

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



Planning Committee

Agenda

Wednesday, 9th September, 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
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PLANNING COMMITTEE AGENDA

Please ensure that all mobile phones are switched to silent

DATE: Wednesday, 9th September, 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 10 August 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 - 123)

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

9. DELEGATED DECISIONS (Pages 124 - 146)

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

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.

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 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 Council representative may also register to speak. Each speaker will be permitted to speak for five minutes

For Minor Applications

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

For further information, please contact:

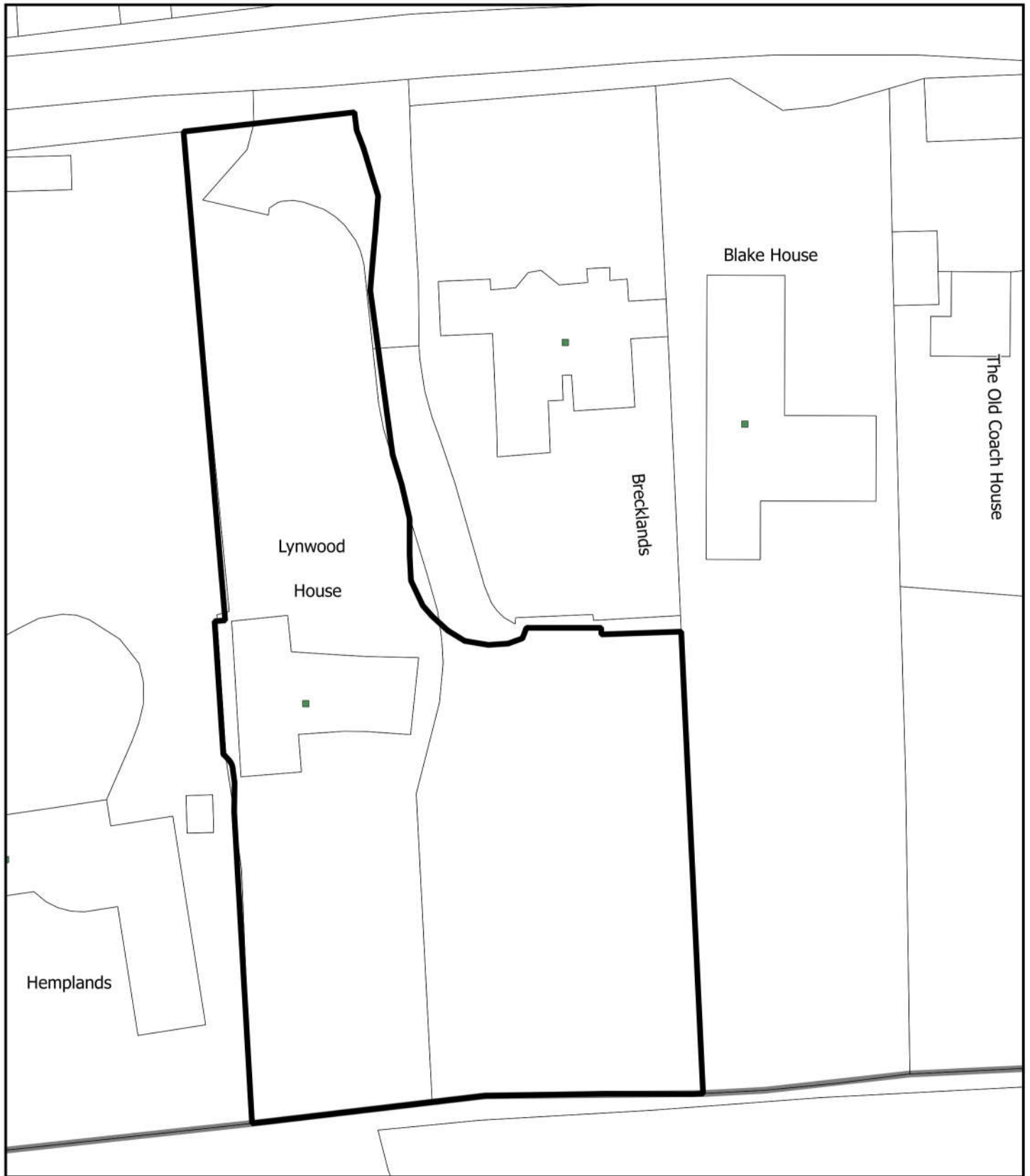
Kathy Wagg on 01553 616276
kathy.wagg@west-norfolk.gov.uk

**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON WEDNESDAY 9 SEPTEMBER 2020**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	MAJOR DEVELOPMENTS			
8/1(a)	20/00757/FM The Nar Ouse Regeneration Area (NORA) Morston Drift Construction of 105 dwellings and associated infrastructure and landscaping	KINGS LYNN	REPORT TO FOLLOW	
8/2	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE			
8/2(a)	20/00819/F Lynwood Main Road REMOVAL OR VARIATION OF CONDITION 6 OF PLANNING PERMISSION 14/01681/F: Revised design to planning permission 09/01846/F: To allow for the erection of one dwelling only in the grounds of plots 2 and 3 and increase garden land to plot 1	BRANCASTER	APPROVE	9
8/2(b)	20/01058/F 3 Oakfield Close Two storey front extension	DOWNHAM MARKET	APPROVE	20
8/2(c)	19/01279/F Lodge Farm Barn 141 Lynn Road Construction of a single dwelling and attached garage	GRIMSTON	APPROVE	26
8/2(d)	20/00876/F 4 Walpole Road Change of use from a drop-in care/assessment for pre-school children, back to former residential dwelling/flat	KINGS LYNN	REPORT TO FOLLOW	
8/2(e)	20/01036/F Priors Butchers 164 St Peters Road West Lynn Internal alterations with a new single storey front and site extension to the existing butcher shop	KINGS LYNN	APPROVE	42

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/2(f)	20/00884/CM Sibelco Minerals and Chemicals Station Road COUNTY MATTERS APPLICATION: The extraction of industrial sand and associated works with progressive restoration to wildlife habitat, geological exposures and a lake	LEZIATE	NO OBJECTION	51
8/2(g)	20/00381/F Melrose Hall 10 Norwich Road Construction of summer house	SHOULDHAM	APPROVE	65
8/2(h)	20/00346/F Old Rectory Hall Lane New dwelling	SOUTH WOOTTON	REPORT TO FOLLOW	
8/2(i)	20/00603/F Station Farm Cottage Station Road Proposed construction of a dwelling house with associated landscaping and a detached garage and retention of a garden shed	STANHOE	APPROVE	72
8/2(j)	20/00340/F Glendawn Rectory Lane Proposed 3no. new dwellings and the demolition of existing bungalow	WEST WINCH	APPROVE	104
8/3	TREE PRESERVATION ORDERS			
8/3(a)	2/TPO/00601 Paradise Manor Downham Road	STRADSETT	CONFIRM WITHOUT MODIFICATION	119

20/00819/F Lynwood Main Road Brancaster



Parish:	Brancaster	
Proposal:	REMOVAL OR VARIATION OF CONDITION 6 OF PLANNING PERMISSION 14/01681/F: Revised design to planning permission 09/01846/F: To allow for the erection of one dwelling only in the grounds of plots 2 and 3 and increase garden land to plot 1	
Location:	Lynwood Main Road Brancaster Staithe King's Lynn	
Applicant:	Beechwood Estates & Development	
Case No:	20/00819/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 21 August 2020

Reason for Referral to Planning Committee – referred by Sifting Panel

Neighbourhood Plan: No

Case Summary

The site is on the southern side of the Main Road, Brancaster Staithe and comprises a detached dwelling, Lynwood House, with associated garaging and garden land.

The site already has planning permission for a second dwelling on the site, which is the subject of this application. This planning application seeks amendments to the approved plans for this dwelling to change fenestration to the front elevation and add a basement.

The site has been subject to several planning applications in the last decade and the planning history is material to the consideration of this application.

The site is within the village of Brancaster Staithe which is a Key Rural Service Centre.

The site is also within the Coastal Zone and the AONB.

The site is surrounded by other residential properties to the east, west, south west and to the north on the opposite side of Main Road.

Key Issues

- Planning history
- Principle of development
- Impact upon the AONB;
- Design, character and appearance
- Impact upon Residential Amenity;
- Highway Issues;
- Crime and Disorder Act 1998;
- Other Material Considerations.

Recommendation

APPROVE

THE APPLICATION

The site is on the southern side of the Main Road, Brancaster Staithe and comprises a detached dwelling, Lynwood House, with associated garaging and garden land.

The site is surrounded by other residential properties to the east, west, south west and to the north on the opposite side of Main Road.

The site already has planning permission for a second dwelling on the site, which is the subject of this application. This planning application seeks amendments to the approved plans for the dwelling to change to the first floor window arrangement to the front elevation and add a basement.

Previously a high level window was approved to the first floor north elevation, and it is proposed to amend this to two separate windows, serving a landing and a dressing room. The proposed basement would add an additional 135 sqm of floor area to the property, resulting in a total floor area of 593 sqm.

The planning history of the site is listed below. Planning permission has been approved in the past for three dwellings on this site and this has since been reduced to two. One of these dwellings has already been constructed and is occupied.

A non-material amendment has previously been approved for some minor alterations to the dwelling but these current amendments are considered to be material changes, hence the need for a s73 variation of condition application.

SUPPORTING CASE

To follow

PLANNING HISTORY

14/01681/NMA_1: Application Permitted: 20/05/20 - NON-MATERIAL AMENDMENT TO PLANNING CONSENT 14/01681/F: Revised design to planning permission 09/01846/F: To allow for the erection of one dwelling only in the grounds of plots 2 and 3 and increase garden land to plot

14/01681/F: Application Permitted: 21/01/15 - Revised design to planning permission 09/01846/F: To allow for the erection of one dwelling only in the grounds of plots 2 and 3 and increase garden land to plot1

13/00317/DISC_A: Discharge of Condition final letter: 04/09/14 - Discharge of conditions 1, 2 and 3 of planning permission 13/00317/F: Minor variations to existing planning consent for plot 1

13/00317/F: Application Permitted: 30/04/13 - Minor variations to existing planning consent for plot 1

09/01846/DISC_B: Discharge of Condition final letter: 04/09/14 - Discharge of condition 1, 3, 4, 5 and 8 of planning permission

09/01846/F: Replacement of existing bungalow and development of 2 additional dwellings

09/01846/NMA_1: Application Refused: 10/01/13 - Non-material amendment to planning consent 09/01846/F: Replacement of existing bungalow and development of 2 additional dwellings

09/01846/F: Application Permitted: 09/12/09 - Replacement of existing bungalow and development of 2 additional dwellings

09/01846/DISC_A: Discharge of Condition final letter: 16/04/12 - DISCHARGE OF CONDITIONS 2, 6 and 7: replacement of existing bungalow and development of 2 additional dwellings

09/01077/F: Application Refused: 24/09/09 - Demolition of existing bungalow and construction of 4 detached houses

08/00310/F: Application Refused: 01/05/08 - Demolition and rebuild of existing bungalow and construction of four new dwellings; Appeal Dismissed 23/03/09;

07/02567/F: Application Withdrawn: 24/01/08 - Demolition and rebuild of existing bungalow and construction of four new dwellings

2/02/1172/F: Application Permitted: 27/08/02 - Extensions to dwelling

2/02/0280/F: Application Permitted: 21/03/02 - Single storey extension and porch replacement

2/97/1847/F: Application Permitted: 03/02/98 - Construction of loft extension

2/97/0140/F: Application Permitted: 11/03/97 - Construction of boat store

RESPONSE TO CONSULTATION

Parish Council: OBJECT - The Parish Council object to these plans as the neighbourhood plans states:

+ Larger dwellings of five bedrooms or more will only be permitted in exceptional circumstances where this meets the needs of a local resident family.

Highways Authority: NO OBJECTION - as this proposal does not affect the current traffic patterns or the free flow of traffic, that Norfolk County Council does not wish to resist the Variation of Condition 6.

REPRESENTATIONS

NONE received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Area

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

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 6 - Affordable / Shared Ownership Homes

Policy 7 - Development of Shops, Workshops and Business Units

Policy 8 - Protection of Heritage Assets and Views

Policy 9: Protection and Enhancement of The Natural Environment and Landscape

NATIONAL GUIDANCE

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

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

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

National Design Guide 2019

PLANNING CONSIDERATIONS

- Planning history
- The principle of development on this site;
- Impact upon the AONB;
- Design, character and appearance
- Impact upon Residential Amenity;
- Highway Issues;
- Crime and Disorder Act 1998;
- Other Material Considerations.

Planning history

The planning history of the site is a material consideration in this case.

A planning application for five dwellings on the site (along with the property next door) was refused planning permission and a subsequent appeal to the Planning Inspectorate was dismissed in 2009 (Ipa ref: 08/00310/F).

Planning permission for a scheme for four dwellings on the site was refused planning permission by the Development Control Board on 7 September 2009 (Ipa ref: 09/01077/F).

Planning permission for three dwellings on the site was approved in 2009 and work commenced on site in 2012.

The application was then amended (14/01681/F) to reduce the number of dwellings on the site to just two. This followed the completion of unit 1 and a reassessment of the options for the remainder of the site.

Accordingly the site already has planning permission for a large dwelling on this site that could be constructed without further consultation with the local planning authority. This current application seeks minor amendments to the design, to reflect the personal requirements of the applicant.

Principle of Development

The site lies within the village of Brancaster Staithe and is within the Area of Outstanding Natural Beauty (AONB).

Brancaster Staithe is identified as a 'Key Rural Service Centre' where 'Local scale development will be concentrated in identified Key Rural Service Centres. This will include new housing, employment and retail development.'

The planning history shows that the principle of a dwelling on this site is acceptable and the approved dwelling could be constructed in its current form.

Since the previous planning approvals on the site, however, there has been a change in local planning policy. The Neighbourhood Plan for Brancaster, Brancaster Staithe and Burnham Deepdale has been adopted (Brought into force 30th November 2015).

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This document includes policies on the size of dwellings permitted within the villages.

Policy 1 specifically refers that 'The provision of smaller dwellings (those with one two or three bedrooms) will be encouraged. (Rooms otherwise designated on plans but clearly capable of use as bedrooms will be counted as bedrooms for the purposes of this policy). Dwellings of 5 bedrooms or more will, exceptionally, be allowed where evidence is provided that this is needed to provide the main residence of a household with long standing residency in the Parish. New dwellings should be a maximum of two storeys in height. If extra room is needed it should be obtained by putting rooms in the roof rather than a full third storey. Care and consideration should be given to retaining the views within, and of, the Area of Outstanding Natural Beauty, the Conservation Area, and listed buildings.'

The proposal would result in a dwelling of a substantial size with 6 bedrooms; two of which would be provided in the loft space. The proposal would also introduce additional accommodation beneath ground level, resulting in accommodation over 4 floors. The visible elements of the dwelling, however, would be two storey in height, but the dwellinghouse would have four floors.

In this respect the proposal does not accord with neighbourhood plan policy. Members should be aware, however, that permission has already been approved for a dwelling of the same visible size on this site; the differences relate to the proposed new beneath ground basement and an amendment to a first floor single window only and this is a material consideration.

Impact upon the AONB

AONB's have the highest status of protection in relation to landscape and scenic beauty. In this case the application site is within the curtilage of already developed plots of land for two existing dwellings.

The planning history shows that the principle of more dwellings on this location was previously found to be acceptable in terms of the impact upon the wider landscape character. This proposal would result in less built form on the site than previous planning permission and therefore less impact on the wider environment.

The height and dimensions of the above-ground dwelling would be virtually the same as that previously found to be acceptable under ref: 14/01681/F and it is considered that the proposed development will not detract from the character and appearance of the AONB.

Design, character and appearance

The proposed changes would result the addition of a new basement and two first floor windows to the north elevation in lieu of a previous high level window. Whilst the proposed basement extension has a significant footprint, it would not be visible from beyond the site. It would have natural daylight through light wells in the floor that are level with ground levels.

The amendment to the fenestration involves two windows to the first floor north elevation instead of the previously approved high level window.

Neighbourhood Plan policy in regard to design, style and materials (Policy 2) states that 'any new dwelling, redevelopment or extension to a dwelling in the area should be carefully designed to blend in with adjacent properties and areas to maintain the character of the village. The use of traditional materials, especially those sourced locally, and of low ecological impact materials and techniques is to be encouraged.'

Policy 3 of the NP states that ,new, redeveloped and extended residential buildings should occupy no more than 50% of the plot unless the setting of a listed building, or the character and appearance of the conservation area, would be better conserved by higher plot coverage.'

It is considered that the changes proposed will not be at odds with either of these neighbourhood plan policies.

The design of these dwellings is contemporary but makes reference to the village through common design elements and the use of traditional, local materials. The proposed changes to Plot 2 still retain these characteristics and respond to the site to create a bespoke dwelling.

With this regard the fundamental issues of design, character and appearance will remain largely unaffected by the proposed changes. The revised scheme still promotes local distinctiveness and complements the character and best qualities of the local area in accordance with national and local policy.

Impact upon Residential Amenity

The relationship between the two dwellings within the site and the relationship with existing dwellings beyond the site boundary was previously found to be acceptable.

The amendment to the fenestration involves the insertion of two window to the first floor north elevation, which serve a landing and a dressing room and not a habitable rooms. This would replace the previously approved high level window to this part of the house.

These new windows to the north elevation would look out over the driveway of the property and out towards the property Brecklands. However, given the distances between the two properties and the nature of the rooms they serve it will not result in a degree of overlooking that would cause significant amenity issues.

The proposed basement extension will not be visible beyond the site boundary and therefore no impact on the occupants of neighbouring properties in terms of overlooking, loss of light or overshadowing.

Highway Issues

There are no implications for highways issues as a result of these proposed changes.

Crime and Disorder Act 1998

Section 17 of the above act requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. This application will not have a material impact upon crime and disorder.

Other material considerations

The Parish Council supported the previous application for the two large dwellings on this site. However, given that the NP no longer gives general support to large dwellings in the village, they found the proposal to be at odds with NP policy. As referred to above, however, the dwellinghouse already granted permission on the site does not comply with the more recent NP policy and Members should be aware that this could be constructed in its current form.

There are no highway safety issues, flood risk, nature conservation or heritage asset implications.

CONCLUSION

This Sec 73 application seeks to vary the approved plans condition, to provide a basement, and to make some minor changes to the fenestration. If successful, a S73 application results in a second planning permission and the applicant would still have the option to choose which permission to implement.

The planning history of the site shows that a dwellinghouse of large proportions, with the same number of bedrooms, has already been found to be acceptable and importantly is the subject of an extant permission, as that scheme was implemented. This is considered to be an overriding material consideration. The dwelling house with permission was found to be fully acceptable in terms of the impact on the form and character of the area, including the AONB, and the impact on the amenity of the neighbours.

Members are advised that given this is a S73 application, the Local Planning Authority is only permitted to consider the issue of the conditions attached to the planning permission; in this case it is the approved plans conditions that is being varied to allow the proposed minor changes. It is not required to re-examine the merits of the original planning application. It is considered that in this case the proposed additional basement and minor changes to the fenestration would not result in any additional harm or impact, and would not be in conflict with other policies in the Local and Neighbourhood Plan, and the NPPF.

Whilst a totally new dwelling of this number of bedrooms would potentially be in conflict with Policy 1 of the Brancaster Parish Neighbourhood Plan in terms of the resulting size of the dwelling house, as stated above, it is a key material consideration that a house of this scale and number of bedrooms can already be constructed through the permission already in place, and therefore permission should be approved.

The proposed dwelling house with these minor changes is therefore considered to be of appropriate design and layout, and the proposed amended scheme relates to neighbouring buildings and the local area more generally. A new approval would also need to be subject to any previous and/or amended conditions that are still considered to be relevant.

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: Prior to the first occupation of the development hereby permitted the proposed on-site parking area shall be laid out, demarcated, levelled and surfaced in accordance with the approved plan and retained thereafter available for that specific use.

- 2 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 3 Condition: All hard and soft landscape works shall be carried out in accordance with the details shown on the approved plans. 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.
- 3 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality.
- 4 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and D of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or the erection or construction of a porch outside any external door of a dwelling house, shall not be allowed without the granting of specific planning permission.
- 4 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 5 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.
- 5 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 6 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:-
- * Drawing No. BRE06 -01, Location Plan, Scale 1:1250
 - * Drawing No. BRE06 -02A, Comparative Block Plan, Scale 1:500
 - * Drawing No. BRE06 -03 Ground Floor Plan, Scale 1:100
 - * Drawing No. BRE06 -07 Proposed Section, Scale 1:50
 - * Drawing No. BRE06 -09 Front and Rear Elevations, Scale 1:100
 - * Drawing No. BRE06 -10 Side Elevations, Scale 1:100
 - * Drawing No. BRE06 -11 Basement/Ground Floor Plan, Scale 1:100
 - * Drawing No. BRE06 -12 First and Second Floor Plan, Scale 1:100
 - * Drawing No. BRE06 -13 Site Plans, Scale 1:250
 - * Drawing No. ARN01.01.06 rev - Elevations and Block Plan
 - * Drawing No. ARN01.01.05 rev A – Floor Plans, Section & Location Plan
- 6 Reason: For the avoidance of doubt and in the interests of proper planning.

