  
Residential Amenity  
Highways Safety  
S106 Contributions  
Matters Covered by Condition  
Crime and Disorder  
Other Material Considerations

## **Principle of Development**

The principle of residential development of this site has been found acceptable by extant outline permission 15/01888/OM for up to 40 dwellings on the housing allocation site in the SADMP (G41.1).

However, this RM application only comprises part of the outline site / G41.1 (albeit the majority), with the remainder of the site being covered by full application (19/01831/F) for a further six dwellings.

If both applications are approved it would result in a further six dwellings on the site totalling 46 and a doubling of the figure of 23 suggested in the SADMP, 2016. It is important to note however that the figure of 23 was a minimum figure and the extant permission for 40 is the material consideration.

For reasons covered in more detail below and in specific detail under the full application, officers believe the site can accommodate the combined number of 46 proposed by the two applications.

However, this RM application should be considered on its own merits of which it is in compliance with the extant outline permission.

## **Form and Character**

The site lies between pairs of semi-detached single and two storey council / ex council properties to the east (St Nicholas Close) and southeast (Back Street). Two more modern bungalows / chalet bungalows lie to the immediate southeast corner of the site, Fieldside (which is identified as Syrusa on the plans) is a chalet bungalow and Creg-ny-baa is a bungalow. Running parallel to the south of the site are older properties fronting Back Street comprising detached and semi-detached dwellings whilst on the opposite side of Back Street terrace units can also be found. To the west are the more modern dwellings of Birch Road (part of the Willows Estate) that are separated from the site by an area of retained woodland.

As such there is a wide variety of dwelling types, ages, scales, masses, materials and densities in the immediate locality of the site although the vast majority are two-storey with the occasional bungalow interspersed.

The mix of detached, semi-detached and terrace dwellings proposed including the mix of single and two-storey units, along with the pallet of materials that includes



both traditional and modern, are therefore considered to reflect the diversity of dwellings in the locality of the site.

The layout is that of a comprehensive estate type development that again can be seen throughout the settlement of Gayton.

In terms of accommodating 40 units, the layout does not appear cramped with the amount of open space far exceeding policy requirements (2,054m<sup>2</sup> proposed : 680m<sup>2</sup> required) and garden sizes considered to be reflective of the size of units they serve. Likewise, in terms of accommodating 46 units, the layout still does not appear cramped and in officer's opinion makes efficient use of land (as required by paragraphs 117, 122 and 123 of the NPPF). Open space provision still far exceeds policy requirements.

The applicant suggests the density of the development, including the 6 dwellings proposed under the full application, is 17.34 dwellings/ha, which is less than both St Nicholas Close (17.86 dwellings/ha) and Birch Road (19.77 dwellings/ha). This is largely as a result of the large area of open space being provided that would benefit not just this development (although that is its main requirement), but occupiers of neighbouring developments too. This again suggests that the most efficient use of land would be to accommodate 46 units on the allocation rather than 40.

It is therefore considered that the RM application, as a standalone application for 40 units, would not be of detriment to the visual amenity of the locality. Furthermore, it is also considered that, whilst acknowledging it is not a view shared by the Parish Council or the majority of third party representatives, a development comprising of both the RM and full application would not be of detriment to the visual amenity of the locality either.

### **Residential Amenity**

The most affected non-associated properties are going to be those that abut the site, with Fieldside (the chalet bungalow to the immediate southeast) being the most affected as it has development proposed to both its northern and western boundaries. However, the property to the immediate north of Fieldside (plot 17) is a single-storey unit, the closest element of which (in terms of the dwelling) is shown to sit c.8.5 metres from the boundary of Fieldside and 12.5m from the northern elevation of Fieldside. Furthermore, Fieldside will be largely screened from the dwelling by its own extended garage and the garage proposed to serve plot 17. The new garage serving plot 17 is shown to be c.2m from the northern boundary of Fieldside and c.6m from its northern elevation. However, the eaves of the garage are 2.4m in height and the ridge 3.8m. The garage would sit adjacent to the driveway of Fieldside; this, coupled with the height of the proposed garage and orientation (to the north), suggests that any overbearing or overshadowing impacts would be limited and acceptable. The position of the garage serving plot 17 also restricts views from Fieldside into the majority of the private amenity space (rear garden) of plot 17. Whilst this would affect the views from Fieldside, there is no right to a public view although outlook is a consideration. In this regard it is considered Fieldside would retain an acceptable outlook due to the single storey nature of plot 17.

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Plot 16 lies to the immediate west of both Fieldside and Creg-ny-baa. However the eastern elevation of Plot 16 is shown to be some 23 metres from the rear elevation of Fieldview's conservatory; a distance that should ensure there would be no material overshadowing of the conservatory. Whilst some overshadowing to the rear gardens of both Fieldview and Creg-ny-baa would occur, it would be for limited periods of the day and therefore not sufficient enough to warrant refusal.

The only first-floor window on the eastern elevation serving Plot 16 is shown to serve a bathroom (a non-habitable room). However given its location, in close proximity to the rear boundaries of Fieldside and Creg-ny-baa, overlooking could occur if the window was not glazed with obscure glass and could be opened. As such a condition would be placed on this window if permission were granted ensuring that it was glazed with obscure glass and is non-opening.

In summary, in relation to the impacts on Fieldside and Creg-ny-baa, whilst there would be some impacts they are not considered to be of a degree to warrant refusal.

The properties in St Nicholas Close are separated from the site by the road serving them. This separation, coupled with the distances between elevations (the closest being 37 metres), means there would be no material overlooking, overshadowing or overbearing impacts to properties in St Nicholas Close.

The properties running along the rear boundaries of the proposed development (those fronting Back Street) are all to the south of the proposed development (meaning there would be no material overshadowing) and are of distances that suggest there would be no material overlooking. The closest relationship being between plot 15 and no.39 Back Street with a distance shown to be c.26.5m between dwellings.

The properties to the west are separated from the site by a considerable distance as well as a large area of retained woodland. There would therefore be no material impacts on these dwellings.

Inter-developmental relationships are considered acceptable with the closest relationships being between units 39 and 40 with 41 and 42. Strategic tree planting is proposed between these properties that will ensure overlooking is not material. Landscaping will be conditioned if permission is granted.

In conclusion it is considered that the layout has taken appropriate consideration of the impacts on existing residential properties and there are no impacts that are considered to be of an unacceptable degree.

## **Highway Safety**

Vehicular access onto Back Street (and any off-site highway improvement works) were approved at outline stage as was the provision of the footpath link onto St Nicholas Close. These issues do not need further consideration under the current application. Likewise, the impact of vehicular activity associated with 40 units would also have been fully considered at the outline stage and is not a consideration of this

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RM application either. However, the increase in vehicular activity of the additional six units is a consideration, but a consideration of the full application, not this RM application.

The internal road layout / types / turning heads are all acceptable to the Local Highway Authority, as is parking provision. Full details of road specifications and their timely provision and future management and maintenance are covered under the outline permission and do not therefore require duplication of condition if permission is granted under this RM application.

However parking provision, that is not covered under the outline permission, will need to be suitably conditioned if permission is granted.

### **S106 Contributions**

Contributions that comprise: affordable housing (eight on-site units), open space provision, management and maintenance (at least 17m<sup>2</sup> per dwelling (680m<sup>2</sup>)), habitat mitigation fee (£50 / dwelling (£2,000)), contribution towards Gayton Primary School (£3,039 / dwelling (£121,560)), and contribution towards Gaywood Library (£60 / dwelling (£2,400)) are already secured by a S106 Agreement linked to the outline permission. Approval of this RM application will not affect the requirements of the S106 Agreement.

### **Matters Covered by Condition**

The following matters are already covered by condition on the outline consent and do not require duplication if permission is granted on this RM application: road specification(s) and their timely provision and future management and maintenance, provision of visibility splays, off-site highway improvement works, foul and surface water drainage, contamination, protection of existing trees / hedgerows, archaeology, protected species, provision of fire hydrant(s), asbestos and construction management.

### **Crime and Disorder**

There are no specific crime and disorder issues raised by this proposal with the Architectural Liaison & Crime Prevention Officer stating that the revised design is much improved [on the original indicative outline].

### **Other Material Considerations**

CSNN has requested conditions relating to: drainage, lighting, construction management (CMP), site hours and air source heat pumps. Drainage and construction management are already covered under the outline consent. Lighting and air source heat pumps can and should be suitably conditioned if permission is granted. However, site hours do not fall within the parameters of an RM application and cannot therefore be conditioned under any permission granted under this application. Notwithstanding this, it is considered that there is enough scope within the CMP condition already appended to the outline consent to cover this aspect.

In relation to comments raised by third parties, your officer comments as follows:

- Back Street won't be able to cope with the traffic associated with this development which will result in highway safety issues – 40 dwellings accessing the site from Back Street was fully considered at the outline stage and found to be acceptable
- Contamination hasn't been fully considered – this is conditioned on the outline approval
- Drainage hasn't been fully considered - this is conditioned on the outline approval
- Questions the validity of the application as it is more than a simple revision to 15/01888/OM – the application is valid and in accordance with the outline permission
- Is there a footpath link to St Nicholas Close? – yes, as shown on drawing no. 1001 Rev.E it runs between plots 20 (RM site) and 21 (full site). Regardless of whether or not the full application is approved the footpath link to St Nicholas Close has to be provided as per drawing no. 1001 Rev.E as it is a requirement of the allocation as well as the outline scheme
- 40 dwellings on the site is overdevelopment and too dense and results in dwellings with gardens that are too small for them – this is considered to be fully covered in the main body of the report above
- The development is not in keeping with the dwelling along Back Street - this is considered to be fully covered in the main body of the report above
- The area will be overhoused as this will result in 46 dwellings on the site and not in keeping with Gayton's existing buildings – approval of this application will result in 40 dwellings and for the reasons covered in the main body of the report officers do not consider it is overdevelopment of the site
- Loss of green space – the principle of the loss of the site has been established by the outline permission and preceding that it's allocation as a housing site in the SADMP
- Impact on wildlife – protected species are covered by condition on the outline permission
- Noise – there will undoubtedly be noise during the construction period and associated with the finalised development. Noise associated with construction can be controlled by the Construction Management Plan that is a condition on the outline, whilst the noise associated with a residential development, is not considered reason to preclude housing development within a central village location
- A building is shown at the rear of No.35 Back Street that has never existed; [plot 10] will overlook by bedroom reducing privacy – the building shown at the rear of No.35 was not a consideration in the consideration of this application as it could not be seen. In relation to overlooking, the first floor windows of Plot 10 are some 30 metres from the closest rear elevation of No.35, a distance that suggests there would be no material window-to-window overlooking
- Additional demand on already stretched local sewerage pumping station – the ability of the sewerage system to accommodate the development would have been a consideration at the outline stage

- The school should be sorted before more houses are approved – permission is now granted for the school. Furthermore approval of this application would secure an additional £121,560 towards the school
- The houses down Church View are struggling to sell; do we really need 40 more houses? The principle of development is already established
- Access to the rear of houses 36-48 Back Street is already tight; the development might result in the loss of parking to the rear of these properties which would result in parking to the front of these properties. The development does not encroach outside of its site boundaries and it should therefore have no impact in this regard
- There is not sufficient parking for the development that will mean people park on Back Street – parking provision is in accordance with current parking standards. Notwithstanding this, your officers consider it highly unlikely that any overspill parking (which shouldn't occur) would encroach onto Back Street, it is more likely to be contained within the site
- Where will emergency vehicles and dust carts turn round? The Local Highway Authority will have fully considered these aspects and such vehicles will turn at the turning heads as necessary
- There should be a central green space within the development – it is considered the large, multi-functional open space area at the entrance to the site suitably serves both the development and the wider community
- The roads [within the proposed development] have no pavements; how does this support walking? The roads within the development do have pavements
- What landscaping / planting is proposed? Landscaping / planting is as shown on the plans
- Close boarded timber fencing is not attractive and does not enable the passage of wildlife such as hedgehogs – close boarded timber fencing is considered an appropriate form of boundary treatment. Furthermore areas where the site abuts the countryside and the open space have softer boundary treatments.
- Will the application address the shortfall in affordable housing for people to buy? Affordable housing provision is in line with policy requirements
- Is a play area being provided? Yes, a LAP (Local Area of Play) specifically for younger children is being provided as shown on the plans
- Negative impact on the value of neighbouring properties – this is not a material planning consideration
- Loss of views – the loss of a private view is not a material planning consideration
- Overlooking from Plot 16 to the patio and fully glazed conservatory of Fieldside (the latter of which, along with other extensions to Fieldside are not shown on the plans) – the impacts from the proposed development on Fieldside have been covered in depth in the main body of the report
- The visibility splay to the site appear tight – this was approved at the outline stage and considered to comply with standards by the Local Highway Authority
- Are there plans for the section of road [adjacent to the full application site] to lead into a further development site? Any future proposals for residential development of land adjacent to the site will require planning permission; no such planning permission is currently being sought

- The development is not in accordance with the Neighbourhood Plan. In this regard the Neighbourhood Plan Steering Group has made a substantial submission in relation to the compliance of the proposal against the emerging policies in the Plan. However the Neighbourhood Plan does not carry sufficient weight to be a material consideration in the determination of this application. It is therefore not considered necessary to counter the 13 pages of notes submitted by the Steering Group. It should however be noted that the majority of issues raised by the Steering Group have also been raised by third parties and have therefore been commented on above.

## CONCLUSION

Officers consider that the development proposed under this RM application is in accordance with the outline consent, although it would render the northeast corner of the outline site / allocation undeveloped if Members resolve not to approve the concurrent full application before them today.

If Members approve both applications then the entire allocation site would be able to be built-out with a total of 46 dwellings as opposed to the current approval of 40 dwellings.

Officers consider that the wider site could accommodate 46 dwellings without being of detriment to the visual amenity of the locality, highway safety or residential amenity, and that such a figure makes most efficient use of the land as required by the NPPF.

The scale, mass, density, appearance and impacts of / from the proposed dwellings have been shown to be acceptable.

No objections have been received from statutory consultees on technical grounds.

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

## RECOMMENDATION

**APPROVE** subject to the following conditions:

1. Condition: Other than in relation to phasing, the development hereby permitted shall be carried out in accordance with the following approved plans / drawing nos:

SE-1126 PP-1001 Rev.E  
SE-1126 PP-1101 Rev.C  
SE-1126 PP-1102 Rev.C  
SE-1126 PP-1103 Rev.C  
SE-1126 PP-1104 Rev.C  
SE-1126 PP-1105 Rev.C

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SE-1126 PP-1106 Rev.E  
SE-1126 PP-1107 Rev.E  
SE-1126 PP-1108 Rev.B  
SE-1126 PP-1109 Rev.A  
SE-1126 PP-1110 Rev.A  
SE-1126 PP-1111 Rev.A  
SE-1126 PP-1112  
SE-1126 PP-1113

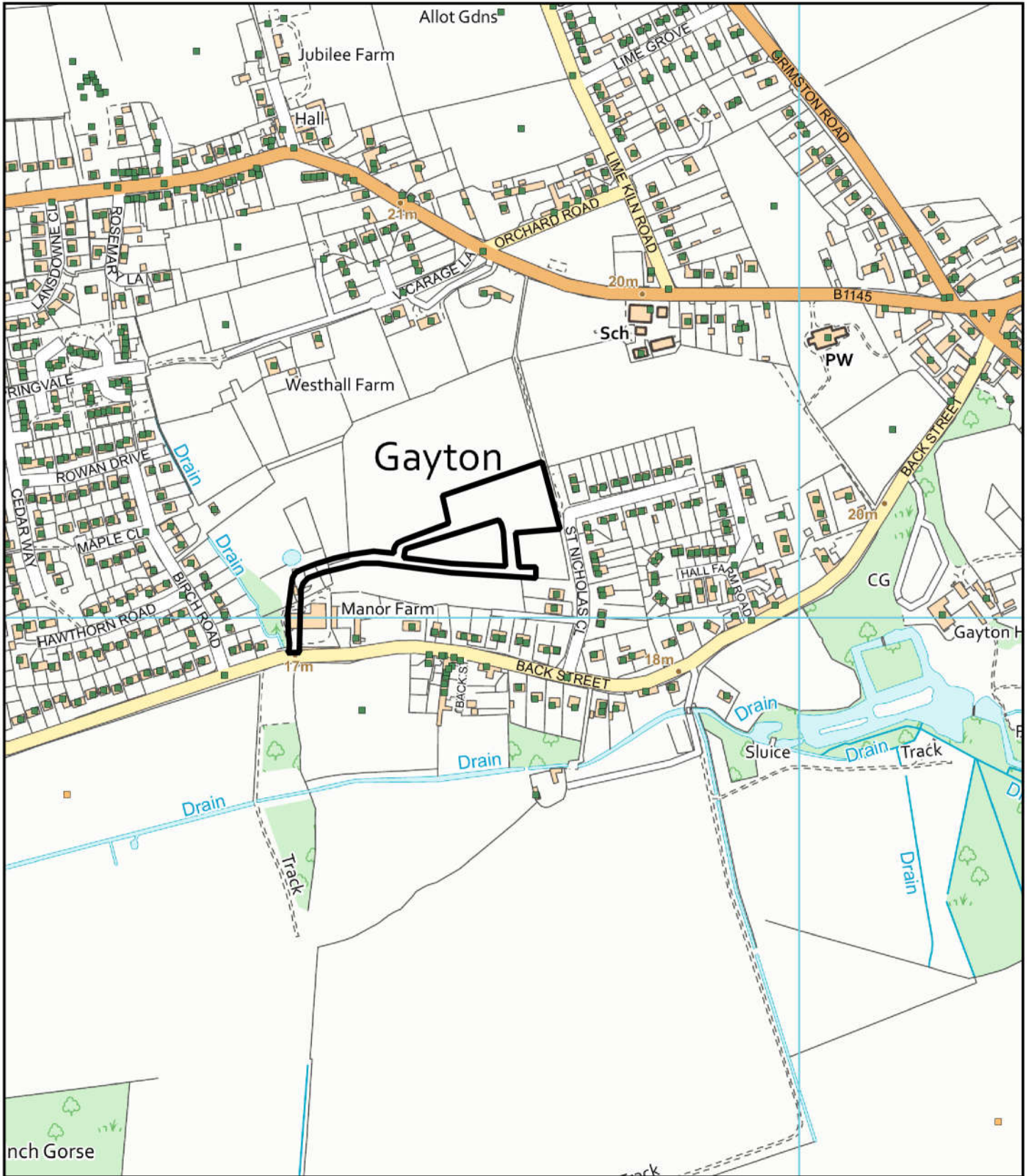
1. Reason: For the avoidance of doubt and in the interests of proper planning.
2. Condition: In relation to phasing, the development shall be phased as shown on approved drawing SE-1126 PP-1001 Rev.E unless otherwise agreed in writing by the Local Planning Authority.
2. Reason: For the avoidance of doubt, in the interests of proper planning and to enable some flexibility if required.
3. Condition: Prior to the installation of any outdoor lighting, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of any lighting columns, the extent / levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme prior to the first occupation of any dwelling hereby permitted, or in accordance with a rolling programme of provision, and shall thereafter be maintained and retained as agreed.
3. Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF and Development Plan.
4. Condition: Prior to the installation of any air source heat pump(s) a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the boundaries with neighbouring dwellings, plus provide details of anti-vibration mounts, and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
4. Reason: To ensure that the amenities of both existing and future occupants are safeguarded in accordance with the NPPF and Development Plan.
5. Condition: Prior to the first occupation of each dwelling hereby permitted the proposed on-site car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

5. Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with the NPPF and Development Plan.
6. 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.
6. Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF and Development Plan.
7. Condition: The first floor window on the eastern elevation of Plot 16 shown on the approved plans to serve the bathroom, shall be glazed with obscure glass and shall be non-opening and shall thereafter be retained in that condition.
7. Reason: In the interests of the amenities of occupiers of neighbouring properties in accordance with the NPPF and Development Plan.



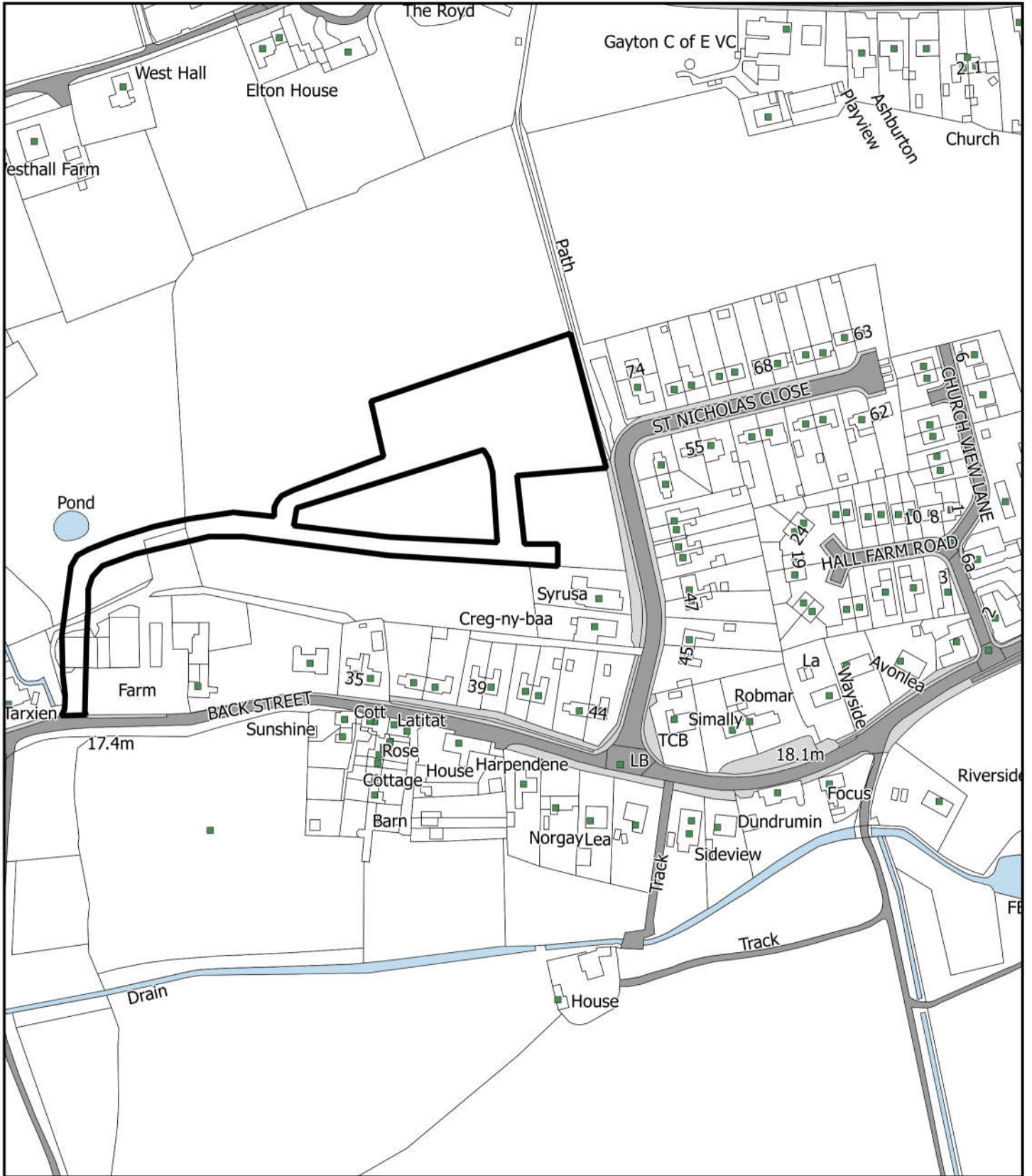
# 19/01831/F

## Manor Farm Back Street



# 19/01831/F

## Manor Farm Back Street



<b>Parish:</b>	<b>Gayton</b>	
<b>Proposal:</b>	<b>Construction of 2 detached dwellings and 4 semi-detached dwellings</b>	
<b>Location:</b>	<b>Manor Farm Back Street Gayton King's Lynn</b>	
<b>Applicant:</b>	<b>D&amp;K Marsham</b>	
<b>Case No:</b>	<b>19/01831/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs N Osler</b>	<b>Date for Determination: 6 February 2020 Extension of Time Expiry Date: 1 October 2020</b>

**Reason for Referral to Planning Committee:** Planning Officer recommendation is contrary to Parish Council recommendation and referred by the Assistant Director

**Neighbourhood Plan:** No

### Case Summary

Full planning permission is sought for six dwellings.

The site forms a small part of housing allocation G41.1 in the Site Allocations and Development Management Policies Plan, 2016. An extant outline planning permission exists on the whole site (including this site) for up to 40 dwellings.

A concurrent Reserved Matters application (RM) on the remainder of the site (the area not covered by this full application) is also before committee today. The RM application is for 40 dwellings (in line with the outline approval) but on a smaller site (excluding the site that is subject of this full application).

If permission is granted for both then it will result in a total of 46 dwellings on the allocated site rather than the currently approved 40.

### Key Issues

Principle of Development  
Form and Character  
Residential Amenity  
Highway Safety  
S106 Contributions  
Crime and Disorder  
Other Material Considerations



## Recommendation

### **IN THE EVENT THAT APPLICATION 19/00694/RMM CONSIDERED EARLIER ON THIS AGENDA WAS APPROVED:**

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

**B) REFUSE** if a S106 agreement is not completed within 4 months of the date of this resolution to approve, on the grounds of failure to secure a mechanism to provide affordable housing.

**OR**

**IN THE EVENT THAT RESERVED MATTERS APPLICATION 19/00694/RMM CONSIDERED EARLIER ON THIS AGENDA WAS REFUSED, TO ENSURE A COMPREHENSIVE AND HIGH QUALITY DESIGN AND LAYOUT IS ACHIEVED ACROSS THE WHOLE ALLOCATED SITE, THEN THIS APPLICATION WOULD ALSO BE RECOMMENDED FOR REFUSAL.**

## THE APPLICATION

Full planning permission is sought for a total of six, two-storey dwellings: two pairs of semi-detached dwellings (linked by their garages) and two detached dwellings. The semi-detached properties would be 3-bed units and the detached would be 4-bed units. Detached double garages are proposed to serve the detached properties with single garages serving the linked dwellings.

The linked dwellings would be constructed from red multi brick with chalk render on the front elevations under a slate roof. The detached dwellings are to be constructed from red multi brick with flint cobble on the front elevations under a pantile roof.

Boundary treatments would comprise 1.8 close boarded timber fencing (CBTF) between properties, 1.5m CBTF with 0.3 trellis above along the eastern boundary (rear boundaries of the linked dwellings where they abut the footpath), and 1.2m high post and rail fence with native hedgerow on the northern boundary where it abuts the adjacent countryside.

The site lies in the northeast corner of allocated site G41.1 of the Site Allocations and Development Management Policies Plan, 2016. An extant outline planning permission exists on the whole site (which includes this site) for up to 40 dwellings. A concurrent Reserved Matters application (RM) on the remainder of the site (the area not covered by this full application) is also before committee today. The RM application is for 40 dwellings (in line with the outline approval) but on a smaller site (i.e. excluding the site that is the subject of this full application).

If permission is granted for both applications it will result in a total of 46 dwellings on the allocated site rather than the currently approved 40.

Members may wish to note that given the location of this full application site, in the northeast corner of the wider allocation / outline site, if the adjoining RM application for the vast majority of the allocation has been refused earlier in this committee meeting, it is recommended that the current application should also be refused. This is on the grounds that to permit these six dwellings alone, with an extensive internal road leading to them, would result in incongruous development of detriment to the visual amenity of the locality, and would not lead to a comprehensive development of the site.

## **SUPPORTING CASE**

This Statement supports the Application for a residential development at Land at Manor Farm, Back Street Gayton, which is allocated in the Local Plan for residential development. The site benefits from Outline Planning Approval for forty dwellings under reference 15/01888/OM and the reserved matters application 19/00694/RMM and 19/01831/F should be considered together to deliver a sustainable comprehensive development across the site. This proposal utilises a site with an extant planning approval that is allocated for residential development in the Local Plan. The full application for 6 dwellings will ensure best and most efficient use of land and rely on the infrastructure of the 40 dwellings approved under the current Outline Approval, this approach will ensure the deliverability of 40 homes counted as part of the land supply and positively contribute to achieving the required 95% test level of homes built.

This proposal makes efficient use of residential development land within Gayton and will deliver an increased number of dwellings on an already approved site without increased harm to the village or surrounding area. In addition, this proposal allows for a greater variety of house types and housing mix. The proposal remains in keeping with the form and character of the area and also the site plan submitted as part of the original Outline Planning Application, with the layout following the indicative layout of the outline application. This approach accords with a key tenet of the National Planning Policy Framework which seeks to achieve sustainable development and to make the most efficient use of land and densities.

The site layout and housing mix has been developed through informal discussions with the Planning Officer and following detailed research by the development team to ensure that deliverability, saleability, village need, variety and form and character are all considered. As a result, we have Planning Officer support and no technical consultee objections.

The total site has an area of circa. 2.65ha and is C3 residential land with Outline Approval. The proposed development density of the site as a whole including the 6 additional dwellings included as part of this application is 17.34 dwellings per hectare which is considered to make efficient use of residential land as required in the NPPF and also respects the form and character as well as the surrounding densities within the area. St Nicholas Close development has a density of circa. 17.86 dwellings per hectare and the Birch Road area, known locally as the Willows has a density of circa. 19.77 dwellings per hectare. The Willows is perhaps most relevant in context terms and is adjacent to this proposal and it should be noted that although we are

proposing a total of 46 dwellings this remains 2 dwellings per hectare lower than the Willows.

The increase in numbers allows us to offer the full requirement of affordable housing with the intention of offering additional Build2Rent properties for affordable rent to residents of the village. This proposal offers significantly more than the policy requirement for open space at 2054m<sup>2</sup> with the requirement being 782m<sup>2</sup>, maintains public footpath links through the site allowing pedestrian access to the school, currently not available, and in addition the woodland is the subject of a management plan to increase its diversity and create a richer under canopy with increased shrubs enhancing landscape amenity, further adding to the open space. This approach creates a green and welcoming gateway and increases the biodiversity of the site over and above its current use as farmland through the introduction of varied features.

The new dwellings will respond to climate change as outlined in the Local Plan and will strive to achieve an 'A' Rated EPC utilising air and ground source heat pumps for heating and hot water and each dwelling will have an electric charging point. They will be designed for low water use and the later introduction of solar panels, solar water heating, with construction materials sourced as locally as possible.

## **PLANNING HISTORY**

19/00694/RMM: for consideration at this meeting with a recommendation of approval: - RESERVED MATTERS: Residential development for 40 dwellings, associated estate road access onto Back Street and demolition of existing farm buildings

16/00444/OM: Application Refused: 15/09/16 - Outline Major Application: Residential development comprising 40 dwellings to include 8 self-build custom built dwellings and access

15/01888/OM: Application Permitted: 04/08/16 - Outline application: Residential development for 40 dwellings, associated estate road access onto Back Street and demolition of existing farm buildings

## **RESPONSE TO CONSULTATION**

**Parish Council:** **OBJECT** on the grounds of over-development and not in keeping.

This application needs to be taken in conjunction with Application 19/00694/RMM. The Parish Council feels that the purpose of this application (19/01831/F) is to circumvent the original outline planning approval (15/01888/OM) for forty houses and to increase the number of houses on the original plot to 46, thus increasing the density overall. The Parish Council feels that with the likely new position of the proposed new school the footprint for this development has changed in readiness of further development and the loss of important green space in the centre of the

village. Green space is important for Parishioners wellbeing something that the Parish Council is very mindful of.

The Parish Council feels that these applications are making a mockery of the planning system and understand that the developer needs best value but not at the expense of our lovely rural village and the wellbeing of our Parishioners. The Parish Council understands to be sustainable there needs to be development within the village but trying to squeeze an extra six houses onto a plot making it denser, removing green space etc is not in the best interest of the village and the Parishioners that live here.

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

**PROW Officer:** **NO OBJECTION** in respect to Public Rights of Way but the applicant must ensure that the eastern boundary of the site is not encroaching Gayton Public Footpath 9 that runs along the rear (eastern) boundary of plots 21 to 24.

This Footpath is part surfaced but the extent of the surfacing is not indicative of the definitive width of this PROW which is likely to be wider as the PROW follows a historic lane. The applicant needs to establish the definitive width by obtaining a highways boundary plan and revise drawings if necessary to ensure there is no encroachment or obstruction of the PROW.

The Footpath must remain available and unobstructed for the duration of construction or an appropriate temporary closure order be in place to safeguard the public during construction.

**CSNN:** **NO OBJECTION** subject to condition requiring construction management

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

**Housing Team:** **NO OBJECTION** I note these 6 units will take the wider development to 46 units overall, which increases the affordable housing contribution from 8 units to 9. Six units should be for rent and three for shared ownership. The applicant has proposed an additional affordable unit which I confirm meets our requirements. The additional affordable housing will need to be secured via legal agreement.

**Waste and Recycling Team:** **NO OBJECTION**

**Natural England:** No comments to make

**Anglian Water:** No comments to make

## **REPRESENTATIONS**

None received at time of writing report.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS11** – Transport

**CS12** - Environmental Assets

**CS14** - Infrastructure Provision

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

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

**DM2** – Development Boundaries

**DM8** – Delivering Affordable Housing on Phased Development

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

**DM19** - Green Infrastructure/Habitats Monitoring & Mitigation

**G41.1** Gayton - Land north of Back Street

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

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

Principle of Development

Form and Character

Residential Amenity

Highway Safety

S106 Contributions

Crime and Disorder



## Other Material Considerations

### **Principle of Development**

The principle of residential development of this site has been found acceptable by extant outline planning permission 15/01888/OM and the fact that the site is allocated for housing development in the current SADMP, 2016 (G41.1) and the emerging Local Plan.

However, this full application only relates to a small part of the outline site / allocation with the remainder of the site being covered by reserved matters application 19/00694/RMM.

If both applications are approved it would result in a further six dwellings on the allocated site, totalling 46 rather than the currently approved 40. The main issue for consideration in the determination of this application is therefore the impact of these additional six dwellings.

### **Form and Character**

This application, when considered in combination with the RM application, would result in an extension to the RM proposal and comprehensive development of the wider outline site / allocation.

The dwellings represent two of the eight types of dwelling designs proposed on the RM site and are considered to be of a scale, mass and appearance that relates adequately to the site, the wider site and the wider setting.

The density of development of the wider site as a result of these additional six dwellings is considered acceptable, and would remain lower than adjacent existing built form, largely due to the expanse of open space at the entrance to the site. The scheme is not considered by officers to be cramped. For these reasons it is considered that to raise the number of units on the allocation / outline site to 46, by approving this full application in combination with the RM application, represents the most efficient use of land as required by the NPPF.

As previously stated, given the location of this full application site, in the northeast corner of the wider allocation / outline site, if the adjoining RM application is refused, it is recommended that the current application should also be refused. This is on the grounds that to permit these six dwellings alone, with an extensive internal road leading to them, would result in incongruous development of detriment to the visual amenity of the locality, and would not lead to a comprehensive development of the wider site / allocation.