20/01058/F

3 Oakfield Close Downham Market



20/01058/F

3 Oakfield Close Downham Market



Parish:	Downham Market	
Proposal:	Two storey front extension	
Location:	3 Oakfield Close Downham Market Norfolk PE38 9BN	
Applicant:	Mr Stephen Moore	
Case No:	20/01058/F (Full Application)	
Case Officer:	Helena Su	Date for Determination: 16 September 2020

Reason for Referral to Planning Committee – Applicant related to Councillor

Neighbourhood Plan: No

Case Summary

The site is No. 3 Oakfield Close, Downham Market, located approximately 81m south of the junction of Trafalgar Road and Oakfield Close.

The application seeks to construct a two-storey front extension, towards the east of the existing dwelling.

Key Issues

- Principle of Development
- Form and Character
- Impact on Neighbours
- Other Any Matters

Recommendation

APPROVE

THE APPLICATION

The site is situated on the southern side of Oakfield Road, Downham Market.

The site comprises of a semi-detached two-storey dwelling, finished in brick and concrete interlocking tiles.

There are no existing boundary treatments to north of the site, within the public domain.

The application seeks the construction of a two-storey front extension to the east of the dwellinghouse.

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SUPPORTING CASE

None

PLANNING HISTORY

None

RESPONSE TO CONSULTATION

Parish Council: Unable to reach a decision, with the following comment:

"Downham Market Town Council's Planning Committee were unable to reach a majority decision for this application and therefore are not making a recommendation."

Highway: NO OBJECTION

REPRESENTATIONS

NONE Received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development

- Form and Character
- Impact on Neighbours
- Any Other Matters

Principle of Development

The application is for a two-storey front extension, on the east of the dwellinghouse at 3 Oakfield Road, Downham Market.

The principle of two-storey front extensions has already been established along Oakfield Close, with a number of the immediate neighbours having similar extensions. The principle of the development is therefore acceptable in accordance with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Form and Character

Oakfield Close comprises of semi-detached dwellings along the south west and detached dwellings to the north and north east.

The existing dwelling is the east dwelling of a semi-detached pair (east facing), finished in facing brick and concrete hanging tiles.

The two-storey extension will extend from the front (north) elevation by 3.6m and be 3.1m from the adjoining neighbour to the west. The extension will match the existing dwellinghouse by being finished in facing brick and cement-based plank cladding, with concrete interlocking roof tiles. Given the scale and positioning, the extension will not extend beyond the existing building line of Oakfield Close (already established via other extensions). Therefore, the proposal would not have a detrimental impact on the form and character of the area.

The proposal is therefore acceptable in design terms and complies with Policy CS08 and the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Impact on Neighbours

The extension will be to the east of the adjoining neighbour, no. 4. Based on the orientation of the dwellings, the extension may have a minimal overshadowing impact in the early hours of the day on the neighbour's windows, which serve habitable rooms such as the sitting room on the ground floor and bedroom on the first floor. However, due to the orientation, these windows currently experience less light and shadowing being north facing. Given that the roof of the extension slopes away from the neighbour, is set lower than the main ridge line and is 3.1m away for the common boundary, the proposal is considered acceptable.

Any potential overbearing impact is mitigated as the extension will be 3.1m from no. 4 and the ridge height of the extension will be approximately 0.5m lower than the existing dwellinghouse.

The proposed windows on the east and north elevation will not overlook the private amenity space of the neighbours. The window on the east elevation, serving the bathroom, will be obscure glazed and the window on the north elevation, serving the entrance hall, bedroom and en-suite, will look on to public domain. Therefore, no windows will overlook the private amenity space of the surrounding neighbours.

The proposal is therefore acceptable in terms of the impact on neighbours and complies with Policy CS08 and the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Any Other Matters

The proposal will not increase the number of bedrooms and complies with Norfolk's parking standard for dwellinghouses. Therefore, there are no Highway concerns, as indicated by Highway's comments.

CONCLUSION

It is considered that the proposed two-storey extension will not have an adverse impact on the form and character of the area and would not have an adverse impact upon neighbour amenity.

Overall, the proposal is in accordance with the requirements of the National Planning Policy Framework 2019 and other relevant Policies of the Development Plan. It is recommended that this application be approved.

RECOMMENDATION:

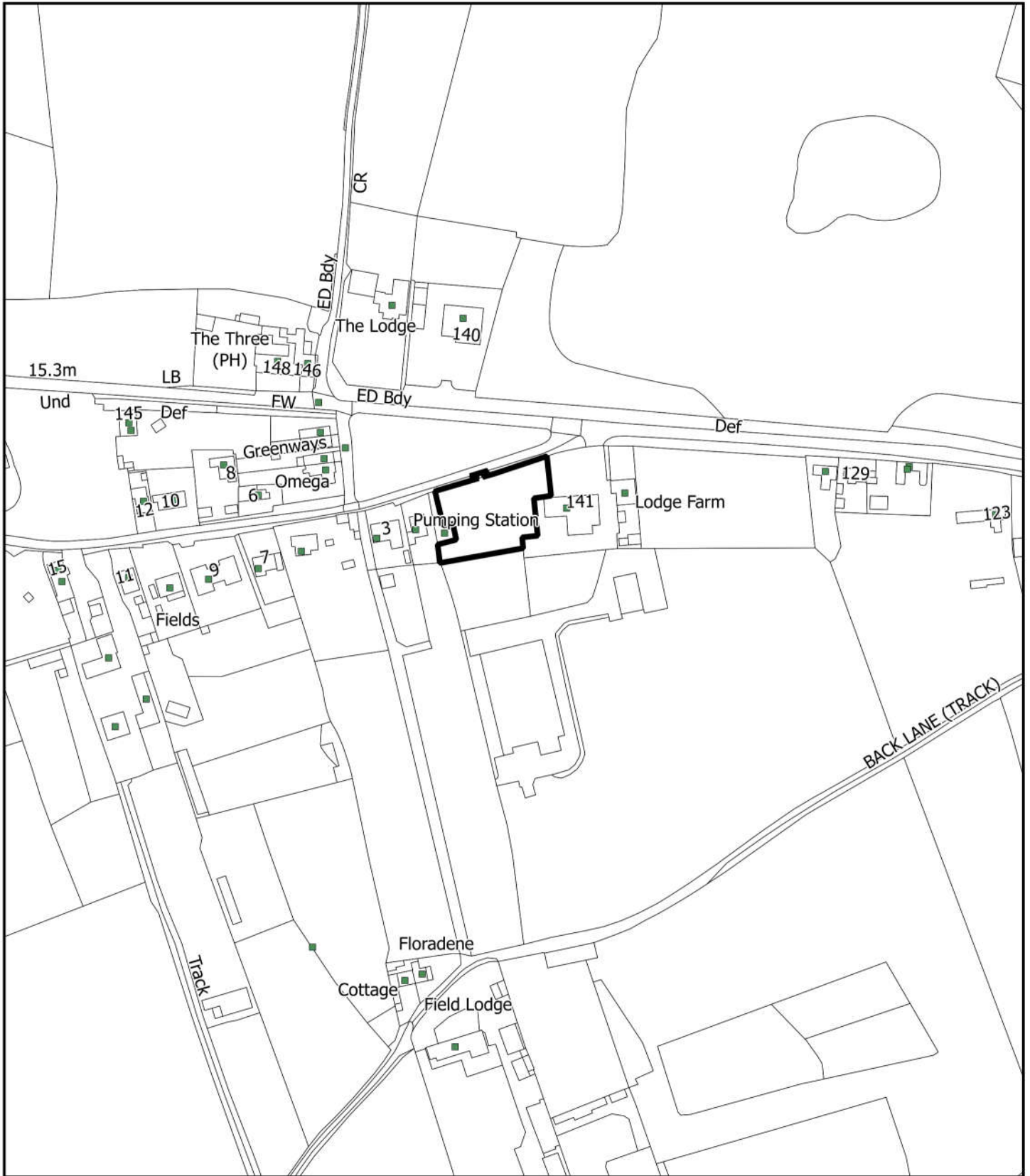
APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be 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 using only the following approved plans:

*Dwg no. 20071 02p2. Plans & elevations as proposed. Block/roof plan. Dated 07 2020
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Before the first occupation of the extension hereby permitted the windows at the east elevation, serving the bathroom, and north elevation, serving the en-suite, shall be fitted with obscured glazing and any part of the windows that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.
- 3 Reason: To protect the residential amenities of the occupiers of nearby property.

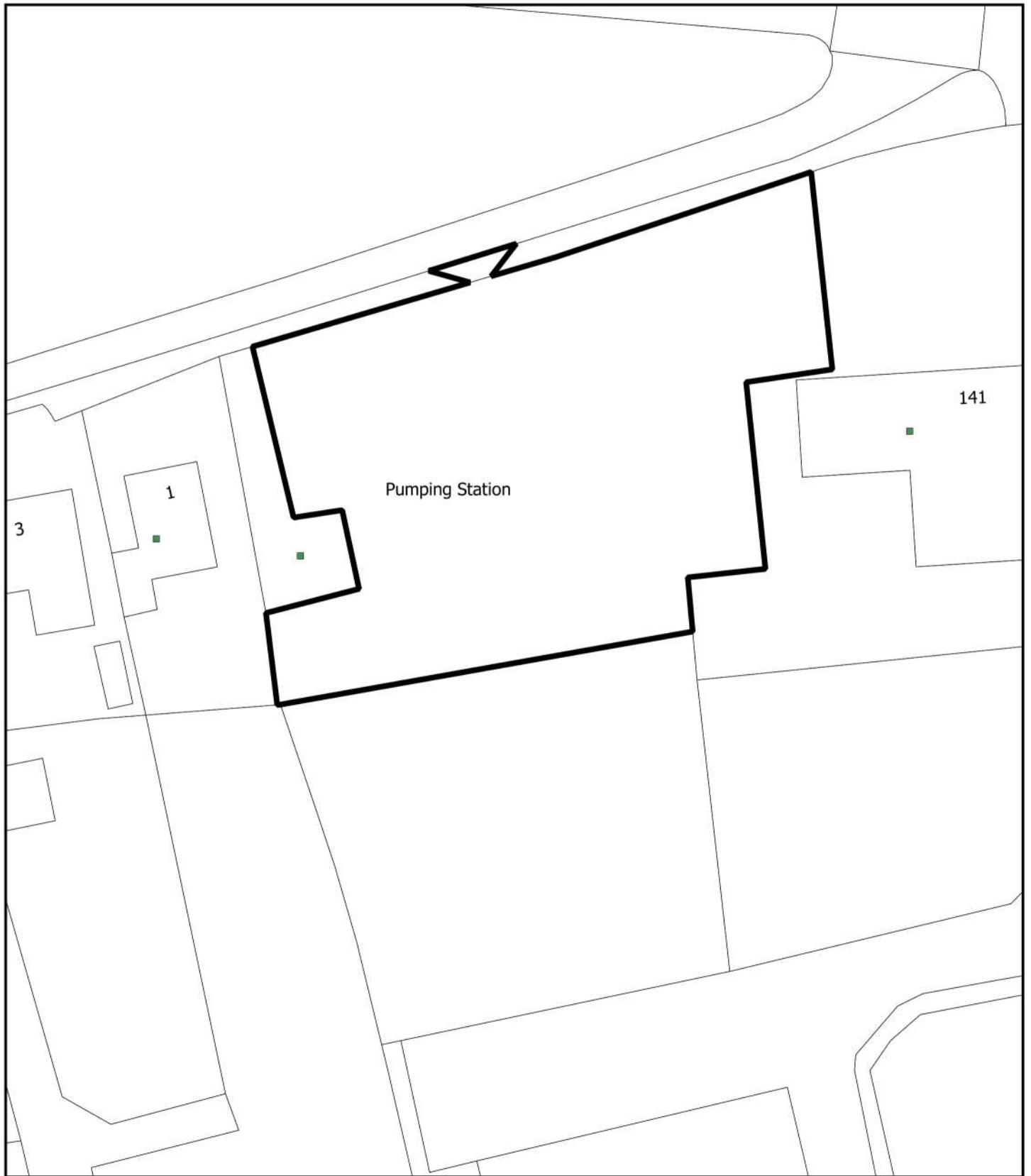
19/01279/F

Lodge Farm Barn 141 Lynn Road Grimston



19/01279/F

Lodge Farm Barn 141 Lynn Road Grimston



Parish:	Grimston	
Proposal:	Construction of a single dwelling and attached garage	
Location:	Lodge Farm Barn 141 Lynn Road Grimston Norfolk	
Applicant:	Mr And Mrs Skerry	
Case No:	19/01279/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 13 September 2019 Extension of Time Expiry Date: 14 September 2020

Reason for Referral to Planning Committee – Called in by Cllr de Whalley

Neighbourhood Plan: No

Case Summary

The application site lies within the settlement of Grimston, which is a Key Rural Service Centre.

The site comprises a grassed open area adjoining the property Lodge Farm Barn, a grade II listed building. To the east of Lodge Farm Barn is the grade II listed farmhouse, Lodge Farm. The site is considered to be within the curtilage of the original farmyard associated with these listed buildings.

Residential properties are to the east and west of the application site, farm buildings are to the south and a triangular shaped parcel of open space lies to the north, on the opposite side of Lynn Road.

The application seeks consent for the construction of a single dwelling and attached garage. Vehicle access would be through a new opening onto Chequers Road.

Key Issues

- Principle of Development
- Impact on heritage assets
- Form and character
- Highway Safety
- Residential Amenity
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies within the settlement of Grimston, which is a Key Rural Service Centre.

The site comprises a grassed open area adjoining the property Lodge Farm Barn, a grade II listed building. The listed barn forms part of an historic farmstead complex 'Lodge Farm'. The Grade II Listed farmhouse, Lodge Farm, is to the east of the listed barn, on the south side of Lynn Road, close to the junction with Chequers Road.

The application site forms part of the historic curtilage of Lodge Farm and has historically contained areas of hardstanding associated with the agricultural use of the land. The proposed dwelling would be located within this lawned area which is currently used in connection with the barn, although separated by hedging which divides the two areas of land when viewed from the street.

Residential properties are to the east and west of the application site, farm buildings are to the south and a triangle of open space lies to the north, on the opposite side of Lynn Road.

When originally submitted, this application sought consent for two dwellings on this site. However, during the course of the application this has been reduced to a single dwelling.

The application now seeks consent for the construction of a single dwelling and attached garage. Vehicle access would be through a new opening onto Chequers Road.

The proposed two storey, detached dwelling is sited towards the western end of the site, at a point furthest away from the listed building.

The design and scale of the proposed dwelling has been amended several times during the course of the application, in response to comments received from the Conservation Officer and other consultees.

SUPPORTING CASE

The site sits in the development guideline for the village.

The application was originally submitted for two dwellings in July 2019 and has had many time delays including lockdown trying to reach a proposal to meet the Councils Conservation Officer objections.

With the agreed widening of the Chequers Road the development for two dwellings was supported by Parish Council. They continue to support for one.

Being aware the site was close to an Anglian Water Pumping Station odour and noise levels were monitored and checked and the design arranged with no opening windows in the side nearest the station. Also, the existing dense hedging alongside the station is to remain upon the sites side which accords with CSNN requirement.

The now single dwelling's siting is the same distance from the station's chamber as an existing house on its other side!

As mentioned previously the width of Chequers Road is to be widened to accord with the requirements of Norfolk County Council Highways. The proposals have the given approval of Highways.

Concerns were raised by the Councils conservation officer regards the development's effect on the donor property 141 Lodge Farm Barn.

This led to the need for amending proposals based upon the recommendations of an independent consultant including the submission of their more detailed heritage statement.

The client provided photographs of the building at purchase and these were sent to the council to show the state of the building and as can be seen from them attached below the property was virtually falling apart.

The applicants have saved the listed building and made it better for the village.

60 ft high conifers that ran alongside the land's boundary with Chequers Road were removed and a traditional Carstone wall built along the boundary.

Photos before and after are attached.

Amendments included increasing the space between the listed building and the development, more use of carstone to the elevations was added as recommended by the consultant and their heritage statement report justified the proposals for two dwellings. However, the Councils conservation officer was still not in satisfied.

The application was subsequently reduced to just one dwelling thus providing more garden space between the barn and the dwelling and has been accepted by the conservation officer.

As seen above our clients have had to jump through several hoops on the way but trust the final solution which meets an officer recommendation for approval is also supported by the committee.

We are aware the only reason this is being considered at the committee is because Councillor Michael De Walley asked for the application "if recommended for approval" be taken to come the committee. We have emailed the councillor to ask what the planning reason of his concern to bring it to the committee, but we had no response. Perhaps if he had responded then we could have seen if changes were possible to overcome his concern but unfortunately, we had no response.

This is frustrating and we believe if an application is to be called before the committee by a councillor then they should advise of their planning concern.

PLANNING HISTORY

(overlaps site)

04/01285/CM: Application Withdrawn: 09/03/05 - Relocation of existing waste oil collection and processing business and change of use from agricultural buildings and land to waste oil reclamation and bio-diesel conversion facility - Lodge Farm Lynn Road Grimston

2/97/1239/CU: Application Withdrawn: 01/10/97 - Use of existing building for reclamation and purification of cooking oil for use in animal feedstuffs - Lodge Farm Chequers Road Grimston ;

2/97/1487/CM: Application Refused: 10/02/98 - Use of existing building for reclamation and purification of cooking oil for use in animal feedstuffs - Lodge Farm Chequers Road Grimston ;

2/96/0372/CM: Application Withdrawn: 15/05/96 - Change of use from agricultural to purifying of cooking oil for use in animal feedstuffs - Lodge Farm Lynn Road Grimston ;

RESPONSE TO CONSULTATION

Parish Council: (Amended plans) **NO OBJECTION** - The Parish Council has reviewed the amended application 19/01279/F and removed its objection which was based on the Highways recommendation to refuse.

Observations: Chequers Road is a narrow road, the developer must ensure sufficient turning capacity out of the drive entrance so as not to damage the narrow verge which borders a ditch on Chequers Green. Design and the quality of materials used are vital to ensure that the new dwelling does not adversely affect the overall street scene surrounding the Green.

Highways Authority: (Amended plans) **NO OBJECTION** – conditionally

Natural England: NO COMMENTS

Conservation Officer: (Amended plans) **NO OBJECTION** - The development of one house will still cause some harm to the setting of the listed building. This harm would be less than substantial harm due to the greater setting to the barn allowed by the loss of the second house.

Anglian Water: (Amended plans) **NO COMMENTS**– if AW assets are affected permission from Anglian Water will be required.

CSNN: NO OBJECTION – conditionally re: boundary treatment and dwelling layout

Environmental Quality: NO OBJECTION – conditionally re: contamination

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

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 main planning considerations in regards to the application are:-

- Principle of Development
- Form and character
- Impact on heritage assets
- Highway Safety
- Residential Amenity
- Other Material Considerations

Principle of Development

The site is located within the settlement boundary of Grimston/Pott Row as shown in the SADMP Plan.

The villages of Gayton, Grimston & Pott Row are collectively a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy, where limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the development limits. In principle, therefore, within the settlement new development will be permitted provided it has regard for and is in harmony with the building characteristics of the locality.

Form and character

Existing development along this section of Lynn Road is characterised by a mixture of single, one and a half and two storey, detached dwellings on large plots. Existing external building materials in the vicinity include a mixture of red brick, carrstone, flint, render and clay pantiles.

Large agricultural buildings are to the south of the site, behind a row of trees.

The proposed development would continue the characteristic of a large dwelling on a large plot. The design of the dwelling has been amended during the course of the application and now better reflects some of the design features found locally. Although of significant footprint, the scale of the dwelling has been reduced so that it better fits with the one and a

half storey listed buildings to the east. The mass of the building has also been reduced through the use of gabled sections and variation of roof heights.

External materials are shown to include carrstone to the more visible front and north east elevations. Red bricks feature on other elevations, with a small amount of render to the less visible single storey rear section. Clay pantiles are shown to all pitched roofs.

Currently the front boundary of the site is demarked by a low brick and carrstone wall. Apart from the removal of a short section of this wall to allow a new vehicle access, this wall will remain.

Subject to appropriate conditions it is considered the proposal will have sufficient regard for and be in harmony with the building characteristics of the locality and accords with the provisions of local plan policies, including Policies CS06, CS08 and DM15.

Impact on heritage assets

In accordance with paragraph 189 of the NPPF, a comprehensive Heritage Statement has been submitted with the application.

The site is not within a conservation area but two listed buildings are in proximity. The Grade II Listed farmhouse, Lodge Farm, and the Grade II Listed 18C barn, Lodge Farm Barn, lie within close proximity of each other on the south side of Lynn Road, close to the junction with Chequers Road.

The listed barn forms part of a historic farmstead complex of 'Lodge Farm'. The Heritage Statement confirms that Lodge House barn is listed for 'group value' with the farm house. Therefore, the buildings contribute to one another's setting, and the proximity of the buildings and unimpeded views of the two buildings together within the 'farm yard' adds to the special interest of both buildings. The proposed development would sit within the historic curtilage of Lodge Farm Barn.

The Heritage Statement sets out the historic use of the site over time. The use of the land as a farm is well established, but in the 1980's, the site's original use as a working farm ceased. Ownership of the farmhouse and barn were separated with areas of land apportioned to the farm-house (field fronting Lynn Road to the east) and the farm barn sites (fields to the south and west of the barn). The farmhouse becoming solely residential in use and the barn and its curtilage used as an oil recycling facility (Anglia Oils).

The 1988 aerial photograph of the site included within the Heritage Statement shows the industrial use of the barn site with large areas of hardstanding and the presence of two large industrial sheds to the south of the site. The application site is part of the hardstanding area associated with the large, modern agricultural sheds.