It is therefore considered, that in combination with the RM, the proposal would result in comprehensive development of the site and promote an effective use of land that would not be of detriment to the visual amenity of the locality.

## **Residential Amenity**

It is not considered that there would be any material overlooking, overbearing or overshadowing impacts from these six dwellings to any non-associated dwelling given the distances and means of separation (St Nicholas Close). The rear elevations of plots 21 to 24 are in excess of 39m from the front elevations of the properties on the other side of St Nicholas Close thus rendering any impacts negligible.

Inter-developmental relationships are also considered acceptable.

## **Highway Safety**

This proposal includes all the provisions relating to highway issues that the original outline application covers. However, as it is not considered appropriate to approve this application without approval of the RM application, and the RM application has a phasing plan that shows these units in the last phase of construction, it is not considered necessary to duplicate access improvements, off-site highway improvement works, construction specification etc, if this application is permitted alongside the RM application. However, if Members are minded to approve this application even if the RM application has been refused, the conditions listed at the end of this report would need to be amended to include all the highway conditions currently appended to the outline permission (amended as necessary).

The Local Highway Authority raises no objection to this application on the grounds of highway safety considering the access and highway improvement works required under the extant outline application are sufficient to cope with a further six dwellings. Parking provision is in accordance with current standards.

## **S106 Contributions**

If the earlier RM application was approved and Members resolve to also approve this application, an additional affordable unit will need to be provided across the wider site in accordance with Development Management Plan Policy DM8 (i.e. nine units rather than eight). The additional unit is proposed on the RM site. The Housing Enabling Team are happy with this arrangement which they will have considered against their Affordable Housing Policy. This additional unit will need to be secured by a S106 agreement.

This scheme is CIL liable, and CIL will be collected under the relevant legislation.

In the event that Members resolve to approve this application but have refused the RM application, a S106 agreement will still be required, but it will be to secure a financial contribution (£72,000) rather than an on-site unit. This is because this development in isolation is not major development and therefore only a financial contribution can be sought.

## **Crime and Disorder**

There are no specific crime and disorder issues raised by this proposal for six dwellings, and in relation to the wider site, the Architectural Liaison & Crime

Prevention Officer stated that the revised design on the combined site is much improved [on the original indicative outline].

### **Other Material Considerations**

This application could in theory be permitted without approving the concurrent RM application (although your officers advise against this). If this situation should arise, a number of conditions on the outline planning permission will need to be appended to any permission granted under this application (amended as necessary).

The Habitat Mitigation Fee of £300 (£50 / dwelling) has already been paid.

### **CONCLUSION**

The application represents residential development of part of a site allocated for housing in the Local Plan. There are no technical issues or objections from statutory consultees on technical grounds. However, the Parish Council object on the grounds of overdevelopment of allocation G41.1.

If both this and the Reserved Matters application before Committee today are approved it would result in 46 dwellings on the wider site rather than the 40 permitted by the current outline planning permission. Officers consider that the in-combination proposal results in an attractive, permeable and legible scheme that would not be of detriment to the visual amenity of the locality, highway safety or neighbour amenity, and makes efficient use of land as required by the NPPF.

Therefore, if the Reserved Matters application (19/00694/RMM) has been approved, it is recommended that this application be approved subject to conditions at the end of this report.

However, given the location of this full application site, in the northeast corner of the wider allocation / outline site, if the adjoining RM application for the vast majority of the allocation has been refused earlier in this committee meeting, it is recommended that the current application should also be refused. This is on the grounds that to permit these six dwellings alone, with an extensive internal road leading to them, would result in incongruous development of detriment to the visual amenity of the locality, and would not lead to a comprehensive development of the site.

Therefore, if the Reserved Matters application has been refused, it is recommended that this application be refused for the reason given at the end of this report.

### **RECOMMENDATION:**

If application 19/00694/RMM was approved:

**A) APPROVE** subject to the imposition of the following conditions and completion of a S106 Agreement within 4 months of the date of this resolution:

- 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 / drawings nos:  
SE-1126 PP-1002 Rev.A  
SE-1126 PP-1102 Rev.A  
SE-1126 PP-1103 Rev.C  
SE-1126 PP-1108 Rev.B
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the installation of any outdoor lighting, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of any lighting columns, the extent / levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme prior to the first occupation of any dwelling hereby permitted, or in accordance with a rolling programme of provision, and shall thereafter be maintained and retained as agreed.
- 3 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF and Development Plan.
- 4 Condition: Prior to the installation of any air source heat pump(s) a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the boundaries with neighbouring dwellings, plus provide details of anti-vibration mounts, and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 4 Reason: To ensure that the amenities of both existing and future occupants are safeguarded in accordance with the NPPF and Development Plan.
- 5 Condition: Prior to the first occupation of each dwelling hereby permitted the proposed on-site car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with the NPPF and Development Plan.

- 6 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.
- 6 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF and Development Plan.

**B) REFUSE** if a S106 agreement is not completed within 4 months of the date of this resolution to approve, on the grounds of failure to secure a mechanism to provide affordable housing.

**OR**

**C) REFUSE** In the event that Reserved Matters application 19/00694/RMM was refused, to ensure a comprehensive and high quality design and layout is achieved across the whole allocated site.



# 19/02162/RM

## Beersheba Town Lane



<b>Parish:</b>	<b>Brancaster</b>	
<b>Proposal:</b>	<b>Reserved matters application: Demolition of existing dwelling and construction of five new dwellings</b>	
<b>Location:</b>	<b>Beersheba Town Lane Brancaster Staithe King's Lynn</b>	
<b>Applicant:</b>	<b>Fleur Homes Ltd</b>	
<b>Case No:</b>	<b>19/02162/RM (Reserved Matters Application)</b>	
<b>Case Officer:</b>	<b>Mrs N Osler</b>	<b>Date for Determination: 17 February 2020 Extension of Time Expiry Date: 7 June 2020</b>

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

**Neighbourhood Plan:** No

**Case Summary**

The application seeks Reserved Matters approval for all matters: Access, Appearance, Landscaping, Scale and Layout following outline approval granted under application 19/00915/O on 29 July 2019 for: Demolition of Existing Dwelling and Construction of 5No New Dwellings.

**Key Issues**

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

**Recommendation**

**APPROVE**

**THE APPLICATION**

The application seeks Reserved Matters approval for all matters: Access, Appearance, Landscaping, Scale and Layout following outline approval granted under application 19/00915/O on 29 July 2019 for: Demolition of Existing Dwelling and Construction of 5No New Dwellings.

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1 June 2020



The application seeks permission for five two-storey dwellings: 1 x two-bed property, 2 x three-bed properties and 2 x four-bed properties. The dwellings would be in a terrace of three fronting Main Road and a pair of semi-detached properties one of which would front Town Lane with the other being at right angles to the former facing into the site. Parking is to be provided in a central parking court with access from Town Lane. Pedestrian access to the three dwellings fronting Main Road would be via gates onto the footpath. Pedestrian access to the other two dwellings would be via Town Lane.

Materials will comprise:

Regent dark red multi brick plinths and quoins, red clay pantiles, Aldbury blend multi brick to all with flint infill to Plot 1. Windows and doors will be uPVC with painted softwood surroundings, eaves, soffits and bargeboards of either Pale Grey (plots 4 and 5) or yellow / grey (plots 1, 2 and 3).

Boundary treatments will comprise: 1.8m and 2.2m high close boarded timber fencing (the latter along the boundary with the parking bays of The Close to the east); and 1.8m, 1.5m and 1.2m high woven willow fencing.

A landscaping plan has also been provided that the Local Authority's Tree and Landscape officer suggests is appropriate for the site.

## **SUPPORTING CASE**

The principle of development is established under the outline consent for five dwellings. This application provides the reserved matters details comprising the means of access, layout, scale, appearance and landscaping as prescribed by the outline permission.

The scheme as submitted was of a highly contemporary design. Following a period of public and statutory consultation the overall feedback was that a more traditional design would be preferred. The revised scheme has been designed to reflect the views of local people, the Parish Council and the LPA and now provides for a development of a more traditional style and modest form utilising a range of materials including red multi stock bricks, red clay pantiles, flint features plus red brick plinths and quoins to add variation and interest.

The scheme provides for a mix of two, three and four-bedroom houses comprising three-terraced houses with frontage to the Coast Road and a pair of semi-detached houses to the rear of the site. The terrace is of a modest scale with a simple traditional roof form. The semi-detached pair at the south of the site will be one and half storeys with deep roof slopes and cat slide dormers to the front and gabled extensions to the rear. The ridge height of the dwellings is similar to that of neighbouring houses as shown in the street scene drawing DR A 2005 P4. Consequently, the scheme accords with the requirements of the Brancaster Neighbourhood Plan.

Access will be taken from A149 Coast Road via Town Lane. The proposed central courtyard provides a number of advantages including accommodating a much needed turning head for Town Lane as well as providing generous parking space for each of the dwellings including visitor parking and boat storage.

The central space will also enable the site compound to be located within this area during the construction phase. A Construction Management Plan has been prepared to ensure that the impacts of potential disruption during the construction phase are minimised.

Fleur is a design-led house builder that specialises in creating high quality, bespoke new-build residential developments across Norfolk and Suffolk. Their sensitively designed

dwellings and landscape schemes that complement and enrich these developments reflect their core values of design excellence and respect for the environment. Fleur is committed to delivering a high-quality scheme in accordance with these values. Fleur is unusual in terms of pre-procuring everything from superstructure to doorknobs at the start of development to ensure that they have complete control over the build period and can accurately predict a start and finish date, ensuring an uninhibited construction phase and completion within the shortest timeframe.

In summary, the principle of the redevelopment of this site for five dwellings has been established by the outline permission. The scheme has been carefully designed to ensure that it is of a form, scale and design appropriate to the surrounding context, and responds positively to its setting within the AONB.

## **PLANNING HISTORY**

19/00915/O - Demolition of Existing Dwelling and Construction of 5No New Dwellings – Permitted 29 July 2019

## **RESPONSE TO CONSULTATION**

The following responses are to the amended scheme received on 27 February 2020

**PARISH COUNCIL** None received at time of writing report on either original or amended scheme. Whilst correspondence between the Parish Council and applicant / agent and between the Parish Council and Ward Councillor has taken place, the Parish Council has not formally made representation to the Local Planning Authority.

**HIGHWAYS AUTHORITY:** No objection subject to conditions.

**CSNN:** No objection subject to conditions relating to drainage arrangements, air source heat pumps, site hours, construction management and lighting.

**NORFOLK COAST PARTNERSHIP:** Under para 172 of the NPPF we would like to see that the development is 'conserved and enhanced' through the planting of native species as part of a landscape plan and the provision of a bird/bat box on site. Lighting should also be suitably conditioned.

The amended plans are appropriate in this regard as is the proposed lighting scheme.

**ENVIRONMENT AGENCY** No comments to make.

**NATURAL ENGLAND** No comments to make on RM application; requested drainage condition on outline.

## **REPRESENTATIONS:**

Cllr Lawton called the application in stating: Brancaster Parish Council have requested that I call-in this application.

- Much concern over the entrances and footpaths off the A149

- Parking of operative's vehicles on the A149 should not be allowed as this can be a somewhat dangerous bend. There is adequate parking in the layby almost opposite the site
- Residents' concern over the damage to the surface of the unadopted road (Town Lane) both for Beersheba and West Lee (20/00055/RM).

**EIGHT** third parties have written in; the responses comprise three neutral comments and five objections. The issues raised, that relate specifically to the proposed development, can be summarised as:

- External lighting should be on sensors and be down lighters to help prevent light pollution
- Construction vehicles should not cause problems to residents of The Close or Town Lane or users of Main Road
- Any damage to Town Lane should be repaired by the applicant
- Town Lane is not of a standard to support five additional dwellings
- Unsafe access onto Main Road
- Disturbance during construction period
- Contrary to Neighbourhood Plan
- Overdevelopment of the site
- Some confusion in regard to plot numbering
- Encroachment into part of Town Lane not owned by applicant

## **LDF CORE STRATEGY POLICIES**

**CS08** - Sustainable Development

**CS11** – Transport

**CS12** - Environmental Assets

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

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

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy 1** - Size of Houses

**Policy 2** - Design, Style and Materials

**Policy 3** - Footprint for New and Redeveloped Dwellings

**Policy 4** - Parking Provision

**Policy 5** - Replacement Dwellings

**Policy 9** - Protection and Enhancement of The Natural Environment and Landscape

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## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
National Design Guide 2019

## **PLANNING CONSIDERATIONS**

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

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

### **Principle of Development**

The principle of residential development of the site with up to five dwellings following demolition of the existing bungalow is acceptable by virtue of the extant outline permission granted under application 19/00915/O. The red line remains unaltered.

The issues for consideration are therefore those covered by the reserved matters which in this instance are all matters: access, landscaping, appearance, layout and scale.

Foul and surface water drainage is conditioned under the outline application. However, sufficient information has been submitted with this RM application to show that suitable drainage has been incorporated into the detailed layout. This will ensure compliance with the outline permission when it is time to discharge the relevant condition(s) on the outline, but does not require duplication of condition on this reserved matters application.

### **Form and Character**

Amended plans have resulted in a scheme that officers consider proposes dwellings that are of a scale, mass, design, layout and materials that relate well to the site and the wider setting and will not be of detriment to the visual amenity of the immediate locality or the wider protected landscape in which the site is located (AONB).

The scheme now comprises a terrace of three two-storey dwellings fronting Main Road and a pair of two-storey semi-detached properties one of which would front Town Lane with the other being at right angles to the former facing into the site. Ridge lines are now akin to neighbouring properties and the dwellings have legible active frontages to either Main Road or Town Lane.

Parking is to be provided in a central parking court with access from Town Lane. Pedestrian access to the three dwellings fronting Main Road would be via gates onto the footpath. Pedestrian access to the other two dwellings would be via Town Lane. It is these three pedestrian accesses onto the footpath adjacent to Main Road that seem to be the main call-in issue. However neither officers or the Local Highway Authority consider this is an unacceptable or inappropriate form of pedestrian access.

Materials are traditional and will comprise:

Regent dark red multi brick plinths and quoins, red clay pantiles, Aldbury blend multi brick to all with flint infill to Plot 1. Windows and doors will be uPVC with painted softwood

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surroundings, eaves, soffits and bargeboards of either Pale Grey (plots 4 and 5) or yellow / grey (plots 1, 2 and 3).

Boundary treatments will comprise: 1.8m and 2.2m high close boarded timber fencing (the latter along the boundary with the parking bays of The Close to the east); and 1.8m, 1.5m and 1.2m high woven willow fencing.

A landscaping plan has also been provided that the Local Authority's Tree and Landscape officer suggests is appropriate for the site.

A lighting scheme has been submitted that the Norfolk Coast Partnership considers will not be detrimental to the AONB.

No objections have been received from statutory consultees and the scheme is considered to be in accordance with Brancaster Neighbourhood Plan policies: 1 (Size of Houses), 2 (Design, Style and Materials), 3 (Footprint for New and Redeveloped Dwellings), 5 (Replacement Dwellings) and 9 (Protection and Enhancement of The Natural Environment and Landscape)

### **Highway Safety**

A number of third-party representations raise issues of Town Lane being unable to cope with the additional traffic and the impact from construction vehicles that will result from this development. In relation to the additional traffic associated with five dwellings, this would have been a consideration of the outline application and was found to be acceptable. In relation to the latter issue, a Construction Management Plan (CMP) has been submitted that CSNN suggests is appropriate and would mitigate construction impacts to a reasonable degree. The CMP covers:

- who to contact (and how) if an issue arises during development of the site (to be displayed at the site entrance)
- site hours (hours of construction activity, deliveries and collections)
- updates during the development (by letter to local residents)
- schedule of condition, primarily of Town Lane, to enable appropriate reinstatement works on completion of the development
- site access, parking, manoeuvring and deliveries
- noise control (site hours, plant and machinery to be maintained in good working order, position of generators, no radios permitted and ensuring deliveries are as quiet as possible)
- dust control (water suppressant or vacuum systems to be used, road sweepers will be frequently employed to maintain the A149, and skips will be covered or netted when not in use)
- Security (security lighting to be on PIR sensors, on site CCTV linked to security lighting)

Any permission granted would be conditioned to be carried out in accordance with the CMP.

Parking provision is over and above current standards by virtue of provision of a third space for the terrace properties. Visibility is acceptable. The Local Highway Authority therefore raises no objection on the grounds of highway safety.

The scheme is in accordance with Brancaster Neighbourhood Plan policy 4 (Parking Provision).

## Residential Amenity

The closest non-associated property to the proposed development is No.1 The Close with the distance between the western wall of No.1 The Close and the eastern wall of Plot 3 being c.9.6m.

There are two windows on the western elevation of No.1 The Close and two windows proposed on the eastern elevation of Plot 3, one being a mid-level stair window and the other being a ground floor WC window (neither therefore being habitable rooms). As such any material overlooking is likely to be negligible. Furthermore, both of these windows are shown to be obscure glazed which can be suitably conditioned if permission is granted. The stairs window will also be conditioned to be non-opening. There is also a high level rooflight on the eastern roof slope of the rear projection of Plot 3. However, given its height and the fact that it will serve a bathroom it is considered there would again be no material overlooking.

The proposal is not considered to be overbearing and whilst there would be some overshadowing to No.1 The Close it would be for limited periods of the day. The occupier of No.1 The Close has raised no objection to this relationship and has been in communication with the applicant.

The next closest non-associated dwelling is Dolphin Place to the immediate south of Plots 4 and 5. The boundary of Dolphin Place (which for the vast majority is the blank northern wall of the dwelling at a height of approximately 6m) sits c.9.6 metres from the rear elevation of Plot 4 and c.11.4m from Plot 5. There would be no material overlooking to any private amenity space of this dwelling or any window to window overlooking due to the position of fenestration and angles involved including from the Juliet balconies. Limited views of the parking area may be afforded from the first-floor windows of Plot 4, but these would be very limited and would not result in any material overlooking. The development would not be overbearing and there would be no overshadowing given the developments position to the north of Dolphin Place. No correspondence has been received from the occupier of Dolphin Place.

The final property that could be materially affected by the proposed development is Pintail on the western side of Town Lane c.15m (at the closest point) to the western elevation of Plot 4 and c.20m at the furthest point. There are two ground floor windows and a first-floor window on the eastern gable projection of Pintail. However, these windows currently face straight onto Town Lane (i.e. there is no boundary treatment between these windows and Town Lane). As such it is possible to look directly into these windows if one walks or drives along Town Lane. It is therefore unlikely that the modest amount of overlooking from the bedroom windows of Plot 4, over a distance of 15m across Town Lane itself, would result in overlooking impacts of a degree to warrant refusal. The development is not considered to be overbearing and there would be limited overshadowing that would not be of a material degree. No correspondence has been received from the occupier of Pintail.

Overlooking, overbearing and overshadowing impacts to other non-associated properties on either Town Lane or in The Close would not be material due to distances, angles and the position of fenestration.

Inter-developmental relationships are considered acceptable.

## Other Material Considerations

The Norfolk Coast Partnership requested the addition of bat and bird boxes to comply with the objectives of the NPPF to enhance biodiversity. These have been added to the proposed development.

The repair of Town Lane outside of the applicant's ownership is a civil matter, however the Construction Management Plan, that will be conditioned if permission is granted, takes account of this issue.

The plans have been tweaked in relation to land ownership issues, but this has not resulted in any changes to the red line.

## Crime and Disorder

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

## CONCLUSION

The development proposes five dwellings that are considered to relate adequately to the site and their immediate setting and would not be of detriment to the visual amenity of the locality or the wider AONB. The proposal would not result in any material neighbour amenity or highway safety issues. No objections have been received from statutory consultees.

The proposal is in accordance with the outline consent, and subject to the following conditions, it is recommended that this application be approved.

## 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 / drawing numbers:  
BSHEBA-SK001 Site Layout Plan\_Rev02  
BSHEBA-SK002 Proposed Boundaries and Enclosures Plan  
BSHEBA-IW-XX-XX-DR-A-2005 - Rev.P4 - Site sections & street scenes  
BSHEBA-IW-XX-XX-DR-A-3001 - Rev.P5 - Plots 1 to 3 Plans Sections and Elevations  
BSHEBA-IW-XX-XX-DR-A-3002 - Rev.P3 - Plots 4 & 5 Plans Sections and Elevations
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition In relation to lighting only the development hereby permitted shall be constructed in accordance with the External Lighting Specification plan Rev.C received on 11 March 2020.
- 2 Reason In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 3 Condition The development hereby permitted shall be carried out in strict accordance with the Construction Management Plan Rev.002 received on 4 March 2020 unless otherwise agreed in writing by the Local Planning Authority.

- 3 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 4 Condition Vehicular/pedestrian/cyclist access to and egress from the adjoining highway shall be limited to the access(s) shown on Drawing No.. BSHEBA-SK001 Site Layout Plan\_Rev02. Any other access or egress shall be permanently closed, and the footway shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority concurrently with the bringing into use of the new access.
- 4 Reason: In the interests of highway safety in accordance with the NPPF and Development Plan.
- 5 Condition Prior to the first occupation of the development hereby permitted the proposed on-site car access(es), parking and turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 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.
- 6 Condition In relation to air source heat pumps, they shall be located in accordance with the approved plans and in accordance with the specification received on 4 March 2020 (12480 M001 Rev.A ASHP Calculations).
- 6 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 7 Condition The windows shown on drawing nos. 3002 Rev.P3 and 3001 Rev.P5 as 'greyed-out' shall be glazed with obscurely glazed glass and shall thereafter be retained in that condition. Additionally, the mid-floor landing window of Plot 3 shown on drawing no. 3001 Rev.P5 shall be non-opening and shall thereafter be retained in that condition.
- 7 Reason: In the interests of occupiers of neighbouring properties in accordance with the NPPF and Development Plan.
- 8 Condition Bat and Bird boxes shall be provided in accordance with drawing nos. 3001 Rev.P5 and 3002 Rev.P3 and shall thereafter be maintained and retained in those positions unless otherwise agreed in writing by the Local Planning Authority.
- 8 Reason: In the interests of preserving / enhancing biodiversity in accordance with the NPPF.
- 9 Condition Boundary treatments shall be erected in accordance with approved plan BSHEBA-SK002 Proposed Boundaries and Enclosures Plan.
- 9 Reason: For the avoidance of doubt and in the interests of proper planning.
- 10 Condition All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of

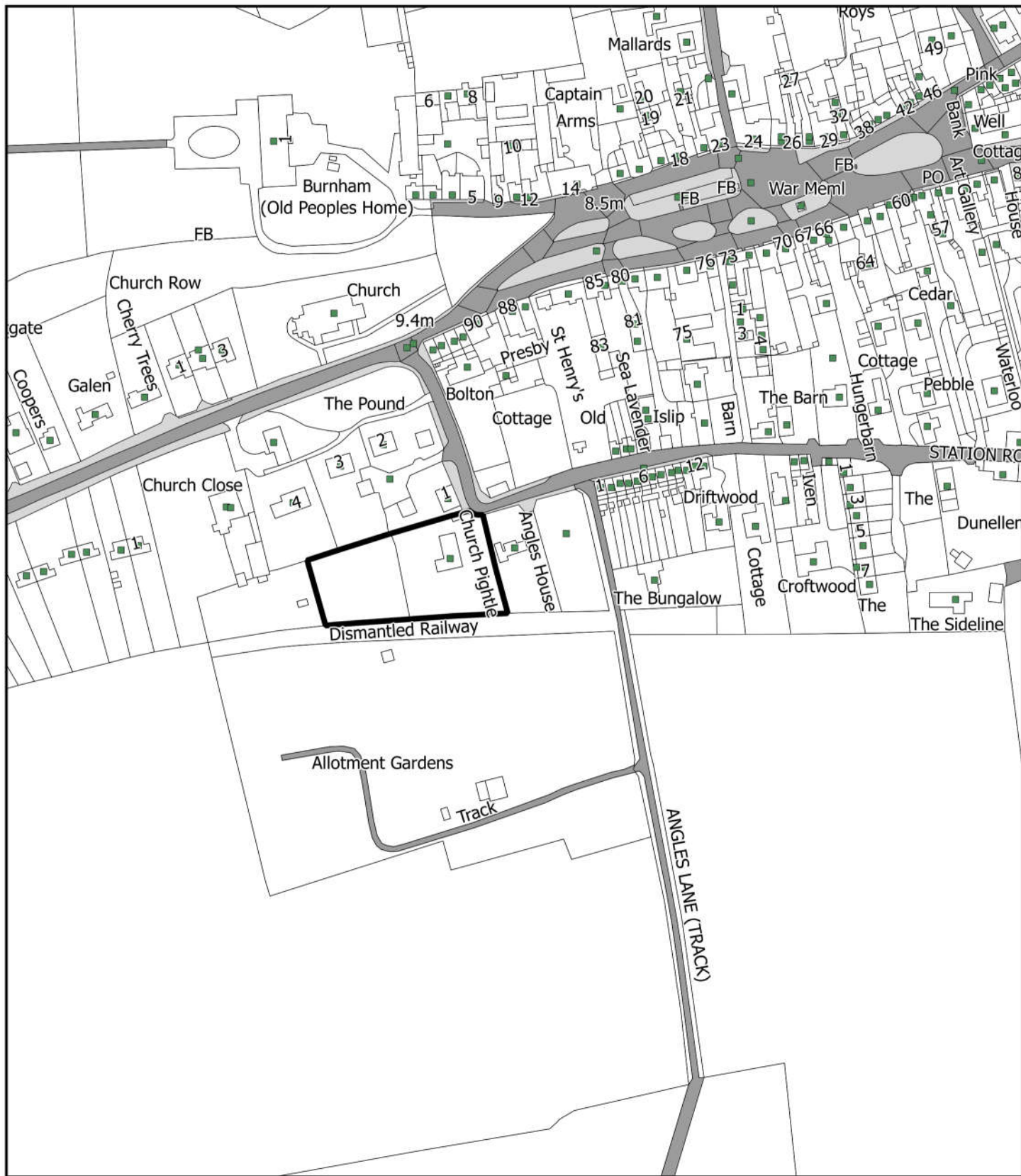


similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.

- 10 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.

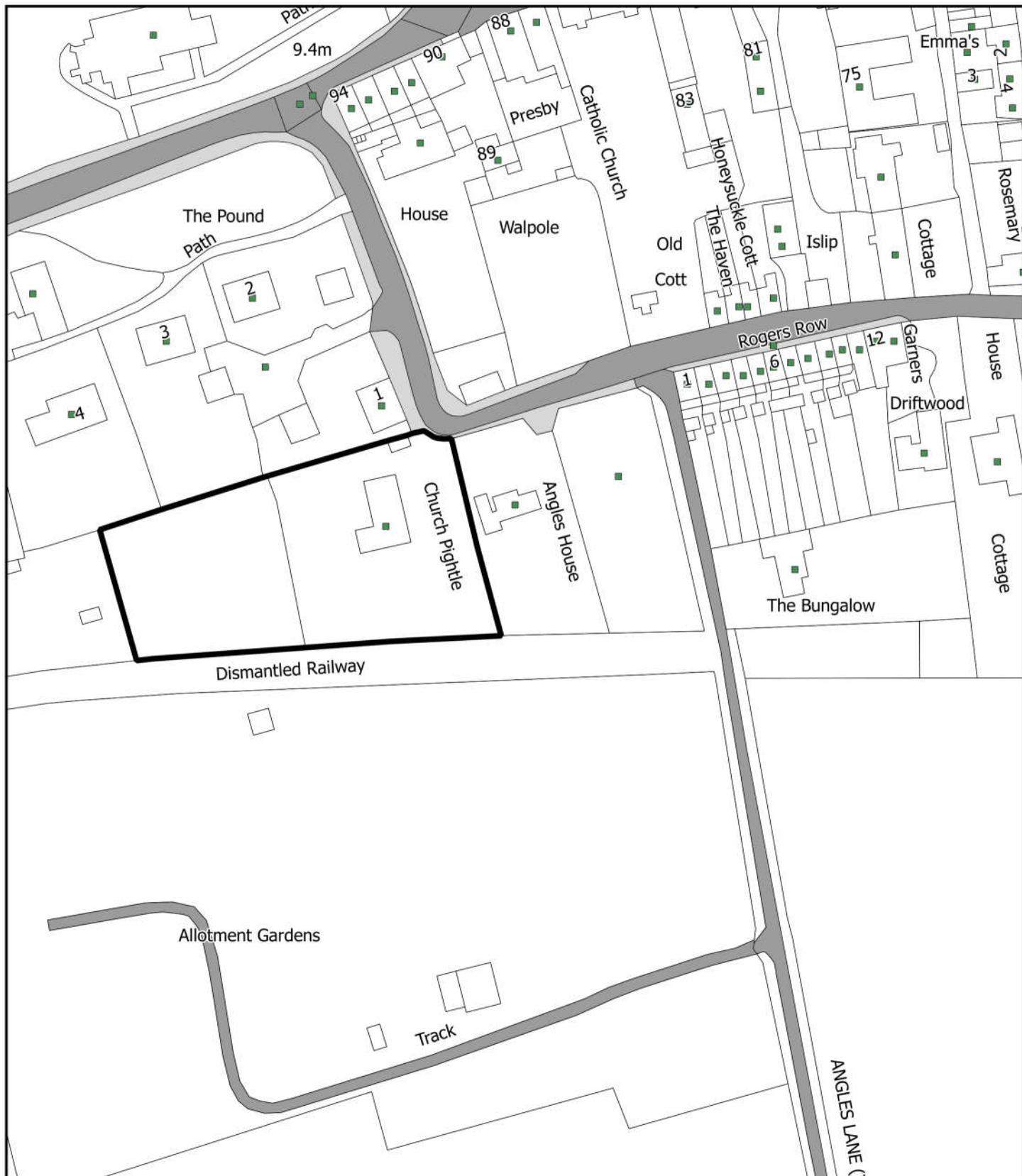
# 19/01731/F

## Church Pightle Station Road



# 19/01731/F

## Church Pightle Station Road



<b>Parish:</b>	<b>Burnham Market</b>	
<b>Proposal:</b>	<b>Demolition of detached bungalow and erection of 1 x 2-storey 5-bed dwelling, 2 x 2-storey 4-bed dwellings and 1 x garage</b>	
<b>Location:</b>	<b>Church Pightle Station Road Burnham Market Norfolk</b>	
<b>Applicant:</b>	<b>MJS Investments (March) Ltd</b>	
<b>Case No:</b>	<b>19/01731/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs K Lawty</b>	<b>Date for Determination: 9 December 2019 Extension of Time Expiry Date: 3 April 2020</b>

**Reason for Referral to Planning Committee** – The Officer recommendation is at variance with the views of the Parish Council and a previous scheme was dismissed at appeal.

**Neighbourhood Plan:** No

**Case Summary**

This application seeks the demolition of the bungalow on the site and the construction of 3 detached properties (2 No. 4 bedroom dwellings and 1 No. 5 bedroom dwelling), and a detached garage.

This full application follows the refusal of a previous application (ref. 18/01525/F), also for the demolition of the bungalow and the construction of 3 dwellings and a garage. This decision was appealed and dismissed by the Planning Inspectorate (ref. APP/V2635/W/19/3223973). A copy of the Inspector’s Appeal Decision is attached to this report.

The four reasons for refusal of the previous application related to three different issues (outside settlement boundary, design and impact on Conservation Area and highway safety). However, the appeal was only dismissed on the grounds of harm to the character and appearance of the surrounding area and failure to preserve or enhance the character or appearance of the Conservation Area with particular regard to the design and style of the dwellings. This amended application therefore seeks to address the reasons for the dismissal of the appeal.

The application site presently forms the curtilage of a detached bungalow known as Church Pightle on Station Road, Burnham Market. The site is accessed via an existing driveway that provides vehicular and pedestrian access onto Station Road.

The site is surrounded on three sides by existing development and the fourth side bounds allotment gardens, which are sited on the southern side of the former railway line.

Whilst Burnham Market is identified as a Key Rural Service Centre part of the site falls outside the development boundary for the village.

The site is also within the Conservation Area and the AONB.

### **Key Issues**

- \* Principle of development
- \* Impact on AONB
- \* Design and Impact on Heritage Assets
- \* Impact on Highway Safety
- \* Impact on neighbours
- \* Other issues

### **Recommendation**

**APPROVE**

## **THE APPLICATION**

This application seeks the demolition of the bungalow on the site and the construction of 3 detached properties (2 No. 4 bedroom dwellings and 1 No. 5 bedroom dwelling), and a detached garage.

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The application site presently forms the curtilage of a detached bungalow known as Church Pightle on Station Road, Burnham Market. The site is accessed via an existing driveway that provides vehicular and pedestrian access onto Station Road.

The site is surrounded on three sides by existing development and the fourth side bounds allotment gardens, which are sited on the southern side of the former railway line.

Whilst Burnham Market is identified as a Key Rural Service Centre part of the site falls outside the development boundary for the village.

The site is also within the Conservation Area and the AONB.

## **SUPPORTING CASE**

In considering the merits of this planning application the Inspector's report on the previously refused scheme is a material consideration that carries significant weight. In her report the Inspector accepted the development of all the site and that the three dwellings would not have an unacceptable impact upon highway safety. Whilst our client understands the Parish Council's concerns about highway safety the evidence submitted to defend the appeal used empirical evidence to demonstrate the reduced speed that vehicles take when navigating the corner on Station Road. Given the slow speeds that were observed the risk of an accident with vehicles using the existing access are low.

In considering this latest application Norfolk County Council has removed its objection to the use of the access and planning officers have accepted the development of the area of existing garden that falls outside the development boundary. The Parish Council has been consulted three times on this application and has consistently objected on highway safety grounds. It is only as a result of the final consultation, after the dwellings have been significantly reduced in height and scale, that it has raised concerns about impact upon the character of the Conservation Area.

It is essential that members understand that the refusal of this application on highway safety grounds, contrary to the recommendation of Norfolk County Council, would leave the Council unable to defend an application for costs when it went to appeal.

The Inspector identified the benefits of delivering new homes in a sustainable location and that there would be no adverse impact upon neighbour amenity. Accordingly, she attached weight to these material considerations. Whilst the Conservation Area Advisory Panel (CAAP) has consistently recommended that the existing bungalow be retained, with new dwellings to the rear, this view was not supported by the Inspector. The appeal was only dismissed due to the 'less than substantial harm' to the Conservation Area as a result of the design and scale of the dwellings when 'glimpsed' from Station Road.

The revised plans have omitted the two-storey, glazed gables and the ridge heights of all three dwellings have been reduced so they are now lower than the adjacent dwellings at The Pound. Therefore, the scale of all three dwellings are approximately 30% smaller than those considered by the Inspector when she concluded that there would be less than substantial harm to the Conservation Area. All the changes that have been made, including two rounds of amendments, follow extensive discussions with planning officers, who now support the application. The significant reductions in the scale of all three dwellings means that officers accept that any glimpsed views into the site from Station Road would preserve the character of this part of the Conservation Area.

The benefits of the development identified by the Inspector still exist. The significant reduction in the heights and scales of the dwellings means that their visual impact on the character and appearance of the Conservation Area has been reduced. Therefore, planning officers believe that the balance is now tipped in favour of the site accommodating three new homes for the village.