The listed barn eventually became redundant and its condition deteriorated to such an extent that it became included on the county 'Buildings at Risk' list.

In 2008, consent was granted to convert the listed barn into a dwelling, with revised schemes being approved in September 2010 and in 2011 and finally in 2013. The building underwent extensive repair and renovation to facilitate its conversion to a dwelling.

Since the listed barn has been converted into a dwellinghouse a distinct, new boundary has been created around the private amenity space associated with this new dwellinghouse. The former hardstanding area, that forms the application site, has been landscaped and the large evergreen trees that ran along the boundary with Chequers Lane have been removed.

The removal of the boundary trees has opened up the land to views across it and the landscaping greatly improves the quality in terms of visual amenity.

In terms of context, the open and green nature of the landscape continues to contribute to the setting of the historical farmstead and therefore to its significance as a designated heritage asset.

As part of the applicant's scheme of improvements one of the large, redundant farm buildings has been removed and the remaining large building screened by a row of trees. The removal of the large agricultural building, along with the conifers along the road frontage, and the screening of the second has significantly improved this important setting. The current use of this land as a spacious and open landscaped area still lends an important setting to both the barn and farm house, contributing to their setting. Photographs provided in the Heritage Impact Assessment show the contribution to the setting by the retention and enhancement of the open space.

This part of the village has therefore changed markedly in the last decade and the visual amenity of the site improved greatly through the improved open character and landscaping. However, this means that developing the site would then disrupt this improved open character, with an impact upon the setting of the listed buildings.

At the beginning of the application process concern was raised by the Conservation Officer to the erosion of this area of open space through the proposed development of two dwellings. It was considered that the principle of the construction of the two houses in this area of land would harm the setting of the listed buildings and hence their significance. The erosion of this space and the creation of a continuous line of built development was considered to result in more than limited harm and the impact upon the setting was considered much more than negligible which the Heritage Statement itself concluded.

During the course of the application negotiations have taken place and the amount of development on this site has been reduced considerably by removing one of the dwellings and reducing the scale of the remaining one. The amount of space around the listed barn is now much greater and allows a better appreciation of the building and its setting.

Similarly design improvements mean that it should fit comfortably into the street scene without competing with the listed barn in terms of scale, mass and siting.

Paragraph 190 of the NPPF requires LPAs to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 192 requires LPAs to take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 sets out that LPAs should give great weight to the asset's conservation (and the more important the asset, the greater the weight should be) when considering the impact

of a proposed development on the significance of a designated heritage asset. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 of the NPPF states 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from harm within its setting) should require clear and convincing justification.'

Paragraph 196 is particularly relevant to consideration of this application in that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Conservation Officer has advised on the resubmission of the amended plans.

Whilst the development of one house will still cause some harm to the setting of the listed building through the disruption of the open setting, it is a question of whether or not this harm is substantial or can be justified in accordance with the provisions of the NPPF.

The submitted Heritage Statement states that whilst the opening up of this site 'allows the barn to be appreciated from Chequers Road amongst some greenery, it also opens up views of the large and unsightly industrial shed to the south, this large utilitarian building looms large in the distance to the south in views of the barn from the north and north-west to the detriment of its setting.' The Heritage Statement also states that the 'heritage value of the barn has been eroded in part as a result of its change of use to residential, but also as a result of its significant extensions and alterations within its setting (which emphasises its residential use). The existence of the large extensions, swimming pool and plant in views from the south and west compromise the buildings aesthetic and illustrative historic heritage value, as does the unsightly modern shed looming large in the setting of the barn when viewed from the north (Chequers Road) looking south.'

The Heritage Statement goes on to state that 'the proposed new dwelling will be situated a significant distance away from the farm and barn (approx. 24m away) within what appears to be a separate field when viewed from the street. This distance allows for a sense of openness, green space and rurality to remain. These measures help to preserve the setting of the listed farm and barn grouping.'

The Heritage Statement concludes that 'any potential 'harm' caused by the proposed development would be very limited indeed, since the works will not physically affect the listed properties or the farm yard in which they reside. The impact upon the setting of the heritage assets will be negligible and any perceived 'harm' caused as a result of the development of this small area of open space, set well away from the heritage assets in a separate field would certainly be 'less than substantial harm' in NPPF terms. It is our view that this 'harm' would clearly be offset by the public benefit of the provision of a new family home in an area identified as a suitable location for such development in the Council's development plan (in accordance with paragraph 196 of NPPF) and policies of the SADPM.'

The Conservation Officer now also considers that this harm would be 'less than substantial' due to the significant reduction in the scale of the development, the greater spacing and improvement to the setting of the barn that has been afforded through the removal of the second house from the proposal and the siting of the dwelling 24m away from the listed barn.

On this basis, in accordance with paragraph 196 of the NPPF, the Conservation Officer and planning officers consider that the less than substantial harm to the designated heritage assets, is now, on balance considered to be outweighed by public benefits of providing a new residential property, and can now be supported in terms of its impact upon heritage assets. There is also no longer considered to be conflict with paragraph 194 of the NPPF or any local plan policies in terms of impact on heritage assets.

Members will need to decide what weight to put on the development of the site, and in accordance with the NPPF if the 'less than substantial harm' caused by the erosion of any of the open space to the west of the listed barn is outweighed by the public benefit of providing a new residential property.

Highway Safety

The original application for two dwellings resulted in objection from the Highway Authority (HA) over concerns regarding the narrow nature of Chequers Road which does not allow two vehicles to pass and the increase in traffic that would be using it.

However, amended plans have been submitted showing that carriageway widening is identified to extend from the private point of access through to the highway junction with Lynn Road which would address the HA safety concerns.

Accordingly, subject to the imposition of planning conditions the amended proposal can be supported in highway safety terms.

Impact upon neighbouring occupiers

The nearest residential properties are to the east and west of the site.

The relationship between the proposed new dwelling 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.

Given the proposed layout of the development and the distances and separation distances with other existing properties, the proposed scheme should not result in significant amenity issues in terms of overshadowing or loss of light.

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

Other material considerations

Immediately to the west of the site is an Anglian Water pumping station. However, Anglian Water raise no objection to the proposal.

CSNN has recommended that, to protect future occupiers from noise and odour from the pumping station, the entire boundary with the AWPS and its access should be planted with dense evergreen hedging behind which, on the pumping station side, should be a minimum of 1.8m high close board fencing. The plans show that a hedge is to be planted along this boundary.

CSNN fully supported the original plans as the western elevation showed no doors, windows or other openings, which would improve amenity in terms of any noise from the pumping station. The amended plans show just one en-suite bathroom window to this elevation.

The Environmental Protection Team raise no objection to the proposal but request planning conditions relating to contamination given the history of the site and the information provided.

The site lies within 2km of a SSSI. However, the proposed development of this approved plot would not have a significant adverse effect on the features for which the SSSI is designated.

CONCLUSION

It is considered that the key issue in this case is whether a new dwelling can be accommodated on the site without causing undue harm to the setting of the adjacent listed building(s) and the current associated open character of the area. The current scheme has seen the removal of one of the dwellings from the original proposal, and has therefore significantly increased the amount of spacing to the nearest listed building, Lodge Farm Barn. The current amended scheme is therefore no longer considered to result in significant harm to the setting of this heritage asset or to the neighbouring Lodge Farm.

In terms of paragraph 196 of the NPPF this 'less than substantial harm' is considered now by officers to be outweighed by the public benefit of providing a new dwelling. Members will need to consider this aspect of the scheme in particular, and whether they agree that this is the case.

Officers also consider that the plans show that the revised proposal for one dwelling can now be sufficiently achieved whilst still being in harmony with the building characteristics of the area and the street scene in general. The proposal can also be achieved without material harm to the amenity of occupants of existing adjoining properties, as well as residents of the proposed new dwelling. The proposed new dwelling also incorporates traditionally used local materials which can be seen throughout the village of Grimston to give the design context, which is a positive, and the design of the proposal also suitably promotes local distinctiveness.

Given the above the proposal is considered to accord with the principles of the NPPF, particularly section 16, and local plan policies, including CS01, CS02, CS06, CS08, CS09, CS12, DM1, DM2, DM15 and DM17. Accordingly, subject to the following conditions it is recommended that the application be supported.

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

- Drawing No. 2200-10A Location Plan
 - Drawing No. 2200-11 Existing Site Plan
 - Drawing No. 2200-14G Proposed Floor Plans & Elevations
 - Drawing No. 2200 -15J Existing and Proposed Street Elevations
 - Drawing No. 2200-17C Proposed Site Plan
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: 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 visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 5 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 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: 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 (carriageway widening and private access) as indicated on Drawing No.2200-16 has been submitted to and approved in writing by the Local Planning Authority.
- 7 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.
- 8 Condition: Prior to the first occupation/use of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to

in condition 7 shall be completed to the written satisfaction of the Local Planning Authority.

- 8 Reason: To ensure that the highway network is adequate to cater for the development proposed.
- 9 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'.

- 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. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 10 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.
- 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. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

- 11 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.

- 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: 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 (xxx Cond 1), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (xxx Cond 2), 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 (xxx Cond 3).

- 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: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 13 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 14 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of

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

- 14 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 15 Condition: Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 15 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 16 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration to the dwelling house shall not be allowed without the granting of specific planning permission.
- 16 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality and to the setting of the listed building if otherwise allowed by the mentioned Order.
- 17 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.
- 17 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality and to the setting of the listed building if otherwise allowed by the mentioned Order.
- 18 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the provision within the curtilage of the dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house, shall not be allowed without the granting of specific planning permission.
- 18 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality and to the setting of the listed building if otherwise allowed by the mentioned Order.

20/01036/F

Priors Butchers 164 St Peters Road West Lynn



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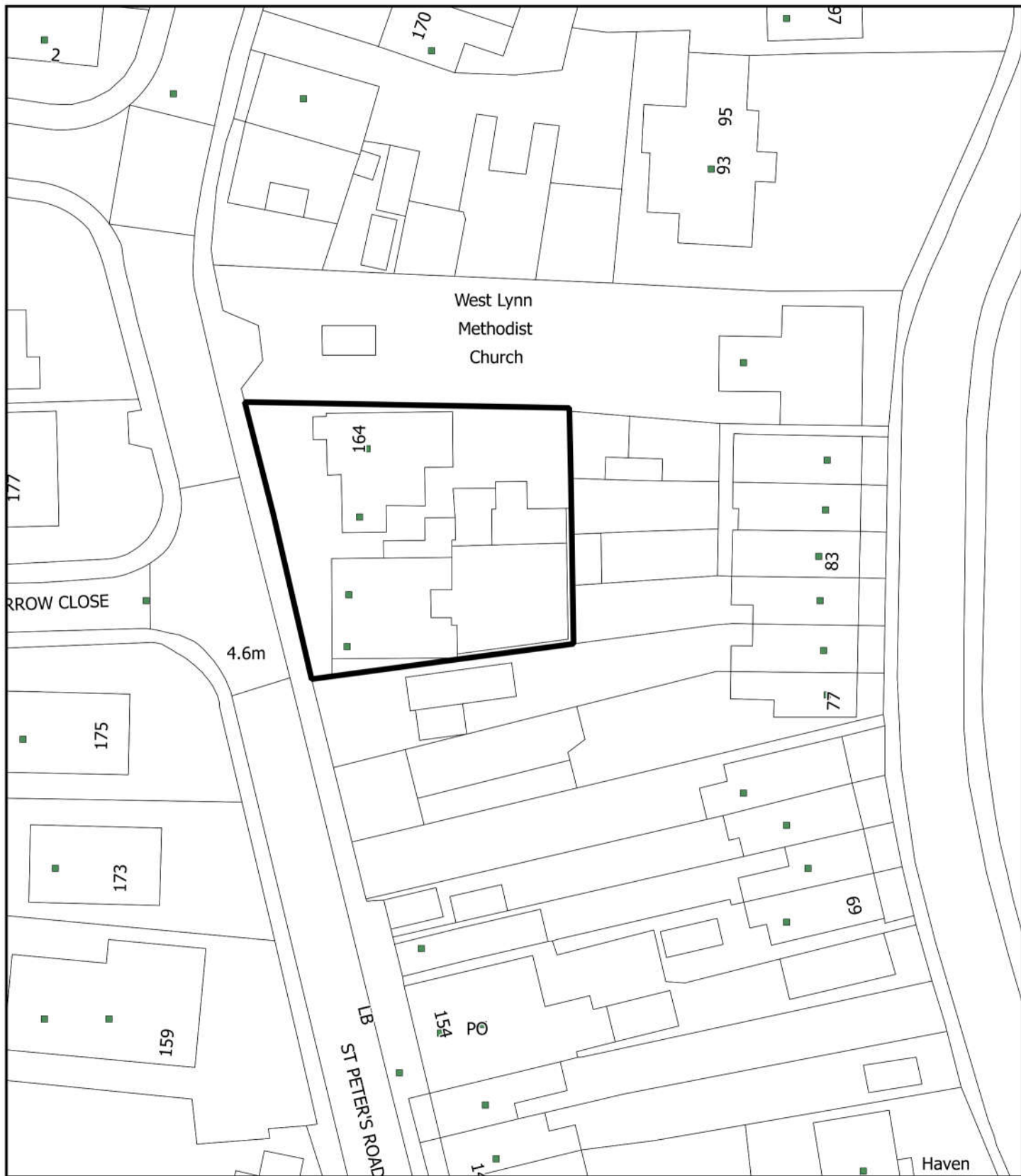
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20/01036/F

Priors Butchers 164 St Peters Road West Lynn



Parish:	King's Lynn	
Proposal:	Internal alterations with a new single storey front and side extension to the existing butcher shop	
Location:	Priors Butchers 164 St Peters Road West Lynn King's Lynn	
Applicant:	Priors of West Lynn Ltd	
Case No:	20/01036/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 11 September 2020

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

Neighbourhood Plan: No

Case Summary

The proposal is for the construction of a single storey front and side extension to Priors Butchers in West Lynn. The proposal will include the demolition of an existing side extension to the dwelling to the side of the existing business and the subsequent construction of a side extension to form an enlarged shop space and a walk in fridge. An extension to the front of the building will form a covered entrance canopy space and cook room extension.

The existing site is located on St Peters Road, directly opposite the junction of Harrow Close and comprises the butchers shop and a detached two storey dwelling (within the same ownership) to the north. Existing outbuildings, used for storage purposes in association with the business are located to the rear of the site. An existing village shop is located approximately 30m to the south of the application site.

Key Issues

- Principle of Development
- Form and Character
- Highway Safety
- Impact on Neighbours
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The proposal is for the construction of a single storey front and side extension to the existing butchers in West Lynn. The proposal will include the demolition of an existing side extension to the dwelling to the side of the existing business and the subsequent construction of a side

Planning Committee
9 September 2020

extension to form an enlarged shop space and a walk-in fridge. An extension to the front of the building will form a covered entrance canopy space and cook room extension.

The existing site is located on St Peters Road, directly opposite the junction of Harrow Close and comprises the butchers shop and a detached two storey dwelling (within the same ownership) to the north. Existing outbuildings, used for storage purposes in association with the business are located to the rear of the site. An existing village shop is located approximately 30m to the south of the application site.

SUPPORTING CASE

None received at time of writing

PLANNING HISTORY

2/95/0803/F: Application Permitted: 25/08/95 - Replacement shop front and change of use of garage to meat preparation area - Adj 164 St Peters Road

RESPONSE TO CONSULTATION

King's Lynn Civic Society: SUPPORT

Highways Authority: NO OBJECTION, stating the following comments:

I am cautious of the application as on-street parking currently can take place in a long line opposite a highway junction. However, the shop alterations in our view are likely to attract regular patrons from the local area and the extension of the premises is more likely to result in expansion of choice to the usual shopper rather than an increased draw of patrons from wider areas. On balance therefore, I believe that it would be difficult to substantiate an application on highway safety grounds.

Recommended conditions relating to the laying out of parking areas for the existing dwelling on site.

CSNN: NO OBJECTION, stating the following comments:

Whilst the minimal parking spaces situation is not ideal, issues of parking and congestion are not within the remit of this team, and the hours of opening and delivery are not within night-time hours so should not adversely impact on residents, particularly when staff are asked not to park in residential streets. I note that the business has been situated in this location for a number of years and that this is not a significant expansion of the business.

Recommended conditions relating to the submission of external plant details prior to their installation and relating to construction hours. Also recommended informatives relating to the noise and disturbance of neighbours and noise, dust and smoke from construction work.

Environmental Quality: NO OBJECTION

REPRESENTATIONS

13 letters of **OBJECTION**, stating the following comments:

- *Traffic and Parking, Congestion and impact on highway network
- *Outgrown premises
- *More deliveries would be required and impact on highway
- *Noise and disturbance from freezers on site

33 letters of **SUPPORT**, stating the following comments:

- *Asset to village
- *Quicker service would ease congestion
- *Employment for locals
- *Parking available at Ferry Square
- *Necessary in village due to lack of public transport

ONE NEUTRAL letter was received querying why there had been no consultation of Local Highway Authority.

Note: The Local Highway Authority was consulted on 22nd July 2020 and responded 28th July 2020, and this neighbour objection was received 29th July 2020.

Cllr Brian Long: SUPPORT, with the following comments:

Hearing of a local business looking to expand at these difficult times is so good and the extra economic outcomes must surely outweigh and perceived reasons for any objection. Whilst I appreciate that local business can sometimes add a small amount of dis-amenity to those nearest to it the benefits to the wider community are great. In Priors we have a local business established many years, providing a quality product, that services not just the local population but also the wider community. Expansion plans should be welcomed by all as they are by me.

Cllr David Whitby: SUPPORT, with the following comments:

I wish to write in SUPPORT of this application as I am a regular customer of the butcher's and have always found some where to park. Although very busy sometimes it helps to slow down the traffic makes drivers aware of their surroundings.

By making the shop larger customers will get served quicker which will help with the time customers are parked near the shop.

The business has been expanding over the many years it has been in West Lynn and has a good employment record for many staff and I am sure the larger shop will create more jobs for local people.

LDF CORE STRATEGY POLICIES

CS10 - The Economy

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM17 - Parking Provision in New Development

DM1 – Presumption in Favour of Sustainable Development

DM9 - Community Facilities

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main issues are:

- Principle of development
- Form and character
- Highway safety
- Impact on neighbours
- Any other material considerations

Principle of Development

The proposal is for the construction of a single storey front and side extension to the existing butchers in West Lynn. The proposal will include the demolition of an existing side extension to the dwelling to the side of the existing business and the subsequent construction of a side extension to form an enlarged shop space and a walk in fridge. An extension to the front of the building will form a covered entrance canopy space and cook room extension.

The expansion of existing businesses is widely supported by policies at both a local and national level. The principle of the extensions proposed is therefore considered acceptable and complies with policies CS08 and CS10 of the Core Strategy (2011) and DM15 of the SADMPP 2016.

Form and Character

The proposal is for the construction of a single storey front and side extension to the existing building, with roof overhang forming a canopy area to the front of the shop to form a covered entrance area. The shop front is also proposed to be reconfigured in line with the new roof canopy. The low pitch roof is proposed across the side extension to the north of the existing building, with gable end facing the rear of the site. A flat roof portion of the extension extends further to the rear without compromising the amenities of the surrounding street scene.

The proposal is shown with mixed materials include buff facing brickwork, both standing seam and slate roofing and black timber cladding. Given the mix of materials in the immediate vicinity, and the existing use of the business, the proposal is considered unlikely to lead to an adverse impact on the form and character of the area.

The proposal also includes the demolition of an existing single storey projection on the south elevation of the dwelling on site and a slight variation to the existing boundary between the dwelling and the commercial use. These parts of the proposal are considered unlikely to impact on the form and character of the area.

The proposal is therefore considered to comply with the NPPF (2019), Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2106).

Highway Safety

Neighbour objections have referred to the impact of vehicles parking along this section of St Peters Road and in adjacent streets whilst customers visit the existing butcher shop. The neighbour objections refer to an adverse impact on the highway as a result of this proposed expansion, due to a perceived increase in vehicle numbers as a result of the extensions. The Local Highway Authority disagrees with this statement, stating that the extensions are unlikely to lead to a significant increase in customers and rather increase the range of goods available from the shop. Information provided as part of this application states that the established business currently attracts approximately 1,100 customers per week. Whilst there are existing parking difficulties on the highway outside the business, the development is considered unlikely to make matters significantly worse or add significantly to the existing levels of parking and/or traffic. 3 parking spaces remain to the front of the dwelling in accordance with the required standard.

Within the Applicant's design and access statement, it refers to the need for the extension to keep waiting times down and be able to serve customers quicker, which they state is not possible due to current building constraints which restrict how the shop is operated and what produce can be prepared and displayed for trade. No additional employees are proposed; however an enlarged service area will ensure that customers are served in a timely manner keeping waiting footfall within store to a minimum. The waiting time did not form part of the Local Highway Authority's initial response, however they have subsequently provided additional comments relating to the potential for decreased waiting times which leads to the length of time cars parked on the road to reduce, thereby decreasing the impact on the local highway network.

For the reasons outlined above, whilst comments from neighbouring residents are noted, the proposal is considered unlikely to lead to adverse impacts on the adjacent highway and the proposal is therefore considered acceptable in accordance with Policy CS11 of the Core Strategy (2011) and Policy DM15 of the SAMPP (2016).

Impact on Neighbours:

As an extension to an existing business which effectively rationalises floor space, no significant impact is considered likely on the amenity of neighbours. Following correspondence from CSNN, a condition is recommended to ensure that full details of any proposed cooling units, shown mounted on the flat roof between gable ends on the proposed plans, are provided and approved prior to their installation to minimise the potential for any adverse noise and disturbance of surrounding dwellings. As single storey extensions, the proposal is considered unlikely to lead to overbearing or overlooking and no windows proposed would lead to a loss of privacy for surrounding residents. The proposal is therefore considered to comply with policies CS08 and DM15 of the Local Plan (2016).

Comments from the CSNN team recommended conditions relating to construction hours in order to protect the amenity of neighbours during construction. This condition, combined with

the noise, dust and smoke from clearing and construction work informative will limit the impact on neighbours during the construction of the proposal.

The proposal therefore complies with the NPPF and policies CS08 of the Core Strategy and DM15 of the SADMPP (2016) in regards to impact on neighbour amenity.

Other material considerations:

The Borough Council's Environmental Quality team stated no objections to the proposed development on contaminated land or air quality grounds. The proposed development will not impact on surrounding land in regards to contamination or air quality.

The King's Lynn Civic Society responded in support of the proposal, stating that the proposal will enhance the street frontage. Whilst noting the concerns surrounding parking on the road, the society considered that businesses such as the butchers should be allowed to expand.

CONCLUSION

In conclusion, the comments from neighbouring residents regarding the impact on the highway network and neighbour amenity are noted, however the business is already well-established on site and the proposal is considered unlikely to lead to a significant increase in visitor numbers. The application has not received objections from the Local Highway Authority or CSNN. The extensions are considered unlikely to lead to significant impact on the form and character of the locality. The proposal is therefore considered to comply with policies CS08, CS11 and DM15 of the Local Plan and overall, the proposal is therefore recommended for approval, subject to the following conditions.

RECOMMENDATION:

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

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

*dwg No. A001 Rev A
*dwg No. A002 Rev A
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first use of the extension hereby permitted the proposed on-site car parking area shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- 3 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 4 Condition: Demolition, 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.

- 4 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.

- 5 Condition: Notwithstanding the details shown on the approved plan, prior to the installation of any ventilation or refrigeration systems, a detailed scheme for all air ventilation and refrigeration systems shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the noise/sound power levels of the equipment, provide details of anti-vibration mounts, show how the noise output will be attenuated and show their locations on appropriate plans. The scheme shall be implemented as approved prior to the commencement of the use and thereafter maintained as such.

- 5 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.

20/00884/CM

Sibelco Minerals and Chemicals Station Road Leziate



Parish:	Leziate	
Proposal:	COUNTY MATTERS APPLICATION: The extraction of industrial sand and associated works with progressive restoration to wildlife habitat, geological exposures and a lake	
Location:	Sibelco Minerals & Chemicals Station Road Leziate King's Lynn	
Applicant:	Sibelco UK	
Case No:	20/00884/CM (County Matter Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 15 July 2020

Reason for Referral to Planning Committee – Referred by the Assistant Director

Neighbourhood Plan: No

Case Summary

The application is a County Matters application for the extraction of industrial sand and associated works along with the progressive restoration of the site to wildlife habitat, geological exposures and a lake at Mintlyn South Quarry.

The planning application boundary extends to an area of 56.1 hectares. The proposed extraction area covers an area of circa. 15.3 hectares of the site.

The application site is in Leziate/ Bawsey, approximately 2.5 km north west of the centre of East Winch, and 2.1 km to the north of Middleton.

The application site extends either side of Station Road, Leziate, which runs north south through the application site. The proposed extraction area is to the west and the Leziate Plant Site is to the east.

The northern and central parts of the proposed extraction area and other parts within the application area have been previously worked for sand extraction. These areas have been left to re-colonise naturally without any interference or formal restoration, with the exception of some smaller areas of tree planting.

The land within the south-western part of the proposed extraction area is in agricultural (grazing) use.

This application is a County Matters application whereby Norfolk County Council is the Determining Authority and the Local Planning Authority is one of a number of statutory consultees.

The application has been submitted with an accompanying Environmental Statement which includes assessments of all likely significant environmental effects.

Key Issues

Principle of development
Highways issues
Neighbour Amenity
Ecology
Other Material Considerations

Recommendation

NO OBJECTION – but recommend that conditions are imposed including those requested by the Council’s CSNN and Environmental Quality teams

THE APPLICATION

The site extends to 56.1 hectares. 15.3 hectares are proposed for the extraction of industrial sand which will be restored once the sand has been extracted.

The application site extends either side of Station Road, Leziate and incorporates the proposed extraction area to the west and the Leziate Plant Site to the east.

It is estimated that sand reserves within the proposed extraction area are likely to be in the region of 1.1 million tonnes. Sand will be extracted from Mintlyn South Quarry over a period of 8 years. The sands will be extracted from the quarry face before depositing it into dumper trucks for transfer, via the internal haul route, to the intermediate stockpile. Sand will be loaded from the intermediate stockpile into the conveyor feed hopper by a front-end loading shovel. From there the conveyor will transport the sand to the stockpile at the Leziate Plant Site via the existing conveyor tunnel under Station Road.

It is proposed that the sand will be extracted on a campaign basis of up to around 37,500 tonnes of sand each campaign, up to a total of approximately 150,000 tonnes per year (i.e. 4- 5 campaigns per year). Each campaign will last circa 5 weeks. Outside of campaigns, the stockpile will require 'topping up' as the sand extracted from Mintlyn South Quarry is consumed by the Leziate Plant Site. Therefore, up to once a week a front-end loader and the conveyor will be in operation.

The northern and central parts of the proposed extraction area and other parts within the application area have been previously worked for sand extraction. For the most part these areas have been left to re-colonise naturally without any interference or formal restoration, with the exception of some smaller areas of tree planting. The land within the south-western part of the proposed extraction area is in agricultural (grazing) use.

Mintlyn South Quarry is in a semi-rural area characterised by large areas of agricultural land to the south and south west, extensive areas of plantation woodland to the east, west and within the application area itself.

There are large waterbodies to the north as well as within the application area itself. The areas of woodland and the waterbodies present in the vicinity of the application area are typical of those features created by past mineral extraction across the wider area.

There are two residential properties to the immediate north of the Leziat Plant Site access from Station Road and a further property is located to the south where Station Road intersects the railway.

There are several residential properties and outbuildings to the north of the Leziat Plant Site along Holt House Lane. There are further residential properties on an unnamed access track to the south of Holt House Lane, the majority of which are owned by Sibelco and leased to tenants.

There are two Public Rights of Way (PRoW) - which pass through the application area; Bawsey RB8 runs east / west along the northern edge of the application area and Bawsey RB9 runs north /south from Station Road and adjoins Bawsey RB8 to the north of Blue Lagoon.

The application proposes the following:-

- the installation of 1.8 metre anti-climb fencing around the boundary of the works area (extraction area plus any other land required for operational purposes within the application area i.e. internal haul roads, conveyor route and any other ancillary equipment);
- the installation of a controlled crossing where the proposed haul route between the extraction area and the intermediate stockpile crosses Bawsey RB9;
- the installation of the conveyor and associated ancillary equipment (including a new switch house circa.3 x 3 x 2 metres high)from the proposed location of the intermediate stockpile (on land to the west of Station Road) to the proposed location of the radial stockpile at the Leziat Plant Site (on land to the east of Station Road);
- any vegetation clearance required prior to the undertaking of the aforementioned works;
- the planting of a circa 420 metre native hedgerow along the southern boundary of the application area; and
- the installation of a range of ecological enhancement features (reptile hibernacula, bat boxes and bird boxes) within the application area.

The duration of the site establishment works is likely to be around 6 months and would commence shortly after all the requisite consents are obtained which is anticipated to be in late 2020.

Sibelco anticipates that site establishment works will commence in late 2020. Once site establishment has been completed, sand extraction will be undertaken over a period of 8 years with a further 2 years to complete restoration.

The proposed hours of mineral extraction and use of the conveyor are as follows:

07:00 –18:00 Monday to Friday; and

07:00 –13:00 Saturdays (with no working on Sunday, Bank Holidays and Public Holidays)

The King's Lynn Complex employs 45 people locally. Around 80 more are employed in contracted related roles (earthworks, land management, road transport and rail transport). The proposed development will therefore help secure the continued direct employment of the applicant's existing workforce and contractors.

Access to and from the proposed extraction area by mobile plant will be via the existing access point off Station Road. Plant will cross Station Road from the Leziate Plant Site at the start and end of each day during campaigns.

The 15.3 hectares restored extraction area will comprise:

- 6.16 hectares of acid grassland / heath / inland dune
- 0.16 hectares of retained geological exposure; and
- 8.94 hectares of water.

The application area will be managed for nature conservation and will be managed for 5 years following restoration –to ensure successful establishment. The 5 year aftercare period for each Phase will begin once each restoration Phase is complete. It is not proposed that any additional public access be provided within the application area.

The Application Area is allocated for silica sand extraction in Norfolk County Council's Minerals Site Specific Allocations Development Plan Document. The proposed development is required to maintain the steady and adequate supply of industrial silica sand.

SUPPORTING CASE

Sibelco operates the 'King's Lynn Complex' at Leziate, Norfolk, where it excavates silica sand from a number of quarries, transfers it to the Leziate Plant Site, processes it to produce different industrial sand products and exports it by rail and road to customers all over the UK.

In order to continue to meet current demand Sibelco wishes to excavate silica sand from an area to the west of the Leziate Plant Site (and to the west of Station Road) - known as Mintlyn South Quarry.

The application has been supported by a raft of documents including an Environmental Statement which includes assessments of all likely significant environmental effects. The key environmental issues assessed are: Alternatives; Ecology; Landscape and Visual; Cultural Heritage; Noise; Air Quality; Hydrology and Hydrogeology; and Soils and Agricultural Land.

A Planning Statement sets out the key policy considerations.

The Environmental Impact Assessment has assessed the baseline conditions of the application area, identified the impacts of the proposed development and where significant effects have been identified mitigation measures (the majority of which are) embedded within the design of the development) reduce the effects to acceptable levels.

It is considered that, subject to the incorporation of the mitigation measures as proposed, the development will not have a significant effect on the local environment.

The embedded mitigation measures included as part of the design of the proposed development would allow for the maturation and enhancement of the application area over the period of working, leading to the long term enhancement of the site with beneficial residual impacts identified.

PLANNING HISTORY

Sibelco currently operates two quarries which form part of the King's Lynn Complex-Holt House Quarry and Grandcourt Quarry.

Planning permission for the working of Grandcourt Quarry was granted in 2007 (planning permission reference C/2/2004/2034) and is currently the subject of two further applications –one for an extension to the quarry (application reference C/2/2018/2016) and one to allow the existing quarry to be worked until the end of 2025 (application reference C/2/2018/2017).

Holt House Quarry is currently operated in accordance with planning permission number C/2/2014/2004 which was granted on 14th May 2018 and which extended the end date for extraction until 21st December 2022.

Mintlyn South Quarry also forms part of the King's Lynn Complex, but the working of the quarry was suspended in the 1980s due to difficulties in processing the extracted sand to the required grade (a technical processing problem which has now been overcome).

Wicken South Quarry was formerly part of the King's Lynn Complex, but the working of this site has now finished, and the site has been restored. Some of the areas on the south of the site remain in formal aftercare.

RESPONSE TO CONSULTATION

NB The following consultation responses were sent directly to Norfolk County Council as the Determining Authority. The responses from other teams within the Local Authority have been given in full. This is because they are specifically referred to in the following report and your officers are requesting the inclusion of certain conditions they recommend if permission is granted.

Environmental Health & Housing – Environmental Quality (BCKLWN): NO OBJECTION

Contaminated Land

The site is on agricultural, woodland and previously developed land which has a history of mineral extraction. The land is not a priority for inspection under Part 2A of the Environmental Protection Act as there is no evidence of landfilling or harm to sensitive receptors. We note that the stripped soils are proposed to be used in restoration and that there is expected to be minimal impact on groundwater from the mineral extraction.

Therefore we have no objections regarding contaminated land.

Air Quality

An Environmental Impact Assessment has been undertaken, with the results detailed within the Environmental Statement (ES). Nearby receptors to the site have been identified; the closest being less than 50m from the application area. Embedded mitigation measures have been included within the air quality assessment, which include ensuring water is available to wet potentially dusty materials, limiting the use of the conveyor to one weekday per week, and the phasing of works to limit the area of extraction, and thus the risk of dust impacts.

As detailed within the ES, the development is considered to have a negligible to slight adverse effect on most of the dust sensitive receptors in close proximity of the site. However, at receptors R2 to R11, the effect is considered to be potentially significant due to the proximity of the conveyor belt. Therefore, mitigation through the shielding of the conveyor near to receptors along Station Road is proposed. This mitigation reduces dust effects at receptors to slightly adverse. The overall effect is considered to be not significant.

The ES states that IAQM guidance says that if the long-term background PM10 concentration is less than 17µg/m³, there is little risk that the Process Contribution from the

proposed development would lead to an exceedance of the annual mean or daily objective. Background PM10 concentrations at the site are below 17 µg/m³. It can therefore be concluded that the proposed development is unlikely to result in exceedances of the PM10 air quality objectives.

Additionally, the extraction process will be undertaken in stages from south to north, with concurrent progressive restoration. The soils stripped from Phase 1 will be stored in a bund, which will provide additional screening. The bund and central soil storage mound will then be seeded at the first opportunity to again reduce dust emissions.

We therefore have no objection to the proposal regarding air quality as long as the mitigation detailed within the ES is carried out.

Community Safety and Neighbourhood Nuisance (BCKLWN): NO OVERRIDING OBJECTION

Dust

An Environmental Impact Assessment (EIA) has been undertaken. The results are detailed within the Environmental Statement (ES). Nearby receptors to the site have been identified; the closest being less than 50m from the application area. Mitigation measures have been included within the air quality assessment including ensuring water is available to wet potentially dusty materials, limiting the use of the conveyor to one weekday per week, the phasing of works to limit the area of extraction. The ES advises the development is considered to have a potentially significant effect at receptors R2 to R11 due to the proximity of the conveyor belt, therefore mitigation through the shielding of the conveyor as it passes receptors along Station Road is proposed, which will reduce dust effects at receptors to slightly adverse. The overall effect is considered to be not significant.

The extraction process will be undertaken in stages from south to north, with concurrent progressive restoration. The soils stripped from Phase 1 will be stored in a bund, which will provide additional screening. The bund and central soil storage mound will then be seeded at the first opportunity to again reduce dust emissions.

Please attach a suitably worded condition to ensure that the mitigation detailed with the ES is carried out and complied with.

Drainage

There are no foul or surface water drainage concerns regarding this site.

Lighting

The ES advises that there will not be any static lighting located within the extraction area. The only required lighting in this location will be from the mobile plant - at the start and end of the day during winter months. There will be a requirement for one downlight at the intermediate stockpile and two downlights on the radial stockpile within the Leziat Plant Site. Any downlights would be installed with Passive Infrared (PIR) sensors and so will only be used when necessary.

The location and separation distance from the intermediate stockpile means there should not be any impact from the single light in this location. The bund may also assist in limiting impact. My concerns regarding using PIR lighting are that there is the risk of wildlife movements during the night activating the lights to the radial stockpile which could cause light disturbance to receptors along Station Road or to the north. Although it appears there may be a separation distance of more than 120m to the nearest receptor, I am unable to ascertain from the information provided how high the lights may be mounted, where they are to be located and whether there are any physical barriers between their locations and the

receptors. As it may not be possible to provide this information at this time, I recommend that the radial stockpile lighting is hooded/cowled and/or angled to shine directly downwards from the horizontal in order to limit any impact on residential amenity.

I recommend a suitably worded condition to require the two radial stockpile lights to be hooded/cowled and/or angled to shine directly downwards from the horizontal.

Noise

The ES, Planning Statement and EIA Appendix F state the proposed hours of mineral extraction and use of the conveyor are as follows:

07:00 – 18:00 Monday to Friday; and

07:00 – 13:00 Saturdays (with no working on Sunday, Bank Holidays or Public Holidays)

As these hours are the same as the existing hours for the company's other sites (as per planning refs C/2/2014/2004 and C/2/2004/2034), I confirm that we would not object.

Although the hours of work are included in the ES and EIA, I recommend that they are conditioned as a stand-alone condition (ideally incorporating the prevention of use of the conveyor on Saturdays).

Ten measures have been embedded in the scheme design to minimise noise and vibration levels at the receptor locations (ensuring minimal disturbance from the operational site) including the limited use of the conveyor to one weekday each week to restock the radial stockpile, use of 'quieter option' vehicle reversing alarms, avoidance of unnecessary revving of engines, switching off plant when not in use, minimising materials drop heights etc.

Please attach a suitable worded condition to ensure that the mitigation measures detailed with the ES and EIA Appendix F are carried out and complied with.

The EIA provides information on background noise surveying undertaken to identify the existing noise levels for the dwellings closest to the site, in various directions. Table 4.1. on page 14 provides a Summary of Baseline Noise Measurement Results and Noise Limits. The table indicates the maximum daytime (07:00-18:00 Mon-Fri and 07:00-13:00 Sat) noise levels are:

R1 White House Farm 52

R2 Fir Cottage / Gomo Re Gumbo 52

R3 No.33 and 37 Station Road 55

R4 Holt House 54

R5 Forestry Cottage 53

Planning Practice Guidance states that quarrying activity noise should not exceed background noise levels by more than 10db(A) between the hours of 07:00 to 19:00. The document reports that background noise levels recorded during the survey should not include existing quarrying operations, as these were not heard by the site engineer at the monitoring locations, therefore it is assumed that these noise levels are suitable for reference.

I request that the maximum noise levels which are not to be exceeded are conditioned – either as a stand-alone condition using the details above, as a condition requiring compliance with the maximum noise levels as shown in Table 4.1, page 14 of the EIA Appendix F, or as compliance with the contents of the EIA Appendix F as a whole.

REPRESENTATIONS

No third party responses received by the local planning authority.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

Principle of development
Highways issues
Neighbour Amenity
Ecology and
Other Material Considerations

Principle of development

The relevant development plan documents in this case comprise:

- NCC Core Strategy and Minerals and Waste Development Management Policies DPD;
- NCC Norfolk Minerals Site Specific Allocations DPD;
- King's Lynn & West Norfolk Core Strategy; and
- King's Lynn & West Norfolk Site Allocations and Development Management Policies Plan.

The King's Lynn & West Norfolk Core Strategy policies which are particularly relevant to the determination of this application are policies CS06 (Development in rural areas), CS08 (Sustainable development), CS11 (Transport) and CS12 (Environmental assets).

Relevant policies of the King's Lynn & West Norfolk Site Allocations and Development Management Policies Plan are policies DM1 (Presumption in favour of sustainable development) and DM15 (Environment, design and amenity).

Nationally, NPPF paras 203, 205, 208 refer. In relation to the last of these policies, NPPF footnote 68 explains that these reserves should be at least 10 years for individual silica sand sites.

The proposed development:

- involves the working of a mineral which is of local and national importance (as defined in NPPF Annex 2);
- ensures that the mineral is put to best use;
- will help to maintain a steady and adequate supply of industrial minerals;
- will not give rise to unacceptable adverse impacts in terms of the matters listed in NPPF paragraph 205 b) and c) (as demonstrated in the ES which accompanies this application); and
- provides for restoration and aftercare at the earliest opportunity and for this to be carried out to high environmental standards,

Accordingly there is no conflict with NPPF paragraphs 203, 205 and 208 -as well as the great weight which the Government expects MPAs to give to the economic benefits of mineral extraction (as set out at NPPF paragraph 205).

The application site is a former site of mineral extraction and is located in close proximity to existing minerals infrastructure (processing and dispatch). The application site is allocated for minerals extraction under Policy SIL01 of the SSAP and the submitted Planning Statement has demonstrated that the proposed development is compliant with the criteria set out in this policy.

Accordingly it is considered the application site is an acceptable location for minerals extraction.

The Planning Statement shows that there is a demonstrable need for the proposed development in that it is necessary to maintain a steady and adequate supply of industrial mineral.

The principle of development is considered acceptable.

Highways issues

It is proposed that the sand will be extracted on a campaign basis of around 37,500 tonnes of sand each campaign, up to a total of approximately 150,000 tonnes per year (i.e. 4-5 campaigns per year). Each campaign will last around 5 weeks.

The sands will be excavated from the quarry face before depositing it into dumper trucks for transfer, via the internal haul route, to the intermediate stockpile. Sand will be loaded from the intermediate stockpile into the conveyor feed hopper by a front-end loading shovel. From there the conveyor will transport the sand to the radial stockpile at the Leziat Plant Site via the existing conveyor tunnel under Station Road.

Outside of campaigns the radial stockpile will require regular replenishment as the sand extracted from Mintlyn South Quarry is consumed by the Leziate Plant Site. Therefore, around once a week, a front-end loader and the conveyor will be in operation.

Final restoration of the extraction area and the removal of the associated conveyor and ancillary equipment / features will all be achieved within two years of the date when sand extraction is completed.

Processing and dispatch of products to customers will continue to take place from the Leziate Plant Site (to the east of Station Road) in accordance with existing operational and management practices / protocols.

Access to and from the proposed extraction area by mobile plant will be via the existing access point off Station Road. Plant will cross Station Road from the Leziate Plant Site at the start and end of each day during campaigns.

Aside from the occasional movement of mobile plant at the beginning and end of each working day during the extraction campaigns, the proposed sand extraction at Mintlyn South Quarry will not directly generate any vehicle movements on the local highway network.