## **PLANNING HISTORY**

18/01525/F: Application Refused: 31/10/18 - Demolition of a detached bungalow and the subsequent erection of 1 x 2-storey 5-bed dwelling, 2 x 2-storey 4-bed dwellings and 1 x garage - Church Pightle, Station Road, Burnham Market PE31 8HA : Appeal Dismissed 23/08/19.

## RESPONSE TO CONSULTATION

**Parish Council:** Original submission - **OBJECT** - The Parish Council continue to object to this application on the grounds of highway concerns. This is a very dangerous sharp bend with poor visibility on a blind corner. The Parish Council request a site meeting to include highways.

The Parish Council request that this application is called in and is not decided under delegated powers. The Council are referred to in the developers report as a Town Council which is incorrect and shows lack of knowledge of the Parish and this location.

The Parish Council would also like to highlight the following information which suggests that the developers wish to push this application through as quickly as possible and shows a total lack of knowledge or regard for the local community:-

'Hopefully the amended plans address officers' concerns. When you carry out the re-consultation on the application, I would appreciate it if the covering letter be included in the documents that are sent to the Town Council (they mean PC). If there is a mechanism for officers to approve the application contrary to the Town Council's recommendation (they mean PC objection) without going to planning committee then that would be the most expedient way to deal with the application. I have set out my thoughts on the Town Council's recommendation in the covering letter so if there is the chance that someone could discuss the application with them before they respond to the amendments to clarify that the LPA cannot refuse the application on highway matters then that would be good. It will save us all a lot of time and work if the application can be dealt with under delegated powers.'

Amended scheme - The Parish Council continue to **OBJECT** to this application on the following grounds:

Highways - This is a very dangerous and sharp bend with poor visibility on a blind corner.  
Conservation Area and Village Development Boundary - This proposed development is in the conservation area and outside the village development boundary. It would change the character of the conservation area and would not enhance this area in the AONB.  
The amendments do not address these issues particularly the highway concerns.

**Highways Authority: NO OBJECTION** - conditionally - Thank you for the consultation received recently relating to the above development proposal, which is similar to that seen previously under 18/01525, the subject of an Appeal decision which, whilst dismissing the application, did not support the LHA in its objection, as such, I can advise that Norfolk County Council does not wish to resist the grant of consent.

Should your Authority be minded to grant, I would seek to append relevant conditions to any consent notice issued.

**Conservation Areas Advisory Panel: OBJECT** - The Conservation Officer advised the Panel that they had considered a previous scheme on the site 18/0152/F. The planning application was refused and then dismissed on appeal. An amended scheme had been submitted, which the applicant considered addressed the Inspectors reasons for refusal.

The Conservation Officer then outlined the Inspectors appeal decision which included that the appeal site was acceptable for some form of development; there would be no harmful impact on the Grade II Listed buildings but considered that the scheme would harm the



character and appearance of the surrounding area and would fail to preserve or enhance the appearance of the Conservation Area with particular regard to the design and style of the proposed dwellings.

The Conservation Officer reminded the Panel of their comments when they considered the previous application in 2018, namely:

That the principle of development was acceptable however they wished to see the existing bungalow retained either as a stand-alone unit or incorporated into the scheme. The Panel also wished to see one new unit, the design of which could tie in with the existing traditional houses nearby or be a modern style/design.

The Conservation Officer then outlined the amendments to the scheme to the Panel.

Conclusion: The Panel still felt that the existing bungalow should be retained, with one or two new dwellings behind in either a traditional or more contemporary style.

**Environmental Health - Environmental Quality: NO OBJECTION** – conditionally.

**Community Safety & Neighbourhood Nuisance (CSNN): NO OBJECTION** - conditionally

**Norfolk Coast Partnership: OBJECT.** Their expressed concerns can be summarised as follows:

- Whilst some improvements have been incorporated into the new proposal including a slight reduction in scale, roof height and glazing the development of three large executive homes partly outside of the development boundary and in a Conservation Area does not demonstrate a sustainable approach to housing delivery when there are areas of less constraint in the village.
- Most importantly and our main reason for refusal is that it does not 'conserve and enhance' the AONB in accordance with NPPF para 172.
- The development still does not meet CS06, CS08, CS12 and DM15 of the Development Plan and PB3 of the AONB Management Plan.

**Historic Environment Service: NO OBJECTION**, conditionally - The proposed development site lies close to the medieval core of the settlement of Burnham Market, a settlement with plenty of evidence of Early to Mid Saxon origins. The development area also lies close to areas of extensive cropmarks of field systems and just to the south of cropmarks of a Bronze Age barrow cemetery. In this area fieldwalking and metal detecting have found significant quantities of Prehistoric, Roman and medieval material, including a large number of Roman coins.

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.

If planning permission is granted, we therefore ask that this be subject to conditions.

## REPRESENTATIONS

9 pieces of correspondence referring to the following: -

- Small access on dangerous corner
- Overdevelopment of plot



- Chaos during construction
- Impact on wildlife from loss of trees
- Light pollution
- Dust, commotion, noise and traffic
- Impact on Church House, Grade II listed building and Coach House (curtilage listed)
- Church House is not separated by a paddock; this is garden land
- If the principle is accepted it should be 2 houses not 3
- Has Plot 1 been reduced in height?
- No objection if sensitively designed to the appropriate scale and massing and respects both the character of the village and, more importantly, the safety and well-being of the people who live in it.
- Impact of traffic on Station Road.
- Volume and massing of building.
- The majority of the development is outside the development boundary for Burnham Market and is contrary to Policies CS01 and CS02 of the Core Strategy and is not within the exceptions set out in the policy.
- It is unlikely to enhance or maintain the vitality of the rural economy.
- The Local Site Allocation and Development Management Policies Plan indicated Burnham Market would receive an allocation of twelve houses. Following the development at Foundry Field and smaller sites that has been well exceeded with more projects completed or in progress.
- Burnham Market is in the AONB and therefore any development must not only conserve but enhance the natural beauty of the area. It is difficult to see that this is achieved by developing this site as it would be visually intrusive in its setting and thereby harm the character and appearance of the area and the AONB.
- It would set a precedent for development outside the current boundary and in this case it is starting a second row of houses on the south side.
- The nature of the development is inappropriate in a CA .
- These cannot be overcome by dubious benefits to the local economy during and after construction.
- Realistically any new properties are likely to be second homes which is not what is required to support a thriving community. They will also not help the real housing shortage and certainly at present time there is no shortage of this type of property.
- The development will have an effect on the water table.
- The bandwidth in the village is already insufficient. The increased usage in consequence of the development will create a deficiency for others.
- The adjacent walls and the majority of the buildings on Station Road are historical.
- The development will change the character of this part of the Conservation Area.
- The garage (large enough to house three cars) has now become a two-storey building with double the original floor area, close to the listed building Church Close House.
- This garage could be converted into residential accommodation.
- I strongly object to the enlargement of this garage building. I have no material objection to the previous proposals.
- I objected to the external balcony at first floor level designed to form part of the main building originally proposed for Plot 1 on the grounds that it overlooked the garden of Church Close House with the obvious effect on privacy and amenity. I was delighted to see that it was removed from the revised proposals though a similar external balcony has now been reinstated as part of the latest scheme. I would like, please, to repeat my objection on identical grounds.
- The agent seems exasperated by the Parish Council's continued objection on the highway issue, but it is not the Lpa's role to pressurise the Parish Council to withdraw their objection.
- Will set a precedent of a second row of houses in the future.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**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 Design Guide 2019

## **PLANNING CONSIDERATIONS**

- Principle of development
- Impact on AONB
- Design
- Impact on Heritage Assets
- Impact on Highway Safety
- Impact on neighbours
- Other issues

### **Principle of development**

Part of the site is within the development boundary of Burnham Market; however, the majority of the site is outside.

Part of the site closest to the existing dwelling is formal garden connected to the existing property. However, the western part of the site is a separate parcel of land which is grassed but less formal. It is separate to the formal garden, with hedging and a gated access into the formal garden.

This informal, grassed part of the site lies outside the settlement boundary.

Under the definitions of the NPPF it is considered that this parcel of land cannot be defined as previously developed land.

However, when the application was considered by the Appeal Inspector, it was observed that the site is not isolated and there was no conflict with para 79 of the NPPF with regard to the location of new residential development. Similarly, the Inspector found that due to its location close to the village centre, development on this site would meet the aims of the NPPF to provide new housing in sustainable locations with access to transport and services where it will enhance or maintain the vitality of the rural economy.

As the site lies outside the development boundary, conflict with Policies CS01, CS02 and DM2 was identified by the Inspector. However, given the particular circumstances of the site context and its proximity to village facilities, which are material considerations, the Inspector found the site to be a suitable location for new dwellings.

These circumstances remain unchanged and, on the basis of the findings of the Inspector's decision, the principle of development on this site is supported.

### **Impact on AONB**

The site is within the AONB and is at the edge of the settlement.

The NPPF states at para 172 that great weight should be given to conserving and enhancing the landscape and scenic beauty in 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 the scale and extent of development within these designated areas should be limited.

The proposal will increase the amount of built form upon the site.

However, although the development would be at the edge of the settlement public views are limited and the residential units would be seen against a backdrop of existing development. Accordingly, in this case it is not considered the proposal would have such a significantly detrimental effect on the environment to warrant refusal.

### **Character and appearance and effect on heritage assets**

The Inspector dismissed the previous appeal for a single reason. She found that the buildings as a consequence of their design would be incompatible with the character of the surrounding area. She stated that in view of their prominence in the street the design of the new houses would be incongruous and out of keeping with the street scene. As a consequence, the Inspector concluded that the development would harm the character and appearance of the surrounding area and would fail to preserve or enhance the character or appearance of the Conservation Area.

In her assessment of the character of the Conservation Area the Inspector made reference to the domestic scale and appearance of terraces and individual buildings and the predominant use of red brick, flint infill and red clay tiles which gives the street a sense of homogeneity and a positive contribution to the street scene.

Additionally, the Inspector referred to the limited impact of the existing property on the surrounding Conservation Area due to its design and the mature gardens surrounding it.

The previous refused scheme incorporated house designs of a barn style, dominated by large areas of glazing. The LPA and the Inspector both found that this design approach was

incompatible with the character of the surrounding area. The Inspector also noted that the houses would have much higher eaves and ridge heights than the existing houses and would be more prominent in glimpsed views across the site from Station Road.

In response to the Inspector's findings the applicant has submitted amended plans showing a more traditional house design. The barn-like designs have been replaced with more typical, brick dwellings with flint panelling to some elevations and pantile roofs.

Since originally submitted, several revisions have been made to the plans and the proposed scheme now shows dwellinghouses which are much more in keeping with surrounding development. The eaves and ridge heights have been reduced so they are more in keeping with the adjacent properties at the Pound, to the north of the site. The widths of the dwellings have also been reduced and the rear gable sections have been set in from the side elevations to improve the longer views of the side elevations, particularly from Station Road. The properties have brick plinths and parapet roofs and fenestration that reflects that of surrounding properties.

The three dwellings remain large, six-bedroom properties, with accommodation in the roof space. The garage to Plot 1 has increased in height and shows storage in the roof accessed by a side stair. However, the plots are large and there is plenty of space around each of the dwellings. They do not appear cramped in their setting and the landscaping plan shows there is scope for the planting of trees and shrubs.

It is considered that the development now proposed adequately reflects local design standards or styles and takes sufficient reference from the local character of the village. It accords with the provisions of the NPPF, Policy CS06, CS08 or CS 13 in this regard.

Further, the proposed residential development adequately responds to its local setting in a sensitive or sympathetic manner in terms of scale and massing and now accords with Policy DM15.

In terms of impact upon the Conservation Area Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the decision maker to have special attention to the desirability of preserving or enhancing the character or appearance of that area.

The application was considered by the Conservation Areas Advisory Panel (CAAP). They considered that the existing bungalow should be retained with one or two new dwellings behind in either a traditional or more contemporary style.

However, the retention of the bungalow is not the proposal for consideration. It is considered that the scheme as amended in design and style will not have a harmful impact upon the Conservation Area and there is no longer conflict with national guidance or local policy.

Church Close House to the north west of the site is a Grade II listed building. At Appeal the Inspector concluded that the separation of this property from the appeal site and the layout of the proposed development was such that the appeal scheme would not have a harmful effect on this heritage asset or setting. Although the proposed garage building closest to this property is larger in scale than that of the previous scheme, it is still considered that the proposal would not have a harmful effect on Church Close House or its setting.

## **Impact on Highway Safety**

Previously the Highways Authority objected to the proposal due to the inadequate off-site facilities for pedestrians/ people with disabilities to link through to the village and the poor alignment, restricted width and restricted forward visibility at the access of the site onto Station Road.

These were two of the reasons for refusal of the last scheme. However, the Inspector found there were to be no harmful effect on the safe movement of vehicles and pedestrians in the vicinity of the appeal site given the slow traffic speeds and the unlikely increase in the risk of accidents. Similarly given the short distance to the services and the availability of some pavement space and verges the Inspector found that the appeal scheme would provide acceptable access for future residents to local shops and services.

Given that the Inspector did not uphold these reasons for refusal, the Highways Authority has not sustained an objection to this current proposal.

There is no conflict with Policy CS11 or DM15 in this case.

## **Impact on Neighbours**

The relationship between the development proposed and neighbouring properties has been examined and the impact upon the amenity of the occupants of these properties has been assessed. Consideration has been given to overlooking, overshadowing and the extension being overbearing.

The proposed dwellings front northwards with private rear gardens to the south. The proposed residential development is far enough away from existing development to the north to allow sufficient space to prevent significant overshadowing, not cause overbearing development or privacy issues. The proposal would therefore not have any significant amenity impact on the property No.1 The Pound which abuts the site to the north.

The nearest property is Angles House to the east and the gable end of the unit on Plot 3 shows no windows to this closest elevation. There are windows to the facing gable of Angles House and there will be some loss of sunlight to these and the garden of this property at certain times of the day, but not of such significant degree to warrant the refusal of planning permission.

A first floor balcony is proposed to the unit on Plot 1 but this is to the rear of the dwelling and would not result in overlooking issues for neighbouring properties.

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

## **Specific comments or issues**

Overdevelopment - third party comments have raised the issue of overdevelopment. However, the plot sizes are generally in keeping with others to the north and east. Given the amount of spacing around each of the proposed units, the adequate provision for parking and turning and private amenity space it is not considered the proposal would result in a cramped form of development.

Light pollution – third party objection has been made referring to the impact on light pollution. Para 180 of the NPPF seeks to ensure that new development is appropriate for its location

taking into account the likely effects of pollution on health, living conditions and the natural environment. This includes limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

In this regard the design of the dwellings is an improvement upon the previous application as the large areas of glazing have been removed. There will still be an element of light spillage from this edge of settlement site which adjoins open countryside. However, it is not considered this degree of domestic lighting would be so significant to warrant refusal of the development.

Third party objection has been made to the loss of trees and open space. The Arboricultural Officer does not object to the proposal although does recommend that all of the trees on the boundaries of the site are retained.

Third party objection has been made to the loss of wildlife. However, the proposal would retain a degree of openness and garden land and could retain boundary planting. The loss would not be so significant to warrant refusal of the proposed development.

Third party objection has been made to the amount of dust, commotion, noise and traffic created by building the development. However, the construction period would be only a temporary situation and would not cause significant long term amenity issues.

Third party objection has been made to the effect on the water table. However, this is not a reason for refusal of planning permission.

Third party objection has been made that the bandwidth in the village is already insufficient. The increased usage in consequence of the development will create a deficiency for others. However, this is not a matter for consideration by the local planning authority.

Third party comment has been made that this would set a precedent for development outside the current boundary and in this case it is starting a second row of houses on the south side. However, each case is considered on its individual merits and any future planning application for similar development would be considered against the planning policies in place at that time.

Concerns regarding the future use of the garage for additional residential accommodation are noted, however any use of the garage for self-contained accommodation would require planning permission in its own right.

Concerns regarding the use of the properties as second homes are noted. However, the LPA cannot control the future residential tenure or occupation of a dwellinghouse and there are no planning policies that prevent such a use in Burnham Market.

Concern has been raised about the agent's comments regarding aspects of the Parish Council objection. The LPA encourages discussion with Parish Councils about planning applications but this is not a material planning consideration.

## **Conclusion**

The application, as amended, is now considered to be of appropriate scale and design and now takes sufficient reference from the local character of the village. It accords with the provisions of the NPPF, Policy CS06, CS08 or CS13 in this regard. Further, the proposed residential development adequately responds to its local setting in a sensitive or sympathetic manner in terms of scale and massing and now accords with Policy DM15.

The amended scheme is considered to be of such quality that it will have no harm upon the character and appearance of the Conservation Area and there is no conflict with policy in this case.

The Appeal Inspector did not uphold the previous reasons for refusal on highway safety grounds or the principle of residential development on this site. This is a material consideration and is reflected in the recommendation.

**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:  
  
001C Proposed Site and Location Plan  
002C Plot 1 – Ground Floorplan  
003A Plot 1 – Proposed Floorplan  
004C Plot 1 – Proposed Elevations  
005C Plots 2 & 3 – Proposed Floorplans  
006C Plots 2 & 3 – Proposed Elevations  
007C Plot 1 - Proposed Garage Plans  
008C Proposed Landscaping Plan  
010 Indicative Sections
- 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 access indicated for improvement on Drawing No. 001C shall be upgraded/widened to a minimum width of 4.5 metres in accordance with the Norfolk County Council residential access construction specification for the first 3 metres as measured back from the near channel edge of the adjacent carriageway/constructed in accordance with the approved plan 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.
- 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 and traffic movement.
- 4 Condition Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

- 4 Reason In the interests of highway safety.
- 5 Condition Prior to the first occupation of the development hereby permitted the proposed access/on-site car parking/servicing/loading/unloading/turning/waiting area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 6 Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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

- 6 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 7 Condition No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 7 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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

- 8 Condition Prior to commencement of development a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase, deliveries/collections and any piling. The scheme shall also provide the location of any fixed machinery, their sound power levels, the location and layout of the contractor compound, the location of contractor parking, proposed attenuation and mitigation methods to protect residents from noise, dust and litter, and communication methods to the wider community regarding the construction phases and likely disruptions. The scheme shall be implemented as approved.
- 8 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 9 Condition Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between



the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.

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

and,

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

and,

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

- 10 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.
- 11 Condition No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 11 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 12 Condition No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 12 Reason To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 13 Condition Prior to first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby

permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 13 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 14 Condition All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 14 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.



## Appeal Decision

Site visit made on 12 August 2019

**by Sarah Dyer BA BTP MRTPI MCMi**

**an Inspector appointed by the Secretary of State**

**Decision date: 23 August 2019**

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**Appeal Ref: APP/V2635/W/19/3223973**

**Church Pightle, Station Road, Burnham Market PE31 8HA**

- 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 Ben Saxby (MJS Investments (March) Ltd) against the decision of King's Lynn and West Norfolk Borough Council.
  - The application Ref 18/01525/F, dated 17 August 2018, was refused by notice dated 31 October 2018.
  - The development proposed is the demolition of a detached bungalow, and the subsequent erection of 1 x 2-storey 5-bed dwelling, 2 x 2-storey 4-bed dwellings and 1 x garage.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matter

2. The Local Plan review has yet to be examined and found sound, therefore it attracts very limited weight in my determination of the appeal as a further material consideration.

### Main Issues

3. The main issues are:
  - The effect of the development on the character and appearance of the surrounding area including whether the proposal would preserve or enhance the character or appearance of Burnham Market Conservation Area (the CA) with particular regard to the design and style of the proposed dwellings.
  - Whether the development would provide acceptable access for future residents to local shops and services.
  - The effect of the development on the safe movement of vehicles and pedestrians in the vicinity of the appeal site with particular regard to the use of the existing access onto Station Road.
  - Whether the site is a suitable location for new dwellings having regard to national and local planning policy for the delivery of housing.

## Reasons

### *Character and appearance/effect on the CA*

4. The majority of Station Road runs parallel to the principal street in Burnham Market. It is characterised by a wide variety of building types which appear to be mostly in residential use. Some buildings are positioned on the edge of the street whilst others address alleys which connect Station Road to the rest of the village. The domestic scale and appearance of terraces and individual buildings and the predominant use of red brick, flint infill and red clay tiles give the street a sense of homogeneity which makes a positive contribution to the street scene
5. Station Road and the buildings which are associated with it are within the CA which covers a large portion of the village. The Burnham Market Conservation Area Draft Character Statement (1975/1992) (the CA Character Statement), includes a section about Station Road which highlights the cottages and linking flint walls as features of importance and recognises Rogers Row which is a terrace of cottages as of particular significance.
6. Church Pightle occupies a secluded site at the point where Station Road turns 90 degrees to meet Church Walk. Views of the existing bungalow are limited by the narrowness of the access driveway and the hedges and walls which bound adjacent gardens. The steep pitched roof of the building is visible and specific reference is made to it in the CA Character Assessment. Nevertheless, as a consequence of its design and the mature gardens surrounding it, Church Pightle has a limited impact on the surrounding CA.
7. The appeal scheme would result in the removal of Church Pightle and the construction of three detached houses and a free-standing garage block. Whilst the design of the new dwellings draws inspiration from the surrounding area in terms of the materials of their construction, their appearance would be redolent of large converted barn buildings. The expanse of glass within the front gables of all three houses, in particular would emulate the treatment which is frequently used to fill large openings in barn conversions.
8. The glazed gable features of the new houses would result in the elevational treatment of the houses being significantly at odds with the ratio of walls and windows in the surrounding buildings. The images which have been submitted by the appellants demonstrate that the new houses would be visible from the access in Station Road. Also, given that the houses would have much higher eaves and ridge heights than the existing houses the new buildings would be more prominent in glimpsed views across the site from Station Road. Whilst the plans show trees to be planted in front of the dwellings, on the basis of the evidence, these would not necessarily fully screen views of the front elevations of the houses from the street.
9. Given the importance which I have placed on the domestic scale and appearance of buildings to this part of the CA, the new buildings as a consequence of their design would be incompatible with the character of the surrounding area. In view of their prominence in the street the design of the new houses would also be incongruous and out of keeping with the street scene. As a consequence, the development would not preserve or enhance the character or appearance of the CA.

10. The appellants refer to recently approved dwellings with glazed gables at Locksley Cottage, North Street (the Locksley Cottage scheme). The photograph provided shows a building of a similar style to that proposed, however there is limited information before me regarding that scheme which is in a different part of the village. Therefore, I am not able to draw a direct comparison between the Locksley Cottage scheme and the appeal proposals.
11. The appellants cite the relationship with the neighbouring dwellings, The Pound and Angles House, neither of which they consider to be of historic interest, in favour of the appeal scheme. However, The Pound is of a domestic scale and style which is comparable with other dwellings in Station Road. Consequently, the appeal scheme would be incompatible with the appearance of the Pound. Angles House is an anomaly in the street scene, but it is well screened by a brick and flint wall of traditional design and the impact which it has on the character and appearance on the surrounding area does not justify the further harm which could result from the appeal scheme.
12. I conclude that the appeal scheme would harm the character and appearance of the surrounding area and would fail to preserve or enhance the character or appearance of the CA with particular regard to the design and style of the proposed dwellings. The development is therefore contrary to Policies CS06, CS08, CS12 and CS13 of the Kings Lynn and West Norfolk Borough Council Local Development Framework – Core Strategy (2011) (the Core Strategy) and Policy DM15 of the Site Allocations and Development Management Policies Plan (2016) (the SADMP Plan). These policies jointly, require development in rural areas to maintain local character and a high-quality environment and to protect and enhance the historic environment and local distinctiveness.
13. The statutory duty in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is a matter of considerable importance and weight. As a consequence of their design and style the proposed houses would have a harmful impact on the Conservation Area. However, I find that the harm would be less than substantial.
14. Paragraph 196 of the National Planning Policy Framework (the Framework) directs that where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal. In this case the development would contribute towards the local economy both during the construction phase and as a result of future residents using local facilities and services and would boost housing supply. However, these benefits would be limited by the scale of the development and the benefits would not outweigh the harm to the designated heritage asset that I have found in this instance.

*Access to local services*

15. The appeal site is within walking distance of The Green and Church Walk which accommodate a range of shops and services. Access by this mode would necessitate walking in the carriageway on Station Road, however there is a pavement in front of Rogers Row, and this provides an alternative route via Emma's Court to The Green, avoiding the junction of Station Road and Church Walk. There are double yellow lines on the tight corner of Station Road from which the site takes access which reduces the need for pedestrians to negotiate parked cars.

16. The appeal scheme would increase the number of people living on the site and some of those residents would be likely to wish to walk to local shops and facilities. This would increase the number of people walking on the road. However, given the short distance involved, the availability of some pavement space and verges which would provide a degree of protection from oncoming traffic and the parking restrictions which are present, and which maximise the width of the available carriageway, I would expect the level of risk associated with the use of the road to be low.
17. The Council argues that the speed of traffic on Station Road is such that injuries could be caused as a result of a collision between a car and a pedestrian. However, the road is straight and lit by street lighting and vehicles would negotiate the corner close to the site access at slower speeds giving both parties the opportunity to react and take appropriate action. The Council also refers to higher speeds on Church Walk. Nevertheless, there are grass verges and pavements on this road which would provide opportunities for refuge and in any event, this is not the only route to the village centre amenities.
18. I conclude that the appeal scheme would provide acceptable access for future residents to local shops and services. Therefore, the development would accord with Policy CS11 of the Core Strategy and Policy DM15 of the SADMP Plan which require safe and convenient access to be provided for all modes of transport. For similar reasons the development would accord with the Framework in relation to providing safe and accessible places.

*Safe movement of vehicles and pedestrians*

19. The existing access serving Church Pightle presents an open aspect to drivers leaving the site as a consequence of its position on the outside of the bend. In contrast, vehicles entering the site from the inside of the bend are required to cross the opposing carriageway at a point where forward visibility is restricted. This already provides the potential for collisions between vehicles, however the alignment of the road and its limited width results in vehicles approaching this part of Station Road slowly in order to negotiate the corner notwithstanding whether or not they are accessing the site.
20. The additional houses would increase vehicle movements in and out of the existing access, leading to an increased potential for interaction between vehicles. However, given the level of traffic on Station Road, that is not in dispute, which already successfully negotiates the corner, the additional traffic generated by the development would be unlikely to substantially increase the risk of accidents. Thus, the increased intensity of use of the existing access would not have a significant effect on highway safety.
21. There is a disagreement between the main parties regarding the calculation of forward visibility on the bend. Even if the Council are correct, this does not alter my view that drivers will be approaching the corner cautiously based on the alignment of the road and that this will appropriately reduce the highway safety risks.
22. I conclude that the appeal scheme would not have a harmful effect on the safe movement of vehicles and pedestrians in the vicinity of the appeal site with particular regard to the use of the existing access onto Station Road. The development is therefore in accordance with Policy CS11 of the Core Strategy and Policy DM15 of the SADMP Plan which require safe and convenient access

to be provided for all modes of transport. For similar reasons the development would accord with the Framework in relation to the impact on highway safety.

#### *Location*

23. Policy CS01 of the Core Strategy focusses most new development to larger settlements and some new homes within or adjacent to Key Rural Service Centres (KRSC). Burnham Market is identified as a KRSC under Policy CS02 of the Core Strategy. Policy DM2 of the SADMP Plan limits development which is outside development boundaries of settlements to that which falls within a number of categories including rural workers housing and affordable housing.
24. There is no dispute between the main parties that part of the site falls outside the development boundary for Burnham Market. Nevertheless, the site is surrounded on three sides by existing development and the fourth side bounds allotment gardens. Consequently, the development would not be isolated and so its location, effectively in the countryside for planning purposes, would not conflict with paragraph 79 of the Framework.
25. Paragraph 78 of the Framework supports new housing where it will enhance or maintain the vitality of rural communities. Burnham Market accommodates a wide range of facilities and these can be easily and safely accessed from the site by foot or cycle. These services include public houses, churches, shops of various kinds and a pharmacy. There is also a regular bus service serving larger settlements which provide employment and schools. Thus, the amount of travelling required to access facilities providing for the day-to-day needs of residents would be modest and not restricted to use of a private car.
26. The development would be contrary to Policies CS01 and CS02 of the Core Strategy in as much as the site lies outside the development boundary and to Policy DM2 of the SADMP Plan because the proposed development does not fall within any of the exceptions set out in that policy. I have limited evidence before me to suggest that these policies are out of date or that they attract less than full weight. Nevertheless, on the basis of the location of the site relative to the shops and facilities in the village, the proposed development would meet the aims of the Framework to provide new housing in sustainable locations with access to transport and services where it will enhance or maintain the vitality of the rural economy.
27. The Council argue that the Borough has a generous housing land supply and that Burnham Market has already provided more than its identified needs. However, there is very little evidence before me to suggest that there is limited capacity for additional houses in the village and both parties agree that there is no limitation on the number of new houses that can be accommodated within the development boundary.
28. Notwithstanding the conflict with the Development Plan, given the particular circumstances of the site context, which is a material consideration, I find that the appeal site is a suitable location for new dwellings.

#### **Other Matters**

29. Church Close House is a Grade II Listed Building. It is separated from the appeal site by a paddock and the layout of the proposed development is such that the appeal scheme would not have a harmful effect on this heritage asset or its setting.

**Conclusion**

30. For the reasons set out above the appeal is dismissed.

*Sarah Dyer*

Inspector



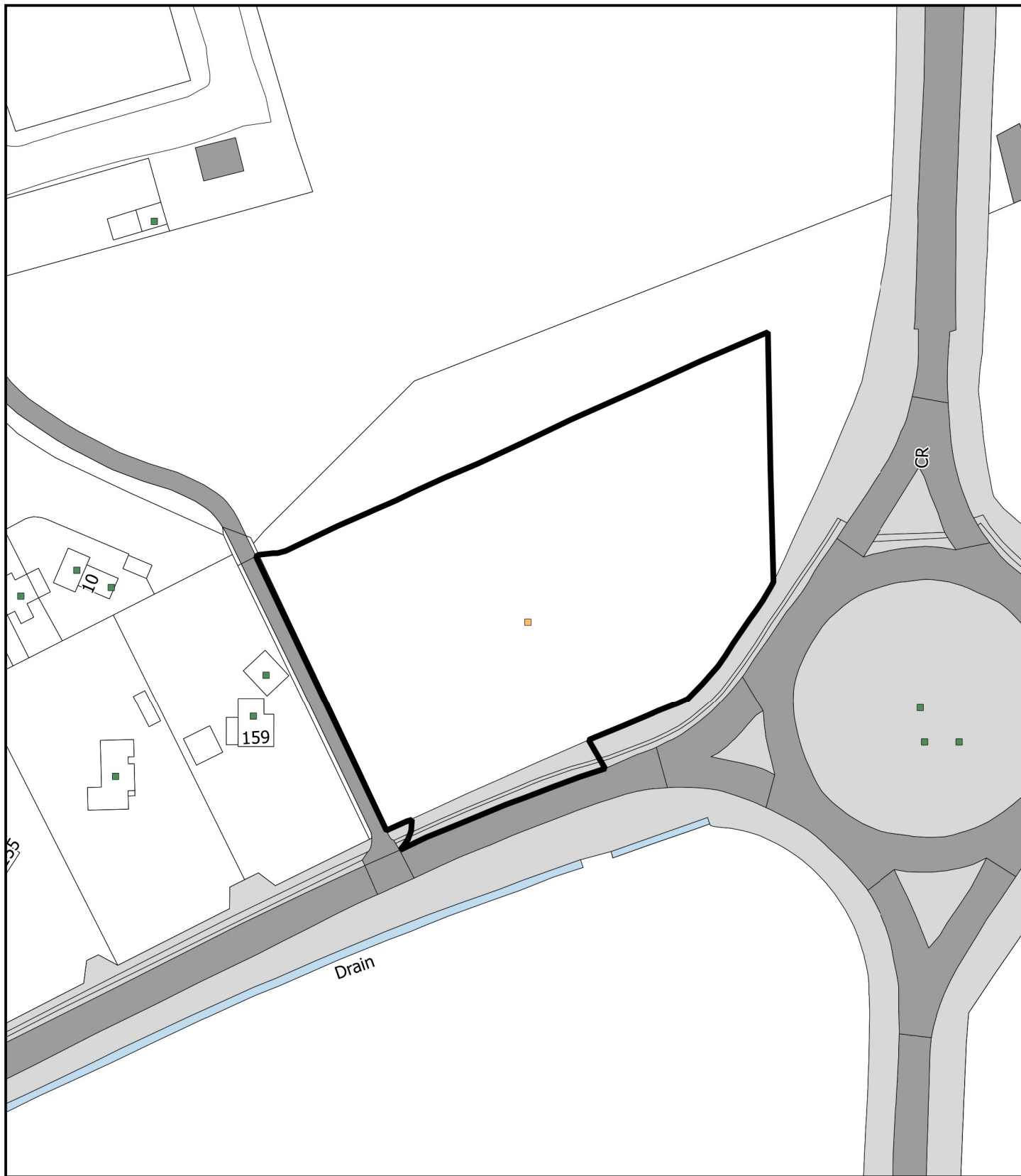
# 19/02216/F

## Land at 161 Bexwell Road



# 19/02216/F

## Land at 161 Bexwell Road



<b>Parish:</b>	<b>Downham Market Ryston</b>	
<b>Proposal:</b>	<b>Erection of Starbucks coffee shop and drive thru (class A3 use) and freestanding McDonald's restaurant with drive-thru (class A3/A5). Includes car parking, landscaping and associated works including the installation of 2 no. customer order displays, goal post height restrictor and child's play frame. Works for enclosure for gas and electricity</b>	
<b>Location:</b>	<b>Land At 161 Bexwell Road Downham Market Norfolk</b>	
<b>Applicant:</b>	<b>Starbucks And McDonald's Restaurants Ltd</b>	
<b>Case No:</b>	<b>19/02216/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs C Dorgan</b>	<b>Date for Determination: 24 February 2020 Extension of Time Expiry Date: 3 April 2020</b>

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

**Neighbourhood Plan:** No

**Case Summary**

The site lies on the north-western quadrant of the roundabout junction of Bexwell Road/A10/A1122, on the eastern fringe of the town. It covers an area of approx. 0.8ha and was historically used as a playing field for British Sugar and has been redundant for approximately 40 years. It is contained by mature landscaping in the form of poplar trees to the north and east, with mixed hedging along the Bexwell Road frontage. It is presently served by a private maintenance access track, which leads to land to the north - including a reservoir and telecom' masts. To the west is the urban area of Downham Market, agricultural fields opposite to the south and south-east, with a mix of residential and commercial to the north-eastern quadrant of the roundabout (historically an aerodrome).

The site lies in an area classed as 'countryside' in the adopted Local Plan and in Flood Zone 1 of the Council-adopted Strategic Flood Risk Assessment.

Full permission is sought for the erection of a Starbucks coffee shop and drive-thru (class A3), and McDonalds restaurant and drive-thru (class A3/A5) and includes car parking, landscaping and associated works. Access off Bexwell Road is shown in the south-western corner of the site with highway improvements within the highway creating a right turning lane. The site layout plan shows the Starbucks building located to the northwest of the site and the McDonalds restaurant to the southeast. The McDonalds restaurant includes an outdoor eating area and play space, cycle parking is provided to the north and there is car parking for approximately 90 spaces.