The Leziate Plant Site currently produces around 750,000 tonnes of sand per annum of which around 70% is dispatched by rail. The balance is transported by road via Station Road / Hill Road and the A47.

This level of traffic generation will not be increased by the working of Mintlyn South Quarry.

The movement of mobile plant to and from the extraction area at the beginning and end of each working day during campaigns will require mobile plant to cross RB9. In order to ensure the safety of users of the PRoW it is proposed that gating and signing be put in place to manage this. The arrangement will consist of traffic lights activated by pedestrians to alert mobile plant to their presence. When the lights go red mobile plant stops and the gates are raised to allow pedestrians to pass.

The NPPF identifies that "Development should only be prevented or refused on transport ground where the residual cumulative impacts of development are severe". From the information provided no highways concerns are raised as a result of this proposal and there is no conflict with planning policy in this regard.

Neighbour Amenity

The application area is bisected by Station Road running roughly north-south and the Leziate Plant Site lies to the east. There are two residential properties to the immediate north of the Leziate Plant Site access from Station Road and a further property is located to the south where Station Road intersects the railway.

There are several residential properties and outbuildings to the north of the Leziate Plant Site along Holt House Lane. There are further residential properties on an unnamed access track to the south of Holt House Lane, the majority of which are owned by Sibelco and leased to tenants.

Environmental Quality and the CSNN team have both reviewed the supporting documents, which include details of mitigation measures relating to dust suppression, lighting and noise. Ten measures have been embedded in the scheme design to minimise noise and vibration levels at the receptor locations (ensuring minimal disturbance from the operational site) including the limited use of the conveyor to one weekday each week to restock the radial

stockpile, use of 'quieter option' vehicle reversing alarms, avoidance of unnecessary revving of engines, switching off plant when not in use, minimising materials drop heights etc.

For this reason neither Environmental Quality nor the CSNN team raise objection to the proposal in principle. CSNN request, however, that these mitigation measures are referred to in specific planning conditions.

In summary, the use of the site will generate a degree of noise and disturbance from the equipment used to extract and transport the sand.

However, these would not be excessive in level or duration provided that appropriate mitigation measures are in place.

In summary, planning conditions are recommended to be imposed regarding the following: -

- Ensuring water is available to wet potentially dusty materials,
- Limiting the use of the conveyor to one weekday per week,
- Phasing the works to limit the area of extraction,
- Ensure mitigation through the shielding of the conveyor near to receptors along Station Road. This mitigation reduces dust effects at receptors to slightly adverse,
- Ensuring the bund and central soil storage mound will be seeded at the first opportunity to reduce dust emissions.
- Ensuring that the radial stockpile lighting is hooded/cowled and/or angled to shine directly downwards from the horizontal in order to limit any impact on residential amenity.
- Ensuring that the hours of work are conditioned as a stand-alone condition (ideally incorporating the prevention of use of the conveyor on Saturdays)
- Ensuring the ten measures to minimise noise and vibration are monitored
- Requiring the maximum noise levels which are not to be exceeded are conditioned – either as a stand-alone condition using the details above, as a condition requiring compliance with the maximum noise levels as shown in Table 4.1, page 14 of the EIA Appendix F, or as compliance with the contents of the EIA Appendix F as a whole.

Other Environmental Issues

Once the sand has been extracted the proposal includes works to restore the land and enhance the landscape. The application proposes protected species benefits including the installation of a range of ecological enhancement features (reptile hibernacula, bat boxes and bird boxes) within the application area.

The proposed development includes mitigation measures which will be followed to ensure that the environment is appropriately protected. The findings of the EIA confirm that the proposed development will not result in significant residual effects. It is noted that the proposed development will result in a biodiversity net gain of 13%.

As recognised by the NPPF, development that seeks to conserve or enhance biodiversity should be supported. This should be afforded considerable weight in the planning balance.

Other Material Considerations

Economic benefits

The proposed development will release approximately 1.1 million tonnes of industrial silica sand.

Specifically, at the King's Lynn Complex, securing this reserve will help to maintain existing employment. Approximately 45 people locally are employed at the site and around 80 more are employed in contracted related roles (earthworks, land management, road transport and rail transport).

The King's Lynn Complex contributes substantially to the economy in terms of wages, the purchase of goods and services, business rates and investment in plant, equipment and other services. It is estimated that Sibelco's operations at the King's Lynn Complex contribute at least £15 million annually into the economy.

The importance of industrial silica sand extends to the wider economy through the downstream consumer industries and the related employment associated with them. The sand extracted from the application site will be used in the production of glass within the UK. The UK glass industry as a whole contributes around an estimated £1.5 billion per annum in terms of sales revenue for glass products and significant further downstream contribution for goods and services. This underlines the national importance of industrial sands at the site when considered against the scarcity of the mineral.

As recognised by the NPPF, the benefits of mineral extraction to the economy should be afforded great weight.

Adverse Effects of the Proposed Development

The benefits of the proposed development far outweigh any perceived adverse effects associated with the proposed development. The submitted Planning Statement has also demonstrated that the proposed development is compliant with the Development Plan. As such, this planning application should be approved without delay in accordance with paragraphs 11(c) and 47 of the NPPF.

Summary

A need has been identified for the extraction of sand.

The applicant has demonstrated that the proposal can overcome constraints including ecology, drainage and contamination subject to the imposition of appropriately worded planning conditions.

The development is acceptable from a traffic and transport perspective.

At a local level, Core Strategy Policy CS06 relates to development in rural areas. This states that beyond the villages and in the countryside the strategy will be to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all. CS12 seeks to protect and enhance the historic environment and landscape character, biodiversity and geodiversity.

The site is an existing quarry area and is therefore by its nature located at a lower level to the surrounding area. Views from the surrounding area into the site are very limited; the site is in essence quite self-contained.

Provided the supporting information shows that the development will have no long term harm to landscape character, biodiversity, geodiversity, heritage assets and public amenity the proposal is supported in planning policy terms.

Subject to conditions it is not considered that the proposed development would have any material detrimental impact on the amenity of the locality or, due to the distances involved, the amenity of any residential properties.

Conclusion

The proposed development is for the proposed extraction of industrial sand and associated works with progressive restoration to wildlife habitat, geological exposures and a lake at Mintlyn South Quarry, Bawsey near Kings Lynn, Norfolk.

The application site is allocated for silica sand extraction in Norfolk County Council's Minerals Site Specific Allocations Development Plan Document. The proposed development is required to maintain the steady and adequate supply of industrial silica sand.

No objection is raised to the proposal, subject to conditions recommended by the Local Authority's CSNN and Environmental Quality teams in their direct comments to the applicant.

The Planning Statement has demonstrated that the proposed development is compliant with the Development Plan and that the benefits of the proposal far outweigh any perceived adverse effects. As a result, this planning application should be approved without delay in accordance with paragraphs 11(c) and 47 of the NPPF.

Adequate provision has been made to ensure that the development can occur without significant long term harm to the character of the countryside, protected species or biodiversity. The site has been operating for some time and is well set up for vehicle movements. The landscaping is established and provision is made for improved planting schemes long term. The proposal accords with the aims and provisions of national and local policy requirements.

On this basis it is considered the proposal will have no significant long term effect on the character and appearance of the countryside as the area will be restored after use. After due consideration the proposal is considered acceptable.

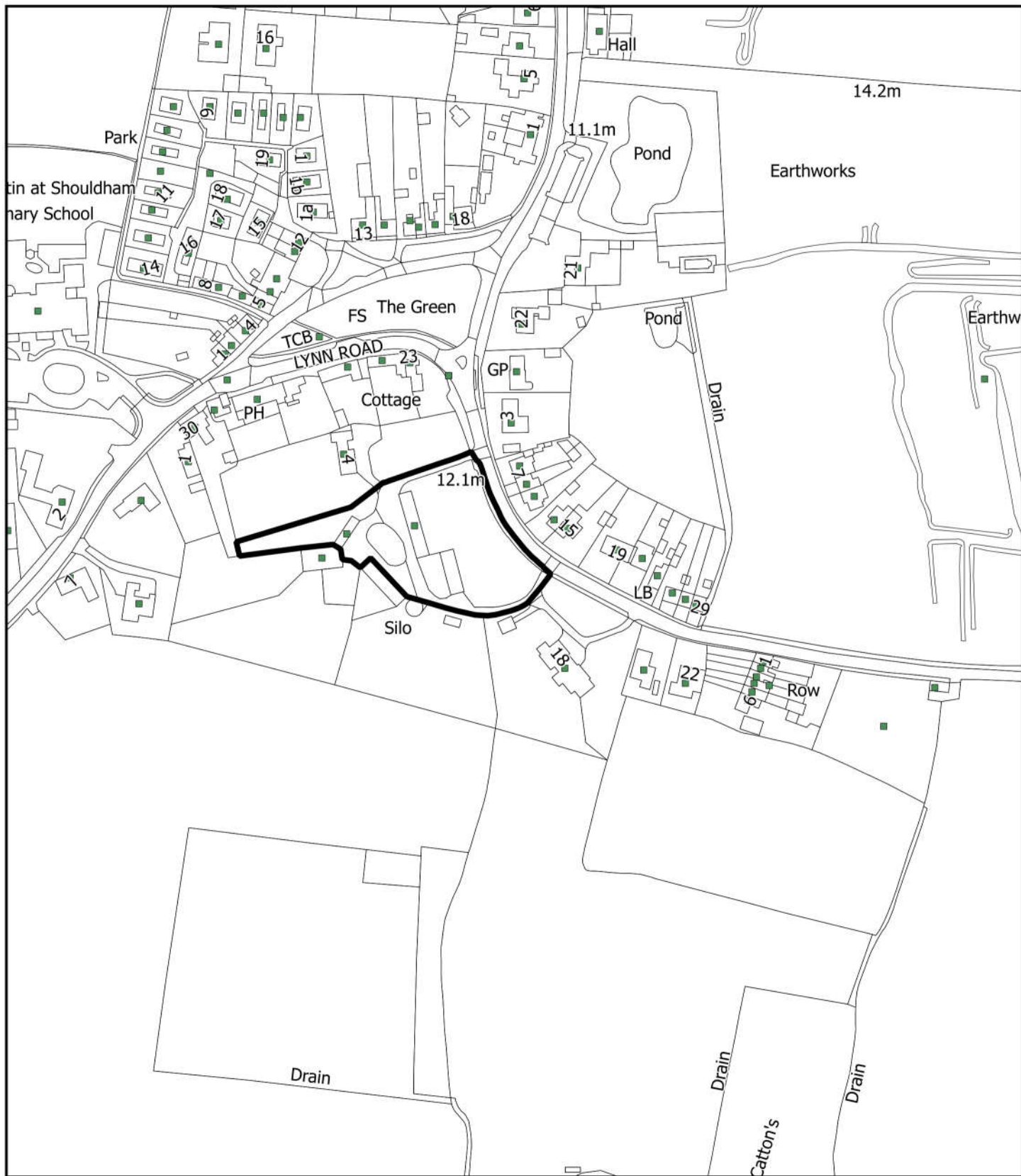
In conclusion the LPA considers that the proposed development accords with the overarching government guidance in relation to such proposals and that it would not result in any significant detrimental harm to the locality. It is therefore recommended that no objection is raised to this proposal subject to the imposition of planning conditions recommended by the CSNN and Environmental Quality teams.

RECOMMENDATION:

NO OBJECTION – but recommend that conditions are imposed including those requested by the Council's CSNN and Environmental Quality Teams.

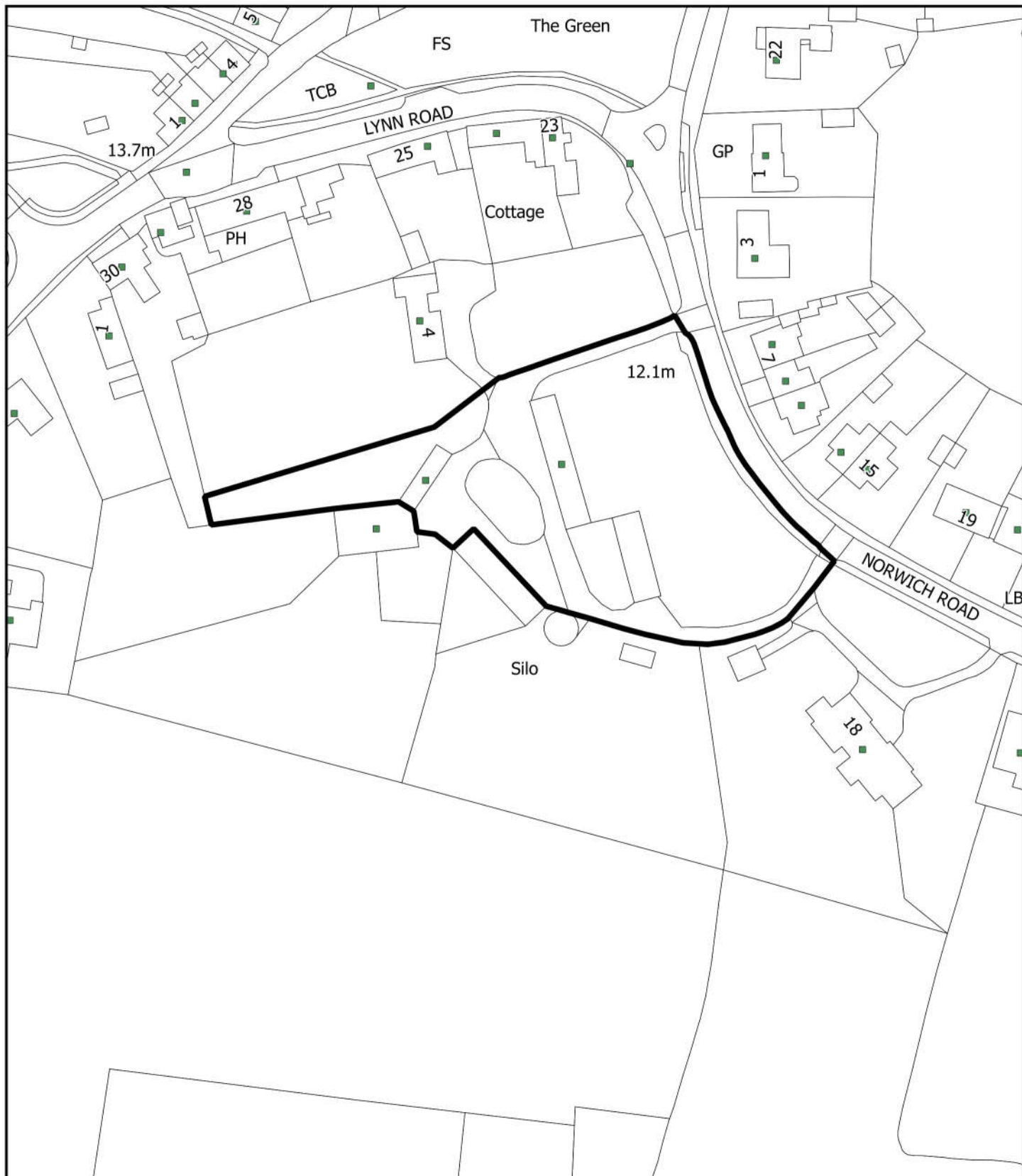
20/00381/F

Melrose Hall 10 Norwich Road Shouldham



20/00381/F

Melrose Hall 10 Norwich Road Shouldham



Parish:	Shouldham	
Proposal:	Construction of summer house	
Location:	Melrose Hall 10 Norwich Road Shouldham Norfolk	
Applicant:	Mr Geoffrey Hipperson	
Case No:	20/00381/F (Full Application)	
Case Officer:	Helena Su	Date for Determination: 14 September 2020

Reason for Referral to Planning Committee – Councillors Application

Neighbourhood Plan: No

Case Summary

The land is situated within the Shouldham Conservation Area, along the west side of Norwich Road and approximately 50m from the T-Junction of Lynn Road (to the west) and Eastgate Street (to the north).

The application seeks to construct a single storey summer house to the east of the detached garage of Melrose Hall.

Key Issues

- Principle of Development
- Form and Character and impact on the Conservation Area
- Impact on Neighbours

Recommendation

APPROVE

THE APPLICATION

The land is situated within the Shouldham Conservation Area, along the west side of Norwich Road and approximately 50m from the T-Junction of Lynn Road (to the west) and Eastgate Street (to the north).

The site comprises a two-storey barn conversion, finished in a mixture of gault and chalk with sandtoft arcadia clay roof pantiles and a detached garage, finished in red facing brick and pantiles to match the dwelling.

The existing boundary treatment include a 2.2m wall along the east boundary adjacent to Norwich Road and established trees along the north and south boundary.

The application seeks the construction of a summer house to the east of the detached garage of Melrose Hall. The summer house will be approximately 14m to the east of the garage and 11m to the west from the wall along the east boundary.

SUPPORTING CASE

None

PLANNING HISTORY

11/01066/NMA_3: Application Permitted: 01/06/2001 - NON-MATERIAL AMENDMENT TO PLANNING CONSENT 11/01066/F: Conversion of barn into a two-storey dwelling and conversion of pig unit into garage (part demolition) (Delegated)

11/01066/NMA_2: Application Permitted: - NON-MATERIAL AMENDMENT TO PLANNING CONSENT 11/01066/F: Conversion of barn into a two-storey dwelling and conversion of pig unit into garage (part demolition) (Delegated)

11/01066/NMA_1: Application Permitted: 17/04/2012 - NON-MATERIAL AMENDMENT TO PLANNING CONSENT 11/01066/F: Conversion of barn into a two-storey dwelling and conversion of pig unit into garage (part demolition) (Delegated)

11/01066/DISC_A: DISCHARGE OF CONDITIONS 4 and 6: conversion of barn into a two-storey dwelling and conversion of pig unit into garage (part demolition) (Delegated)

11/01066/F: Application Approved: 08/10/2011 - Conversion of barn into a two-storey dwelling and conversion of pig unit into garage (part demolition) (Delegated)

2/95/0922/F: Application Approved: 07/08/1995 - Retention of radio mast for farm communication security system (Delegated)

RESPONSE TO CONSULTATION

Parish Council: NO COMMENT made at the time of writing.

Conservation Team: NO OBJECTION, with the following comment:

"This will have a very limited impact on the street scene and will cause no harm to the character of the conservation area."

REPRESENTATIONS

NONE Received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS12 - Environmental Assets

CS06 - Development in Rural Areas

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

OTHER GUIDANCE

Conservation Area Character Statement.

PLANNING CONSIDERATIONS

The main considerations are:

Principle of Development

Form and Character

Impact on Neighbours

Principle of Development

The proposal is for the construction of a summer house to the east of the detached garage of Melrose Hall. The provision of such buildings is acceptable in principle in accordance with Policy CS06, CS08, CS12 and DM15 of the Development Plan.

Form and Character and Impact on the Conservation Area

The site is within the Shouldham Conservation Area where the Local Planning Authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Norwich Road comprises a mix of historic and contemporary dwellings along the east and west.

The existing dwelling is a two-storey barn conversion, comprised of a mixture of gault and chalk with sandtoft arcadia clay roof pantiles. The detached garage is comprised of red facing brick and pantiles to match the dwelling. To the south west of the dwelling there is a silo and agricultural building associated with Melrose Hall.

The summer house is proposed to sit 11m east of the detached garage and approximately 14m from the east boundary. The summer house will be 3.15m tall and 4.49m in length. It is of contemporary design, proposed to be finished in wood and Marley 'Eternit' composite tiles. Given the positioning of the summer house behind the high wall, it will not be visible on the street scene. Therefore, it will not impact on the form and character of the area or the Conservation Area as a whole.

The Conservation Team have commented that the proposed summer house will not have an impact on the Conservation Area. The proposal is therefore acceptable in design terms and complies with Policies CS06, CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Impact on Neighbours

The summer house will be approximately 70m south east of number 14 and approximately 45m to the north west of number 18. As the summer house is single storey (3.15m) it will not have an overshadowing or overbearing impact on the surrounding neighbours.

The existing boundary treatment of the site consists of a 2.2m wall along the east boundary and established hedges and trees along the south and west boundary. The detached garage is located to the west of the proposed summer house. The windows of the summer house, on the front and side elevations, will not overlook the private amenity space of the neighbours.

The proposal is therefore acceptable in terms of the impact on neighbours and complies with Policy CS08 and the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

CONCLUSION

It is considered that the proposed summer house will not have an adverse impact on the form and character of the Conservation Area and would not have an adverse impact upon neighbour amenity.