**Key Issues**

- \* Principle of development
- \* Impact on town centre and the Sequential test
- \* Access and highway matters
- \* Form and Character
- \* Neighbour Amenity
- \* Health impacts
- \* Other material considerations

**Recommendation:****APPROVAL****THE APPLICATION**

The site lies on the north-western quadrant of the roundabout junction of Bexwell Road/A10/A1122, on the eastern fringe of the town. It covers an area of approx. 0.8ha and was historically used as a playing field for British Sugar and has been redundant for approximately 40 years. It is contained by mature landscaping in the form of poplar trees to the north and east, with mixed hedging along the Bexwell Road frontage. It is presently served by a private maintenance access track, which leads to land to the north - including a reservoir and telecom' masts. To the west is the urban area of Downham Market, agricultural fields opposite to the south and south-east, with a mix of residential and commercial to the north-eastern quadrant of the roundabout (historically an aerodrome).

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The application submitted includes-

- Full Drainage Layout Plan and Levels, and Report
- Landscape Plan
- Acoustic Report
- Archaeological Assessment
- Lighting Plan and Report
- Odour control Assessment
- Transport Assessment
- Road Safety Audit Stage 1.
- Tree Survey, Arboriculture Impact Assessment, Arboriculture Method Statement and Tree Protection Plan.
- Environmental Quality screening assessment form

## **SUPPORTING CASE**

Outline Planning Permission was granted for a restaurant with takeaway on the site in 2015. The site is therefore considered appropriate for proposed scheme, which seeks permission for a coffee shop and restaurant, both with drive-thru facilities.

Careful consideration has been given to the design and layout of the scheme, suitable mitigation is proposed where appropriate, predominantly along the western boundary of the Starbucks drive-thru lane in the form of an acoustic screen, to the satisfaction of the local Environmental Health Officer.

The scheme has been widely consulted upon and we are pleased with the officer's final recommendation of approval. We are pleased with the public response to the application which has seen an active show of support of over 60% from the local community. The scheme will bring inward investment into Downham Market and provide over 80 jobs for the community.

Across the East of England McDonald's contributed £341m to the economy and supported 15, 983 jobs in 2017.

McDonald's always seek to make a positive impact to the local community with 90% of restaurants Franchised to local business people. Through this McDonald's support local schemes such as football sponsorship and staff training. Over 18,500 members of staff have completed the McDonald's apprenticeship scheme.

## **PLANNING HISTORY**

14/01031/OM: Application Permitted: 09/02/15 - OUTLINE APPLICATION SOME MATTERS RESERVED: Development of A3/A5 - restaurant and takeaway - Land North Side of Bexwell Road, Downham Market

## **RESPONSE TO CONSULTATION**

### **Town Council: OBJECTION**

At the Full Council meeting of Downham Market Town Council held last night, Tuesday 04th February 2020, members recommended refusal making the following observations:

- Not in harmony with the locality
- Inappropriate form of development which fails to reflect the special characteristics of the locality and is not in harmony with locality
- Detrimental to the existing street scene and the amenity of the area
- Out of keeping
- The landscaping and layout is not acceptable
- Incompatible use of land
- Noise and disturbance for residents
- Odour
- Trees will be lost
- Development not suitable or compatible with the natural conservation area
- Environmentally incompatible with the Town Council's "green" policies
- Fails to respect the character of the entrance to Downham Market
- Detrimental effect on conservation areas.
- Loss of amenity land

Planning Committee  
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**Highways Authority: NO OBJECTION** subject to conditions to address:

- Vehicular access
- Visibility splays
- Off-site highway improvement works

Site Access - It is proposed that the site will be served via a single point of access from Bexwell Road with a Right Hand Turn Lane (RH TL) provided as per the previously approved arrangement. Although it should be noted that the access point is slightly further from the A10 roundabout than previously proposed.

This arrangement is acceptable to the Highway Authority, however the applicant will also be required to enhance the existing entry signs to the existing 30 mph speed limit on Bexwell Road from the A10.

As per our response to pp 14/01031/OM, given the proximity of the site access is to the A10 roundabout it is important that the access and right hand turn lane proposed are constructed before works start on construction of any development on the site to provide adequate access for construction traffic and to protect highway safety.

It should be noted that these off-site works will be delivered by a Section 278 Agreement and the precise delivery mechanism will be determined as the works are brought forward.

The applicant should be aware that there may be additional costs relating to the off-site works which will include a commuted maintenance amount as well as various fees including administration and supervision. The completed works will be subject to a Safety Audit and additional works may be required.

Site Layout - The proposals include 90 parking spaces to cater for both customers and staff, with cycle parking also proposed. Vehicle track runs have been submitted to demonstrate that the site layout can for delivery / servicing requirements. The layout, parking provision and turning / servicing arrangements are acceptable.

**Community Safety and Neighbourhood Nuisance (CSNN): NO OBJECTION** subject to conditions to address:

- \* Drainage
- \* Lighting
- \* Odour control
- \* Construction Management Plan
- \* Site hours
- \* Hours of delivery
- \* Fixed Plant and machinery
- \* Acoustic fencing

Concerns are raised regarding peak night time noise levels, that there is a significant difference between the peak levels and the lowest recorded background noise levels and as a result there is likely to be an adverse impact on residents. The Officer suggests additional acoustic fencing, in addition to that shown on the plans, could be a solution. However the developer has demonstrated that they have taken appropriate measures to ensure that the noise created at the site complies with the requirements of relevant legislation and guidance and therefore we cannot object on these grounds.

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

Contaminated Land - The applicant has provided a screening assessment form to allow consideration for the proposed new use and have no objections to the proposal on the grounds of land contamination.

Air Quality - Based on the evidence and information submitted therefore have no objection to the development on the grounds of air quality. However, would welcome the addition of EV charging infrastructure within the development in line with NPPF para. 110(e), and measure 19 of the Borough Council of King's Lynn and West Norfolk's Air Quality Action Plan.

Groundwater - We have assessed this application with regard to potential impacts on human health as required by National Planning Policy Framework paragraph 170. Groundwater protection and potential pollution of controlled waters is the responsibility of the Environment Agency and their advice should be sought on this.

**Highways England: NO OBJECTION:** The following application is unlikely to have a severe impact on the strategic road network.

**Anglian Water: NO OBJECTION:** No objection subject to informative notes being included within the planning consent addressing- affected assets; wastewater treatment; used water network; and trade effluent.

**Lead Local Flood Authority (NCC): NO COMMENTS:** The application would be classed as minor development.

**Public Rights of Way (NCC): NO OBJECTION:** Pleased to note that the plans include measures to safeguard users of the adjacent Public Bridleway (Wimbotsham BR14) as advised by us previously. If these measures are implemented then NCC does not object to this proposal on Public Rights of Way grounds.

**Arboricultural Officer: NO OBJECTION.**

**Norfolk Fire and Rescue: NO OBJECTION:** I acknowledge receipt of the above application and I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2010 – Approved Document B (volume 2 – 2019 edition) as administered by the Building Control Authority.

**Architectural Liaison and Crime Prevention Officer: NO OBJECTION:** Initially queries raised by the Traffic Management Officer but following a meeting held with the applicant, there are no further comments.

**Natural England: NO COMMENTS.**

**Historic Environment Service NCC): NO OBJECTION** subject to conditions.

The proposed development site lies within the boundary of the Second World War Downham Market airfield adjacent to the perimeter track and the end of one of the runways. Consequently there is potential that heritage assets with archaeological interest relating to the use of the airfield will be present at the site and that their significance would be affected by the proposed development. The heritage assets present could include a range of artefactual material within the topsoil which may include debris from crashed aircraft. If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 199 and conditions are attached accordingly.

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**REPRESENTATIONS 155** representations received in **SUPPORT** and **115** representations **OBJECT** to the scheme, with 1 **NEUTRAL** comment. The issues raised are summarised below-

Support –

- Bring permanent new jobs
- Allow for affordable food and drinks
- Downham Market will become modern and provide more choice to people, especially those who cannot get out of town.
- Allow passing traffic somewhere to stop and bring more custom to town
- Will not affect local business as it is out of town.
- Convenient to young families who do not want to drive 12 miles to get an affordable meal for their family or can't afford surrounding restaurants (Arbuckles) or somewhere to go without being surrounded by drunks (Weatherspoons)
- Convenient for lorry drivers to sleep overnight in their lorry and buy food/drinks.
- Modernise Downham Market
- Somewhere for the youth to sit and eat affordable meals without clogging the centre of town where there is limited parking
- If housing is increasing, amenities should also increase
- Provide a rest stop between Ely, Swaffham, King's Lynn and Cambridge
- Downham Market needs these businesses
- Variety of food types for members of public
- Correct place on the outskirts, meaning traffic would not be an issue.
- Coffee.
- Generate income for Downham Market
- Permission granted a few years ago to redevelop – which was not acted upon.
- Bexwell Road is not particularly busy, apart from during peak hours (school opening and closing times)
- Bexwell Road can be used for motorists, cyclist and running.
- Development is not near residential estates, just one house adjacent, separated by track/road.
- Children would not leave to go to McDonalds – one is a primary school and secondary school children are not allowed to leave school gates during school hours unless they have a valid reason.
- Secondary school children – most of them get to Downham by Bus, so purchase of unhealthy food would be minimal.
- Generate more interest from companies and organisations to invest in Downham Market.
- Excellent position/location.
- Gives younger generation somewhere to go and meet friends and toddlers a playing area.
- Starbucks has a great policy of employing people with different needs.
- Lot of negativity about Weatherspoons but since opened its packed and given town a night life
- Brilliant way of bringing diverse community together
- Provide variety in Downham Market as there is insufficient options for commuters



## Objections-

- Can't understand why the proposal is on the edge of a housing development rather than on a brownfield site or opposite Arbuckles along A10 to keep the eateries together
- Bexwell Road is too small and unable to cope with volume of traffic
- Speed of vehicles driving on the A10
- Location of McDonalds would result in an increase in young people walking along Bexwell Road
- McDonalds undermines the Government's health strategy. This project would highlight irresponsible attitude to the obesity and poverty that children and parents have to tackle in Downham Market
- Negative outcomes such as odour, noise, light, litter, rats and anti-social behaviour cannot be controlled
- Housing prices would be affected. Previous history of housing close to McDonalds showed property value can decrease as much as 21-24%
- Reduced quality of life
- McDonalds sign spoiling the entrance of Downham Market
- Increased litter
- Two Mcdonalds within 10 miles of Downham Market.
- Downham Market should pride itself by not having a McDonalds like other towns do.
- Environmental impact
- Near residential units and will reduce their quality of life
- Too close to King's Lynn to be a drive's rest stop.
- Amenities such as toilets, snacks and coffee in BP garage near Arbuckles
- Sufficient food outlet in town - Downham Market is full of fast food outlets and coffee shops. Eg Baytree, Downham Market Garden Centre Arbuckles, Rare Breeds Farm Café, Hare Arms
- Noise on surrounding residents
- Walking distance and near primary and secondary schools
- Extra vehicles will make busy junction even busier and dangerous
- Anti-social behaviour near residential area
- Climate change – energy and resources use to build 2 buildings. Plan states they expect 25% more journeys to occur from the development
- Biodiversity – will kill almost all wildlife on site.
- Job opportunities are not jobs people should aspire to with no career path.
- Object to Starbucks because of their tax liabilities. Local Authority should not permit companies that show little regard to contributing society through tax.
- McDonalds drive through will lead to car engines running and staff will be exposed to toxic fumes from exhausts – should not be allowed on Health and Safety grounds.
- Meat based foods which is one of the major contributors to climate emergency.
- Distance between the exit of the roundabout and proposed entry of the site is too short.
- Proposal is not compliant to National Policy Framework on climate change as it will increase vehicle movement by attracting local use as well as engine stopping and starting, carbon emissions will increase.
- Site is outside permitted development boundary
- Explanation for sequential test is unconvincing. Eg supporting statement of the proposal indicating the applicants are mindful of the negative impact of the proposal and assertion that there are no other suitable sites.
- Not in keep with the stylistic context of the local area. Immediate local area is residential and rural with no businesses, no commercial traffic flows and no 24/7 business activity.

- Approval would mean it would be difficult to object to similar proposals as precedent is set
- Insufficient landscaping. Landscaping is minimal and small.
- Development will damage natural environment and result in significant loss of trees.
- Increased criminal activity. 24/7 food outlets become magnets for late night group related anti-social behaviour and worse in the vicinity
- Scale of the development is not appropriate for the land area.
- Destructive from the PoV of siting and proximity of vulnerable people to the site
- Royal College of Paediatrician and Child Health advocates for ban of fast food outlets within 400m of a school
- Light pollution – street lights go off overnight. A lit McDonald's sign is unwelcoming
- Anglia Water said it does not have the capacity to treat the flow of the development site.
- Drive through is not an appropriate distance from the nearest neighbour because of the car fumes
- Location of Starbucks is immediately in front of a line of trees adjacent to the land which backs on to the objector's property. Would make more sense to locate the building on the roadside near the bypass
- Development is not targeting improvement of local own, but trade from passing motorists.
- Outline permission granted in 2014 has now expired.
- Opening times of McDonalds and Starbucks.
- Increase load of infrastructure/electricity supply/sewage treatment

Neutral -

- Good idea for local jobs
- Shame this could not be incorporated in the town (Old Barclays Bank and Building Society vacant buildings.)

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS04** - Downham Market

**CS08** - Sustainable Development

**CS10** - The Economy

**CS11** – Transport

**CS12** - Environmental Assets

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

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

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

## **DM17 - Parking Provision in New Development**

### **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
National Design Guide 2019

### **PLANNING CONSIDERATIONS**

The key considerations are as follows:

#### **Principle of development**

The application site lies within an area classed as 'countryside' in the adopted Local Plan, outside of, but adjacent to the development boundary for Downham Market.

The NPPF states that to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business. It furthers that planning policies should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. These provisions are broadly repeated in Policy CS10 of the Core Strategy (2011).

CS06 Development in Rural Areas states inter alia that:

"The strategy for rural areas is to:

promote sustainable communities and sustainable patterns of development to ensure strong, diverse, economic activity...

ensure employment, housing (including affordable housing), services and other facilities are provided in close proximity."

CS10 The Economy states inter alia that:

"The local economy will be developed sustainably:

to facilitate job growth in the local economy, delivering the RSS target of 5,000 additional jobs by 2021. Job growth will be achieved through the provision of employment land as well as policies for tourism, leisure, retail and the rural economy;

to increase the proportion of higher skilled jobs while ensuring that opportunities are available for the development of all sectors of the economy and workforce...

Permission may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need. Any development must satisfy the following criteria:

It should be appropriate in size and scale to the local area;

It should be adjacent to the settlement;

The proposed development and use will not be detrimental to the local environment or local residents."

Policies DM1, DM12, DM15 and DM17 contained in the Site Allocations and Development Management Policies Plan (SADMP)(2016) have also been taken into consideration.

The application seeks permission for the development of an A3 coffee shop and A3/A5 restaurant and takeaway. Given the location of the site adjacent to the A10 it is aimed at passing trade as indicated by the site layout showing a typical 'drive-through' facility.

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It is accepted that there are already two eateries on the A10 to the south of the site on the eastern side of the A10 - Arbuckles and Downham Country Garden Store & Café, however these are considered to be destinations offering a different dining experience and catering for a different clientele.

The proposal is considered to be an economic proposal, with some employment potential, that is situated in a sustainable position adjoining the development boundary for the town. Its location in close proximity to the A10 provides a roadside service facility – the nearest drive-through restaurants on this primary route being at Hardwick (King's Lynn) some 15km to the north and Burger King on the Ely by-pass approx. 30km to the south. In policy terms very little has changed since the previous planning consent (14/01031/OM) was granted outline consent for this use. In terms of the principle of development the scheme proposed is in line with the NPPF and the adopted Local Plan.

### **Impact on town centre and the Sequential test**

There are a number of existing food outlets in the town which are mostly within the town centre and within comfortable walking distance from Downham Market Academy (Secondary School). There appears to be an adequate customer base to enable these outlets to co-exist. The proposed coffee shop and restaurant would not necessarily impact upon the business of those existing units within the town centre. Indeed the Town Council has not cited this as a reason for objection in their response.

It is recognised that with the existence of the railway station, there is limited parking provision within the town (which serves a wide rural catchment area) and leads to congestion. This facility would arguably retain passing trade and prevent incursion into the town which would exacerbate the current problem. Conversely it may produce some combined trips which would benefit the other facilities on offer in the town.

The scheme would also serve the commercial/employment site to the eastern side of the A10 on Bexwell Road (A1122), which would be within walking/cycling distance and negates the need to enter the town. The linkages with the bridleway to the north and east of the site would also improve accessibility.

The applicant has considered the sequential test as set out in the NPPF and has stated there are no suitable alternative sites within the town centre for this type of development. The applicant also refers to relevant case law to clarify the approach to sequential testing. Notwithstanding this, the development proposed is to provide roadside services for users of the A10, as well residents of the town and surrounding area, and therefore the site proposed is well positioned in this regard.

### **Access and highway matters**

The plans show that the site will be accessed off Bexwell Road and a transport statement has been produced in accordance with the requirements of the Local Highway Authority (LHA). The access proposed involves a right turning lane created off the B1512/Bexwell Road for vehicles exiting the roundabout and heading towards the town. There is adequate space within the highway to accommodate this junction formation, and the LHA are content that this may be implemented prior to the occupation of the site, thus enabling minimal impact upon the A10.

The applicant is planning to provide 90 car park spaces with 4 disabled, 6 staff and 3 reserve bays, and also cycle parking is provided. This is a sufficient number to meet the required

LHA Parking Standards. There is also an existing continuous footpath along Bexwell Road into the town centre.

Objections include concerns about the level of traffic to be created, that Bexwell Road is not of sufficient size to cope with the increased traffic, speed of vehicles on A10 will make junction busier and more dangerous. There is not sufficient distance between the roundabout and junction into the restaurant and that the location will encourage children to walk along Bexwell Road which would be dangerous.

However the LHA has not raised objections to the scheme and are satisfied based on the information and plans submitted, that the scheme can be delivered without detriment to highway safety. Therefore in transport terms the scheme accords with the NPPF and policy CS11 of the Core Strategy (2011) and Policy DM15 of the SADMP Plan (2016).

### **Form and Character**

Objections to the application include that the development proposed does not reflect the form and character of the immediate locality, or the wider town. Downham Market is a historic market town and objectors state that a McDonalds and Starbucks at the entrance to the town would be detrimental. The Town Council support this view, that the proposed scheme would have a negative impact on the conservation area and doesn't respect the locality.

The application site is situated between modern residential development to the west and the A10 and agricultural land to the east, with an employment area beyond this on Bexwell Road. The site is not in or adjacent to the historic part of town or the Conservation Area, but over 750m from the Conservation Area. The edge of town location alongside a strategic route is typical for this type of development and therefore it would not appear alien in this location. That said, the site is contained by established tree belts and hedging which will afford a natural backdrop and setting to any new buildings on the site, when seen from the main public areas along Bexwell Road and the A10. Furthermore the applicant has included an enhanced tree belt and area of planting to the west of the site, and soft landscaping around the perimeter of the development. It is considered that the development proposed, in its current form, would not be of sufficient detriment to the form and character of the locality to warrant refusal of the application in accordance with policy DM15 of the adopted SADMP.

### **Neighbour Amenity**

Many of the objections raised refer to the detrimental impact of the proposed scheme on neighbouring residential areas. These argue that the scheme would reduce the quality of life for residents nearby due to issues such as noise, odour, lighting, traffic fumes, litter and will act as an attractor for anti-social behaviour. Careful consideration has been given to these points, however it is important to state that there are no objections from statutory consultees.

CSNN have assessed this proposal and raise no objections subject to the imposition of specific conditions relating to drainage, lighting, odour control, provision of a Construction Management Plan, site hours, hours of delivery, fixed plant and machinery, and the landscaping plan including acoustic fencing. The CSNN officer does raise a concern that residents are likely to experience an increased level of noise at night as a result of the development. However the applicant has demonstrated that they have taken appropriate measures to ensure that the noise created at the site complies with the requirements of relevant legislation and guidance. This is a substantial site area and there is land to accommodate mitigation measures in the form of acoustic fencing and landscaping belts. An acoustic fence is proposed to minimise noise impacts to residential neighbours as specified on the landscaping plan.

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Environmental Quality are satisfied that traffic fumes generated as a result of the development would not be such a significant issue as to warrant any amendments or restrictions to the scheme, or any conditions to be attached to the consent.

In terms of litter, the applicant has set out their approach to waste management and litter within their supporting statement submitted with the application which is considered to be acceptable. Beyond the site littering is covered under separate legislation and street cleaning is the Council's responsibility.

Anti-social behaviour is also addressed within the submission statement, and the Architectural Liaison and Crime Prevention Officer has liaised with the applicant and has satisfied any queries around the management of anti-social behaviour of this site.

### **Health impacts**

Objectors have raised concerns about the health implications of the opening a fast food restaurant in this location. This Council judges each application on its own merits in consultation with relevant bodies. In policy terms the Government has placed an increased emphasis on achieving healthy and inclusive communities, creating environments that support and encourage healthier lifestyles. Stating that local planning authorities can support opportunities for communities to access a wide range of healthier food production and consumption choices and may seek to restrict the proliferation of particular uses. McDonalds has, in their supporting statement, pointed out the range of food choices they offering a range of healthier food options.

The impact upon the primary school (situated some 550m away) is considered to be less of an issue in that the children would have to be accompanied by adults in order to visit the establishment. The same would apply to the majority of the pupils attending DM Academy, if the facility was a pub/restaurant. Whilst the application site is approx. 650m away from DM Academy, pupils already have access to the town centre which offers a greater variety of facilities just 750m away. It is considered that the impact upon 'healthy eating' would not be so significant as to warrant a refusal on those grounds, when taken into consideration with other factors.

### **Other material considerations**

The effect of development on the value of adjoining property (be it increased or decreased) is not a material planning consideration.

The site was historically part of the WW2 airfield and there could be heritage assets under the land. Historic Environment Service requests archaeological conditions to be imposed on any permission.

In terms of drainage arrangements for the site, Anglian Water has requested that a number of informative notes are attached to the planning consent. They do raise the issue that the foul drainage is in the catchment of the Downham Market Water Recycling Centre which currently does not have the capacity to treat the flows created by the development site. However Anglian Water is obligated to accept the foul flows and would therefore take the necessary steps to ensure there is sufficient treatment capacity. To discharge trade effluent to a public sewer requires consent, and the applicant will be reminded of this via an informative note. Anglia Water confirms that the sewerage system has capacity for these flows. CSNN considered the disposal of surface water and is satisfied with the arrangements indicated on the plans.

Concerns have been raised relating to the potential harm to wildlife. The site is primarily grassed there are not however known to be any protected species affected by this proposed development.

There are existing trees and vegetation to the northern boundary of the application site, which is shown to be retained on the site plans. Objections were received to the 'loss of trees' on the site. However while there is one tree proposed for removal and some of the vegetation to the northern boundary will be cut back, the applicant is planning to plant a tree belt to the west and in total plant 18 new trees within the site, as well as shrubs and areas of soft landscaping. The Arboricultural Officer is satisfied with the scheme as submitted.

There is a Public Bridleway adjacent to the application site, and the Public Rights of Way Team are satisfied that the plans include measures to safeguard users of this.

There have been a few objections raised to the scheme on climate change grounds. The applicant has in their supporting statement, submitted with the application, addressed the issue of climate change within the construction of the site and the operations of the business.

## **CONCLUSION**

The proposal is considered to be an economic/ employment proposal situated in a sustainable position adjoining the defined town and within an area indicated for urban expansion in the Core Strategy. Its location in close proximity to the A10 provides a roadside service facility for users of that primary route.

There are no objections to the scheme from statutory consultees. However the Town Council has objected to the application and there are 155 representations in support of the scheme and 115 objections. The objections include neighbour amenity issues, whether the development respects the form and character of the locality, highways concerns as well as references to health implications all of which have been discussed above.

It is considered that the economic benefits of the proposed development outweigh the concerns raised by objectors to the scheme; mitigation measures relating to matters of planning concern are proposed to be controlled via condition.

The proposed development accords with the provisions of the development plan and the application is recommended for approval subject to the conditions listed below.

## **RECOMMENDATION:**

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans Drawing Nos-

DWG 00 Rev 3 Lias Design Notes & Luminaire Schedule received 18 Mar 2020

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DWG 01 Rev 3 Proposed Lighting Layout received 18 Mar 2020  
V1971-MCD-L01 Rev E Landscape Plan received 18 Mar 2020  
7561-SA-8743- P104 E Site Layout Plan Proposed received 28 February 2020

Goal Post Height Restrictor and COD/ Canopy Digital Drive Thru Lane  
E09-00-V01-M E09-004 Outdoor Climb 3x3 Playland Details  
4180596-1000 REV 1 Proposed Drainage Levels  
4180596-1200 REV 1 Proposed Drainage Layout  
7561-SA-8743-AL101A Site Location Plan  
7561-SA-8743-P040A Starbucks Ground Floor  
7561-SA-8743-P041B Starbucks Proposed Elevations and Section  
7561-SA-8743-P105A Proposed Elevations and Sections Plan  
7561-SA-8743-P106A Proposed Ground Floor and Roof Plan  
received 24 Dec 2019

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to occupation of the development hereby permitted the permanent vehicular access shall be constructed and thereafter retained at the position shown on the approved plan in accordance with NCC highways specification. 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 Prior to commencement of the development hereby permitted visibility splays measuring 2.4 meters x 59 metres shall be provided to each side of the access where it meets the highway. The splays shall thereafter be maintained at all times free from any structure or obstruction exceeding 0.225 above the level of the adjacent highway carriageway.
- 4 Reason In the interests of highway safety in accordance with the principles of the NPPF.
- 5 Condition Notwithstanding the details indicated on the submitted drawings no work shall commence on the site unless otherwise agreed in writing, until detailed drawings for the off-site highway improvement works (including right hand turning lane, temporary & vehicular access and gateway signage enhancement) as indicated on approved plans have been submitted to and approved in writing by the Local Planning Authority.
- 5 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.
- 6 Condition Prior to the commencement of the development hereby permitted the off-site highway improvement works referred to in Condition 5 of this consent shall be completed to the written satisfaction of the Local Planning Authority.
- 6 Reason To ensure that the highway network is adequate to cater for the development proposed.



- 7 Condition The gradient of the vehicular access shall not exceed 1:12 for the first 15 meters into the site as measured from the near channel edge of the adjacent carriageway.
- 7 Reason In the interests of the safety of persons using the access and users of the highway.
- 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 unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 8 Reason In the interests of highway safety.
- 9 Condition Prior to the first use of the development hereby permitted the proposed access/on-site car and cycle parking/servicing/loading/unloading/turning/waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 9 Reason To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 10 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.
- 10 Reason To ensure adequate off-street parking during construction in the interests of highway safety.
- 11 Condition Prior to the commencement of any works a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities shall be submitted to and approved in writing by the Local Planning Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.
- 11 Reason In the interests of maintaining highway efficiency and safety. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.
- 12 Condition For the duration of the construction period all traffic associated with (the construction of) the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority.
- 12 Reason In the interests of maintaining highway efficiency and safety.

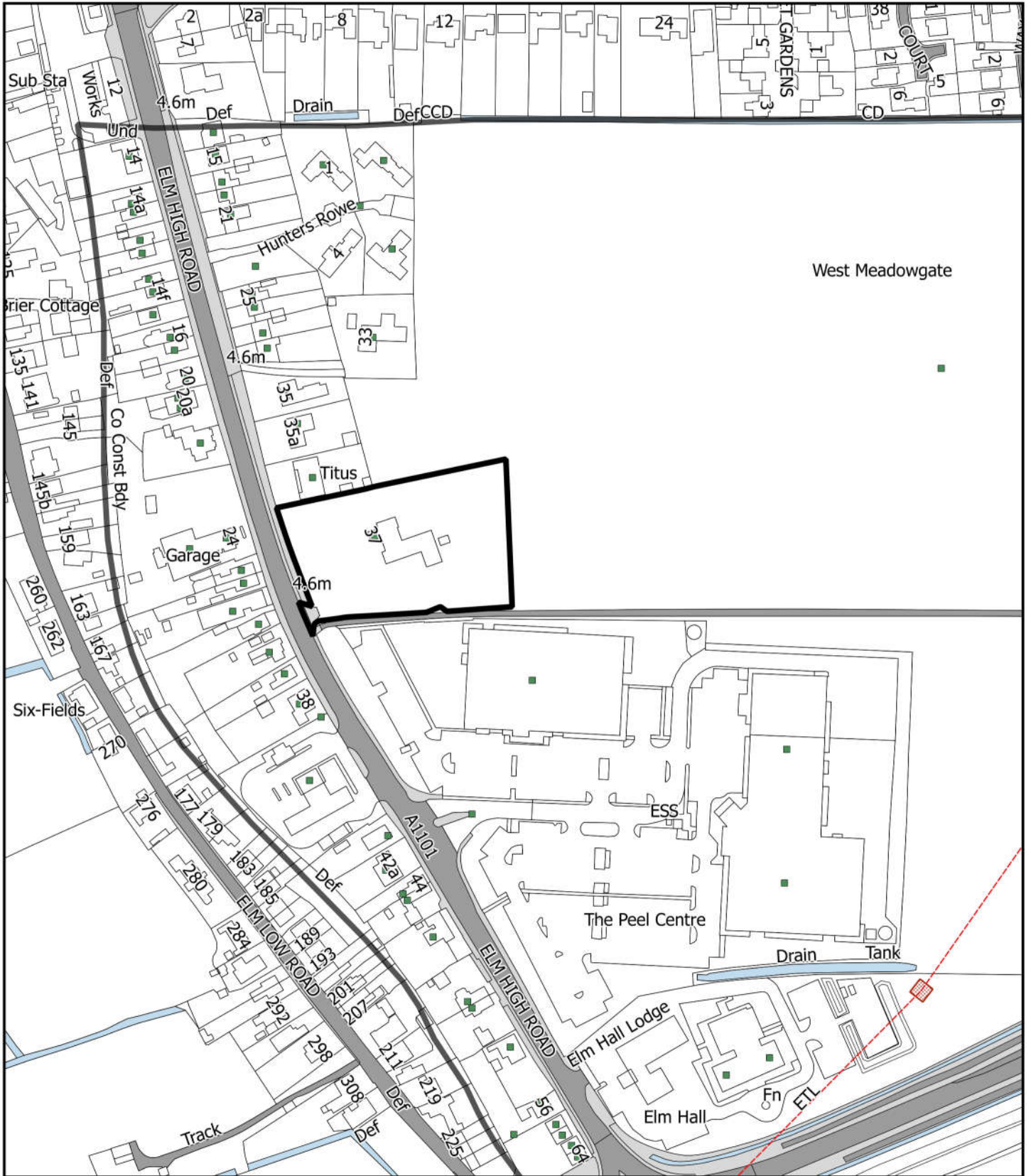
- 13 Condition The foul and surface water drainage arrangements for the site shall be constructed in accordance with the approved plans Drawing Nos 4180596-1000 Rev 1 and 4180596/1200 Rev1, and thereafter maintained as such.
- 13 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 14 Condition The lighting scheme for the site shall be installed in accordance with the approved plans Drawing Nos Project Number 0 – 140078 DWG00 and DWG 01 and thereafter maintained as such.
- 14 Reason In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 15 Condition The kitchen extract and odour control measures shall be installed and maintained in accordance with details given in CDM Partnerships Odour Control specifications document and CDM Partnership Odour Control Assessment Rev 00 received on 24 Dec 2019, and maintained as such thereafter.
- 15 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 16 Condition No deliveries shall be taken at or despatched from the site outside the hours of 08.00 to 18.00 Monday to Saturday and 09.00 to 17.00 on Sundays, Bank or Public Holidays.
- 16 Reason In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 17 Condition Prior to commencement of development a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase, deliveries/collections and any piling. The scheme shall also provide the location of any fixed machinery, their sound power levels, the location and layout of the contractor compound, the location of contractor parking, proposed attenuation and mitigation methods to protect residents from noise, dust and litter, and communication methods to the wider community regarding the construction phases and likely disruptions. The scheme shall be implemented as approved.
- 17 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 18 Condition Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.
- 18 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.

- 19 Condition No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted to and approved in writing by the local planning authority. The rating level of the sound emitted from the site shall not exceed 50 dBA between 0700 and 2300 hours and 39 dBA at all other times. The sound levels shall be determined by measurement or calculation at a point to be agreed in writing by the Local Planning Authority. The measurements and assessment shall be made according to BS 4142:2014.
- 19 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 20 Condition The development hereby approved shall be constructed in strict accordance with the recommendations of the Tree Survey, Arboricultural Impact Assessment Arboricultural Method Statement & Tree Protection Plan Rev B produced by Hayden's Arboricultural Consultants dated 13/12/2019 and received on 24 Dec 2019.
- 20 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 21 Condition All hard and soft landscape works shall be carried out in accordance with the approved details on Drawing No. V15971-MCD-L01E. 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.
- 21 Reason In the interests of protecting the environment and the future occupants of the development in accordance with the NPPF.
- 22 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, 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation and 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required.
- 22 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 23 Condition No development shall take place other than in accordance with the written scheme of investigation approved under condition 16 and any addenda to that WSI covering subsequent phases of mitigation.
- 23 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.

- 24 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 16 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 24 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 25 Condition Notwithstanding the details shown on the approved plans, Drawing No.s 7561-SA-8743-P104E and V1971-MCD-L01 Rev E, prior to occupation of the site full details of the specifications and locations of the acoustic fencing shall be submitted to and agreed in writing by the local planning authority. Development should be in accordance with the details agreed and retained as such thereafter.
- 25 Reason In the interests of the amenities of the locality in accordance with the principles of the NPPF.

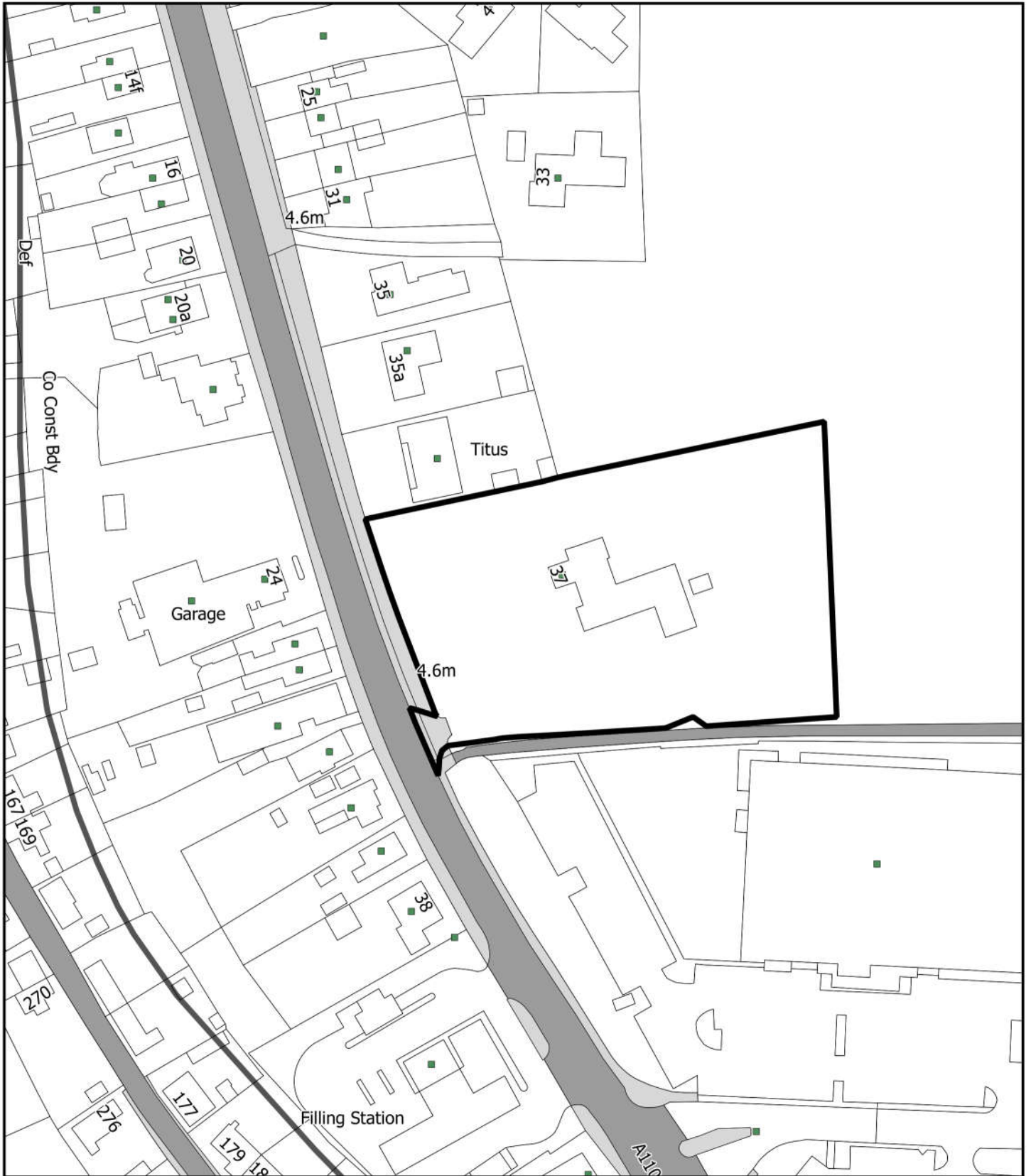
# 19/01416/O

## Longridge 37 Elm High Road



# 19/01416/O

## Longridge 37 Elm High Road





<b>Parish:</b>	<b>Emneth</b>	
<b>Proposal:</b>	<b>OUTLINE APPLICATION SOME MATTERS RESERVED: Proposed residential development</b>	
<b>Location:</b>	<b>Longridge 37 Elm High Road Emneth Wisbech</b>	
<b>Applicant:</b>	<b>Mr &amp; Mrs S Rout</b>	
<b>Case No:</b>	<b>19/01416/O (Outline Application)</b>	
<b>Case Officer:</b>	<b>Mr K Wilkinson</b>	<b>Date for Determination: 15 November 2019 Extension of Time Expiry Date: 1 August 2020</b>

**Reason for Referral to Planning Committee** – The views of the Parish Council are contrary to the Officer Recommendation, and at the instruction of the Sifting Panel (06/11/19)

**Neighbourhood Plan:** No

### Case Summary

The application site comprises 'Longridge'/No.37 Elm High Road which is a large detached chalet bungalow set in substantial mature landscaped grounds (0.6ha) on the eastern side of this main route into Wisbech. It lies just north of the B & Q store and The Peel Centre Retail Park, with housing and commercial opposite, bungalows to the north and a recently approved residential estate (approved under ref: 18/01464/RMM) to the rear.

Outline permission is sought for residential development around the existing dwelling which is proposed to be retained. All matters with the exception of means of access are reserved for future consideration. An indicative site layout plan is submitted which shows the existing access upgraded into a cul-de-sac and two private driveways serving plots to the front, rear and side of No.37.

This same access is the subject of a separate application (ref: 19/00926/F) which has recently been approved under delegated powers, for a temporary access route for construction of the adjoining estate as an alternative to accessing it via Hunters Rowe further along this road frontage to the north.

The site lies within the defined development area of Emneth and within Flood Zone 1 of the Council-adopted Strategic Flood Risk Assessment.

### Key Issues

- Principle of development
- Impact on form and character
- Access
- Impact on trees
- Affordable housing contribution
- Other material considerations

## Recommendation

A) **APPROVE** subject to conditions and Section 106 being completed, within 4 months of resolution to approve, to secure affordable housing contribution.

B) Should the Section 106 agreement fail to be completed within 4 months of the resolution to approve, the application shall be **REFUSED** on the grounds of failure to secure affordable housing contribution and being contrary to Policy CS09 of the LDF.

## THE APPLICATION

The application site comprises 'Longridge'/No.37 Elm High Road which is a large detached chalet bungalow set in substantial mature landscaped grounds (0.6ha) on the eastern side of this main route into Wisbech. It lies just north of the B & Q store, with two storey housing and commercial (Michael Wicks Garage & Car Sales) opposite, bungalows to the north and a recently approved residential estate for 117 dwellings (approved under ref: 18/01464/RMM) to the rear.

Outline permission is sought for residential development around the existing dwelling which is proposed to be retained. All matters with the exception of means of access are reserved for future consideration. An indicative site layout plan is submitted which shows the existing access upgraded into a cul-de-sac and two private driveways serving plots to the front, rear and side of No.37.

This same access is the subject of a separate application (ref: 19/00926/F) which has recently been approved under delegated powers, for a temporary access route for construction of the adjoining estate as an alternative to accessing it via Hunters Rowe further along this road frontage to the north.

The site lies within the defined development area of Emneth and within Flood Zone 1 of the Council-adopted Strategic Flood Risk Assessment.

## SUPPORTING CASE

The agent submits the following statement:

"This statement supports the outline planning application for residential development of up to 8 dwellings on land at 37 Elm High Road, Wisbech. Only matters of access are committed for consideration at this stage, with all other matters reserved.

The area is largely residential in character. There is continuous residential frontage development to the north of the site and on the opposite side of the highway. To the immediate south is part of the commercial park where B and Q is located. To the north east of the site is agricultural land which benefits from permission for residential development under outline planning permission 14/01714/OM and reserved matters 18/01464/RMM. The residential development set out in 18/01464/RMM wraps around part of the north and the east boundaries and comprises of detached one and two storey dwellings.

The site is within the established settlement of Wisbech however is identified as being within the settlement boundary for Emneth.



The site lies within Flood Zone 1 of the adopted Level 2 SFRA and is therefore in a Sequentially preferable location in terms of flood risk.

The proposal constitutes the development of garden land within an existing built up area. In accordance with the definition set out in Annex 2 of the NPPF the site constitutes previously developed land, the redevelopment of which is promoted by paragraph 117 of the NPPF.

It is the applicants desire to remain living within the existing bungalow, hence the retention of the building. The current site has been valued at approximately £600,000. Sub-dividing the garden to provide new homes would reduce that value to approximately £500,000. We have explored the option of demolishing the bungalow. Should this occur, we estimate being able to achieve approximately 16 plots. A developer would look to pay a maximum of £35,000 per plot. This equates to £560,000 total value, less the affordable contributions, CIL Levy, demolition costs etc. etc. It is therefore not economically viable to demolish the existing dwelling. The site has been subdivided as practicably as possible to retain the bungalow whilst still making efficient use of the land and providing good residential amenities without compromising those of existing dwellings or the character of the area.

The proposal will also bring increased benefits to the area by means of CIL and Council Tax Income which will be paid in perpetuity.

The proposal will bring economic benefits by reason of local expenditure and creation of employment and purchasing of local materials during the course of construction, thereby meeting the economic objective as set out in paragraph 8 of the NPPF.

The development will allow for enhanced landscaping within the site, promoting ecology and biodiversity within the area as well as improving visual amenities in general. The proposal therefore meets the environmental objective as set out in paragraph 8 of the NPPF.”

## **PLANNING HISTORY**

Application site:

2/96/0914/F: Application Permitted: 03/09/96 - Occupation as a residential dwelling without complying with condition 2 of M876/3 dated 12th April 1960 re: agricultural occupancy (Delegated decision)

19/00926/F: Application permitted: 08/04/20: Construction of temporary construction access road to serve approved development of 117 houses (18/01464/RMM) (Delegated decision)

Adjoining land to rear:

18/01464/RMM: Application Permitted: 04/03/19 - RESERVED MATTERS: For construction of 117 dwellings (Committee decision)

19/00228/RMM: Application Withdrawn: 08/07/19 - Reserved Matters Application for 117 dwellings

## **RESPONSE TO CONSULTATION**

**Emneth Parish Council: REFUSE** - The suggested access for this proposed site of 8 dwellings is the same entrance to a larger site to the rear for 117 dwellings. Until clarification

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is provided on the permanent access arrangements for this larger development to the rear, the parish council is not prepared to consider access arrangements for a further development at exactly the same entrance.

**NCC Highways Authority: NO OBJECTION** – subject to conditions relating to access specification, visibility splays, no obstructions and on-site parking provision for construction workers.

**Cambs CC Highways Authority:** No comments received from consultation

**Fenland District Council: COMMENTS** - The frontage plots appear out of character with the prevailing form of development along Elm High Road; the rest of the plots again do not respect the area; the resultant residential amenity for No.37 will be severely compromised by this level of dwellings; there could be reserve sensitivity from the B&Q site – has a noise impact assessment been undertaken? Access – it appears that this is the access for further development to the rear – LHA will need to clarify whether this access would serve any future development to rear.

**Wisbech Town Council: COMMENTS** - The committee is of the opinion that the development residentially of the application site would result in additional vehicle movements along Elm High Road, which would make worse what is already a difficult traffic situation in that locality; therefore, it is considered that the proposal would have an unacceptable detrimental impact upon the existing local highway infrastructure.

**District Emergency Planning Officer: NO OBJECTION** – suggests occupiers sign up to the EA flood warning system and a flood evacuation plan prepared. (Note: This is usually covered via informative note attached to any permission rather than planning condition, due to concerns relating to the tests applied to use of conditions and enforceability.)

**Internal Drainage Board:** No response to consultation received

**Environmental Health & Housing – Environmental Quality: NO OBJECTION** subject to condition relating to unexpected contamination.

**Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: NO OBJECTION** – subject to conditions relating to noise protection scheme from construction and general from retail park; foul & surface water drainage; and lighting scheme.

**Housing Enabling Officer: NO OBJECTION** - In this instance as the site area exceeds 0.5ha and 8 units are proposed, Policy CS09 is triggered and a contribution of 1.6 units of affordable housing would be required. This should be delivered as 1no. built unit for rent, and a commuted sum of £36,000 to discharge the remaining 0.6 units of affordable housing.

## REPRESENTATIONS

**Two** items of correspondence **OBJECTING** on the following grounds:

- Overlooking;
- Residential amenity;
- Noise;
- Congestion and access problems on Elm High Road;
- Only eight properties should be served off a private road;
- Cramped form of development;

- What is going to happen to temporary access – will estate to rear be accessed off Hunters Rowe?
- Properties should be bungalows.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS11** – Transport

**CS12** - Environmental Assets

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

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

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)  
 Planning Practice Guidance (PPG)  
 National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The key considerations when assessing this application are as follows:

Principle of development  
 Impact on form and character  
 Access  
 Impact on trees  
 Affordable housing contribution  
 Other material considerations

### **Principle of development**

The application site lies on the fringe of Wisbech town and close to the County boundary. It lies within the defined development area of Emneth as shown on 'Inset G34 Emneth' of the SADMP. The site is considered to be in a highly sustainable location, and the principle of

development is therefore acceptable subject to meeting other policies contained in the Development Plan. These will be addressed later in this report.

### **Impact on form and character**

Whilst this is an outline application seeking the principle of developing the site for residential purposes, an indicative site layout plan is submitted as part of the application. This shows the access road alongside the southern boundary of the site with a turning facility at its head and private driveways to the front and rear of the existing dwelling which is proposed to be retained. A garage would effectively block off this site from the estate to the rear.

As stated earlier in this report, the site has houses opposite and bungalows to the north and a mix of bungalows and two storey semis and flats on the estate to the rear. The introduction of houses fronting Elm High Road would respond to those opposite which comprise a mix of detached and semi-detached two storey units, set fairly close to the road. In streetscene terms the addition of two storey dwellings would create an end stop to the row of dwellings to the north; to the south lies the B&Q store which comprises a totally different built form and character.

Policy CS08 of the LDF seeks to optimise site potential by making the best use of land, and Paragraphs 122-123 of the NPPF also encourages achieving appropriate densities and making efficient use of land.

The applicants have chosen to retain the existing dwelling for viability reasons, as outlined in the Supporting Statement above. The footprints of the indicative dwellings are shown as 6.75m x 8.5m which is fairly modest with plot widths of approx. 15m at the front of the site and 14m to the rear of No.37. From what has been submitted it would appear that up to 8 dwellings could be accommodated within the site area around No.37; however the precise layout and the inter-relationships between proposed and existing dwellings would have to be addressed at the reserved matters stage.

On the basis of the information submitted it would appear that this development could be achieved on this site and the principle is therefore acceptable.

### **Access**

A temporary access route (submitted under application ref: 19/00926/F), for construction traffic to build the estate of 117 dwellings to the rear of the site, has recently been approved under delegated powers. This shows an upgrading of the existing access off Elm High Road to take HGVs. It is considered to be acceptable as the temporary access would affect only the one dwelling rather than effectively six on and adjoining Hunters Rowe, which will be the formal/authorised route serving the residential estate. Conditions have been attached to that permission relating to the technical specifications of the road construction and measures to protect the amenity of No.37 during operation.

Whilst this current proposal is an outline application seeking the principle of development, the means of access is to be considered as part of this application. The indicative plan shows the existing access being modified to serve the proposed dwellings. This corresponds with the details of the temporary access route for construction of the adjoining estate, submitted as part of the aforementioned application ref: 19/00926/F.

In response to consultation the Local Highway Authority (NCC) respond as follows:

“As (this is) an outline application with access only to be considered at this stage, the application has been to our Development Team for review with the decision that: the private

scale of development proposed, served by a private road of no more than 9 dwellings, would accord to standard and we could not therefore substantiate an objection to the application site being served from a simple drop kerb access at the position shown.”

Conditions are suggested relating to the standard/specifications of the access (5.8m wide for first 10m back from edge of carriageway) and visibility splays (2.4 x 120m) with permitted development rights removed relating to means of obstruction – gates/ bollards etc.

The request for a condition to control on-site parking provision for construction vehicles would be incorporated into the Construction Management Plan.

The number of vehicular movements generated by 9 dwellings would be insignificant compared to the volume of traffic using Elm High Road. It is therefore considered that the use of the access to serve the proposed dwellings off a private road, would not adversely affect this route into the town to a degree that would warrant refusal. Notwithstanding the concerns raised by third parties, the Parish & Town Councils and Fenland DC, the technical consultee/Local Highway Authority finds the proposal to be acceptable.

### **Impact on trees**

There are several trees within and adjoining the application site – the most amenity value being attached to the mature Beech trees along the southern boundary of the site closest to the adjacent public footpath and B & Q store beyond. An Arboricultural Impact Assessment & Method Statement has been submitted as part of this proposal. This indicates that 7no. trees are to be removed within the site to accommodate the development - they are not protected and could be removed by the owner at any time; cypress hedging at the front, part northern side and rear are also to be removed; however the aforementioned Beech trees and hedges along the southern side boundary are to be retained and protection measures used during construction works.

This scheme has been assessed by our Arboricultural Officer who is content with these provisions, subject to the works being undertaken in accordance with the recommendations of that report. This may be controlled via condition.

Replacement trees/structural planting may be addressed at the reserved matters stage.

### **Affordable housing contribution**

The application site area exceeds 0.5ha and up to 8 units are proposed, so Policy CS09 is triggered and at 20% a contribution of 1.6 units of affordable housing would be required. This should be delivered as 1no. built unit for rent, and £12k per dwelling over 5 units as a commuted sum towards off-site affordable housing provision.

This may be secured via Section 106 agreement and the applicants have indicated their intention to comply.

### **Other material considerations**

#### *Contamination*

Whilst contamination is not likely to be an issue, however given the former uses of the site Environmental Protection suggest a precautionary condition regarding unexpected finds.

#### *Noise and disturbance*

CSNN have requested a condition for a detailed construction management plan to be submitted and agreed in writing by the LPA. This will include timescales and hours of construction, deliveries/collections, any piling, noise and dust suppression, location of machinery, contractor compound and parking etc.

A further condition is suggested in relation to noise protection from road noise and The Peel Centre retail park to the south. Road noise implications may be secured via condition as done with similar residential developments on this road frontage. However, concerns relating to the latter matter/relationship was not raised in connection with the estate development to the rear, which has dwellings closer to the service areas of the retail park. This would not be consistent and necessary and therefore fail the tests applied to the use of conditions.

#### *Lighting scheme*

CSNN suggest a condition relating to a lighting scheme, however given where the site is situated and surrounding levels of illumination, it is not considered that a development on this scale would warrant such a requirement.

#### *Foul & surface water disposal*

According to the application forms, the method of foul water disposal is presently unknown and surface water is proposed via soakaways. For the avoidance of doubt details of both shall be controlled via a pre-commencement condition (as requested by CSNN).

#### *Overlooking*

This application merely addresses the principle of developing this site for residential purposes. The layout, landscaping, scale and appearance of the dwellings will be assessed at the reserved matters stage. Therefore, the inter-relationships between existing and proposed dwellings, including those on the adjoining estate, will be dealt with accordingly upon submission of those details.

#### *Crime and Disorder*

There are no significant crime and disorder issues raised by the proposed development at this outline stage.

## **CONCLUSION**

This proposal seeks to develop around an existing chalet bungalow set within substantial grounds, with up to 8 new dwellings. The site lies within the defined development area of Emneth on the fringe of Wisbech town and is therefore a highly sustainable location. The principle of the development is considered to be acceptable without adversely impacting upon the form and character of this locality; and highway concerns raised by third parties and elected bodies are not shared by technical consultees.

The proposal constitutes sustainable development which accords with the provisions of the NPPF and Development Plan and is duly recommended for approval, subject to certain conditions stated below and completion of a Section 106 agreement to secure affordable housing provision.

## **RECOMMENDATION:**

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

- 1 Conditions: Approval of the details of the layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
  - 1 Reasons: 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 Conditions Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
  - 2 Reasons 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.
  - 3 Conditions Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
  - 3 Reasons 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.
  - 4 Conditions The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
  - 4 Reasons 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.
  - 5 Conditions No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
  - 5 Reasons To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.
- 6 Conditions Prior to commencement of development a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase, deliveries/collections and any piling. The scheme shall also provide the location of any fixed machinery, their sound power levels, the location and layout of the contractor compound, the location of contractor parking, proposed attenuation and mitigation methods to protect residents from noise, dust and litter, and communication methods to the wider community regarding the construction phases and likely disruptions. The scheme shall be implemented as approved.
  - 6 Reasons To ensure that the amenities of existing and future occupants are safeguarded in accordance with the NPPF & Policy DM15 of the SADMP. This has to be a pre-commencement condition as the issue of amenity needs to be addressed before construction starts.
  - 7 Conditions In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment

must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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

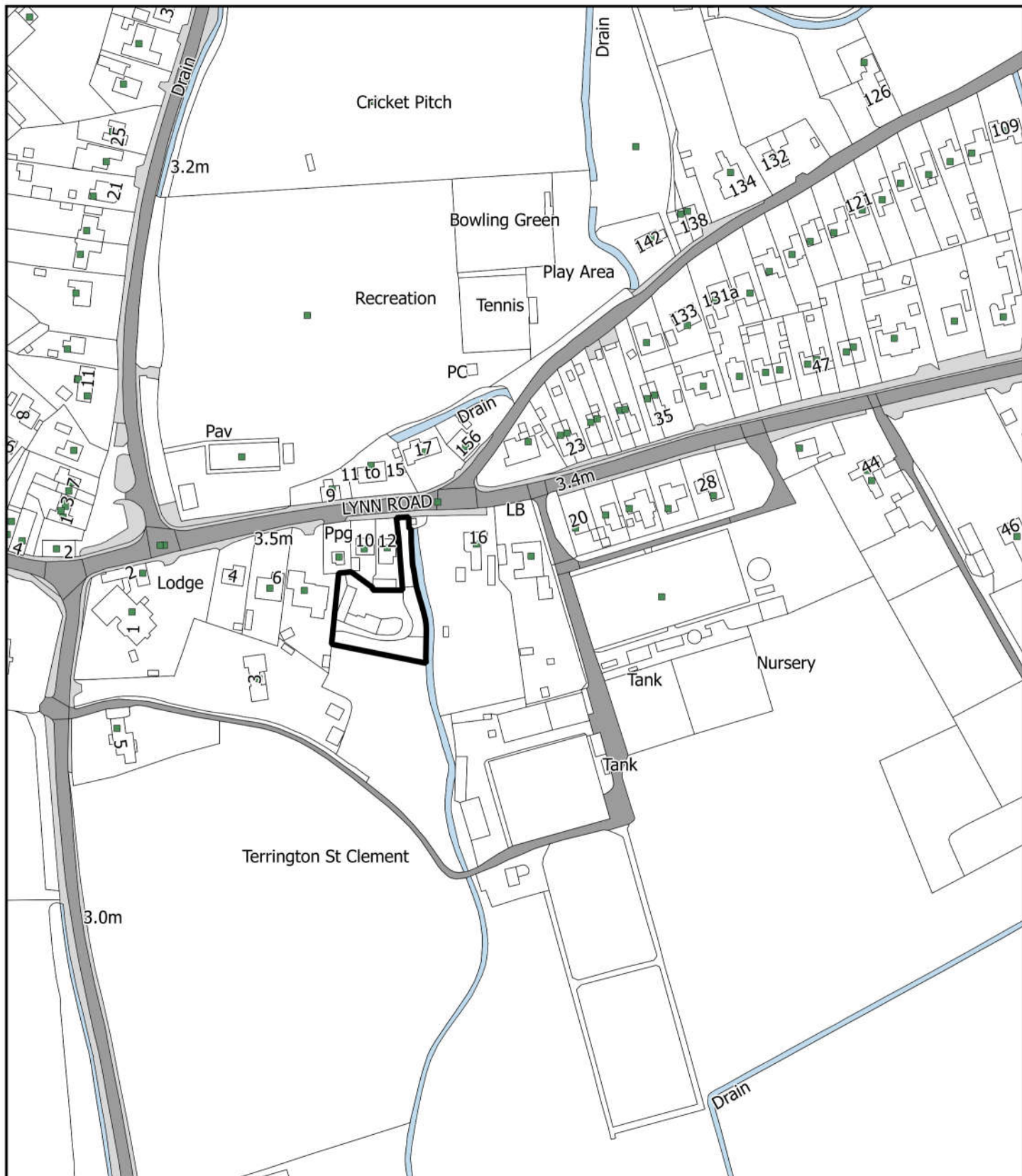
- 7 Reasons To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 8 Conditions No development above foundation level shall take place on site, until a scheme to protect the new dwellings along the frontage of Elm High Road from traffic noise has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved before the associated dwellings are occupied.
- 8 Reasons To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 9 Conditions Prior to the commencement of the use hereby permitted, the vehicular access indicated for improvement on Drawing No. SE-1245 10 Rev A shall be upgraded and widened to a minimum width of 5.8 metres in accordance with the Norfolk County Council residential access construction specification for the first 10 metres as measured back from the near channel edge of the adjacent carriageway/constructed in accordance with the approved plan / details to be agreed in writing by the Local Planning Authority. 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.
- 9 Reasons To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement in accordance with Policy CS11 of the LDF.
- 10 Conditions Prior to the first occupation of the development hereby permitted visibility splays measuring 2.4 metres x 120 metres shall be provided to each side of the access where it meets the highway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 10 Reasons In the interests of highway safety in accordance with the principles of the NPPF & Policy CS11 of the LDF.
- 11 Conditions Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 11 Reasons In the interests of highway safety in accordance with the principles of the NPPF & Policy CS11 of the LDF.



- 12 Conditions The development shall be carried out in accordance with the Arboricultural Impact Assessment & Method Statement (referenced OAS 19-298-AR01) prepared by Oakfield Arboricultural Services and submitted as part of this application.
- 12 Reasons To define the terms of this permission and secure the retention of mature trees within and adjoining the site, in the interests of amenity and to accord with Policy CS12 of the LDF.
- 13 Conditions There shall be up to 8 new dwellings accommodated on this site.
- 13 Reasons To define the terms of this permission in the interests of proper planning.
- 14 Conditions There shall be no vehicular access created to the land to the north and east of the site.
- 14 Reasons To define the terms of this permission and limit the vehicular movements served by this private drive off Elm High Road; in the interests of proper planning and highway safety to accord with the provisions of the NPPF & Policy CS11 of the LDF.

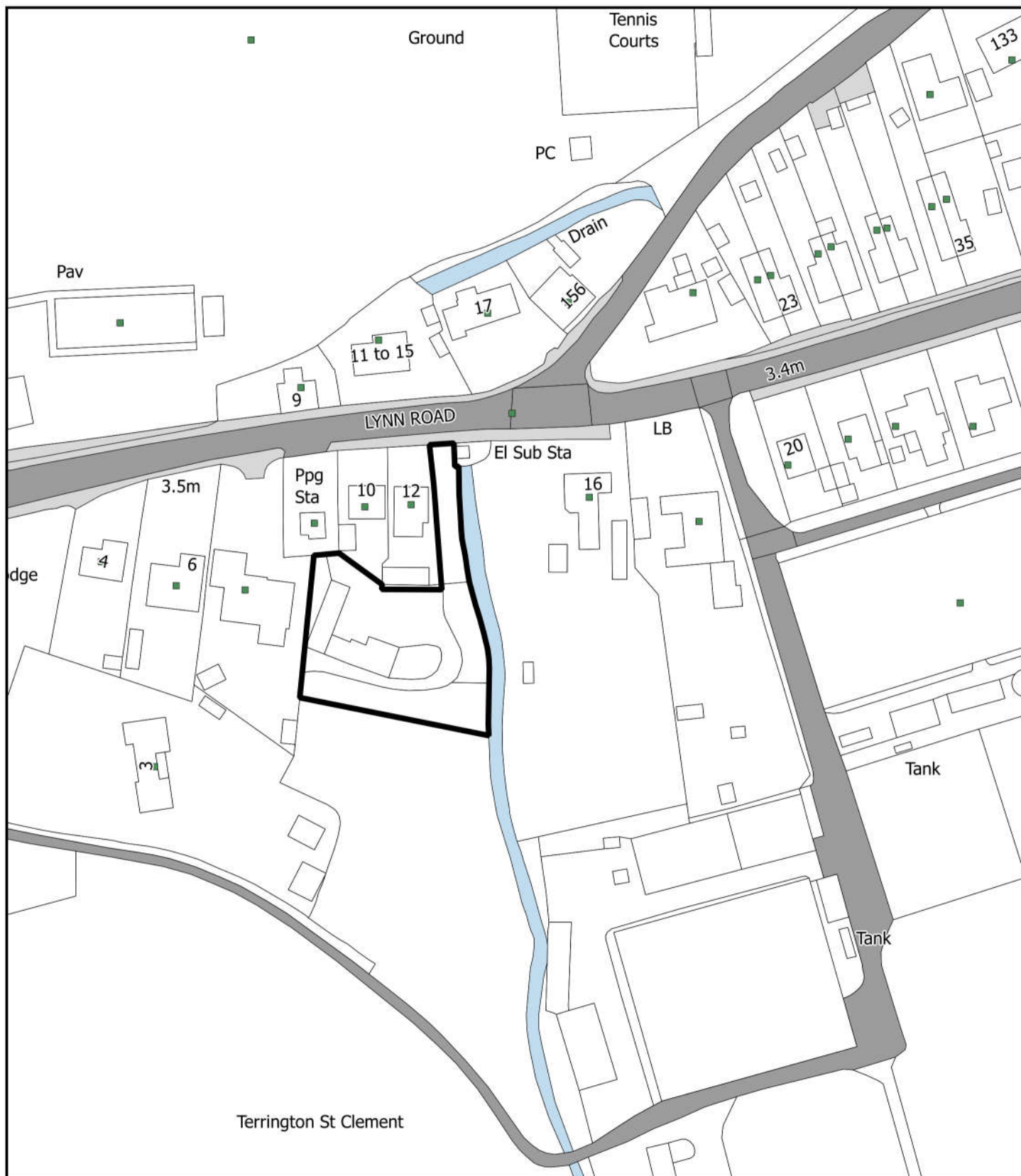
# 19/01658/F

## Chase Cottage 12 Lynn Road



# 19/01658/F

## Chase Cottage 12 Lynn Road



<b>Parish:</b>	<b>Terrington St Clement</b>	
<b>Proposal:</b>	<b>One residential dwelling with detached garage</b>	
<b>Location:</b>	<b>Chase Cottage 12 Lynn Road Terrington St Clement King's Lynn</b>	
<b>Applicant:</b>	<b>Mrs Beryl Hornigold</b>	
<b>Case No:</b>	<b>19/01658/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Clare Harpham</b>	<b>Date for Determination: 21 November 2019 Extension of Time Expiry Date: 6 April 2020</b>

**Reason for Referral to Planning Committee** – The Officer Recommendation is at variance with the Parish Council who object to the application.

**Neighbourhood Plan:** No

**Case Summary**

The application is for full planning permission for one dwelling and detached garage. The majority of the application site is within the development boundary of Terrington St Clement and the site is accessed along an existing access that currently serves another dwelling and public footpath. The application complies with planning policy with the exception of an area of land proposed as 'garden' to the south of the proposed dwelling. This land is bounded by existing gardens and it is not considered it would have a detrimental impact on the countryside.

**Key Issues**

- Principle of Development
- Planning History
- Design
- Amenity Issues
- Highways Issues
- Flood Risk
- Biodiversity
- Other material Considerations
- Crime and Disorder

**Recommendation**

**APPROVE**

## **THE APPLICATION**

The application site is located along an access track to the rear of Chase Cottage (no.12) and no.10 Lynn Road, Terrington St Clement. The access track which is currently hardened ground/gravel, currently serves Chase Cottage and the application site to the rear which currently comprises agricultural land which has some conjoined agricultural buildings which are in a relatively poor state of repair and the land beyond. Along the eastern side of the access track in a public right of way.

The application site is currently bounded by a mixture of hedging, chain link fencing (to AW pumping station) and close board fencing.

The application has been amended during the course of the application and is now for one residential dwelling with detached garage.

## **SUPPORTING CASE**

The site is within the development area boundary for the village of Terrington St Clement, which is identified as a sustainable and accessible village capable of accommodating housing growth in the plan period.

The proposal is considered to be compliant with material planning policy at both local and national level.

The site is suitable and available to deliver a quality family home without harm to policy, landscape or amenity.

It is therefore requested that planning permission be granted.

In answer to objections raised by the PC and the neighbour at No. 12:-

A hard surfaced and drained drive is to be provided alongside No 12 minimising disturbance to that dwelling and enhancing the access to its private parking and turning area. The improved drive also enhances the surface of the existing public right of way.

The plans are based upon a topographical survey and these illustrate there is sufficient width of land all within the applicants ownership for the access drive.

The Public Right Of Way is over an existing track which will become the access drive serving the dwelling and No.12. There is not a separate access for the Public Right Of Way they use the same route. It is no different to the public using minor roads which do not have a footpath.

The proposed access drive provides the same width as the existing unsurfaced access. Therefore, the proposals do not compromise the IDB who can still maintain the drain using the same width. We understand they do this just once a year and only if necessary.

No.12 raise concern about loss of privacy. However, privacy is already compromised. There is an existing agricultural access and No. 12 use the same access to get to their garage and parking area, plus the Public Right Of Way is over the existing access where any member of the public could look into the ground floor kitchen window. We assume the bedroom and bathroom (obscure) windows are at first floor so privacy should not be an issue.

## PLANNING HISTORY

2/93/0724/O: Application Refused: 29/06/93 - Site for construction of three dwellings - Adj 12 Lynn Road Terrington St Clement

## RESPONSE TO CONSULTATION

**Parish Council: OBJECT** There is insufficient space for the access drive when the public footpath and private driveway are taken into account.

The access road encroaches into the 9m access strip required by the IDB to maintain the adjacent drain.

Concerns regarding the hammerhead access which could lead to further development outside the planning boundary. The garden is outside the planning boundary and is on agricultural land.

**Highways Authority: NO OBJECTION** Following a site visit, the access visibility would be to standard for the speed of traffic experienced and I also observe that the access is proposed to be widened. The parking and turning provision would also be provided at a distance from the highway that it would not be impacted. Conditions recommended.

**NCC Public Rights of Way: NO OBJECTION** following a revised plan which includes a Highways Boundaries Plan which (which shows the legal extent of the PROW). Please note that no works, including changes to the surfacing, is permitted within the full legal extent of the PROW without prior consent from the Highways Authority. If the proposed works require the PROW to be closed for more than a day then a TRO (Traffic Regulation Order) must be applied for in order that the route can be legally closed for the duration of the works. The full legal extent of this footpath must remain open and accessible for the duration of the development and subsequent occupation.

**Environment Agency: NO OBJECTION** The FRA by Ellingham Consulting Ltd has appropriately assessed the flood risk to the site. The recommendations of raising the floor levels to 3.85m aOD and the inclusion of 0.3m of flood resilience measures above this have been incorporated into the elevation drawings submitted. We recommend that this is adhered to. It is for the LPA to determine whether the sequential test is required.

**Environmental Health & Housing - Environmental Quality: NO OBJECTION** The information submitted indicates that there may be contaminants present at the site as a result of its former uses for agriculture. Therefore, I recommend that conditions are included (pre-commencement conditions agreed by agent email dated 8th January 2020).

**Emergency Planning Officer: NO OBJECTION** Due to the location in an area at risk of flooding it's advised that the occupants' sign up to the EA FWD service and prepare a flood evacuation plan.

**Natural England: NO COMMENT** refer to standing advice.

## REPRESENTATIONS

**Fourteen** letters of **OBJECTION** provided by a seven objectors covering the following:-

- Permission was refused with application reference 2/93/02724/O for a similar development.

- Concerns whether access is suitable for both footpath and vehicular traffic serving the dwelling and agricultural land to the rear. This could cause traffic to have to wait on the road and not be safe for pedestrians.
- When the IDB maintain the drain it is not possible to use the access for vehicular traffic.
- Access is only 1m from Chase Cottage and concerns expressed regarding drainage of access (hard surface) as it is at a higher level than Chase Cottage.
- Lynn Road is busy and the access is close to the Benns Lane junction which is poor.
- Rear garden of the proposed dwelling is outside the development boundary of the SADMP.
- The land has been used as part of a small-holding for a retired farmer and therefore not highly trafficked.
- The trees on site were cut down in preparation for the application to be submitted.
- Will spoil outlook / view.
- Amenity issues, causing overlooking and blocking light.
- Chemicals have been stored on the land, as well as burning and bricks/rubble.
- Query regarding whether some of the land in the access is in the ownership of Chase Cottage.
- Who will be responsible for repairs to access.