Overall, the proposal is in accordance with the requirements of the National Planning Policy Framework 2019 and other relevant Policies of the Development Plan. 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 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:

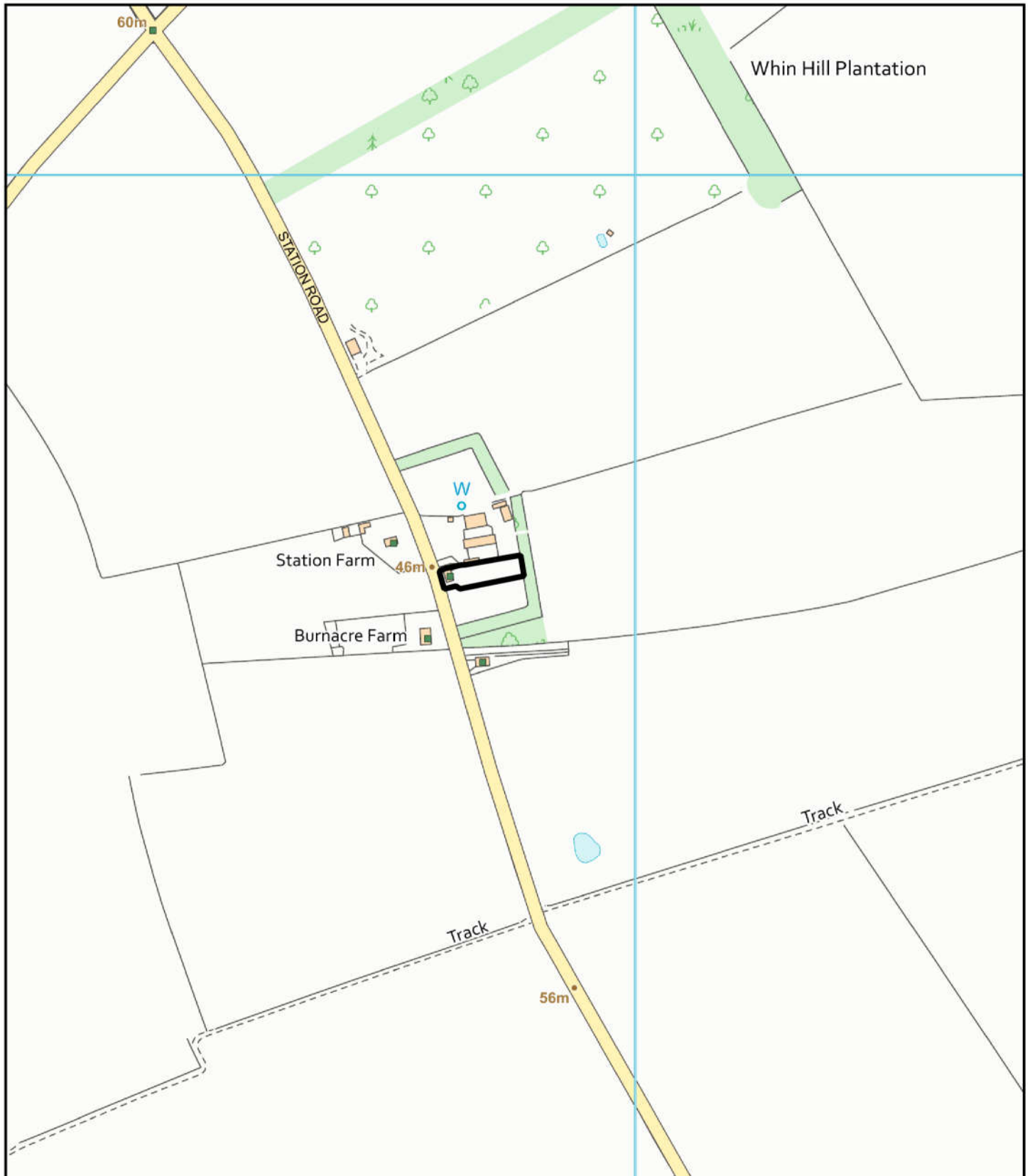
* Location Plan. Received 09 July 2020

* Proposed Summer House Elevations. Received 09 July 2020

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

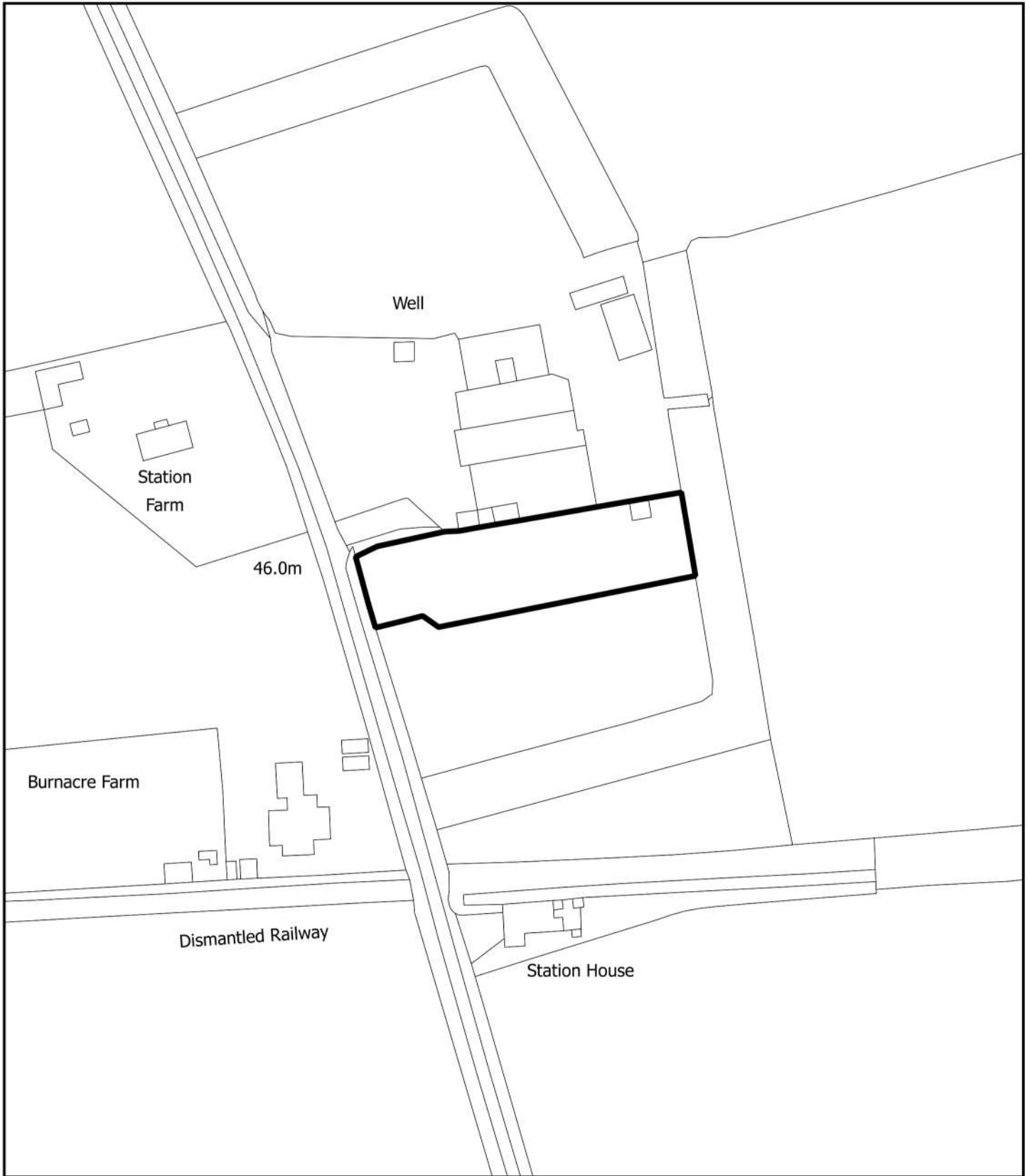
20/00603/F

Station Farm Cottage Station Road Stanhoe



20/00603/F

Station Farm Cottage Station Road Stanhoe



Parish:	Stanhoe	
Proposal:	Proposed construction of a dwelling house with associated landscaping and a detached garage and retention of a garden shed	
Location:	Station Farm Cottage Station Road Stanhoe King's Lynn	
Applicant:	Mr David Miller	
Case No:	20/00603/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 22 June 2020 Extension of Time Expiry Date: 11 September 2020

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

Neighbourhood Plan: No

Case Summary

Full planning permission is sought for a replacement dwelling in the countryside.

There is extensive history on the site including appeal history.

Key Issues

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

Recommendation

APPROVE

THE APPLICATION

Full planning permission is sought for a replacement dwelling in the countryside. The existing dwelling has already been demolished and a previous consent for a replacement dwelling has been implemented.

The site lies in a remote location in an area where there is a handful of residential properties.

The proposed dwelling would provide a snug, kitchen / diner, utility, WC, a bedroom and ensuite and garage at ground-floor level and at first-floor a sitting area, a further two bedrooms and a bathroom.

The dwelling would be constructed from primarily Norfolk red brick under a red pantile roof with more contemporary metal lined projecting linings to the gable windows. A small area of flint work is proposed within the entrance recess. The garage is to be constructed from vertical timber boarding; PV panels are proposed on the southern mono-pitch roof slope.

New hedging is proposed to the north-east boundary, south-west corner of the yard and along the entire southern boundary of the site.

There is extensive history on the site including appeal history.

SUPPORTING CASE

The principle of a new dwelling in this location has already been established and permission implemented (planning approval 16/01226/F) April 2018, and the applicants, David and Gillian are very keen to complete their new home.

However, the approved design which the applicants can implement in full is perhaps a compromise: as explained in the Design and Access Statement, it has no relationship with the barns or the site, and its scale and size will have a noticeable impact on the streetscene. It also does not provide the practical accommodation of a ground floor bedroom to suit the changing needs of the family.

Therefore, an alternative design has been prepared and submitted, which is agreed by all (including the planning department), as being more sympathetic and appropriate to its context and a significant improvement, in terms of the quality of the design. So we hope that approval can be granted for this.

The one issue that has been raised about the proposed design during the consultation period relates to the position of the curtilage boundary line, separating the house from the adjoining meadow. This matter has been raised previously at this site so we thought it would be helpful to set out the details and background of this.

Looking at the planning history:

- On the previous application (18/0512/F) for an alternative design, the Planning Officer report made no mention of the proposed variation of the curtilage boundary line, which at the time was varied considerably more than this current application.
- Similarly, it is not mentioned in the Planning Officer Report for that application as being a material consideration.
- In the inspector's decision letter for the approved design (16/01226/F) the Inspector's acknowledges the fact that the curtilage has been modified but does not think the curtilage issue is a material consideration.
- During the pre-app discussion with the Council for this current planning application, the boundary line proposed was discussed and found to be acceptable in principle by the planning officer.

From the planning history it is apparent that neither the Council nor the planning inspector considered the position of the southern boundary to be a priority.

Furthermore, we submit that this boundary line is, in fact, arbitrary.

1. The approved boundary line position is not as the original line, and arguably this current proposed boundary line is closer to the original line.
2. The area (size) proposed is exactly as per the extant consent (and a more practical, shape).

In conclusion, this is a design that everyone seems to be happy with, of a quality that this site and location deserve and with a client committed to creating a special place. The proposed dwelling would perform to extremely high environmental standards, being highly insulated and designed to Passivhaus standards, and incorporating solar PV panels and a ground source heat pump.

We respectfully request that the planning committee supports this application and grant approval.

PLANNING HISTORY

18/01521/F: Application Refused: 11/10/18 - The erection of a replacement dwelling; **Appeal Dismissed 16/04/19**

16/01226/DISC_A: Discharge of Condition final letter: 07/12/17 - DISCHARGE OF CONDITION 8, 9, 10, 11, 14, 15, 16 and 17 - Demolition of existing dwelling and replacement with a new dwelling

16/01226/F: Application Refused: 14/10/16 - Demolition of existing dwelling and replacement with a new dwelling; **Appeal Allowed 17/03/17**

15/00218/F: Application Refused: 29/04/15 - Demolition of existing dwelling and replacement with a new dwelling; **Appeal Dismissed 06/02/16**

14/00989/F: Application Refused: 05/11/14 - Demolition of dilapidated existing dwelling and replacement with new dwelling

14/00128/F: Application Withdrawn: 25/03/14 - Demolition of a dilapidated existing dwelling and replacement with new dwelling

RESPONSE TO CONSULTATION

Parish Council: Neither Support nor Object.

This is the third full set of plans Stanhoe PC have had to scrutinise, none bearing any relation to the other except for the location.

We do not wish to support or to object to this particular plan but hope the BCKLWN Planning department will consider the following observations in their deliberations:

In favour:

This is a significantly less intrusive design in comparison with its immediate precursor and appears to have made an effort to conform to the local scale and shape of its surroundings and buildings. We are however concerned that making concessions to planning 'exceptions' is merely a sign of fatigue with the process repeat planning requests.

It has clearly made efforts to incorporate modern concepts with traditional requirements

Against:

An explicit condition (which was acknowledged by the planners and applicants at the first plan) is that the neighbouring agricultural land (delineated by a hedge border) was to remain untouched. Since then the hedge has been removed, the house appears to sit on the line and the agricultural land is now referred to as a 'wildflower meadow' giving the impression it could become a garden for the house in the future. This should be again expressly prevented.

Some materials such as powder coated metal windows and the metal 'brise' are clearly out of keeping with the locality as are the black (rather than red) pantiles.

We note that no local community consultations appear to have taken place nor any postings at the site. Presumably this may be due to current COVID restrictions, but question the legality of the current planning process.

Finally has the applicant obtained legal consent for the siting and use of the caravan, planning comments for which were received several weeks ago?

Local Highway Authority: NO OBJECTION subject to condition(s) - Given that the proposal is for a replacement dwelling, previously granted consent at appeal, I am able to comment that in relation to highways issues only, as this proposal does not affect the current traffic patterns, that Norfolk County Council does not wish to raise any highway objections.

Environmental Quality: The applicant has submitted a hazardous waste consignment note, by Collins Waste Solutions dated 4th May 2018 alongside a Waste Transfer certificate from Mooney Demolition Co Ltd, dated 10th April 2018. Therefore, as requested documents have been received, we would have no objections to the proposed development regarding contaminated land or air quality.

Representations: **TWO** letters of **OBJECTION** have been received. The issues raised can be summarised as:

- The extent of the curtilage
- Loss of walnut tree
- Reference to the wildflower meadow
- Land ownership / rights of way.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM5 – Enlargement or Replacement of Dwellings in the Countryside

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

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

Principle of Development

The previous applications listed in the history section of this report have related to a replacement dwelling in the countryside which is generally accepted subject to design, form and character and impact on the intrinsic character and beauty of the countryside. Whilst the original dwelling has been demolished and there is therefore no dwelling to replace, evidence has been supplied that permission 16/01226/F has been implemented and therefore officers are satisfied that the proposal is for an amended scheme relating to a replacement dwelling rather than a new dwelling in the countryside.

The principle of the proposed development is therefore acceptable.

History and Form and Character

The previously implemented application (16/01226/F), which was allowed at appeal, addressed an earlier appeal dismissal with the Inspector stating that: *The proposed dwelling has been designed so that it would reflect the local vernacular with a combination of flint and brick to the exterior walls. This would integrate the proposed building with nearby structures including the adjacent farm. The front elevation would be well balanced with a simple and symmetrical placement of timber fenestration. This would improve the streetscene. The*

proposed front elevation is largely unaltered from the previous appeal and the Inspector found it to be acceptable, as do I. Moreover, the side gables would be well proportioned and finished in a combination of flint and brick and a chimney would be sited along the ridge to add a period flavour and articulate the ridge line.

The concerns with the previous appeal scheme, which ultimately resulted in the appeal being dismissed, were with the design and scale of the proposed rear projecting element. To address this, the character of the front elevation of the appeal scheme now continues into the side elevations. Unlike the previous appeal scheme the two storey rear projection would be subservient to the side gables of the property being shallower in depth. This would result in a clear hierarchy to the scale and form of the building. The rear projection would also have a simple gabled form and detailing that would be consistent with the front elevation. As a consequence, the rear projection would not appear as an overly dominant or discordant feature in views from Station Road or other nearby vantage points. In this respect the appellant has satisfactorily addressed the main limitation evident in the previous scheme’.

The current proposal is very different to any of the previous proposals taken to appeal, being relatively low scale, with only modest accommodation in the roof, taking it to 1.5 stories in height. It has been designed to be relatively simple in form and to emulate an agricultural building, albeit with some limited contemporary design features.

The applicant has taken on board the Parish Council’s comments in relation to black pantiles and amended plans have been received changing these to the more traditional red.

The powder coated windows and doors, along with the two projecting windows, are considered appropriate and give a modern ‘twist’ without being dominant features on an otherwise simple form of development.

In the allowed appeal decision the Inspector continued: *“Moreover, the proposed garage has been reduced in scale and moved further into the site. This would create a sense of space between the proposed structures. As a result they would not present a perception that the proposed house and garage would be harmful in-depth development.”*

The current garage is again agricultural in design and although it is directly adjacent to the proposed house, it is subservient to the proposed dwelling, and the two in combination sit side-by-side satisfactorily in terms of visual impact.

The Inspector continued by stating: *The proposed house would not appear unduly large in its plot and the simple and traditional scale and form would ensure the size of the proposed dwelling would be compatible with nearby buildings. There has been some debate over the original boundary of the residential curtilage. Notwithstanding this, the boundary hedge with the adjoining meadow would be reinstated as part of the proposal thereby restoring and redefining the landscape character of this area as a distinct feature from the residential curtilage of the house. A new wall would also be built to define the house from the adjoining farmyard. As such, the scale and position of the house, and the boundaries of its curtilage would be integrated with the area.’*

Conditions requiring these boundary features will be suitably appended to any permission granted.

A more recent application was refused and dismissed at Appeal (18/01521/F). The reasons for refusal and dismissal were again in terms of form and character in relation to the scale, massing and design of the proposed dwelling. The Inspector considering that the 2018 appeal scheme would result in a dwelling that was: *‘conspicuously large, with awkward elements and expansive, steeply angled rooflines at odds with the rural character of the*

site'. As with the approved scheme, the current proposal is considered to address the reasons for refusal / dismissal.

In summary, whilst different in nature, the current proposal is considered to be of a scale, mass, design and materials that relate adequately to the site and its wider setting and it is considered to have suitably addressed the relevant previous appeal decisions.

Highway Safety

The Local Highway Authority raises no objection to the proposed access (which is the significantly similar to that allowed at appeal).

Residential Amenity

There would be no material overlooking, overbearing or overshadowing impacts to any neighbouring residential properties due to the distances involved.

Crime and Disorder

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

Other Material Considerations

In relation to the proposed development, the red line site boundary is similar to the previous appeal decision and largely in line with pre-application discussions. The application relates only to development shown within the red line site boundary. As such any proposed or indicative change of use on land outside of the red line boundary, including blue land, would need to be considered under a separate application.

The lawful use of the caravan raised by the Parish Council on adjacent land is not a material consideration in the determination of this application. That issue would need to be investigated separately.

Conditions placed on the previous appeal decision will be appended to any permission granted under the current application, amended as necessary.

In relation to third party comments:

The extent of the curtilage – covered in report;

Loss of walnut tree – the tree is not protected, and a verbal discussion with the Arboricultural officer has confirmed, that in this particular case, it is not worthy of a TPO;

Reference to the wildflower meadow (blue land) – covered in report; and

Land ownership / rights of way – this is a civil matter, and the applicant has confirmed that the land the third party is referring to is outside of the red line site boundary.

In relation to ecology, the Inspector appended a condition to the 2016 allowed appeal. A similar condition, amended as necessary, will be appended to any permission granted under the current application.

CONCLUSION

This is a proposal for a replacement dwelling on a plot with a long appeal history. In essence the schemes that have been dismissed on appeal previously have been dismissed because of concerns mainly about the scale of the proposed development.

The proposed replacement dwelling now proposed is of a relatively low scale, with only modest accommodation in the roof, taking it to 1.5 stories in height. It has been designed to be relatively simple in form and to emulate an agricultural building, albeit with some limited contemporary design features, and it is considered to have suitably addressed the relevant previous appeal decisions.

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

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans drawing numbers: PL01 Rev.B, PL11 Rev.E, PL12 Rev.D, PL13 Rev.A, PL14 Rev.A, PL15 Rev.B and PL16 Rev.A.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (PL12 Rev.D) in accordance with highway specification drawing TRAD 4. 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 satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety in accordance with the NPPF and Development Plan.
- 5 Condition: Vehicular access to and egress from the adjoining highway shall be limited to the access approved under condition 4. Any other accesses or egresses shall be permanently closed and the highway verge 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.

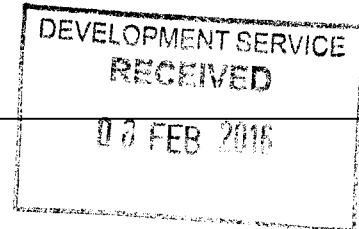
- 5 Reason: In the interests of highway safety in accordance with the NPPF and Development Plan.
- 6 Condition: Any access gate(s) shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls, fences, hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site.
- 6 Reason: In the interests of highway safety in accordance with the NPPF and Development Plan.
- 7 Condition: Prior to the first occupation of the development 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 thereafter be retained available for that specific use.
- 7 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.
- 8 Condition: Prior to the first occupation of the development hereby permitted, bat and bird boxes shall be erected on the dwelling and garages in accordance with the approved plan (PL.15 Rev.B) and thereafter be retained in those positions. Furthermore a further six bat boxes shall be erected on 2no. trees within the site prior to the first occupation of the dwelling hereby permitted in accordance with a plan to be agreed in writing by the Local Planning Authority.
- 8 Reason: In the interests of biodiversity in accordance with the NPPF and Development Plan.
- 9 Condition: All existing trees and hedgerows shown to be retained on drawing no: PL.12 Rev.C shall be protected in accordance with the details contained within the Arboricultural Report that accompanied the application (dated April 2020 undertaken by C J Yardley). The protective fencing shall be erected before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 9 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 10 Condition: Other than in relation to the southern boundary hedge, all soft and hard landscaping shall be carried out in accordance with drawing no: PL12 Rev.D prior to the first occupation of the development hereby permitted or in accordance with a programme to be agreed in writing by the Local Planning Authority.