**One** letter which is **NEUTRAL**:-

Query regarding questions relating to the footpath, i.e. width, will footpath be cleared, will pedestrians be at risk of vehicle movement.

## **LDF CORE STRATEGY POLICIES**

**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.

Planning Committee  
1 June 2020

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

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The main issues to consider when determining this application are as follows:

- Principle of Development
- Planning History
- Design
- Amenity Issues
- Highways Issues
- Flood Risk
- Biodiversity
- Other material Considerations
- Crime and Disorder

### **Principle of Development**

The application site is predominantly within the development boundary as identified within Inset Map G93 (Terrington St Clement) of the Site Allocations and Development Management Policies Plan 2016. The location of the proposed dwelling and the majority of the proposed garden is located within the boundary, however there is an area to the south of the proposed dwelling which would be sited as countryside.

In principle the siting of the dwelling, garage, parking and turning and some garden within the development boundary is acceptable in principle and complies with Policies CS02 and CS09 of the Core Strategy and Policy DM2 of the SADMP. The change of use of the current agricultural land to garden land outside of the development boundary is contrary to policy, however it is a material consideration that the development boundary in this location cuts through other properties gardens, with the immediate neighbour (no.8) having the development boundary cutting through it at an angle and the development boundary extending back around the rear of no.3 Station Road further south-west. It is considered that the change of use of this land would not materially harm the character and appearance of the surrounding countryside. The proposed garden would not project back into the countryside, with other approved garden land being immediately adjacent to it at the side and rear (south-west). There are objections to the proposal relating to the use of land outside of the development boundary as garden, including an objection from the Parish Council, but overall this is considered acceptable given the proposed garden does not protrude back into the countryside and is immediately adjacent to other garden land.

Overall, it is considered that the proposal would comply with paragraph 78 of the NPPF, Policies CS02 and CS09 of the Core Strategy and Policy DM2 of the SADMP and that the additional garden proposed would not materially harm the character and appearance of the surrounding countryside and would be acceptable.

### **Planning History**

Outline planning permission was refused in June 1993 (2/93/0724/O) for the construction of three dwellings on an area of land which includes the application site and land which now forms land within the plot where no.8 Lynn road currently stands.

Planning Committee  
1 June 2020



There were three reasons for refusal which included the fact that the site was outside the development boundary as it then was and did not enhance the form and character of the area. The proposed dwellings would be accessed along a long access track to the rear of existing development which was considered a sub-standard layout of land and would result in the loss of privacy and amenity of the neighbouring dwellings. Also, the applicant could not demonstrate that they had control over sufficient land relating to the visibility splay at the proposed point of access.

The current application is materially different from the original refusal as the application site includes only some of the land and the proposal is for one dwelling. Whilst it is to be located to the rear of no. 10 and 12 Lynn Road, the character of the locality must be considered when assessing if this is acceptable. It should be noted that no.s 10 and 12 are closer to the highway than no.s 8 and 6 to the west, which are set further back within their plots. In addition, in close proximity is no.3 Station Road which, while accessed off Station Road, is set back behind no. 1 and 5 Station Road and in close proximity to the application site. Therefore, whilst linear development is the predominant form along Lynn Road and Station Road, there is some form of tandem development around this corner in proximity to the site, which is a material consideration.

The other reasons for refusal on the 1993 application which relate to amenity and highway safety have been overcome with this application which will be addressed in the report below.

It is considered that the application is materially different than the application which was previously refused in excess of 20 years ago.

## **Design**

The design of the proposed access is considered in keeping with the locality, with an attractive double fronted 'cottage style' design with chimney. The principle elevation faces east towards the access in order to limit amenity issues to the dwellings that face onto Lynn Road (no. 10 and 12). The proposed materials are a red multi-brick and red concrete pantiles with white fenestration which is considered acceptable.

The proposal would therefore comply with section 12 of the NPPF and Policy CS06 of the Core Strategy.

## **Amenity Issues**

The amenity of the neighbouring dwellings has been considered and there have been objections from neighbours relating to overlooking and loss of light.

The proposed dwelling would be located 19.6m to the south of Chase Cottage (no.12) and in excess of 20m from no.10 Lynn Road. The only proposed first floor window would serve a bathroom which is a non-habitable room. Therefore, the proposal is considered at a sufficient distance that it would not materially overshadow any habitable rooms within the dwellings. While it may overshadow some areas of the gardens when the sun is lower in the sky it is of note that there is currently a single storey outbuilding at the bottom (south) of the garden of Chase Cottage, and a hedge to the rear garden of no.10. The proposal is not considered to overlook either of these dwellings or their private amenity space, nor overshadow them to the degree that would warrant a refusal.

The dwelling would be located just over 17m from the western boundary with no.8 Lynn Road and in excess of 20m from its side wall. The proposal is considered at a sufficient distance as to not create material overlooking or overshadowing of this dwelling.

The proposed principle elevation would be 15m from the eastern side of the IDB drain and this would look towards land well to the rear of the dwellings which front Lynn Road to the east. There would be no material impact with regard to overlooking or overshadowing of these dwellings.

The impact of the proposed access has also been considered on the amenity of Chase Cottage which has some side windows which front onto the access track. These windows serve a kitchen (downstairs) and a bedroom and bathroom (upstairs). Whilst an access has the potential to create noise and disturbance it is a material consideration that there is already an access in this location which serves the farm buildings on the application site. It is also proposed to create a hard surface (with drainage) from the road to the rear of Chase Cottage in order to reduce the possible noise created by other forms of surfacing such as gravel. On balance it is considered that the potential increase in noise created by one dwelling would not create a disturbance to the degree that would warrant a refusal on this basis.

The dwelling is to be raised so that finished floor levels are 0.5m above existing ground levels in order to comply with flood risk. Ground levels are to remain as existing with a level access provided to the northern side of the dwelling and the patio is to be raised to the rear. These are at a sufficient distance from the boundaries not to cause issues relating to overlooking of neighbouring gardens. It is of note that in addition there is an outbuilding to the rear of Chase Cottage which screens its rear parking area/garden.

The proposal therefore complies with para 127 of the NPPF and Policy DM15 of the Site Allocations and Development Management Policies Plan.

### **Highways Issues**

The proposal would be served by an existing access which currently serves Chase Cottage and also the agricultural land to its rear, which includes the application site. Along the eastern side of this existing access is a footpath (PROW) which is currently incorporated into the access track with the path itself being overgrown with existing vegetation. There are objections from the Parish Council and third parties regarding the access and it being shared with the public right of way. However, it should be noted that the existing access, which serves both Chase Cottage and the agricultural land and buildings to the rear, currently has the footpath within it. The legal extent of the footpath looks overgrown in places and so people utilising the footpath naturally walk within the existing access.

There are no objections from the Highways officer with regard to the proposal which has parking and turning provision to adopted standards and visibility which would comply with the speed limits.

The objection from the Public Rights of Way officer has been withdrawn as they are satisfied that the public footpath will be wholly incorporated within the proposed access and will be resurfaced. Their main concern was that some of the footpath could have been resurfaced, whilst some may not have been, which could have led to a uneven surface which could be a trip hazard. Whilst there are concerns from members of the public and the Parish Council regarding the width of the access and pedestrians and cars sharing the surface, this is not a concern expressed by the PROW officer; indeed, it is not unusual for pedestrians and vehicular traffic to share the same surfaces.

## **Flood Risk**

The application site is located within Flood Zone 3 of the SFRA and a Tidal Hazard Mapping area. There are no objections to the proposal from the Environment Agency.

Whilst the EA have no objection, the LPA still need to apply the sequential test. The aim of the sequential test aims to steer new development to areas with the lowest probability of flooding. The majority of the village is within Flood Zone 3 and there are no comparable sites available at a lower flood risk and therefore the proposal passes the Sequential Test.

As the proposal is in Flood Zone 3 then the Exception Test needs to be passed as well as the Sequential Test. Paragraph 160 of the NPPF states that for the exception test to be passed it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

The Environment Agency are satisfied that the site-specific flood risk assessment demonstrates that the development will be safe for its lifetime provided the mitigation measures within the FRA are secured by condition. The proposal is considered to be in a sustainable location, with Terrington St Clement classified as a Key Rural Service Centre within the settlement hierarchy and therefore the sustainability benefits of approving a dwelling in this location are considered to outweigh the flood risk. Consequently, the proposal passes the Exceptions Test as set out within para 160 of the NPPF.

The open drain to the east of the application site is a Board maintained drain and therefore the IDB Byelaws apply to the proposal. The proposal is over 9m from the brink of the drain (shown as a dashed line on the proposed site plan) and therefore will not require a relaxation of Byelaw 10. There are objections from the Parish Council relating to the proximity of the drain to the access however the access would not prevent the Board's machinery from maintaining the drain.

There have been concerns expressed by the neighbour at Chase Cottage regarding hard surfacing of the access, which is set at a higher level than the cottage, with regard to surface water drainage of the access. The agent has confirmed that the drainage channels will be placed into the drive which will then have a piped connection to the IDB drain subject to their approval. This is acceptable; however a surface water drainage condition will be required prior to the commencement of the development to ensure that the relaxation of Byelaw 3 has been obtained (the agent has agreed to the pre-commencement condition in email dated 14th January 2020).

The proposal complies with the principles of the NPPF with regard to flood risk and Policy CS08 of the Core Strategy.

## **Biodiversity**

The application relates to the demolition of existing buildings and there is also an open drain along the eastern boundary. A 'preliminary ecological appraisal' by Biome consulting was submitted with the application which concluded that no protected species were identified, and no further survey work was required in relation to their habitats prior to works commencing. There is information relating to breeding birds and site clearance times but at the time a site visit was carried out there were no trees on site which would be affected by the proposal.

There has been a comment received relating to the fact that the trees on site were removed prior to the application being submitted. This may be the case, but the trees were not protected by virtue of either a Tree Preservation Order or in the Conservation Area of Terrington St Clement and therefore could be removed.

The application complies with para 175 of the NPPF and Policy CS12 of the Core Strategy.

### **Other material Considerations**

There have been objections to the proposal, most of which have been addressed within the report above. There has been an objection with regard to the proposal spoiling the view / outlook. There is no right to a private view and therefore this is not a material planning consideration.

There has been an objection relating to chemicals having been stored at the site and previous uses. This is quite common with former agricultural buildings/uses and conditions can be applied with regard to contamination prior to the commencement of development (the agent has agreed to pre-commencement conditions regarding contamination).

There was a query as to whether part of the access was in the ownership of Chase Cottage. The agent has double checked the land ownership and has confirmed that the whole of the application site is in the ownership of the applicant.

There is a query regarding maintenance. The access is in the ownership of the applicant and therefore would be responsible for any repairs/maintenance.

### **Crime and Disorder**

There are no crime and disorder issues which have arisen due to this application.

### **CONCLUSION**

The proposed dwelling and detached garage are considered to relate to the form and character of the immediate locality. The proposal would not cause any material issues with regard to neighbour amenity nor highway safety. Whilst there is some land to the south of the proposed dwelling, which is outside the development boundary, it is not considered that its change of use to garden land would have a detrimental impact on the surrounding countryside. The proposal is considered to comply with the principles of the NPPF, Policies CS02, CS06, CS08, CS09 and CS11 of the Core Strategy and Policies DM2, DM15 and DM17 of the Site Allocations and Development Management Policies Plan. The proposal is therefore recommended for approval.

### **RECOMMENDATION:**

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
  
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:-
- 'Location Plan' 2241-00C received by the Local Planning Authority on 3rd March 2020;
  - 'Proposed Site Plan' 2241-05D received by the Local Planning Authority on 3rd March 2020;
  - 'Proposed Floor Plans, Elevations and Sections' received by the Local Planning Authority on 5th December 2019; and
  - 'Proposed Garage Floor Plans and Elevations' received by the Local Planning Authority on 5th December 2019.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The application hereby approved shall be carried out in accordance with the Flood Risk Assessment by Ellingham Consulting Ltd (ECL0038) dated July 2019:
- Finished floor levels shall be set at 3.85m aOD.
  - Flood resilient construction shall be incorporated up to 0.3m above finished floor levels.
- 3 Reason In order to prevent an increased risk of flooding in accordance with the principles of the NPPF.
- 4 Condition Prior to the commencement of the use hereby permitted the vehicular access indicated for improvement on Drawing No. 2241-05D shall be upgraded (widened) to a minimum width of 4.5 metres in accordance with the Norfolk County Council residential access construction specification TRAD 1 for the first 5 metres as measured back from the near channel edge of the adjacent carriageway. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 4 Reason To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.
- 5 Condition Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates / bollard / chain / other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 5 Reason In the interests of highway safety.
- 6 Condition Prior to the first occupation of the development hereby permitted 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.
- 6 Reason To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 7 Condition Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of

any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - \* human health,
  - \* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - \* adjoining land,
  - \* groundwaters and surface waters,
  - \* ecological systems,
  - \* archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

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

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out

must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 9 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 10 Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 8, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 9.

- 10 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 11 Condition No development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 11 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

**Planning Committee**

**APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

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**PURPOSE OF REPORT**

- (1) To inform Members of the number of decisions issued between the production of the 2 March 2020 Planning Committee Agenda and the 1 June 2020 agenda. 309 decisions issued 303 decisions issued under delegated powers with 6 decided by the Planning Committee\*\*.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority’s powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 30% determined in time. Failure to meet this target could result in the application being dealt with by Pins who will also receive any associated planning fee.

**RECOMMENDATION**

That the reports be noted.

Number of Decisions issued between 19 February 2020 – 19 May 2020

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
<b>Major</b>	8	7	1		8	100%	60%	0	0
<b>Minor</b>	144	121	23	133		92%	70%	5	1
<b>Other</b>	157	154	3	151		96%	80%	1	0
<b>Total</b>	<b>309</b>	<b>282</b>	<b>27</b>						

Planning Committee made 6 of the 309 decisions, 2%\*\*



\*\* Please note that there has been no Planning Committee sit since their last meeting on 2 March 2020 due to the Covid19 outbreak, hence the low number of decisions made by Planning Committee.

## PLANNING COMMITTEE -

### APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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#### PURPOSE OF REPORT

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

#### RECOMMENDATION

That the report be noted.

#### DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
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23.01.2020	13.03.2020 <b>Would be Lawful</b>	20/00113/LDP	Eastmoor Manor Eastmoor Road Eastmoor Barton Bendish Application for a Lawful Development Certificate for the proposed construction of timber/composite cladding garage on property driveway	Barton Bendish
13.01.2020	05.03.2020 <b>Application Permitted</b>	20/00045/F	44 Church Lane Great Bircham King's Lynn Norfolk Extensions, Repairs and Alterations to Existing Dwelling House	Bircham

25.06.2019	17.03.2020 <b>Not Lawful</b>	19/01123/LDE	Garden Cottage Marsh Drove Brancaster KINGS LYNN Lawful development certificate for existing use as a separate dwelling house	Brancaster
02.12.2019	12.03.2020 <b>Application Permitted</b>	19/02074/F	Tayberry 12 Branodunum Brancaster King's Lynn Extension and new roof with first floor accommodation	Brancaster
03.12.2019	25.02.2020 <b>Application Permitted</b>	19/02090/F	Olive House Main Road Brancaster Staithe King's Lynn Proposed demolition of the existing 2 storey rear extension and construct new double storey extension to rear and single storey to side.	Brancaster
20.12.2019	26.02.2020 <b>Application Withdrawn</b>	19/02195/F	The Hermitage London Street Brancaster King's Lynn Demolition and replacement of existing house and re-building garage	Brancaster
13.01.2020	04.03.2020 <b>Application Permitted</b>	18/00156/NMA_1	Skippers Piece Main Road Brancaster King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 18/00156/F: Demolition of existing dwelling and construction of 5 residential dwellings	Brancaster

19.02.2020	13.03.2020 <b>Tree Application - No objection</b>	20/00046/TREECA	Eastwood Main Road Brancaster Norfolk (T1) - Remove the Eucalyptus which has signs of rot. Replanting can be arranged for a native species on site within a Conservation Area	Brancaster
06.01.2020	26.02.2020 <b>Application Permitted</b>	20/00013/F	Chapel House Church Walk Burnham Market King's Lynn Single storey side extension, new tiled roof to conservatory and lean to wood store	Burnham Market
09.01.2020	26.02.2020 <b>Was Lawful</b>	20/00028/LDE	The Sideline Station Road Burnham Market Norfolk Application for a Lawful Development Certificate for the existing use of eastern access drive to the property known as The Sideline, in recognition of continued use that has taken place over the previous 10 plus years	Burnham Market
09.01.2020	26.02.2020 <b>Application Permitted</b>	20/00035/F	Field Piece Cottage Creake Road Burnham Market Norfolk New Conservatory and Dormer windows to Rear	Burnham Market
13.01.2020	09.03.2020 <b>Application Permitted</b>	20/00048/F	Redwalls Station Road Burnham Market King's Lynn Proposed external chimney to dwelling	Burnham Market
19.02.2020	13.03.2020 <b>Tree Application - No objection</b>	20/00047/TREECA	Lantern Cottage Wells Road Burnham Overy Staithe Norfolk (T1) - Eucalyptus tree needs pollarding as is outing growing its space within a Conservation Area	Burnham Overy

06.03.2020	13.03.2020 <b>Tree Application - No objection</b>	20/00058/TREECA	Navenby Gong Lane Burnham Overy Staithe King's Lynn TREES IN A CONSERVATION AREA: Variety of trees to be trimmed/reduced	Burnham Overy
13.01.2020	18.03.2020 <b>Application Permitted</b>	20/00046/LB	2 Baileygate Cottages Stocks Green Castle Acre King's Lynn LISTED BUILDING APPLICATION: Replacement of 2 sliding sash windows to front elevation on ground and first floors. Proposing to double glaze the new windows.	Castle Acre
21.01.2020	27.02.2020 <b>Application Refused</b>	20/00094/F	The Water Tower Peddars Way Castle Acre Norfolk Removal of conditions 14 and 19 of planning permission 19/00442/F	Castle Acre

05.03.2020	13.03.2020 <b>TPO Work Approved</b>	20/00019/TPO	<p>Denver Voluntary Controlled Primary School 19 Ryston Road Denver Norfolk</p> <p>2/TPO/00115: G2 Mixed Broadleaf- to remove major deadwood from the schools side, sever ivy from the main stems and remove the low branch from the Ash tree. Fell the leaning Silver Birch.</p> <p>T2 Norway Spruce- to fell to ground level.</p> <p>T9 Sycamore- to remove major deadwood from over the school field.</p> <p>T13 Sycamore- to remove major deadwood from over the school field.</p> <p>T32 Ash- crown raise to 3m over the school playground, sever ivy.</p> <p>T33 Sycamore- sever ivy.</p>	Denver
25.11.2019	10.03.2020 <b>Application Permitted</b>	19/02028/F	<p>60 West Hall Road Dersingham King's Lynn Norfolk</p> <p>Proposed Garage/Utility Building following demolition of Existing Garage</p>	Dersingham

16.01.2020	09.03.2020 <b>TPO Approved</b> <b>Work</b>	20/00011/TPO	1 Church Crofts Manor Road Dersingham King's Lynn 2/TPO/00040 & Trees in a Conservation Area: T1 & T2 Leylandii- to fell to ground level. T3 Bay tree- to fell to ground level and treat remaining stump with eco plugs T4 Eucalyptus- to fell to ground level and treat remaining stump with eco plugs T5 ivy clad Elder- to fell to ground level T6 Prunus spp. sapling- to fell to ground level.	Dersingham
29.01.2020	26.02.2020 <b>Application Permitted</b>	15/01621/NMA_1	Land Adj The Orchard Senters Road Dersingham Norfolk Non-Material Amendment to Planning Permission 15/01621/F: Erection of 3 residential dwellings upon the site, together with associated access, parking areas, residential curtilages and landscaping	Dersingham
04.11.2019	20.02.2020 <b>Application Permitted</b>	19/01899/F	The Old Rectory Sedgeford Road Docking KINGS LYNN Conversion of former outbuilding to annex	Docking
13.01.2020	24.02.2020 <b>Application Withdrawn</b>	20/00047/F	The Retreat Fakenham Road Docking King's Lynn Alter the existing outbuilding and build single storey extension to provide additional accommodation for the use of the main dwelling.	Docking

04.07.2019	27.02.2020 <b>Application Permitted</b>	19/01170/O	Unit 7 Fairfield Road Downham Market Norfolk Outline application for demolition of existing building for residential development	Downham Market
08.11.2019	02.03.2020 <b>Application Permitted</b>	19/01948/F	South East of 128 Lynn Road Downham Market Norfolk Construction of one house and garage	Downham Market
06.01.2020	28.02.2020 <b>Application Permitted</b>	20/00012/F	19 Railway Road Downham Market Norfolk PE38 9DX Installation of 2 air source heat pumps to replace existing gas fired boiler	Downham Market
16.01.2020	27.02.2020 <b>Application Permitted</b>	20/00065/LB	Downham Funeral Services 32 - 34 Bridge Street Downham Market Norfolk Listed building application for 1 No. non-illuminated fascia sign and 2 No. non-illuminated parking signs	Downham Market
06.02.2020	13.03.2020 <b>Application Permitted</b>	20/00187/F	14A Mill Lane Downham Market Norfolk PE38 9QT Single storey rear extension on two storey dwelling	Downham Market
21.01.2020	18.03.2020 <b>Application Permitted</b>	20/00098/LB	Anchorage House Broomsthorpe Road East Rudham King's Lynn LISTED BUILDING: Render north elevation of principal house and replacement traditional double hung sash windows to north elevation	East Rudham



28.11.2019	13.03.2020 <b>Application Permitted</b>	19/02053/F	Land West of Playing Field Hungate Road Emneth Norfolk Variation of condition 5 and 7 of planning permission 15/01532/OM to allow works to commence on site	Emneth
23.01.2020	02.03.2020 <b>Application Permitted</b>	20/00111/F	Palmar 32 Hungate Road Emneth Wisbech REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/01102/F: Proposal to extend existing bungalow to create a chalet bungalow with side and rear extension	Emneth
31.07.2019	27.02.2020 <b>Application Permitted</b>	19/01347/F	Land S of 3 And 4 Skye Gardens Feltwell Norfolk Erection of single detached house	Feltwell
26.02.2020		19/00499/NMA_1	19 East Hall Bungalows Lodge Road Feltwell Thetford Non-material amendment to planning permission 19/00499/F: Replacement of fire damaged dwelling with single dwelling	Feltwell
09.10.2019	05.03.2020 <b>Application Permitted</b>	19/01756/F	Land East of Marham Road Fincham Norfolk Variation of condition 14 of Planning Permission 16/01747/O: OUTLINE APPLICATION SOME MATTERS RESERVED: Erection of 5 detached dwellings	Fincham
28.10.2019	26.02.2020 <b>Application Permitted</b>	19/01864/F	South View 49 Gayton Road Grimston King's Lynn Proposed extensions	Grimston

18.12.2019	02.03.2020 <b>Application Permitted</b>	19/02168/F	Keepers Cottage Sandy Lane South Wootton KINGS LYNN Construction of two storey side extension to dwelling	Grimston
10.01.2020	20.02.2020 <b>Application Permitted</b>	20/00042/F	Lime Barn 31 Leziate Drove Pott Row King's Lynn Variation of condition 3 or planning permission 17/01635/F	Grimston
09.03.2020	17.03.2020 <b>Application not required</b>	20/00373/F	Rose Cottage 6 Fen Lane Pott Row King's Lynn Demolition of outbuilding and make good base	Grimston
09.01.2020	27.02.2020 <b>Application Permitted</b>	20/00033/F	Heacham Lodge 18 Lodge Road Heacham KINGS LYNN REMOVAL OR VARIATION OF CONDITIONS 2 AND 4 OF PLANNING PERMISSION 19/00168/F: 2no. Proposed Dwellings	Heacham
03.12.2019	28.02.2020 <b>Application Permitted</b>	19/02091/RM	Land To The Rear Reed House High Street Hilgay Reserved matters application for proposed new two storey, three bedroom dwelling	Hilgay
16.01.2020	25.02.2020 <b>Application Permitted</b>	20/00064/F	9 Manor Road Hilgay Downham Market Norfolk Conversion of existing outbuilding with an extension to form a new kitchen and dining area	Hilgay
14.10.2019	04.03.2020 <b>Application Permitted</b>	19/01787/F	120 Main Street Hockwold cum Wilton Norfolk IP26 4NB Change of use from a doctor's surgery to residential	Hockwold cum Wilton

13.02.2020	10.03.2020 <b>Application Permitted</b>	18/01362/NMA_1	21 Pearces Close Hockwold cum Wilton Norfolk IP26 4LU NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 18/01362/F: 2 storey side extension	Hockwold cum Wilton
13.09.2019	18.03.2020 <b>Not Lawful</b>	19/01607/LDE	Land South of Inglenook 32 Main Road Holme next The Sea Lawful Development Certificate: Existing use of the land as a caravan and camping site and continued use for such purposes	Holme next the Sea
07.01.2020	04.03.2020 <b>Application Permitted</b>	20/00019/F	Sandy Ridge Broadwater Road Holme next The Sea HUNSTANTON Introduction of two new windows	Holme next the Sea
09.01.2020	26.02.2020 <b>Application Permitted</b>	20/00032/F	Ivy Cottage 21 Eastgate Holme next The Sea Norfolk Proposed Extension & Renovation	Holme next the Sea
16.01.2020	12.03.2020 <b>Application Permitted</b>	20/00088/F	Visitor Centre The Firs Broadwater Road Holme next The Sea Variation of condition 2 of planning permission 19/00723/F to increase the size of the outbuilding	Holme next the Sea
23.01.2020	11.03.2020 <b>Tree Application - No objection</b>	20/00020/TREECA	Sybil Cottage 25 Kirkgate Holme next The Sea Norfolk (T1) Eucalypyus - approx 4-5m reduction of leading branch tips back to suitable growth points. Tree is on boundary and shading neighbouring garden/ greenhouse	Holme next the Sea

21.02.2020	13.03.2020 <b>Tree Application - No objection</b>	20/00051/TREECA	Whissons Cottage 57 Kirkgate Holme next The Sea Norfolk Eucalyptus (T1 )- light reduction to west side (approx 1 to 4 m ) to suitable growth points. Light crown lift in two areas to approx 4 m. Prunus (T2 ) - Crown reduction of 1 to 1.5 m within a Conservation Area	Holme next the Sea
16.09.2019	25.02.2020 <b>Application Permitted</b>	19/01612/F	91 South Beach Road Hunstanton Norfolk PE36 5BA Replacement house and retention of garage/games room	Hunstanton
23.10.2019	05.03.2020 <b>Application Permitted</b>	19/01844/F	Cogden Court 6 Cliff Parade Hunstanton Norfolk Replacement wood effect sliding sash windows in UPVC on rear elevation	Hunstanton
09.12.2019	10.03.2020 <b>Application Refused</b>	19/02116/F	Silfield House 20 Homefields Road Hunstanton Norfolk Retrospective Change of Use of Residential Annexe to Holiday Annexe	Hunstanton
03.01.2020	25.02.2020 <b>Application Permitted</b>	20/00009/F	20 High Street Hunstanton Norfolk Change of use from retail to nail bar	Hunstanton
08.01.2020	26.02.2020 <b>Application Permitted</b>	20/00023/F	Lalapanzi 66 Cliff Parade Hunstanton Norfolk Removal of first floor verandah and replace with first floor extension	Hunstanton
10.01.2020	04.03.2020 <b>Application Permitted</b>	20/00039/CU	58 Westgate Hunstanton Norfolk PE36 5EL Change of use from A1 to Sui Generis (Nail Salon)	Hunstanton

29.10.2019	17.03.2020 <b>Application Refused</b>	19/01869/F	11 Portland Street King's Lynn Norfolk PE30 1PB Proposed change of use from office to two flats	King's Lynn
16.12.2019	25.02.2020 <b>Application Permitted</b>	19/02158/F	15 Kent Road King's Lynn Norfolk PE30 4AF Two storey extension to side of dwelling	King's Lynn
17.12.2019	05.03.2020 <b>Split Decision - Part approve_refuse</b>	19/02160/BT	Public Payphones Throughout The Borough Removal of BT payphones	King's Lynn
19.12.2019	03.03.2020 <b>Application Permitted</b>	19/02185/A	National Westminster Bank Plc Hardwick Road King's Lynn Norfolk ADVERT APPLICATION: 3 x illuminated fascia signs	King's Lynn
24.12.2019	17.03.2020 <b>Application Permitted</b>	19/02211/F	The Grange Hotel Willow Park King's Lynn Norfolk Yoga Studio associated with the hotel	King's Lynn
24.12.2019	17.03.2020 <b>Application Permitted</b>	19/02217/F	Alexandra House Dodmans Close King's Lynn Norfolk Conversion of supported housing accommodation to 7No self-contained flats. Erection of two storey and single storey front extensions. Erection of cycle and refuse/cycling stores. Reconfiguration of parking and servicing facilities	King's Lynn

30.12.2019	06.03.2020 <b>Application Permitted</b>	20/00001/F	Palm Paper Poplar Avenue King's Lynn Norfolk Construction and operation of a calander heating facility	King's Lynn
10.01.2020	05.03.2020 <b>Application Permitted</b>	20/00041/F	75 King George V Avenue King's Lynn Norfolk PE30 2QE Proposed single storey rear extension, loft conversion and internal alterations	King's Lynn
16.01.2020	11.03.2020 <b>Application Permitted</b>	20/00066/F	248 Wootton Road King's Lynn Norfolk PE30 3BH The proposal is for the demolition of the existing single storey lean to and replace with a new modern extension	King's Lynn
16.01.2020	11.03.2020 <b>Application Permitted</b>	20/00085/F	39 River Lane Gaywood King's Lynn Norfolk 2 storey side extension to provide carport and bedroom/ensuite	King's Lynn
24.01.2020	13.03.2020 <b>Application Permitted</b>	20/00115/F	414 Wootton Road King's Lynn Norfolk PE30 3EA Proposed new balcony c/w privacy screens to serve master bedroom to rear of property at first floor level.	King's Lynn
07.02.2020	12.03.2020 <b>Tree Application - No objection</b>	20/00034/TREECA	Flat 1 Trinity Quay Page Stair Lane King's Lynn Norfolk Tree in a Conservation Area: Removal of T1 ( Loquat) situated in a raised bed. Tree roots have destabilized the retaining wall	King's Lynn

20.02.2020	11.03.2020 <b>Application Permitted</b>	17/00896/NMA_1	48 Grafton Road King's Lynn Norfolk PE30 3EX NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/00896/F: Demolition of flat roof garage and construction of 2 storey side extension and attached single garage	King's Lynn
25.11.2019	24.02.2020 <b>Application Withdrawn</b>	19/02029/F	Park Lodge 20 Church Lane Ashwicken King's Lynn Replacement dwelling and detached garage	Leziate
06.01.2020	03.03.2020 <b>Application Permitted</b>	20/00016/F	Greenfields 21 Station Road Leziate King's Lynn Extend the lounge to the side with a glass panelled roof, a new porch on cantilever brackets and a change of the front elevation from render to flint panels	Leziate
15.01.2020	25.02.2020 <b>Application Permitted</b>	20/00057/F	16 Cherry Close Marham King's Lynn Norfolk Addition of conservatory to front of property and replace full length corner windows with top opening windows sitting on 8 rows of brickwork to match original and match conservatory	Marham
05.02.2020	16.03.2020 <b>Application Permitted</b>	20/00181/F	Eastgate Farm House Collins Lane Marham King's Lynn Retrospective change of use of existing general farm storage barn to use for a biomass boiler	Marham

08.01.2020	13.03.2020 <b>Application Permitted</b>	20/00027/F	Fairview 15 Walton Road Marshland St James Wisbech Proposed rear extension to dwelling, detached car port/workshop, replacement porch, removal of existing annex and extension of gravel driveway	Marshland St James
27.06.2019	13.03.2020 <b>Application Permitted</b>	19/01139/F	Land Approx 2.4 Kilometres S And W From Wellington Lodge Farm Northwold Norfolk Construction of a gas compound	Methwold
20.02.2020	05.03.2020 <b>Application Permitted</b>	18/01097/NMA_1	Fen Cabin Severalls Road Methwold Hythe Norfolk Non-material amendment to planning permission 18/01097/F: Proposed replacement dwelling	Methwold
21.10.2019	10.03.2020 <b>Application Permitted</b>	19/01828/F	Manor Farm House East Hill Road Middleton Norfolk Construction of attached triple garage with home office over	Middleton
23.01.2020	13.03.2020 <b>Application Permitted</b>	20/00114/F	Chapelfield Silt Road Nordelph Downham Market Retention of one storage container and addition of second storage container, both for agricultural use	Nordelph
19.12.2019	21.02.2020 <b>Application Refused</b>	19/02177/O	Friars Bungalow 32 West Winch Road West Winch King's Lynn Outline application: Proposed new bungalow	North Runcton
06.01.2020	27.02.2020 <b>Application Permitted</b>	20/00015/F	Mancroft 40 West Winch Road West Winch King's Lynn Single storey extension to rear of existing dwelling	North Runcton



06.01.2020	26.02.2020 <b>Application Permitted</b>	20/00014/F	11 Smugglers Close Old Hunstanton Hunstanton Norfolk First floor extension and alterations to dwelling	Old Hunstanton
09.01.2020	12.03.2020 <b>Application Permitted</b>	20/00034/F	Lavender Cottage 18 Wodehouse Road Old Hunstanton Hunstanton Extension and Alterations.	Old Hunstanton
10.12.2019	19.02.2020 <b>Application Permitted</b>	19/02129/F	Boyces Fen Farm Marsh Road Outwell Wisbech Proposed agricultural livestock shed	Outwell
09.01.2020	03.03.2020 <b>Application Permitted</b>	20/00038/F	Fernie House The Cottons Outwell Wisbech Construction of stables (retrospective)	Outwell
29.01.2020	13.03.2020 <b>Application Refused</b>	20/00140/F	Apple Tree Cottage 62 Docking Road Ringstead Hunstanton Construction of a new single storey dwelling in existing rear garden	Ringstead
03.02.2020	13.03.2020 <b>Tree Application - No objection</b>	20/00029/TREECA	12 Chapel Lane Ringstead Hunstanton Norfolk T1-2 - birch, fell. T3 - birch height reduction by about 4m and reshape within a Conservation Area	Ringstead
24.10.2019	24.02.2020 <b>Application Permitted</b>	19/01849/F	Woodlakes Caravan & Camping Park Holme Road Stow Bridge Norfolk Variation of Condition 2 and Removal of Condition 3 of Planning Permission 19/00441/F: Proposed new clubhouse	Runcton Holme

24.12.2019	21.02.2020 <b>Application Permitted</b>	19/02210/F	Cole Green House Fring Road Sedgeford Norfolk Proposed external swimming pool and detached pool house	Sedgeford
12.02.2020	11.03.2020 <b>Application Withdrawn</b>	20/00225/LDP	Shooting Lodge Cottage Sedgeford Hall Estate Fring Road Sedgeford Lawful Development Certificate: Front, single storey extension for addition of two bedrooms and covered outside area/porch.	Sedgeford
17.01.2020	13.03.2020 <b>Application Permitted</b>	20/00077/F	Woodlands Farm Mill Road Shouldham Thorpe KINGS LYNN Agricultural Store	Shouldham Thorpe
26.11.2019	27.02.2020 <b>Application Refused</b>	19/02038/F	82 Station Road Snettisham King's Lynn Norfolk New 1 Bedroom Bungalow with parking	Snettisham
20.12.2019	04.03.2020 <b>Application Permitted</b>	19/02187/LDE	11 Shepherds Port Road Shepherds Port Snettisham Norfolk Lawful Development Certificate: Use of dwelling as main residence occupied through the year	Snettisham
14.01.2020	26.02.2020 <b>Application Permitted</b>	20/00050/F	78A The Beach Shepherds Port Snettisham Norfolk Renewal of planning 11/01350/F (2011) for continued standing of a single caravan/mobile home and storage shed	Snettisham

09.10.2019	20.02.2020 <b>Application Permitted</b>	19/01757/F	Land At Sandbach Road South Wootton Norfolk Variation of condtions 2, 4, 5, 6 and 7 of planning permission 17/02058/F: Variation of condition 2 of planning permission 16/01937/FM - Residential development of 26 dwellings with public open space and visitors car park: To re-site plots 22, 23, 26 and 19, 20 and 21 due to location of rising water mains	South Wootton
17.02.2020	12.03.2020 <b>TPO Work Approved</b>	20/00014/TPO	Grove House 6 Church Lane South Wootton Norfolk 2/TPO/00424 - Limes T.1-T.4 - Repollard all four trees back to the previous pruning/pollard point, every three years from 2020 to 2041	South Wootton
27.01.2020	20.02.2020 <b>AG Prior Notification NOT REQD</b>	20/00122/AG	Further Fen Farm Lynn Road Southery Downham Market Agricultural Prior Notification: Proposed bulk potato store	Southery
10.02.2020	16.03.2020 <b>Application Permitted</b>	20/00197/F	15 Feltwell Road Southery Downham Market Norfolk Construction of single storey conservatory on side of house	Southery
10.02.2020	17.03.2020 <b>Application Permitted</b>	20/00204/F	The Old School House High Street Stoke Ferry King's Lynn Garage extension to dwelling	Stoke Ferry
01.07.2019	28.02.2020 <b>Application Permitted</b>	19/01153/FM	Churchfield Farm West Head Road Stow Bridge WISBECH Construction of agricultural storage building	Stow Bardolph

01.07.2019	28.02.2020 <b>Application Refused</b>	19/01191/F	Churchfield Farm West Head Road Stow Bridge Norfolk Re location of existing 10kw wind turbine within the same field	Stow Bardolph
18.12.2019	24.02.2020 <b>Application Permitted</b>	19/02173/RM	Land At Cherry Tree Farm 211 The Drove Barroway Drove Reserved matters application for proposed dwelling	Stow Bardolph
02.01.2020	09.03.2020 <b>Application Permitted</b>	20/00004/F	Sun Flower Lodge 66 The Drove Barroway Drove DOWNHAM MARKET Variation of conditions 2 of planning permission 19/00876/F: Construction of a 2 bed chalet bungalow with integral garage	Stow Bardolph
14.01.2020	25.02.2020 <b>Application Permitted</b>	20/00070/F	98 The Drove Barroway Drove Norfolk PE38 0AL Extension	Stow Bardolph
16.01.2020	13.03.2020 <b>Application Refused</b>	20/00089/O	Stow Corner Farm Stow Bridge Road Stow Bardolph King's Lynn Outline application with all matters reserved for two dwellings	Stow Bardolph
07.01.2020	12.03.2020 <b>Application Permitted</b>	20/00022/LB	Paradise Manor Downham Road Stradsett Norfolk Listed building application for existing original agricultural building to be converted into two small holiday lets	Stradsett
20.01.2020	11.03.2020 <b>Application Permitted</b>	20/00082/F	9 Shepherds Pightle Thornham Hunstanton Norfolk Extensions and alterations (retrospective)	Thornham

02.01.2020	09.03.2020 <b>Application Permitted</b>	20/00003/F	Willow Croft Shepherds gate Road Tilney All Saints KINGS LYNN Single storey rear extension, replacement storage barn, new car port, house porch and new stables	Tilney All Saints
18.12.2019	20.02.2020 <b>Application Permitted</b>	19/02169/F	Manor Hotel Main Road Titchwell King's Lynn To site a pair of Shepherd Huts for guest accommodation incidental to the hotel, in the herb gardens. These will each be complemented with a timber decked area, a covered outdoor seating area and a wood fired hot tub	Titchwell
24.01.2020	17.03.2020 <b>Application Permitted</b>	20/00118/F	Briarfields Hotel Main Road Titchwell King's Lynn Proposed bedroom window	Titchwell
18.10.2019	12.03.2020 <b>Application Refused</b>	19/01810/O	Land SW of 83 Baptist Road Upwell Norfolk Outline Application: Proposed 2 self build plots	Upwell
05.11.2019	03.03.2020 <b>Application Permitted</b>	19/01914/F	The Dingle 42 Dovecote Road Upwell Wisbech Dormer window to rear elevation	Upwell
02.03.2020	06.03.2020 <b>Application Permitted</b>	19/00438/NMA_3	Orchard Gardens Upwell Norfolk NON-MATERIAL AMENDMENT TO APPLICATION 19/00438/RM: Erection of dwelling (Plot 19)	Upwell

20.11.2019	05.03.2020 <b>Application Permitted</b>	19/02003/F	Model Farm Frenchs Road Walpole St Andrew Wisbech Proposed development of a battery storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid	Walpole
02.12.2019	04.03.2020 <b>Application Permitted</b>	19/02071/FM	Land At Model Farm, Flower Farm And Crown Farm Walpole St Andrew Norfolk Proposed development of a below ground connection to the local distribution network and grid compound with associated infrastructure connecting sites at Model Farm, Flower Farm, and Crown Farm	Walpole
18.12.2019	13.03.2020 <b>Application Withdrawn</b>	19/02171/PACU3	Agricultural Building SE of Bradford House Bustards Lane Walpole St Andrew Norfolk Prior approval for a change of use from agricultural building to dwellinghouse (Schedule 2, Part 3, Class Q)	Walpole Cross Keys
28.01.2020	03.03.2020 <b>Application Permitted</b>	20/00131/F	Rondaville 28 Downham Road Watlington King's Lynn Single storey rear and front extensions and alterations	Watlington
05.02.2020	13.03.2020 <b>Application Permitted</b>	20/00177/F	Harfayka House 26 Downham Road Watlington King's Lynn Front and rear extensions and alterations	Watlington

28.10.2019	02.03.2020 <b>Application Permitted</b>	19/01862/O	The Cottage Back Drove Welney Wisbech Demolition of severely structurally damaged house and rebuilding	Welney
19.12.2019	13.03.2020 <b>Application Permitted</b>	19/02183/F	Silver Crest March Road Welney Norfolk Change of use of land for the storage and sale of vehicles	Welney
06.02.2020	16.03.2020 <b>Application Permitted</b>	20/00186/F	Bank Farm Hundred Foot Bank Welney Wisbech Single storey rear extension to dwelling	Welney
02.10.2019	28.02.2020 <b>Application Permitted</b>	19/01714/F	Marshland High School 69 School Road West Walton Wisbech REMOVAL OR VARIATION OF CONDITION 4 OF PLANNING PERMISSION 19/00288/F: Classroom extension and removal of two mobile classrooms and a swimming pool	West Walton
20.11.2019	04.03.2020 <b>Application Permitted</b>	19/02002/FM	Crown Farm Mill Road West Walton Wisbech Proposed development of a battery storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid	West Walton
03.02.2020	13.03.2020 <b>Application Permitted</b>	20/00165/F	36 Westland Chase West Winch King's Lynn Norfolk Single storey dining and sun room	West Winch

21.01.2020	13.03.2020 <b>Application Permitted</b>	20/00103/F	Broadacres Stow Road Wiggshall St Mary Magdalen King's Lynn Variation of condition 3 of planning permission DM4211 to allow the property to be occupied by persons outside agriculture	Wiggshall St Mary Magdalen
15.01.2020	28.02.2020 <b>Application Permitted</b>	20/00056/F	Land East of 5 Bridle Lane Downham Market Norfolk REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/01574/F: Development for 3 no. five bedroom detached houses	Wimbotsham
10.03.2020	13.03.2020 <b>Tree Application - No objection</b>	20/00059/TREECA	24 Church Road Wimbotsham Norfolk PE34 3QG Trees in a Conservation Area: 4 x Conifers (T1) - reduce to 5-6 metres to retain as hedge	Wimbotsham
21.10.2019	28.02.2020 <b>Application Permitted</b>	19/01822/F	Oak Tree Chequers Road Wretton Norfolk Replacement roof with height increase and two storey extension to dwelling	Wretton



## PLANNING COMMITTEE -

### APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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#### PURPOSE OF REPORT

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

#### RECOMMENDATION

That the report be noted.

#### DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
27.02.2019	23.03.2020 <b>Application Permitted</b>	19/00367/F	Willowdene Marsh Road Walpole St Andrew Wisbech Retrospective change of use for a mixed use of residential, dog kennels and bird aeries	Walpole
16.04.2019	29.04.2020 <b>Application Permitted</b>	19/00710/F	Brent Marsh Main Road Brancaster Staithe KINGS LYNN New garden building	Brancaster

23.05.2019	07.04.2020 <b>Application Permitted</b>	19/00926/F	Longridge 37 Elm High Road Emneth Wisbech Construction of temporary construction access road to serve approved development of 117 houses (18/01464/RMM)	Emneth
24.06.2019	03.04.2020 <b>Application Permitted</b>	19/01109/F	Red House 1 Hythe Road Methwold Thetford Conversion and extensions to existing outbuildings to create two dwellings	Methwold
10.07.2019	15.04.2020 <b>Application Permitted</b>	19/01204/F	Webbs Buildings Anmer Road Flitcham Norfolk Conversion of existing dilapidated range of barns to 6no B1 (Business) units with associated parking, access and landscaping	Flitcham with Appleton
22.08.2019	23.04.2020 <b>Application Permitted</b>	19/01490/F	Caplene Ferne 7 Lime Kiln Road Gayton Norfolk Construction of new dwelling	Gayton
27.08.2019	01.05.2020 <b>Application Permitted</b>	19/01507/F	60 Pentney Lakes Common Road Pentney Norfolk Retrospective planning permission to use the boathouse approved under reference 15/00093/F as holiday accommodation. Shed to remain unchanged.	Pentney
12.09.2019	20.04.2020 <b>Application Permitted</b>	19/01599/F	9 Mill Lane King's Lynn Norfolk PE30 3DT Redevelopment of 9 Mill Lane to provide 1 pair of semi detached bungalows	King's Lynn

18.09.2019	11.05.2020 <b>Application Refused</b>	19/01633/FM	Agricultural Buildings Green Houses And Land N of Ashtree Cottage River Road West Walton Wisbech Change of use of land for the siting of a mobile office, workshop and mobile home in connection with existing agricultural enterprise including the use of existing buildings for kennel/breeding business	West Walton
26.09.2019	15.04.2020 <b>Application Permitted</b>	19/01672/F	The Granaries Baker Lane King's Lynn Norfolk Replace ground floor entry doors to individual flats and communal area	King's Lynn
07.10.2019	16.04.2020 <b>Application Permitted</b>	19/01741/F	14 Tower Road Terrington St Clement King's Lynn Norfolk Create further kennel buildings on the land to space out dogs	Terrington St Clement
08.10.2019	29.03.2020 <b>Application Withdrawn</b>	19/01751/F	Nolans 22 Magdalen Road Tilney St Lawrence King's Lynn Retrospective consent for panel fence to front boundary and single garage	Tilney St Lawrence
15.10.2019	15.04.2020 <b>Application Permitted</b>	19/01789/F	Abbey Farm Chapel Lane Barton Bendish King's Lynn Alterations, conversion and extensions to existing barns to create new wedding events venue with associated parking and new access	Barton Bendish

16.10.2019	30.03.2020 <b>Application Permitted</b>	19/01798/F	The Stables 231 Main Road Clenchwarton KINGS LYNN VARIATION OF CONDITION 6 OF 2/04/0272/NMA_1 (NON- MATERIAL AMENDMENT TO PLANNING PERMISSION 2/04/0272/F: Conversion of barn and stables to two dwellings and construction of garage) to modify design of Barn A and addition of a garage/carport block.	Clenchwarton
12.11.2019	19.03.2020 <b>Application Permitted</b>	19/01962/F	Church Farm Barn Main Road West Bilney King's Lynn Proposed barn conversion	East Winch
12.11.2019	19.03.2020 <b>Application Permitted</b>	19/01964/F	9 Barmer Cottages Fakenham Road Barmer Syderstone First floor added to a single storey extension, a new two storey rear extension, a loft conversion and internal alterations	Bagthorpe With Barmer - VACANT
20.11.2019	19.03.2020 <b>Application Permitted</b>	19/02004/FM	Flower Farm The Marsh Walpole St Andrew Wisbech Proposed development of a battery storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid	Walpole
25.11.2019	30.03.2020 <b>Application Permitted</b>	19/02027/F	Woodacre Venney Farm Hundred Foot Bank Welney Replacement of existing barn	Denver

28.11.2019	20.03.2020 <b>Application Permitted</b>	19/02059/F	Chelwood 172 Grimston Road South Wootton King's Lynn Extensions and alterations to roof to provide habitable room	South Wootton
29.11.2019	20.03.2020 <b>Application Permitted</b>	19/02069/F	2 Stow Road Outwell Wisbech Norfolk Part retrospective double rear extension to back of property	Outwell
03.12.2019	05.05.2020 <b>Application Permitted</b>	19/02093/F	Hadleigh Lodge Winch Road Gayton King's Lynn Residential garaging and storage	Gayton
04.12.2019	23.03.2020 <b>Application Permitted</b>	19/02095/F	Grey Friars Art Space 43 St James Street King's Lynn Norfolk Change of use from Art Gallery and associated storage, to restaurant at ground floor, with a self-contained two-bedroom flat above at first and second floor level.	King's Lynn
04.12.2019	09.04.2020 <b>Application Permitted</b>	19/02097/RM	Plot Adjacent Willowdene 260 The Drove Barroway Drove Norfolk Reserved matters application for new dwelling	Stow Bardolph
04.12.2019	27.03.2020 <b>Application Permitted</b>	19/02100/F	Poachers Retreat Hilgay Road West Dereham King's Lynn Extensions and alterations to dwelling and creating of access	West Dereham

05.12.2019	06.04.2020 <b>Application Permitted</b>	19/02102/F	Breck View Pales Green Castle Acre King's Lynn Demolition of single storey garage and car port, proposed single storey and two storey side extensions, external re-cladding of external facades, alterations to external works	Castle Acre
10.12.2019	02.04.2020 <b>Application Permitted</b>	19/02123/F	Derby Field House 111 Leziate Drove Pott Row Norfolk Proposed Garage and amendments to the garage previously approved under 17/00257/F	Grimston
13.12.2019	27.03.2020 <b>Application Permitted</b>	19/02149/CU	LW Vehicle Services Hazelwood March Road Welney Change of use of land to hardcore extension for existing yard	Welney
16.12.2019	24.04.2020 <b>Application Refused</b>	19/02154/F	Agricultural Land West of Homefields Low Lane Terrington St Clement Construction of traditional brick & tile barn	Terrington St Clement
18.12.2019	01.05.2020 <b>Prior Approval - Refused</b>	19/02170/PACU3	Mintlyn Farm Queen Elizabeth Way Bawsey Norfolk Notification for Prior Approval for change of use of agricultural building to a dwelling (Schedule 2, Part 3, Class Q)	Bawsey
19.12.2019	01.04.2020 <b>Application Permitted</b>	19/02175/F	13 Lady Jane Grey Road King's Lynn Norfolk PE30 2NW Porch to front door access	King's Lynn

19.12.2019	05.05.2020 <b>Application Permitted</b>	19/02176/FM	Cherry Tree Farm Thornham Road Methwold Norfolk Construction of animal barn & visitor centre including forming roadways and parking areas and bases and services for 6 holiday cabins and creation of two fishing ponds	Methwold
20.12.2019	06.04.2020 <b>Application Permitted</b>	19/02196/F	Land West of The Bricklands Brickfields Lane Downham Market Norfolk Erection of a pair of semi-detached houses	Downham Market
23.12.2019	19.05.2020 <b>Application Permitted</b>	19/02206/F	Commercial Storage And Outbuildings Sedgford Road Docking Norfolk Change of use from commercial storage and outbuildings to 6 holiday lodges and studio for artists retreat and associated access works.	Docking
06.01.2020	03.04.2020 <b>Application Permitted</b>	20/00011/F	49A Main Road Brookville Norfolk IP26 4RB Steel agricultural building for storage of equipment for maintenance of the land, animal feed etc	Methwold
07.01.2020	02.04.2020 <b>Application Refused</b>	20/00018/F	Rock Cottage Broomsthorpe Road East Rudham King's Lynn Sub-division of cottage back into two separate dwellings and rear single storey extension	East Rudham

07.01.2020	08.04.2020 <b>Application Permitted</b>	20/00020/F	Docking Rural Workshops Station Road Docking Norfolk Change of use from garage and store to dwelling	Docking
07.01.2020	25.03.2020 <b>Application Permitted</b>	20/00021/F	Paradise Manor Downham Road Stradsett Norfolk Existing original agricultural building to be converted into two small holiday lets	Stradsett
08.01.2020	01.04.2020 <b>Application Permitted</b>	20/00025/F	Shamrock Cottage 87 South Street Hockwold cum Wilton Norfolk Rear two storey extension	Hockwold cum Wilton
08.01.2020	24.04.2020 <b>Application Permitted</b>	20/00026/F	Long Acre March Road Welney Norfolk Demolition of existing residential bungalow and erection of replacement dwelling	Welney
09.01.2020	24.03.2020 <b>Application Permitted</b>	20/00029/F	Park View 63 Ryston End Downham Market Norfolk Variation of condition 2 of planning permission 17/01735/F: Demolition of pair of non standard construction houses and replacement with detached modern built dwelling	Downham Market
09.01.2020	08.04.2020 <b>Application Permitted</b>	20/00030/F	3 Ashwicken Road East Winch King's Lynn Norfolk Variation of Condition 6 of planning permission FL4959 (Four bungalows and four garages) to remove agricultural occupancy condition from 3 Ashwicken Road, East Winch only.	East Winch



09.01.2020	30.03.2020 <b>Application Permitted</b>	20/00031/F	12 Woodward Close Watlington Norfolk PE33 0FL A garden shed to be used as a therapy room for massage, reflexology and counselling for a period of 12 months only	Watlington
09.01.2020	29.04.2020 <b>Prior Approval - Refused</b>	20/00037/PACU3	Meredyke Farm Harps Hall Road Walton Highway Norfolk Notification for Prior Approval for change of use of agricultural building to a dwelling (Schedule 2, Part 3, Class Q)	West Walton
14.01.2020	20.04.2020 <b>Application Permitted</b>	20/00052/F	Kingsdown Stanhoe Road Docking King's Lynn Variation of conditions 2 and 7 of Planning Permisssion 17/02033/F: 2no. dwellings following demolition of existing bungalow	Docking
14.01.2020	17.04.2020 <b>Application Permitted</b>	20/00053/F	Ellen Dene House Isle Road Outwell Wisbech Construction of store in builders yard	Outwell
14.01.2020	02.04.2020 <b>Application Permitted</b>	20/00071/F	18 Carlton Drive North Wootton King's Lynn Norfolk To install a downstairs bathroom/shower room at the front of the property, adjoining existing bedroom. To assist with the future mobility of the owners (to be able to live downstairs)	North Wootton
15.01.2020	14.05.2020 <b>Application Permitted</b>	20/00055/O	West Lee Town Lane Brancaster Staithe King's Lynn Outline application: The erection of one dwelling with garage	Brancaster

15.01.2020	23.03.2020 <b>Application Permitted</b>	20/00060/LB	The Lord Nelson Walsingham Road Burnham Thorpe Norfolk Refurbishment and extension to Grade II listed Public House (amendments to approved scheme 17/01754/LB)	Burnham Thorpe
16.01.2020	19.03.2020 <b>Application Permitted</b>	20/00062/F	6 Fredricks Court King's Lynn Norfolk PE30 1AW Demolition of existing store / workshop / office building and construction of 2 dwellings	King's Lynn
16.01.2020	25.03.2020 <b>Application Refused</b>	20/00067/F	Rahere Tower Road Burnham Overy Staithe King's Lynn To reinstate the existing chimney in the outbuilding. The chimney will be used to form an outdoor cooking area under the existing roof	Burnham Overy
16.01.2020	27.03.2020 <b>Application Permitted</b>	20/00069/F	Land E of Beech House And N of East New Field Lynn Road Walpole Highway Wisbech Variation of condition 2 of planning permission 19/01671/F: Residential development for 6 dwellings	Walpole Highway
16.01.2020	20.03.2020 <b>Application Permitted</b>	20/00087/F	Ex Antiques Centre 43 High Street Downham Market Norfolk Variation of condition 2 of planning permission 18/00738/F boundary treatment revised to aid visibility	Downham Market

17.01.2020	15.04.2020 <b>Application Permitted</b>	20/00074/F	Freestone Court Valingers Place King's Lynn Norfolk Replacement of timber Facia soffits, timber cladding to underside of walk ways and existing UPVc Guttering. Replacement facia and cladding to be Rosewood UPVc material and replacement guttering to be Black deep flow UPVc guttering.	King's Lynn
17.01.2020	20.03.2020 <b>Application Permitted</b>	20/00075/F	Coastguard Cottage The Green Thornham Hunstanton Side and rear extensions to existing cottage	Thornham
20.01.2020	24.03.2020 <b>Application Permitted</b>	20/00080/F	Travis Perkins Hamlin Way Hardwick Narrows King's Lynn Installation of a new double gate and electric barriers within the west boundary	King's Lynn
20.01.2020	15.04.2020 <b>Application Permitted</b>	20/00081/F	Tanglewood Main Road West Bilney Norfolk Side and rear extensions to dwelling	East Winch
20.01.2020	16.04.2020 <b>Application Permitted</b>	20/00083/F	15 Field Lane Gaywood King's Lynn Norfolk Remove existing lean-to structure and replace with two-storey side extension	King's Lynn

20.01.2020	21.04.2020 <b>Application Permitted</b>	20/00099/F	Fourmiles Developments (Former Granary Site) Choseley Road Docking VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/01065/F: Variation of condition 2 of planning permission 16/00654/FM	Docking
21.01.2020	23.03.2020 <b>TPO Work Approved</b>	20/00005/TPO	Middleton Hall Hall Orchards Middleton King's Lynn 2/TPO/00075 -Removal and pruning of lower branches to gain access to historic steps	Middleton
21.01.2020	14.04.2020 <b>Application Permitted</b>	20/00092/F	Mill Cottage Mill Farm Mill Road Burnham Overy Town King's Lynn Listed building application change of fenestration and external glazing	Burnham Overy
21.01.2020	09.04.2020 <b>Application Permitted</b>	20/00093/LB	Mill Cottage Mill Farm Mill Road Burnham Overy Town King's Lynn Listed building application change of fenestration and external glazing	Burnham Overy
21.01.2020	17.04.2020 <b>Application Permitted</b>	20/00096/F	1 Ash Road Upper Marham Norfolk PE33 9LP Change of use of a dwelling to D1 NHS Dental Clinic to provide a dental service on the NHS and free dental services to certain groups	Marham
21.01.2020	29.04.2020 <b>Application Permitted</b>	20/00100/F	Lime Barn 31 Leziate Drove Pott Row King's Lynn Two storey extension and location of temporary caravan during the construction period	Grimston

21.01.2020	09.04.2020 <b>Application Permitted</b>	20/00102/F	Land E of 10 The Wroe Emneth Norfolk Residential development, building a detached bungalow with rooms in the roof and a detached garden room	Emneth
22.01.2020	15.04.2020 <b>Application Permitted</b>	19/01038/NMA_1	Land N of 105 And Immediately W of 101 Leziate Drove Pott Row Norfolk Non Material Amendment to Planning Permission 19/01038/RM: Reserved Matters application for one dwelling	Grimston
22.01.2020	27.04.2020 <b>Application Permitted</b>	20/00104/F	Keepers Cottage 5 Low Road South Wootton Norfolk Proposed dwelling following demolition of existing garage/outhouse	South Wootton
23.01.2020	23.03.2020 <b>TPO Work Approved</b>	20/00006/TPO	89 Gayton Road King's Lynn Norfolk PE30 4EH 2/TPO/00128: Lime (T1) - reduce height by 12m to suitable growing points.(Tree is 25m high). Reduce end loading on lateral limbs by up to 50% and reshape crown.	King's Lynn
23.01.2020	03.04.2020 <b>Tree Application - No objection</b>	20/00021/TREECA	Oyster Barn 1 Manor Court Main Road Titchwell Holm Oak - approx 20% crown reduction to suitable growth points to keep tree away from power lines and improve visibility from driveway	Titchwell

23.01.2020	05.05.2020 <b>Application Permitted</b>	20/00108/F	51 Dale End Brancaster Staithe Norfolk PE31 8DA First Floor extension over existing garage with single storey extension to the rear.	Brancaster
23.01.2020	02.04.2020 <b>Application Refused</b>	20/00110/O	West Hatch Cottage High Street Thornham HUNSTANTON Proposed construction of duplex apartment with associated parking	Thornham
23.01.2020	30.03.2020 <b>Application Permitted</b>	20/00112/F	Vicarage Cottage 10 Shernborne Road Dersingham King's Lynn Erection of a single storey cart lodge/garage made up of a single enclosed garage and open car port (Retrospective).	Dersingham
27.01.2020	27.03.2020 <b>Application Permitted</b>	20/00121/O	Field Farm 50 Paynes Lane Feltwell Thetford Outline Application: Residential Development for 2 no. Dwellings (semi-detached) including parking and shared access drive. Realigned boundary to No. 50	Feltwell
27.01.2020	19.03.2020 <b>Prior Approval - Approved</b>	20/00123/PACU3	Mullicourt Priory Farm Downham Road Outwell Wisbech Prior Approval for change of use from an agricultural building to 4 smaller dwelling houses and 1 larger dwelling house (Schedule 2, Part 3, Class Q)	Outwell
27.01.2020	19.03.2020 <b>Application Permitted</b>	20/00126/RM	Plot 4 Abbots Court Isle Bridge Road Outwell RESERVED MATTERS: Construction of bungalow and garage	Outwell

28.01.2020	27.03.2020 <b>Application Permitted</b>	20/00128/F	20 Woodside Avenue Heacham King's Lynn Norfolk 1 1/2 storey side extension, single storey porch, single storey rear extension, garage conversion, internal alterations to dwelling	Heacham
28.01.2020	24.04.2020 <b>Application Permitted</b>	20/00129/F	Nelson Academy Nursery Road Downham Market Norfolk Proposed new classroom	Downham Market
28.01.2020	23.03.2020 <b>Application Permitted</b>	20/00132/RM	The Haven West Dereham Road Wretton King's Lynn Reserved Matters: Construction of replacement dwelling and garage	Wretton
28.01.2020	23.03.2020 <b>Application Refused</b>	20/00133/F	109 Wootton Road Gaywood King's Lynn Norfolk Second Storey Extension	King's Lynn
28.01.2020	24.03.2020 <b>Application Permitted</b>	20/00134/F	2 Avenue Road Hunstanton Norfolk PE36 5BW Converting house into two flats with an extension and outbuilding upgrade to residential	Hunstanton
29.01.2020	07.04.2020 <b>Application Permitted</b>	20/00135/F	16 North Everard Street King's Lynn Norfolk PE30 5HQ Replacement of all windows and doors, removal of existing roof structure and replacement with new structure and slate tiles, removal of gable ends and rebuild to resemble existing (due to structural defects). Combination of 2 units to form 1 larger unit	King's Lynn

29.01.2020	20.03.2020 <b>Application Permitted</b>	20/00136/F	The Gin Trap 6 High Street Ringstead Hunstanton Alterations to an existing play area to the rear of Gin Trap Inn	Ringstead
29.01.2020	24.03.2020 <b>Application Permitted</b>	20/00137/F	Loke House Castle Square Bailey Street Castle Acre Proposed rebuilding and extension of existing outbuilding.	Castle Acre
29.01.2020	30.03.2020 <b>Application Refused</b>	20/00141/F	Land Between Fernie Cottage And The Old Observatory Sandy Lane Docking Norfolk Construction of a single storey dwelling, vehicular access and associated works	Docking
30.01.2020	05.05.2020 <b>Application Permitted</b>	20/00145/F	58 Priory Road North Wootton King's Lynn Norfolk Proposed two storey side extension and single storey rear extension including alterations	North Wootton
30.01.2020	30.03.2020 <b>Application Permitted</b>	20/00146/A	McDonalds Restuarants Ltd 1 Campbells Meadow King's Lynn Norfolk Installation of 5 No. new digital freestanding signs and 1 No. 15" digital booth screen	King's Lynn
31.01.2020	24.03.2020 <b>Application Permitted</b>	20/00151/F	46 Hunstanton Road The Green Heacham Norfolk Upgrade of shower and utility rooms, remedial works to building fabric and minor changes to fenestration	Heacham



31.01.2020	22.04.2020 <b>Application Permitted</b>	20/00152/LB	46 Hunstanton Road The Green Heacham Norfolk LISTED BUILDING APPLICATION: Upgrade of shower and utility rooms, remedial works to building fabric and minor changes to fenestration	Heacham
31.01.2020	22.04.2020 <b>Application Permitted</b>	20/00153/F	Eason House 11 Well Creek Road Outwell Wisbech Proposed extension and Alterations to existing Dwelling	Outwell
31.01.2020	24.03.2020 <b>Application Permitted</b>	20/00155/F	The Beeches Fakenham Road Hillington KINGS LYNN Proposed Alterations and Extension to dwelling	Hillington
31.01.2020	16.04.2020 <b>Application Permitted</b>	20/00156/F	Land Adj Orange Tree Public House High Street Thornham Hunstanton Variation of conditions 1, 2, 8, 9 and 12 of Planning Permission 16/00387/F: New drawings to reflect altered positioning of garage (Amended scheme)	Thornham
31.01.2020	16.04.2020 <b>Application Permitted</b>	20/00158/F	South Wootton Parish Council Office 24 Church Lane South Wootton Norfolk Extension to meeting rooms and stores	South Wootton

03.02.2020	23.03.2020 <b>Tree Application - No objection</b>	20/00028/TREECA	Peartree Cottage Silt Road Nordelph Downham Market T1 Willow - Pollard to about 4m, due to extensive decay by ganoderma fungus. G1 & 2 Groups of Leyland Cypress - Remove to about ground level. G3 Sycamores - Remove deadwood. T2 Scholar's Tree- Reduce overhang by about 4m. T3 Ash - Remove down to about ground level, due to internal decay/storm damage. T6 Beech - Reduce in height by about 4m. T7 Norway Spruce - Remove down to ground level within a conservation area	Nordelph
03.02.2020	23.03.2020 <b>Tree Application - No objection</b>	20/00030/TREECA	Willow Orchard Broomsthorpe Road East Rudham King's Lynn T1 Oak, T2 Sycamore, T2 Walnut - Fell. T4 Prunus - Crown raise. T5 & T6 Cherry Trees - Prune. T7 Purple Plum - Fell diseased tree. T8 Conifer - Remove top section. T9 Horse Chestnut - Raise crown. T10 Willow - Raise crown. G1 Row of Plums - Tidy torn limb stubs within a conservation area	East Rudham
03.02.2020	27.03.2020 <b>Application Permitted</b>	20/00159/F	Reffley Edge 55 Sandy Lane South Wootton King's Lynn Proposed single storey extensions and alterations to bungalow	South Wootton

03.02.2020	11.05.2020 <b>Application Permitted</b>	20/00160/F	Sakharet 109 Lynn Road Grimston King's Lynn 'Retrospective Approval: Alterations and extensions comprising: new front entrance porch, sitting and dining room with internal works'	Grimston
03.02.2020	17.04.2020 <b>Application Permitted</b>	20/00162/F	Nationwide Building Society 9 New Conduit Street King's Lynn Norfolk Various external works including - New flush full height shopfront with single sliding automatic entrance door - Associated pavement re-grading works to ensure level threshold. - Glazing replaced to house new post box. - Replacement fire exit door. - Removal of window to rear side elevation and blocking up with typical cavity construction. - Installation of louvres to rear elevation	King's Lynn
03.02.2020	16.04.2020 <b>Application Permitted</b>	20/00164/F	7 Mill Yard Overy Road Burnham Market King's Lynn Proposed extension and alterations	Burnham Market
03.02.2020	24.04.2020 <b>Application Permitted</b>	20/00166/F	Bagthorpe Farm Main Road Bagthorpe Norfolk Demolition of existing rear lean to and addition of rear single storey extension	Bagthorpe With Barmer - VACANT

03.02.2020	23.04.2020 <b>Application Permitted</b>	20/00167/LB	Bagthorpe Farm Main Road Bagthorpe Norfolk LISTED BUILDING: Demolition of existing rear lean to and addition of rear single storey extension	Bagthorpe With Barmer - VACANT
04.02.2020	30.03.2020 <b>Application Permitted</b>	20/00169/F	The Old Bell 2 Whittington Hill Whittington King's Lynn Proposed conversion of outbuilding to form a single dwelling	Northwold
04.02.2020	15.05.2020 <b>Application Permitted</b>	20/00170/F	Tamberworth House 25 Oak Avenue South Wootton King's Lynn Variation of condition 2 & 3 of planning permission 14/00760/F to build a two storey side extension instead of the 1.5 storey side extension	South Wootton
04.02.2020	27.03.2020 <b>Application Permitted</b>	20/00171/F	Surgery House Mill Road Terrington St John Wisbech REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 18/00024/F: Erection of 3 x 4 bedroom dwellings	Terrington St John
05.02.2020	02.04.2020 <b>Application Permitted</b>	20/00174/F	Joe Graver Motor Engineers 16 - 18 Beulah Street Gaywood King's Lynn Replacement of two external windows and one external door as part of a internal refurbishment project	King's Lynn