Any existing or proposed 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 a similar size and

species as those originally planted, unless otherwise agreed in writing by the Local Planning Authority.

In relation to the southern boundary hedge this shall be of the same species as the new hedging to the northeast boundary and southwest corner of the site as detailed on drawing no PL12 Rev.D unless otherwise agreed in writing. The southern boundary hedge shall be planted prior to the first occupation of the dwelling hereby permitted and shall thereafter be maintained at a height no lower than 1m.

- 10 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 11 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement, or other alteration to the dwellinghouse shall not be allowed without the prior granting of a specific planning permission.
- 11 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.



Appeal Decision

Site visit made on 3 December 2015

by **P Eggleton BSc(Hons) MRTPI**

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

Decision date: 6 February 2016

Appeal Ref: APP/V2635/W/15/3130537

Station Farm Cottage, Station Road, Stanhoe, Norfolk PE31 8QN

- 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 and Mrs D Miller against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 15/00218/F, dated 10 February 2015, was refused by notice dated 28 April 2015.
 - The development proposed is the demolition of existing dwelling and replacement with new dwelling.
-

Application for Costs

1. An application for costs was made by Mr and Mrs D Miller against King's Lynn and West Norfolk Borough Council and is the subject of a separate decision.

Decision

2. The appeal is dismissed.

Main Issues

3. The main issues are the effect on the character and appearance of the area with particular reference to the existing building as a non-designated heritage asset; and the effect on biodiversity.

Reasons

Significance of the building to be demolished

4. The proposal would result in the demolition of the existing dwelling. The Council consider it to be a non-designated heritage asset. It is described as a former small flint and brick farmhouse marked on the 1887 edition of the Ordnance Survey. Paragraph 135 of the *National Planning Policy Framework* requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
 5. The County's Historic Environment Service describe the original building and establish its age but its significance is not commented upon. They express a preference for its retention. The Council's officer report similarly does not
-

describe the significance of the building. A previous officer report, considering a similar proposal (application 14/00989/F), stated that whilst the building is of an age that would indicate its significance as a non-designated heritage asset, it has been altered unsympathetically over time. The report also concluded that the loss of the dwelling would not cause significant harm to the character or quality of the area and limited weight should be given to its retention.

6. The main part of the building is reflective of the local building style and materials. The brick and flint elements which form the oldest part of the building have been substantially altered and added to. The two storey extension is dominant and unsympathetic. The building is in a poor state of repair structurally; the windows are unsympathetic; and repairs have been carried out in inappropriate materials. The works necessary to bring it to modern standards would require significant alterations to the remaining internal fabric and its roof.
7. The house has some significance because of its age. It also has an important relationship with the neighbouring farm buildings which appear to be depicted on the extract from a plan described as being from an 1896 lease. The simple form and distinctive materials of the original house, despite the alterations, ensure that it complements its setting. Overall, although I agree with much of the content of the appellants' *Supplementary Assessment for Buildings Against a Non-Designated Heritage Asset Criteria* document, I find the combination of the age of the building, its aesthetic contribution to the landscape and the value of this group of buildings, to indicate that it should be considered as a non-designated heritage asset.
8. Given the scale of the alterations and additions and the poor quality and condition of its remaining features, together with the numbers of other buildings in the wider area that appear to have retained more of their original character and identity, I agree with the appellants, that the significance of this non-designated heritage asset is limited. There would be some harm as a result of its loss but this would also be limited.

The effect on the character and appearance of the area

9. The proposal would involve the erection of a new house. The frontage has clearly been designed to reflect the local vernacular in terms of its materials and form. This front element would be larger than that of the existing dwelling but as it would be set back from the road, its prominence would be reduced. In views from the front, it would have a good quality design and the materials would be appropriate to this setting.
10. When approaching from the south, the existing dwelling sits relatively unobtrusively because of its orientation and limited depth. It is viewed in association with the farm buildings, set at a lower level beyond. The proposed dwelling would appear overly dominant and intrusive because of the scale of the rear projection. The garage would add to the perceived scale of in-depth development. There is some dispute as to the extent of the residential curtilage of the existing house but even on the basis of the boundaries shown on the layout plan, the new dwelling would appear cramped within its plot.
11. The rear projection would be an overly dominant feature that would detract from the form and proportions of the front element of the house. The design

detailing of the rear element would not reflect the more traditional style of the frontage. Part of this section would be evident from the road and would add to the overall prominence of the building.

12. Views of the new property from the north would be restricted because of the large conifers along the roadside. The proposed substantial rear element would however be visible from the open area of the access and if the trees were to be removed, the scale of this elevation would be extremely prominent. Despite the proposed position of the house, a building of this perceived scale would be overly dominant and would detract from this rural setting. It would be at odds with the existing house, which sits relatively unobtrusively due to its form. It would also be at odds with the two neighbouring houses which have a limited wider impact due to their individual forms and settings.
13. The front section of the house would be of a high quality design and would be in keeping with the positive aspects of the dwelling to be replaced. However, the substantial depth of the house, at two storey height, and the additional depth of the garage, would result in the built form being overly dominant. It would not respect its setting or the surrounding development and it would detract from the character and appearance of the area.
14. The proposal would conflict with Policies CS06 and CS08 of the Core Strategy 2011 (CS) as it would not respond to or maintain the existing context and character and it would not enhance or result in a high quality environment. It would also conflict with emerging Policy DM5 of the Site Allocations and Development Management Policies Pre-Submission Document with regard to visual impact.

The effect on biodiversity

15. The appellants have provided a comprehensive report which identifies mitigation measures to replace the existing roosting space for bats. It includes timetables for works to avoid disturbance. The Conservation of Habitats and Species Regulations 2010 allow for a number of activities, that would normally be prohibited, through derogations listed in Regulation 53. These include preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature.
16. The Council previously accepted that the provision of a new dwelling would satisfy the requirements of the Regulations as it would help to retain a residential use of the site, thus helping to address housing need. This represents an imperative reason of a social nature. The concern with regard to the character and appearance of the area does not alter this position. The mitigation measures would satisfy the Regulations and would ensure that unacceptable harm to protected species would be avoided.
17. The surveyor's report identifies many concerns with regard to the existing dwelling and it does not currently appear to be fit for habitation. A replacement dwelling or substantial works to bring the existing up to a satisfactory standard, are the options available. Both would result in the loss of the roosting space as it is clear that a new roof would be required for the existing house. A replacement roof is therefore necessary whether it is on a replacement house or the existing. I therefore find that there is no satisfactory alternative.

Other matters

18. The new property would be built with good sustainability credentials. It would also offer improved living conditions. I acknowledge the potential for landscaping to help to screen the dwelling but also to enhance both the appearance of the site and the biodiversity of the immediate area. These matters gain support from elements of CS Policies CS12 and CS08.
19. The extent and costs of the works to reinstate the existing house have been provided. These illustrate poor viability and offer support for the principle of a replacement dwelling. I also note the positive views of the Parish Council.
20. References have been made to permitted applications relating to replacement dwellings in the area. I do not have the details of the particular considerations that led to the decisions but in any event, I must consider this proposal on its own particular merits.
21. Details of potential permitted development allowances have been illustrated and compared to the size of the building proposed but these do not offer support for the scale of the rear two storey element.

Conclusions

22. The existing dwelling represents a non-designated heritage asset although its significance is limited. There would be some harm as a result of its loss but this would also be limited. However, the proposed dwelling, because of the scale of the two storey addition in particular, would appear cramped within its plot, would relate poorly to the neighbouring buildings and would detract from the character and appearance of the area.
23. The provision of a new dwelling would bring a number of sustainability benefits and the concerns with regard to the bat roost would be adequately addressed. Although supporting the sustainability objectives of Policy CS08, it would conflict with its design requirements and those of Policy CS06.
24. Although the harm from the loss of this heritage asset would be limited, the design concerns would add to this harm. The sustainability benefits weigh in its favour but they are not sufficient to result in support from Policy CS12 which seeks to avoid, mitigate or compensate for any adverse impacts on heritage. Overall, I find conflict with the CS policies and as these generally accord with the design and heritage requirements of the *Framework*, they can be afforded considerable weight.
25. With regard to the *Framework*, although there would be some sustainability benefits and some improvements to the housing stock, on balance, these matters would not be sufficient to outweigh the harm to the character and appearance of the area and the limited harm resulting from the loss of the heritage asset. I therefore dismiss the appeal.

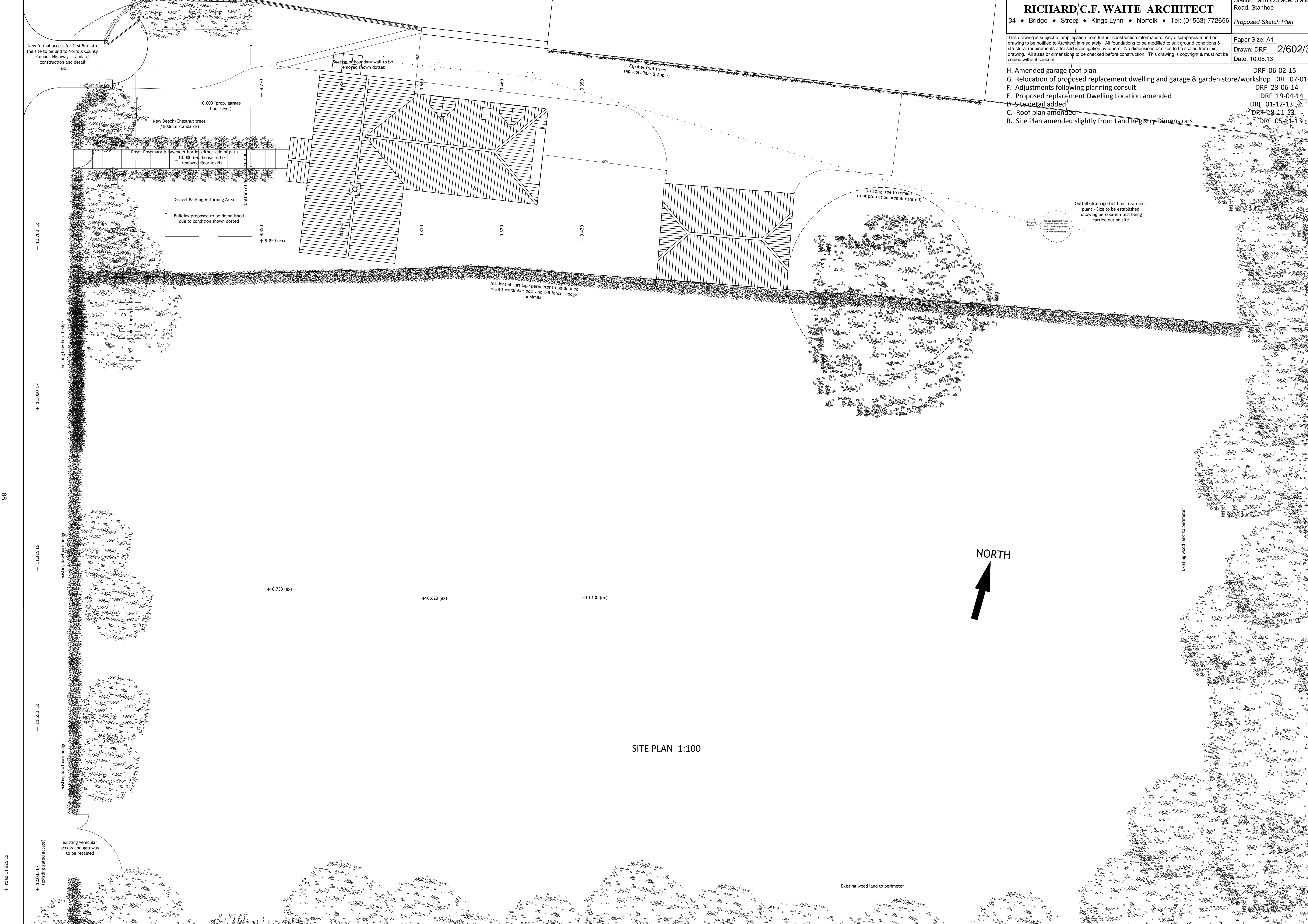
Peter Eggleton

INSPECTOR

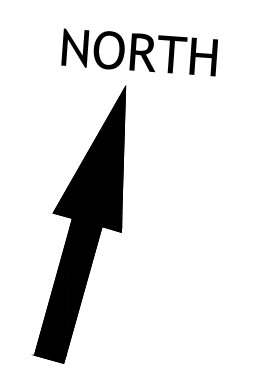
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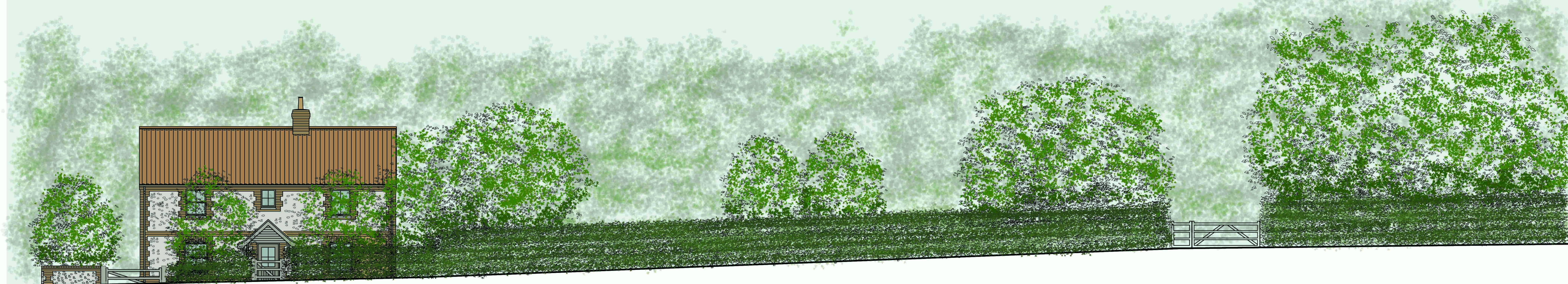
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Date: 10.08.13	

- H. Amended garage roof plan DRF 06-02-15
- G. Relocation of proposed replacement dwelling and garage & garden store/workshop DRF 07-01-15
- F. Adjustments following planning consult DRF 23-06-14
- E. Proposed replacement Dwelling Location amended DRF 19-04-14
- D. Site detail added DRF 01-12-13
- C. Roof plan amended DRF 18-11-13
- B. Site Plan amended slightly from Land Registry Dimensions DRF 05-11-13



SITE PLAN 1:100





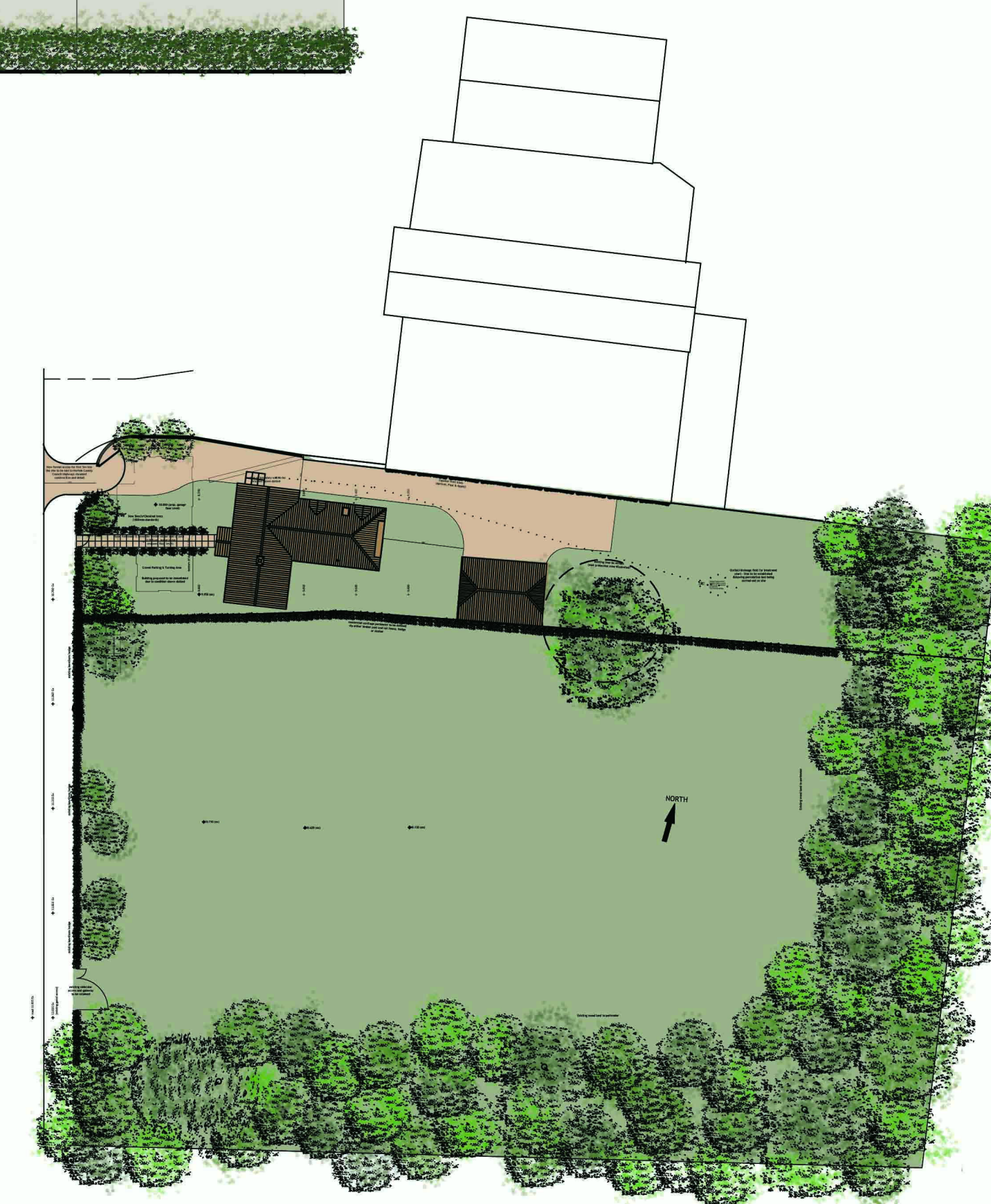
Front Elevation (1:100)



Side Elevation (1:100)



Side Elevation (1:100)



Site Plan (1:500)

- E revisions made to suit roof plan (garage) and opening amendments DRF 06-02-15
- D revisions made following amended location and detail of proposal DRF 08-01-15
- C revisions following planning consult DRF 23-06-14
- B revised building into street scene following Planning Consult DRF 06-06-14
- A amendment to building position DRF 10-04-14

RICHARD C.F. WAITE ARCHITECT		Station Farm Cottage, Station Road, Stanhoe
34 • Bridge • Street • Kings Lynn • Norfolk • Tel: (01553) 772656		<i>Proposed</i>
This drawing is subject to amplification from further construction information. Any discrepancy found on drawing to be notified to Architect immediately. All foundations to be modified to suit ground conditions & structural requirements after site investigation by others. No dimensions or sizes to be scaled from this drawing. All sizes or dimensions to be checked before construction. This drawing is copyright & must not be copied without consent.		
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Appeal Decision

Site visit made on 27 February 2017

by Graham Chamberlain BA MSc MRTPI

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

Decision date: 17th March 2017

Appeal Ref: APP/V2635/W/16/3164427

Station Farm Cottage, Station Road, Stanhoe, Norfolk PE31 8QN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs D Miller against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 16/01226/F, dated 1 July 2016, was refused by notice dated 14 October 2016.
 - The development proposed is the demolition of the existing dwelling and its replacement with a new dwelling.
-

Decision

1. The appeal is allowed and planning permission is granted for the demolition of the existing dwelling and its replacement with a new dwelling at Station Farm Cottage, Station Road, Stanhoe, Norfolk PE31 8QN, in accordance with the terms of the application, Ref: 16/01226/F, dated 1 July 2016, subject to the conditions in the schedule at the end of this decision letter.

Preliminary Matters

2. During my site visit I was able to observe the appeal site form both Station Farm and The Station House.

Main Issues

3. The main issues in this appeal are the effect of the proposal on local built heritage and the character and appearance of the area more generally.

Reasons

4. The proposal before me follows the dismissal of a previous appeal¹ at the site for the demolition of the existing building and the erection of a new dwelling. Save for the adoption of Policy DM5 of the Site Allocations and Development Management Policies Plan 2016 (DMP), I have not seen or been presented with anything to suggest there have been relevant changes to local or national planning policy since this decision was made or that the circumstances in and around the appeal site have change significantly either. Similar planning applications should be considered in a similar manner and therefore the previous appeal decision is a material consideration of considerable weight.

¹ APP/V2635/W/15/3130537

The effect of the proposal on local built heritage

5. The Inspector, in determining the previous appeal, found that the former farmhouse was a non-designated heritage asset. This is due to the building's age and because the main part of its construction reflects the local building style of the area, due to the use of brick and flint elements. It also has a strong association with the adjacent farm buildings and thus the wider agricultural landscape. There is also an association with the former rail station to the south. I have no reasons to disagree with the previous Inspector's comprehensive assessment in respect of this matter. Therefore, I too consider the building to be a non-designated heritage asset.
6. However, the building has been much altered with the insertion of unsympathetic and unbalanced windows and numerous alterations undertaken in inappropriate materials. Moreover, the large two storey brick section detracts from the more locally distinctive flint finish of the main part of the building. These factors suppress the overall significance of the building and its contribution to the built heritage of the area. This is especially so when it is compared to other buildings nearby that have better retained their original character and identity.
7. Again, I agree with the previous Inspector that the overall significance of the building is limited due to the extent of unsympathetic alterations to the building. There is nothing before me that would justify a different conclusion. As such, I conclude that the loss of the building would result in some limited harm to the local built heritage of the area and this is to be taken into account and weighed in my overall assessment.