05.02.2020	11.05.2020 <b>Application Permitted</b>	20/00175/F	Land West of 30 Station Road Hillington King's Lynn Norfolk Proposed new dwelling	Hillington
05.02.2020	17.04.2020 <b>Application Refused</b>	20/00178/F	119 High Street King's Lynn Norfolk PE30 1DD Proposed demolition of fire damaged building	King's Lynn
05.02.2020	30.03.2020 <b>Application Permitted</b>	20/00179/F	26 The Beach Shepherds Port Snettisham Norfolk Retention of single storey rear extension, glazed roof lantern and rear outbuilding	Snettisham
05.02.2020	02.04.2020 <b>Application Permitted</b>	20/00182/F	Pond World Aquatics Bambers Garden Centre Lynn Road Walsoken Proposed commercial units	Walsoken
06.02.2020	24.03.2020 <b>Application Permitted</b>	20/00183/F	318 Wootton Road King's Lynn Norfolk PE30 3EB Extension	King's Lynn
06.02.2020	31.03.2020 <b>Application Permitted</b>	20/00184/F	14 Horton Road King's Lynn Norfolk PE30 4XU Single storey extension to form new ground floor toilet and shower room	King's Lynn
06.02.2020	31.03.2020 <b>Application Permitted</b>	20/00185/F	15 Baldwin Road King's Lynn Norfolk PE30 4AL Construction of new single storey rear extension	King's Lynn

06.02.2020	24.04.2020 <b>Application Permitted</b>	20/00189/F	W Spice Building Ltd Unit 3 Creeke Business Park The Common Variation of condition 2 of Planning Permission 18/00611/F: The erection of two new blocks of industrial units plus an extension to an existing building. The two blocks subdivided into 9 new units of varying size.	South Creeke
06.02.2020	11.05.2020 <b>Application Refused</b>	20/00192/F	Poppy Tree Farm Poppylots Drove Marshland St James Norfolk Extension and Alterations to existing dwelling	Marshland St James
07.02.2020	20.04.2020 <b>Application Permitted</b>	20/00193/F	The Hollies Bradmere Lane Docking King's Lynn Extension to dwelling	Docking
07.02.2020	30.03.2020 <b>Application Permitted</b>	20/00196/F	Joyden 19 Kings Road Hunstanton Norfolk Rear single storey garden room/utility extension and internal alterations	Hunstanton
07.02.2020	24.04.2020 <b>Application Permitted</b>	20/00205/F	Dairy Farm Cottage Thiefgate Lane Saddlebow Norfolk Change of use of agricultural grain store to storage of touring caravans, motor homes, classic cars and leisure boats	King's Lynn
10.02.2020	03.04.2020 <b>Tree Application - No objection</b>	20/00007/TPO	King's Lynn Football Club Ltd Tennyson Road King's Lynn Norfolk 2/TPO/00515: To trim trees (T5 and T6)	King's Lynn

10.02.2020	12.05.2020 <b>Application Permitted</b>	20/00199/F	62 Fen Road Watlington King's Lynn Norfolk Proposed Extensions and Alterations	Watlington
10.02.2020	20.03.2020 <b>Application Permitted</b>	20/00200/A	Unit 3 Hardwick Retail Park Campbells Meadow King's Lynn Advertisement application for 2 x Internally LED Illuminated fabricated flex face boxes and 1 x Internally Illuminated folded aluminium tray sign	King's Lynn
10.02.2020	09.04.2020 <b>Application Refused</b>	20/00201/F	Swallows Rest High Street Docking KINGS LYNN Proposed dwelling following subdivision and alterations to donor dwelling	Docking
10.02.2020	09.04.2020 <b>Application Refused</b>	20/00202/O	Croylands 157 Bexwell Road Downham Market Norfolk Outline application for residential dwelling behind existing property	Downham Market
10.02.2020	02.04.2020 <b>Application Permitted</b>	20/00203/F	7 Baldwin Road King's Lynn Norfolk PE30 4AL Extension and alterations	King's Lynn
10.02.2020	01.04.2020 <b>Application Withdrawn</b>	20/00207/PACU3	Land At E553571 N304114 Angle Road Outwell Norfolk Prior Notification: Barn Conversion to dwelling	Outwell
11.02.2020	24.03.2020 <b>Application Permitted</b>	20/00209/F	Princess Theatre 13 The Green Hunstanton Norfolk Variation of Condition 2 attached to Planning Permission reference 19/00511/F: Alterations to terrace and wall	Hunstanton

11.02.2020	21.04.2020 <b>Application Permitted</b>	20/00210/F	5-7 Foundry Place Burnham Market Norfolk PE31 8HG Proposed insertion of 3 no. windows upon South Elevation	Burnham Market
11.02.2020	27.03.2020 <b>Application Permitted</b>	20/00211/F	Oaklea 39 Common Road Runcton Holme King's Lynn Proposed single storey rear extension.	Runcton Holme
11.02.2020	31.03.2020 <b>Application Permitted</b>	20/00212/F	Norfolk House Newton Road Castle Acre King's Lynn Conversion of brick studio in garden to granny annex	Castle Acre
11.02.2020	22.04.2020 <b>Application Permitted</b>	20/00213/F	50 Hunstanton Road Heacham King's Lynn Norfolk REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 12/01169/F: Extension and connecting garage	Heacham
11.02.2020	27.04.2020 <b>Application Permitted</b>	20/00215/F	Knole 77 Castle Rising Road South Wootton King's Lynn Replacement dwelling	South Wootton
11.02.2020	16.04.2020 <b>Application Permitted</b>	20/00218/FM	Omex Agriculture Ltd Estuary Road King's Lynn Norfolk Demolition of existing shed and construction of new raw materials storage building/shed	King's Lynn
11.02.2020	03.04.2020 <b>Application Permitted</b>	20/00219/F	The Seasons 37 Docking Road Fring King's Lynn Single and two storey extensions to dwelling following demolition of existing single storey outhouse, timber cladding of existing garage and internal alterations	Fring



11.02.2020	30.03.2020 <b>Application Permitted</b>	20/00220/F	18 Sandfield Road Downham Market Norfolk PE38 9PR Single storey extension and garage conversion	Downham Market
12.02.2020	06.04.2020 <b>Application Permitted</b>	20/00223/F	16 Rushmead Close South Wootton King's Lynn Norfolk New 2 Bay Cart Shed	South Wootton
12.02.2020	06.04.2020 <b>Application Permitted</b>	20/00228/F	28 Gloucester Road King's Lynn Norfolk PE30 4AB Rear extension to dwelling	King's Lynn
13.02.2020	05.05.2020 <b>Application Permitted</b>	20/00231/O	Between 91 & 93 Ryston End Downham Market Norfolk Outline application for site for construction of one dwelling	Downham Market
13.02.2020	15.04.2020 <b>Application Refused</b>	20/00232/F	Land South of Home Farm Sandy Lane Blackborough End Norfolk Construction of 4 detached houses and garages and associated site works including vehicular accesses	Middleton
13.02.2020	09.04.2020 <b>Application Permitted</b>	20/00234/F	16 Meadow Rise South Creake Fakenham Norfolk Single storey extension to rear of dwelling	South Creake
17.02.2020	03.04.2020 <b>Tree Application - No objection</b>	20/00044/TREECA	Rose Lodge 82 Chapel Road Dersingham King's Lynn Tree in a Conservation Area: T4 Beech - 2m reduction beyond the wall at neighbours on the Eastern side	Dersingham
17.02.2020	28.04.2020 <b>Application Permitted</b>	20/00244/F	20 Collins Lane Heacham King's Lynn Norfolk House extension	Heacham

17.02.2020	06.04.2020 <b>Application Permitted</b>	20/00245/F	Little Tenchleys Broad Lane Brancaster King's Lynn Detached Garage/car port block	Brancaster
17.02.2020	16.04.2020 <b>Application Permitted</b>	20/00248/F	The Estate Office York Cottage The Royal Estate Sandringham Extension to existing car park and new access to the south side of York Cottage	Sandringham
18.02.2020	15.04.2020 <b>Application Permitted</b>	17/00088/NMAM_1	Land N 130 Lynn Road And E 147 Lynn Road Lynn Road/Hill View Close Ingoldisthorpe Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/00088/NMAM_1: Reserved Matters Application: Residential development of 15 houses	Ingoldisthorpe
18.02.2020	24.04.2020 <b>Would be Lawful</b>	20/00249/LDP	North Lynn Farm Estuary Road King's Lynn Norfolk Lawful development certificate: Use of agricultural barn for flexible commercial use	King's Lynn
18.02.2020	29.04.2020 <b>Application Permitted</b>	20/00250/F	Victory House 1 Magdalen Road Tilney St Lawrence KINGS LYNN Part demolition and extension of outbuilding to form an office, shower room and store.	Tilney St Lawrence
18.02.2020	05.05.2020 <b>Application Permitted</b>	20/00251/F	Orchard Cottage Jubilee Hall Lane Gayton King's Lynn Demolition of existing entrance porch and construction of new front entrance porch and rear two and single storey extensions	Gayton

18.02.2020	09.04.2020 <b>Application Permitted</b>	20/00252/F	Marham Village Hall School Lane Marham Norfolk Extension and alterations to village hall (revised design).	Marham
18.02.2020	30.03.2020 <b>Application Permitted</b>	20/00253/F	11 Launditch Crescent Downham Market Norfolk PE38 9RB Extension to dwelling	Downham Market
19.02.2020	17.04.2020 <b>Tree Application - No objection</b>	20/00048/TREECA	Unicorn House 6 Station Road Burnham Market King's Lynn (T1) - Poplar to be removed within a Conservation Area	Burnham Market
19.02.2020	09.04.2020 <b>Application Permitted</b>	20/00255/F	39 Valley Rise Dersingham King's Lynn Norfolk Single storey extensions and alterations to dwelling	Dersingham

19.02.2020	20.04.2020 <b>Application Permitted</b>	20/00256/F	Palmyra Mill Road Brancaster Norfolk Variation of Condition 2 of Planning Permission 19/00041/F: Demolition of existing conservatory and demolition of existing 'in fill' link extension. Reconstruction of 'in fill' link extension between existing single garage and formation of rear single storey extension, single storey extension to form first floor terrace to master bedroom. Alterations to existing front facing dormer window to amend the roof pitch, including doors onto the terrace. Insertion of roof glazing to existing lounge vaulted ceiling. Replacement of all existing windows and doors. Rendering of existing brickwork	Brancaster
19.02.2020	31.03.2020 <b>GPD HH extn - Not Required</b>	20/00258/PAGPD	16 Jubilee Road Heacham King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 7.7 metres with a maximum height of 4 metres and a height of 2.3 metres to the eaves	Heacham

20.02.2020	15.04.2020 <b>Application Permitted</b>	19/01035/NMA_1	Land N of 105 And Immediately W of 101 Leziate Drove Pott Row Norfolk NON MATERIAL AMENDMENT TO PLANNING CONSENT 19/01035/RM: RESERVED MATTERS: Proposed new dwelling	Grimston
20.02.2020	15.05.2020 <b>Application Permitted</b>	20/00262/LB	Old Hall Hill Road Middleton King's Lynn Listed Building Application: Change of use from auxiliary house accommodation to self-contained annex with minor alterations	Middleton
20.02.2020	19.05.2020 <b>Application Permitted</b>	20/00280/F	The Limes Rudham Road Syderstone King's Lynn Demolition of a two bed bungalow and construction of a 3 bed dormer bungalow	Syderstone
21.02.2020	21.04.2020 <b>Application Permitted</b>	20/00268/F	6 Greenwich Close Downham Market Norfolk PE38 9TZ Carport to the front of the garage for 2 cars	Downham Market
21.02.2020	30.03.2020 <b>Application Permitted</b>	20/00274/F	1 Whittome Mill Hilgay Downham Market Norfolk Construction of car port	Hilgay
21.02.2020	27.04.2020 <b>Application Permitted</b>	20/00275/F	2 St Nicholas Street King's Lynn Norfolk PE30 1LY Change to entrance and alterations to dwelling	King's Lynn

21.02.2020	01.05.2020 <b>Application Permitted</b>	20/00277/LB	Hope House 47 Lynn Road Snettisham Norfolk Listed Building Application: Partial removal of internal kitchen wall. Reinstatement of two first floor windows. Formation of new aperture and installation of new doors to internal eastern elevation.	Snettisham
21.02.2020	16.04.2020 <b>Application Permitted</b>	20/00278/F	16 Collins Lane Heacham King's Lynn Norfolk Proposed extension and alterations to existing dwelling	Heacham
24.02.2020	28.04.2020 <b>Application Permitted</b>	20/00281/F	5 Marsh Road Walpole St Andrew Wisbech Norfolk Side and Rear Single Storey Extension with New Detached Garage and Summerhouse	Walpole
24.02.2020	16.04.2020 <b>Application Permitted</b>	20/00282/F	Kings Priory 46 - 48 London Road King's Lynn Norfolk Replacement Timber Double Glazed Windows	King's Lynn
24.02.2020	16.04.2020 <b>Application Permitted</b>	20/00286/F	1 Ryalla Drift South Wootton KINGS LYNN Norfolk New dwelling and out buildings	South Wootton
24.02.2020	09.04.2020 <b>Application Permitted</b>	20/00287/F	Oakanash Lynn Road Setchey King's Lynn Proposed extensions and alterations including refurbishment	West Winch
24.02.2020	02.04.2020 <b>Application Permitted</b>	20/00289/F	20 Main Road Three Holes Norfolk PE14 9JS Erection of storage shed	Upwell

25.02.2020	09.04.2020 <b>Application Permitted</b>	20/00293/F	Bonnetts Farm 75 Station Road Walpole Cross Keys King's Lynn Demolition of existing cart shed and replace with new garage/store room.	Walpole Cross Keys
26.02.2020	05.05.2020 <b>Application Permitted</b>	20/00295/CU	62 Gaultree Square Emneth Wisbech Norfolk Change of use of dwelling to shop and dwelling. This is a re-submission of previously approved application 18/01068/CU	Emneth
26.02.2020	01.05.2020 <b>Application Permitted</b>	20/00296/F	Land To West of Paddock View 83C Nursery Lane South Wootton 20 x 40m horse arena in existing paddock. Provision of 5 floodlights for winter exercising. For personal use only of family owned horses	South Wootton
26.02.2020	20.04.2020 <b>Application Permitted</b>	20/00297/F	Nursery Lodge Farm The Street Syderstone Norfolk Single-storey rear extension (minor amendment to approved planning permission 19/00844/F, proposing to change the flat roof over the extension to a pitched roof which is more in keeping with the local architecture and neighbouring properties. No change to floor plan)	Syderstone
26.02.2020	13.05.2020 <b>Prior Approval - Approved</b>	20/00302/PACU3	Eastgate Farm House Collins Lane Marham King's Lynn Prior Notification: Barn Conversion to Dwelling	Marham

27.02.2020	28.04.2020 <b>Application Permitted</b>	20/00305/F	8 Trinity Road Marshland St James WISBECH Norfolk Proposed Replacement Dwelling	Marshland St James
27.02.2020	15.04.2020 <b>Application Permitted</b>	20/00306/F	Greensands 2 Frederick Close North Wootton King's Lynn Single storey extension to bungalow comprising dining room extension, bedroom extension and addition of ensuite shower room.	North Wootton
27.02.2020	20.04.2020 <b>Application Permitted</b>	20/00307/F	1 College Farm 64 South Street Hockwold cum Wilton Norfolk Internal alterations to house and construction of garage	Hockwold cum Wilton
27.02.2020	22.04.2020 <b>Application Permitted</b>	20/00308/LB	1 College Farm 64 South Street Hockwold cum Wilton Norfolk Listed building application for internal alterations to house and construction of garage	Hockwold cum Wilton
27.02.2020	20.04.2020 <b>Application Permitted</b>	20/00310/F	Building West of East Hall Lodge Sluice Road Denver Norfolk Extension to agricultural store	Denver
27.02.2020	01.05.2020 <b>Application Refused</b>	20/00311/O	Threeways 89 Lynn Road Grimston King's Lynn Outline application: Proposed change of use from garden plot to single residential dwelling plot - single storey bungalow	Grimston
27.02.2020	08.04.2020 <b>Application Permitted</b>	20/00312/F	Hollycroft 47 Old Church Road Terrington St John Wisbech Variation of Condition 1 of Planning Permission 16/01706/F: Construction of 3 dwellings and associated buildings.	Terrington St John



28.02.2020	07.05.2020 <b>Application Permitted</b>	20/00315/F	The Barn Bucksholt Road Walsoken Wisbech The erection of a single storey oak framed extension	Walsoken
28.02.2020	09.04.2020 <b>Application Permitted</b>	20/00316/F	Manor Lodge School Road Walpole Highway Wisbech Proposed rear extension to dwelling.	Walpole Highway
28.02.2020	02.04.2020 <b>Application Permitted</b>	20/00318/F	53 Pentney Lakes Common Road Pentney Norfolk Installation of new cesspool	Pentney
28.02.2020	31.03.2020 <b>Application Permitted</b>	20/00321/F	Tanglewood High Street Thornham Hunstanton Variation of Conditions 2 and 16 of Planning Permission 19/01949/F: Alteration of existing dwelling and erection of three dwellings	Thornham
28.02.2020	24.04.2020 <b>Application Refused</b>	20/00322/F	Land Between Sunset And Hill Cottage School Road Middleton Norfolk Construction of four houses	Middleton
02.03.2020	05.05.2020 <b>Application Permitted</b>	20/00328/F	9 Kings Croft Dersingham King's Lynn Norfolk Single storey extension and garage conversion	Dersingham
02.03.2020	27.04.2020 <b>Application Refused</b>	20/00330/O	4 Wodehouse Road Old Hunstanton Hunstanton Norfolk Outline Application: Proposed new dwelling following partial demolition of existing annexe and link.	Old Hunstanton

02.03.2020	23.04.2020 <b>Application Refused</b>	20/00331/F	Little Acorns 161 St Pauls Road South Walton Highway Norfolk Proposed temporary siting of caravan to be removed within 6 months of completion of barn conversion Ref: 18/00823/F	West Walton
02.03.2020	31.03.2020 <b>GPD HH extn - Not Required</b>	20/00332/PAGPD	33 Queen Elizabeth Avenue Gaywood King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 4 metres with a maximum height of 2.9 metres and a height of 2.4 metres to the eaves	King's Lynn
03.03.2020	23.03.2020 <b>Application Permitted</b>	19/00130/NMA_2	Plot 12 25 Orchard Gardens Upwell Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 19/00130/F: Erection of house and detached garage	Upwell
03.03.2020	15.04.2020 <b>Application Permitted</b>	20/00335/F	Bridge View 78 Mill Road Wiggenhall St Germans King's Lynn Single storey side and rear extension	Wiggenhall St Germans
04.03.2020	17.04.2020 <b>Tree Application - No objection</b>	20/00054/TREECA	Old Butchers Shop 54 Back Street South Creake Fakenham (T1-T16): Various species - see application form for details - within a Conservation Area	South Creake
04.03.2020	12.05.2020 <b>Application Permitted</b>	20/00343/F	White Haven 1 Cameron Close Heacham King's Lynn Single storey side and front extensions	Heacham

05.03.2020	19.03.2020 <b>Application Permitted</b>	19/01725/NMA_1	66A Hunstanton Road Dersingham King's Lynn Norfolk Proposed annex (ancillary) following alterations to garage	Dersingham
05.03.2020	11.05.2020 <b>Application Permitted</b>	20/00348/F	Ambala 39 Brow of The Hill Leziate Norfolk Rear extension	Bawsey
05.03.2020	17.04.2020 <b>Application Permitted</b>	20/00349/F	St Edmunds Cottage 21A Paradise Road Downham Market Norfolk External alterations to relocate entrance door and porch	Downham Market
05.03.2020	28.04.2020 <b>Application Permitted</b>	20/00352/F	25 The Close Brancaster Staithe Norfolk PE31 8BS Construction of a brick and glass conservatory with solid roof to rear of property	Brancaster
06.03.2020	27.04.2020 <b>Application Permitted</b>	20/00359/F	23 Deas Road South Wootton Norfolk PE30 3PE Proposed single storey rear extension and internal alterations.	South Wootton
06.03.2020	15.04.2020 <b>Application Permitted</b>	20/00363/A	Vacant 4 - 5 Campbells Meadow King's Lynn Norfolk ADVERT APPLICATION: 1 x internally illuminated digital LED Display. 6000mm (w) x 1080mm (h). Black aluminium case, surface mounted RGB light emitting diodes at 6mm intervals creating a screen of 1000 pixels (w) x 320 pixels (h).	King's Lynn
06.03.2020	01.05.2020 <b>Application Permitted</b>	20/00365/F	24 Horton Road King's Lynn Norfolk PE30 4XU Single storey rear extension forming new kitchen area	King's Lynn

06.03.2020	07.05.2020 <b>Application Permitted</b>	20/00382/F	Salgate Barn Islington Road Tilney All Saints KINGS LYNN Completion and retention of proposed parking area and access, widening of existing site access, proposed boundary fence/gates and piping/filling existing ditch	Tilney St Lawrence
09.03.2020	30.03.2020 <b>Application Refused</b>	19/01504/NMA_2	2 - 7 Campbells Meadow King's Lynn Norfolk PE30 4YN NON-MATERIAL AMENDMENT TO PLANNING CONSENT 19/01504/F: External Alterations to Retail Terrace	King's Lynn
09.03.2020	07.05.2020 <b>Tree Application - No objection</b>	20/00056/TREECA	Dale Cottage Hall Lane Thornham Hunstanton G1 3 Pine trees - Remove trees that are 10 metres in height and approximately 5 metres from the front of the house. 3 new trees to be planted in the front garden of the property. T1 Crab Apple Tree - Remove tree located approximately 1.5 metres in front of the property and plant a replacement fruit tree closer to the boundary. H1 Ivy Hedge - Remove as the boundary fence requires replacement and in order to prevent the new fencing to need replacing in a short time period. T2 Silver Birch - Crown reduction. T3 Walnut Tree - Crown reduction within a conservation area	Thornham

09.03.2020	07.05.2020 <b>Tree Application - No objection</b>	20/00057/TREECA	1 Rosedene Court Front Street South Creake Fakenham G1 - Remove three trees that are causing damage to the boundary wall within a conservation area	South Creake
09.03.2020	29.04.2020 <b>Application Permitted</b>	20/00370/F	17 Eastwood Fakenham Road Docking Norfolk Single storey rear extension	Docking
09.03.2020	29.04.2020 <b>Application Permitted</b>	20/00375/F	2 The Gables High Road Saddlebow Norfolk Demolition of existing single storey side extension and construction of a new two storey side extension	Wiggenhall St Germans
09.03.2020	05.05.2020 <b>Not Lawful</b>	20/00378/LDE	Spriggs Hollow Magdalen High Road Wiggenhall St Mary Magdalen Norfolk Application for a Lawful Development Certificate for the existing standing of three residential caravans in the location identified in Plan 1	Wiggenhall St Germans
09.03.2020	23.04.2020 <b>Application Permitted</b>	20/00388/F	Dial House 269 Wisbech Road Outwell Norfolk Construction of a manege	Emneth
10.03.2020	22.04.2020 <b>Application Permitted</b>	20/00406/F	First Floor Flat 2 Le Strange Terrace Hunstanton Norfolk Variation of Condition 2 and removal of conditions 3 and 5 of Planning Permission 19/01909/F: Conversion of existing building into 6 flats	Hunstanton

11.03.2020	05.05.2020 <b>Application Permitted</b>	20/00391/F	35 Churchill Estate South Creake Fakenham Norfolk Proposed rear single storey flat roof sunroom with glazed lantern	South Creake
11.03.2020	04.05.2020 <b>Application Permitted</b>	20/00392/F	Manor Lodge Station Road Little Massingham King's Lynn REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/01256/F: Proposed replacement dwelling	Little Massingham
11.03.2020	01.05.2020 <b>Application Permitted</b>	20/00393/F	Willow Farm Trinity Road Walpole Highway WISBECH Single storey extensions to bungalow and retention of stable block	Walpole Highway
11.03.2020	12.05.2020 <b>Application Permitted</b>	20/00400/A	Wheelers School 1 Eastgate Street Shouldham Norfolk Advert Application: Replacement signage using natural wood to support this sign and existing signage	Shouldham
12.03.2020	07.05.2020 <b>Tree Application - No objection</b>	20/00060/TREECA	Quince Cottage 28 Chapel Road Dersingham King's Lynn T1 Liriodendron Tulipifera - Fell as has achieved a considerable height. BT wires run through the branches, with at least one being rubbed currently by branches and it also attracts vast numbers of wasps in a conservation area	Dersingham

12.03.2020	07.05.2020 <b>TPO Work Approved</b>	20/00061/TREECA	Church of All Saints Church Street Thornham Norfolk Trees in a Conservation Area: T1- T3 Holm oak. Reduce height by 2 meters. Back to original points of 4 years ago.	Thornham
12.03.2020	29.04.2020 <b>AG Prior Notification - NOT REQD</b>	20/00396/AG	Lodge Farm Fakenham Road Docking Norfolk Agricultural Prior Notification: Creation of a winter fill irrigation reservoir	Docking
12.03.2020	01.05.2020 <b>Application Permitted</b>	20/00397/F	Lavender House Little Lane Docking KINGS LYNN Variation of condition 6 of planning permission 18/02028/F	Docking
12.03.2020	01.05.2020 <b>Application Permitted</b>	20/00399/F	51 London Road Downham Market Norfolk PE38 9AT Cladding dwelling, roof modifications, demolition of garage and new double garage.	Downham Market
12.03.2020	13.05.2020 <b>Application Permitted</b>	20/00401/F	Rosaville Back Lane Burnham Market King's Lynn Proposed single storey front and rear extensions	Burnham Market
13.03.2020	03.04.2020 <b>Tree Application - No objection</b>	20/00062/TREECA	Ovis Bower 4 Lynn Road Shouldham King's Lynn Trees in a Conservation Area: T1- T4 Fruit Trees - to carry out a light prune. T5 - Holly to fell to ground level. H1 - to reduce in height by up to 50%	Shouldham

13.03.2020	17.04.2020 <b>Tree Application - No objection</b>	20/00063/TREECA	Orangis Lynn Road Castle Rising Norfolk T.0rees in a Conservation Area: T1-T4 Leylandii Conifers - fell.T5 Silver Birch - 80mm ABH Poor specimen tree and fell. T6-T7 Cypress Conifers Fell. T8 Cherry - fell and replace. G1 - Row of Leylandii conifers - fell and replace. G2 - a row of leylandii - reduce height by approx 1 1/2 metres.	Castle Rising
16.03.2020	18.03.2020 <b>Application Withdrawn</b>	19/01480/NMA_1	North House The Drove Brancaster Staithe Norfolk NON-MATERIAL AMENDMENT TO 19/01480/NMA_1: Construction of a detached boat house/garage	Brancaster
16.03.2020	07.05.2020 <b>TPO Work Approved</b>	20/00021/TPO	Tanglewood High Street Thornham Hunstanton 2/TPO/00028: T1 Austrian Pine - Fell. The tree is suspected to have experienced root movement following strong winds. The adjacent tree has also partially failed, which is to be removed, leaving tree exposed. T2 Acer Sp - Fell because of low amenity value. T3 Prunus Sp- Fell because of low amenity value	Thornham



16.03.2020	07.05.2020 <b>Tree Application - No objection</b>	20/00064/TREECA	The Consul's House Cole Green Sedgeford Norfolk T1 Sycamore, remove with the aim of planting something more suitable within a Conservation Area	Sedgeford
16.03.2020	17.04.2020 <b>Prior Approval - Not Required</b>	20/00414/PAGPD	96 Civray Avenue Downham Market Norfolk PE38 9QP Single storey rear extension which extends beyond the rear wall by 4.3 metres with a maximum height of 3.7 metres and a height of 3 metres to the eaves	Downham Market
17.03.2020	13.05.2020 <b>Application Permitted</b>	20/00415/F	10 Onedin Close Dersingham King's Lynn Norfolk Remove existing garden room/conservatory. Replace with garden room and annex	Dersingham
17.03.2020	11.05.2020 <b>Application Permitted</b>	20/00421/F	15 Gloucester Road King's Lynn Norfolk PE30 4AB Single storey side extension and porch canopy	King's Lynn
17.03.2020	07.05.2020 <b>Application Permitted</b>	20/00425/F	12 St Lawrence Close Harpley King's Lynn Norfolk Two storey extension of existing house, to provide new kitchen at ground floor, and bedroom with en- suite bathroom at first floor over. New toilet incorporated in part of former kitchen in existing house	Harpley
17.03.2020	05.05.2020 <b>DM Prior Notification NOT Required</b>	20/00426/DM	Rose Cottage 6 Fen Lane Pott Row King's Lynn Prior notification for the demolition of a brick built outbuilding	Grimston

18.03.2020	11.05.2020 <b>Application Permitted</b>	20/00434/F	Roys Farm Winch Road Gayton KINGS LYNN Change of use from piggery to dwelling with demolition of outbuildings - Revised Design	Gayton
19.03.2020	23.03.2020 <b>TPO Work Approved</b>	20/00022/TPO	Church of All Saints Church Lane Stanhoe Norfolk 2/TPO/00573: Group 1 T1 - Horse Chestnut - fell as dead/dying. T3- Horse Chestnut - fell -dead. T4 - Small dead tree type not identified. Group 2 - T2 Reduce Horse Chestnut by 3m	Stanhoe
19.03.2020	03.04.2020 <b>Tree Application - No objection</b>	20/00069/TREECA	Jamies Cottage High Street Fincham King's Lynn Trees in a Conservation Area: Prune Walnut tree and reshape. Reduce Mulberry tree and reshape. Fell Sweet Chestnut. Remove overhanging branches from neighbours Beech tree.	Fincham
19.03.2020	15.04.2020 <b>AG Prior Notification - NOT REQD</b>	20/00438/AG	Lodge Farm Fakenham Road Docking Norfolk Agricultural Prior Notification: Raising height of existing agricultural building to extend to 8.91m to the ridge	Docking
20.03.2020	11.05.2020 <b>Application Permitted</b>	20/00445/F	Woodcroft Herrings Lane Burnham Market King's Lynn Variation of condition 2 of planning permission 19/01648/F: Demolition of existing dwelling and construction of new detached dwelling	Burnham Market

20.03.2020	20.04.2020 <b>Application Permitted</b>	20/00448/A	Barclays Bank Plc 91 - 92 High Street King's Lynn Norfolk Advert Application: 1 x non illuminated new external marketing poster to be hung internally behind the shopfront window	King's Lynn
20.03.2020	14.05.2020 <b>Application Refused</b>	20/00452/O	Lode House Church Lane Hockwold cum Wilton Norfolk Outline Application: 1no. new dwelling with associated garage and parking.	Hockwold cum Wilton
23.03.2020	19.05.2020 <b>Application Permitted</b>	20/00460/F	The Retreat Fakenham Road Docking King's Lynn Alter and extend the existing outbuilding to provide additional accommodation for the use of the main dwelling.	Docking
23.03.2020	28.04.2020 <b>Application Permitted</b>	20/00462/F	Trafalgar House East Harbour Way Burnham Overy Staithe King's Lynn Replace timber fence with masonry wall	Burnham Overy
24.03.2020	24.04.2020 <b>TPO Work Approved</b>	20/00025/TPO	9 Syon Close Downham Market Norfolk PE38 9SY 2/TPO/00305 - (T1) Oak: Reduce by 1.5m and crown thin as required	Downham Market
24.03.2020	11.05.2020 <b>Application Permitted</b>	20/00477/F	Silfield Apartments 20 Homefields Road Hunstanton Norfolk Retrospective Change of Use of Residential Annexe to Holiday Annexe (Re-submission after meeting with Highway Officer regards improvements to access).	Hunstanton

24.03.2020	05.05.2020 <b>AG</b> <b>Prior</b> <b>Notification</b> - <b>NOT REQD</b>	20/00479/AG	Bourne House Farm Feltwell Road Southery Downham Market Agricultural prior notification: Construction of a steel portal framed building for the storage of produce, fertilisers and machinery	Southery
27.03.2020	27.04.2020 <b>Application</b> <b>Permitted</b>	14/01022/NMAM_1	Butterfield Meadow Off Redgate Hill Hunstanton Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 14/01022/FM: Erection of 166 dwellings, including construction of a new access road, landscaping works and public open space	Hunstanton
30.03.2020	15.05.2020 <b>TPO</b> <b>Work</b> <b>Approved</b>	20/00071/TREECA	The Homestead 29 Sandringham Road Hunstanton Norfolk T1 Sycamore - Remove (subject to change of planning condition), T2 Robinia - Remove, T3 & 4 Pine dead wood - crown raise of 5.1m within a conservation area	Hunstanton
01.04.2020	15.04.2020 <b>Application</b> <b>Permitted</b>	17/01383/NMA_2	Church Farm 20 Church Road Ten Mile Bank Norfolk Non-material amendment to planning permission 17/01383/RM: Reserved Matters Application: construction of two dwellings	Hilgay
03.04.2020	17.04.2020 <b>Application</b> <b>Permitted</b>	18/01464/NMAM_1	Land East of 11 To 37 Elm High Road Emneth Norfolk NON-MATERIAL AMENDMENT TO RESERVED MATTERS APPLICATION 18/01464/RMM: For construction of 117 dwellings	Emneth

08.04.2020	07.05.2020 <b>Tree Application</b> <b>- No objection</b>	20/00072/TREECA	The Old Barn Lower Road Castle Rising King's Lynn T1 & 2 Common Lime Trees - Polard as there are a lot of dead branches and fear of structural damage to house within a conservation area	Castle Rising
14.04.2020	15.05.2020 <b>TPO Work</b> <b>Approved</b>	20/00026/TPO	40 Station Road Snettisham King's Lynn Norfolk 2/TPO/00326: G1 Beech Trees - Prune to reduce the number of branches overhanging over garden and let in more light	Snettisham
14.04.2020	07.05.2020 <b>Tree Application</b> <b>- No objection</b>	20/00074/TREECA	Hunstanton Town Council Town Hall 2 The Green Hunstanton T1- Holm Oak: Crown raise to provide clearance for car park users and pedestrians within a Conservation Area	Hunstanton
14.04.2020	07.05.2020 <b>Tree Application</b> <b>- No objection</b>	20/00075/TREECA	Thoresby College Queen Street King's Lynn Norfolk Tree in a Conservation Area: Judas Tree - Selective root pruning as root of tree appears to have moved slabs in the courtyard.	King's Lynn
17.04.2020	07.05.2020 <b>Tree Application</b> <b>- No objection</b>	20/00077/TREECA	19 High Street Castle Acre King's Lynn Norfolk (G1) - Eucalyptus and Laurel tree: Crown reduction by approx 1/3 within a Conservation Area	Castle Acre

20.04.2020	07.05.2020 <b>Tree Application - No objection</b>	20/00078/TREECA	Millstones Oxborough Road Stoke Ferry King's Lynn T1 Cherry Plumb - Has very bad rot. Fell the tree and replant with similar within a conservation area	Stoke Ferry
20.04.2020	27.04.2020 <b>Tree Application - No objection</b>	20/00079/TREECA	No.TWENTY 9 29 Market Place Burnham Market Norfolk T1 - Holm Oak: To reduce the crown canopy by appox. 2m, raise crown by 2.5m and remove any dead, diseased and crossing branches within a Conservation Area	Burnham Market
30.04.2020	15.05.2020 <b>TPO Work Approved</b>	20/00080/TREECA	Fortune Cottage 35 Front Street Burnham Market Norfolk T1 Eucalyptus and T2 Ash remove within a Conservation Area	Burnham Market