The effect on the character and appearance of the area

8. The proposed dwelling has been designed so that it would reflect the local vernacular with a combination of flint and brick to the exterior walls. This would integrate the proposed building with nearby structures including the adjacent farm. The front elevation would be well balanced with a simple and symmetrical placement of timber fenestration. This would improve the street scene. The proposed front elevation is largely unaltered from the previous appeal and the Inspector found it to be acceptable, as do I. Moreover, the side gables would be well proportioned and finished in a combination of flint and brick and a chimney would be sited along the ridge to add a period flavour and articulate the ridge line.
9. The concerns with the previous appeal scheme, which ultimately resulted in the appeal being dismissed, were with the design and scale of the proposed rear projecting element. To address this, the character of the front elevation of the appeal scheme now continues into the side elevations. Unlike the previous appeal scheme the two storey rear projection would be subservient to the side gables of the property being shallower in depth. This would result in a clear hierarchy to the scale and form of the building. The rear projection would also have a simple gabled form and detailing that would be consistent with the front elevation. As a consequence, the rear projection would not appear as an overly dominant or discordant feature in views from Station Road or other nearby vantage points. In this respect the appellant has satisfactorily addressed the main limitation evident in the previous scheme.

10. Moreover, the proposed garage has been reduced in scale and moved further into the site. This would create a sense of space between the proposed structures. As a result, they would not present a perception that the proposed house and garage would be harmful in-depth development.
11. The proposed house would be wider and larger than the existing but it would be positioned further back into the site behind a front garden. As such, the proposal would not appear unduly large in its plot and the simple and traditional scale and form would ensure the size of the proposed dwelling would be compatible with nearby buildings. There has been some debate over the original boundary of the residential curtilage. Notwithstanding this, the boundary hedge with the adjoining meadow would be reinstated as part of the proposal thereby restoring and redefining the landscape character of this area as a distinct feature from the residential curtilage of the house. A new wall would also be built to define the house from the adjoining farm yard. As such, the scale and position of the house, and the boundaries of its curtilage, would be integrated with the area.
12. I therefore conclude that the proposal would preserve and in some ways enhance the character and appearance of the area. As such, the proposal would adhere to Policy DM5 of the DMP, which seeks to secure high quality replacement dwellings which respect the scale and character of the area and the street scene. The proposal also adheres to Policy CS08 of the Core Strategy 201, which seeks for development to respond to and maintain the existing context and character of the area. This aim is consistent with Paragraph 58 of the National Planning Policy Framework and can be afforded significant weight.

Other Matters

13. Concerns have been raised that the occupation of the proposed house so close to the adjoining farm could prejudice the living conditions of future occupants. However, although marginally further away, the same could be said of the existing house and therefore this is not a matter that would justify withholding planning permission.

Conditions

14. I have had regard to the advice in the Planning Practice Guide and the list of conditions suggested by the Council. In the interests of safeguarding the rural character and appearance of the area it is necessary for the development to be implemented in accordance with the approved drawings, for the existing house to be demolished and for materials and landscaping (hard and soft) to be approved. Moreover, and exceptionally, it is necessary to remove some permitted development rights as the high quality of the proposed design has justified the loss of the existing heritage asset and therefore it is necessary to preserve this benefit.
15. In the interests of highway safety, it is necessary to impose those conditions relating to the site access recommended by the Council. In the interests of recording local heritage it is necessary to record the building prior to demolition. To preserve as yet unknown archaeology it is necessary to secure a programme of archaeological investigation and the proper recording of any finds. To safeguard biodiversity it is necessary to secure the development's implementation in accordance with the relevant bat and owl survey and that the building is demolished at the optimum time of year.

16. The submitted drawings do not contain elevations of the proposed boundary wall with the neighbouring farm so it is necessary to secure these details. Likewise it is necessary to ensure a hedge is planted alongside the boundary with the adjoining meadow so as to reinstate and preserve an important landscape feature.
17. As the safe removal of asbestos is covered by other legislation, it is unnecessary to impose conditions in this respect. Likewise, it is unnecessary for a Construction Traffic Management Plan and Access Route to be submitted given the modest scale of the proposal.

Conclusion

18. The appeal scheme would incorporate a number of design measures that would improve the environmental performance of the proposed house when considered against the existing. Furthermore, the proposed dwelling would provide a better standard of accommodation whilst exhibiting a design that would respond positively to the local distinctiveness of this part of Norfolk.
19. Some of the benefits could be accrued from a refurbishment of the existing building. However, the proposal, if constructed with the integrity and design philosophy demonstrated to date, which can be secured through planning conditions, would have an overall appearance that would improve upon the existing and it is this matter that ultimately justifies the demolition of the non-designated heritage asset.
20. For the reasons given above, and having regard to all other matters raised, I conclude the appeal should be allowed.

Graham Chamberlain
INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall commence before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans; 2/602/21, 2/602/22A, 2/602/23 and 2/602/25.
3. No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
4. Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 2/602/23) in accordance with the highway specification (Dwg. No. TRAD 4). 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.

5. Vehicular access to and egress from the adjoining highway shall be limited to the access shown on drawing No. 2/602/23 only. Any other access or egresses shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.
6. Prior to the first occupation of the development hereby permitted any access gate(s) shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site.
7. Prior to the first occupation of the development 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.
8. No demolition shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording which has been submitted by the applicant and approved in writing by the local planning authority. In this case the recording will comprise a photographic survey of the building in accordance with a brief issued by Norfolk Historic Environment Service.
9. No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:
 1. An assessment of the significance of heritage assets present
 2. The programme and methodology of site investigation and recording
 3. The programme for post investigation assessment of recovered material
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
10. No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 9.
11. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 9; and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

14. The demolition of the existing dwelling and the removal and/or reuse of materials shall be undertaken in accordance with a timetable and schedule to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
 15. The development shall be carried out in strict accordance with the mitigation measures laid out in the Bat and Owl Survey Final prepared by Phillip Parker Associates on 29th September 2014 and the Survey Update prepared on 14th September 2016.
 16. Prior to the commencement of development, full details of bat boxes to be installed within the existing trees and within the dwelling and garage hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Six bat boxes shall be erected on 2 no. trees within the grounds of the property prior to the commencement of any development on site, including demolition of the existing dwelling. The boxes erected on the garage and dwelling shall be installed prior to the use of the property. The bat boxes shall be retained thereafter.
 17. No development shall commence until a landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:
 1. All existing trees and hedgerows on the land that are to be retained with measures for their protection throughout the course of the development;
 2. The hard and soft landscaping to the front garden and site frontage;
 3. The surface materials to be used in the vehicular cross over and the driveway;
 4. A hedge along the southern boundary of the residential curtilage with the adjacent meadow.
- All landscaping shall be carried out in accordance with the approved details and shall be carried out prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any existing or proposed 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.
18. Prior to the 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 including details of any vehicular access gates. The boundary treatment shall be completed before the building is 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.
 19. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration to the dwelling house shall not be allowed without the prior granting of a specific planning permission.

End of Schedule



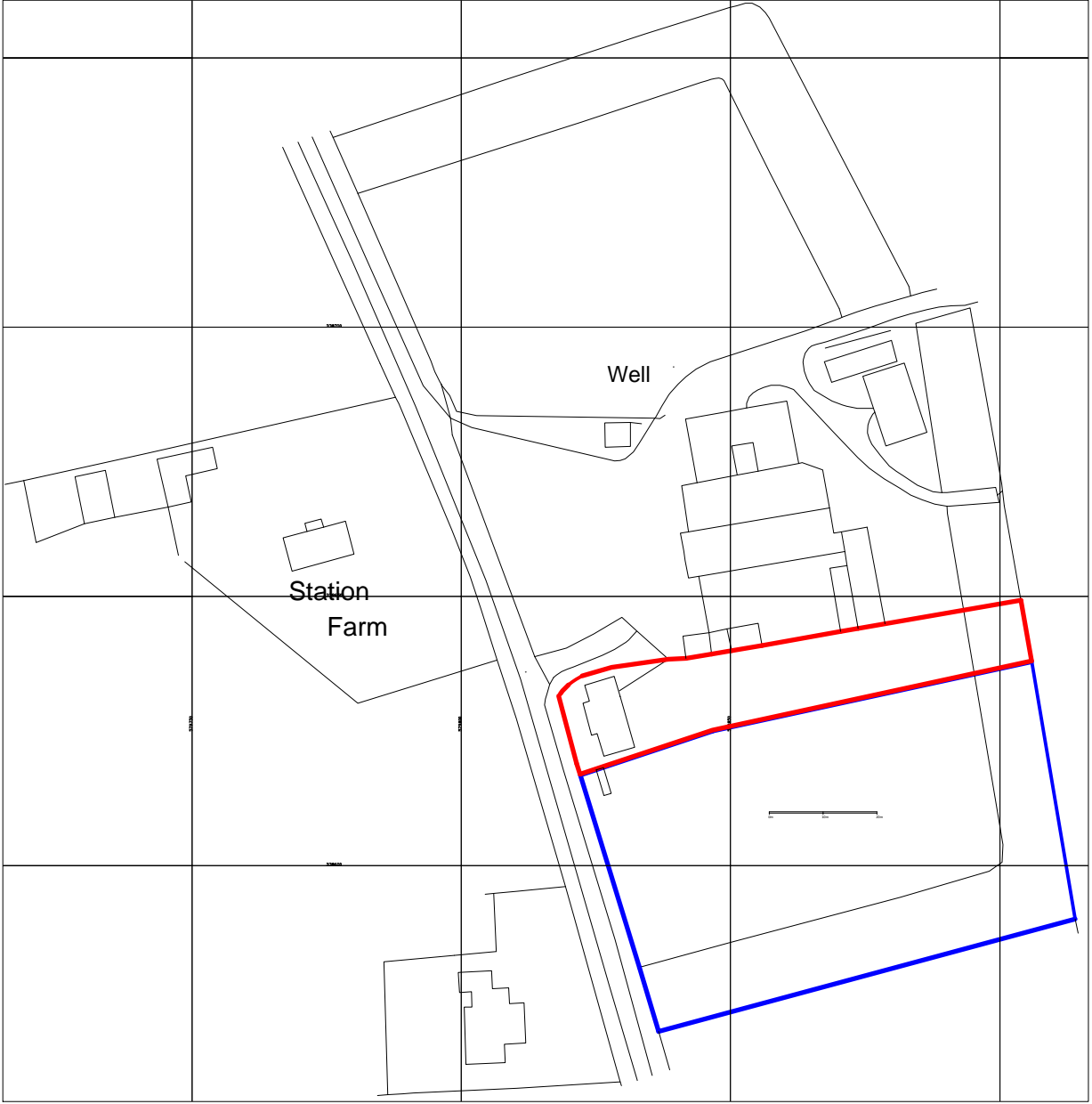
SITE PLAN 1:500

NORTH
↑



SITE PLAN 1:200

NORTH
↑



LOCATION PLAN 1:1250

NORTH
↑

LEGEND	
—	Extent of Proposed Site
—	Extent of Adjoining Land

RICHARD C.F. WAITE ARCHITECT		Station Farm Cottage, Station Road, Stanhoe
34 • Bridge • Street • Kings Lynn • Norfolk • Tel: (01553) 772656		<i>Location & Site Plans</i>
<p>This drawing is subject to amplification from further construction information. Any discrepancy found on drawing to be notified to Architect immediately. All foundations to be modified to suit ground conditions & structural requirements after site investigation by others. No dimensions or sizes to be scaled from this drawing. All sizes or dimensions to be checked before construction. This drawing is copyright & must not be copied without consent.</p>		Paper Size: A2
		Drawn: DRF
		Date: 06.08.13
		2/602/21

Allow to provide provision for bat boxes, 3 min., either:
 i) built into the walls of the new property
 or
 ii) wall mounted boxes (See Philip Parker Associates report)

Allow to provide provision for bat boxes, 6 No. on two trees (3 per tree) within the garden to the property - 2022 install prior to commencement of any development.



Front Elevation (1:100)



Side Elevation (1:100)

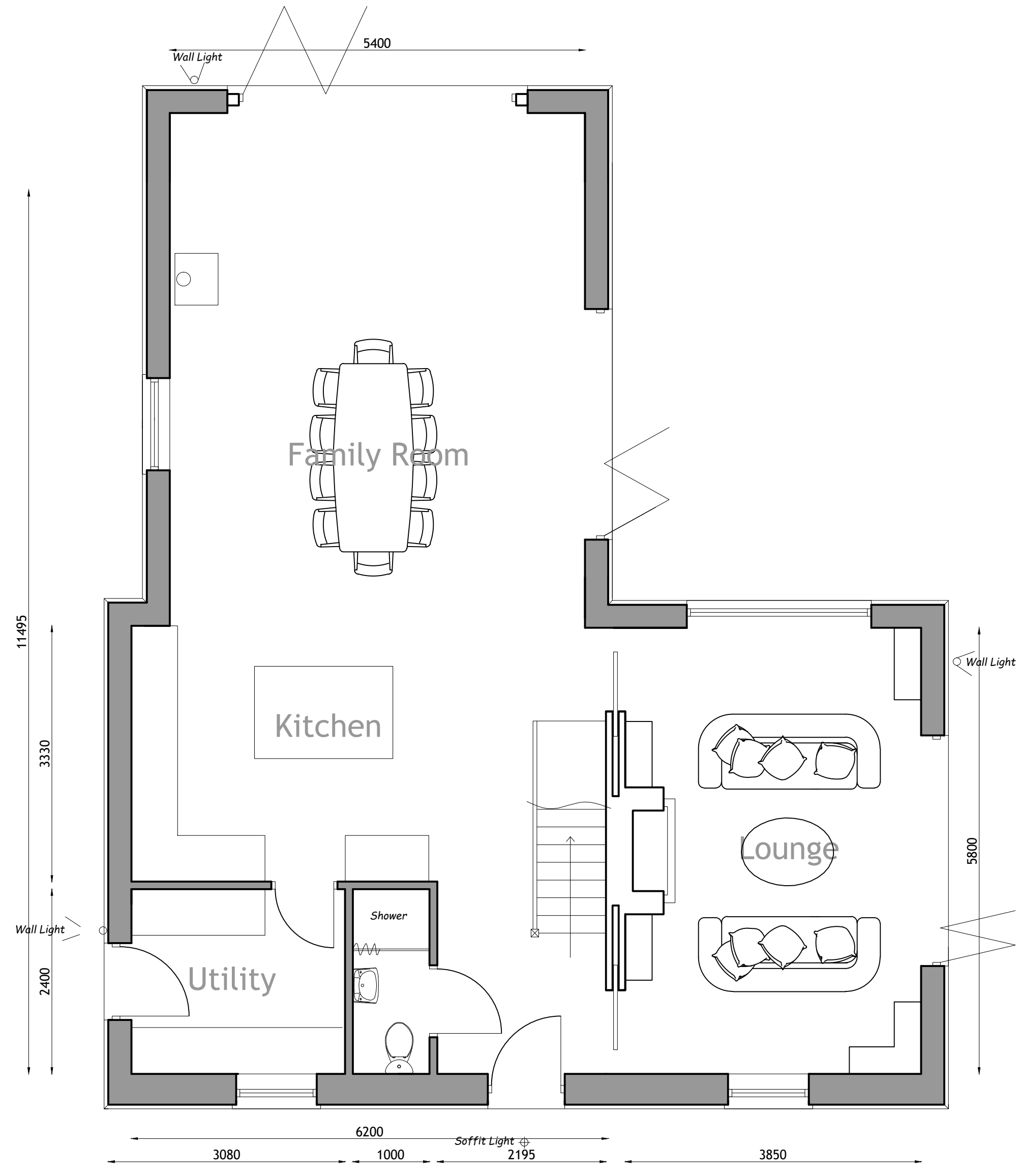


Rear Elevation (1:100)

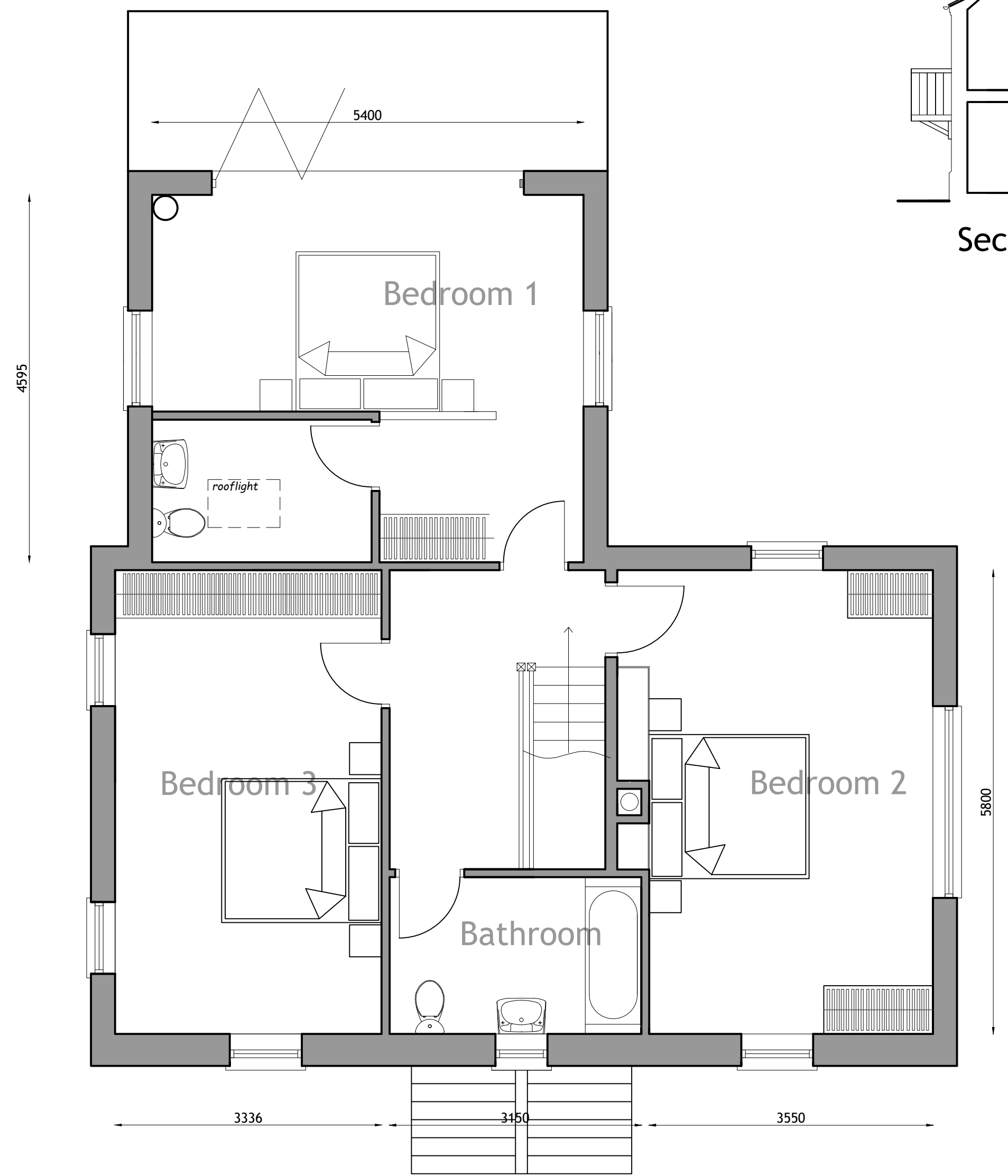


Side Elevation (1:100)

Materials
 Pottelberg Ceramic Victorian Clay pantile roof tiles
 Bevington Blend Brick with random Chalk & Flint infill
 Timber framed windows and front and side doors + Aluminium framed doors/screens elsewhere
 Black Alumasc guttering and downpipes



Ground Floor Plan (1:50)



First Floor Plan (1:50)



Section / Side Elevation (1:100)

97

A. Section added DRF 06-07-16

RICHARD C.F. WAITE ARCHITECT		Station Farm Cottage, Station Road, Stanhoe
34 • Bridge • Street • Kings Lynn • Norfolk • Tel: (01553) 772656		<i>Proposed Plans and Elevations</i>
This drawing is subject to amplification from further construction information. Any discrepancy found on drawing to be notified to Architect immediately. All foundations to be modified to suit ground conditions & structural requirements after site investigation by others. No dimensions or sizes to be scaled from this drawing. All sizes or dimensions to be checked before construction. This drawing is copyright & must not be copied without consent.		Paper Size: A1
		Drawn: DRF
		Date: 10.08.13
		2/602/22A



Appeal Decision

Site visit made on 26 March 2019

by **David Spencer BA(Hons) DipTP MRTPI**

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

Decision date: 16 April 2019

Appeal Ref: APP/V2635/W/18/3218941

Station Farm Cottage, Station Road, Stanhoe, Norfolk PE31 8QN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Miller against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 18/01521/F, dated 14 August 2018, was refused by notice dated 11 October 2018.
 - The development proposed is the erection of a replacement dwelling.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in the appeal is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site is a remote, rural location in gently undulating countryside approximately 1 mile north of the small village of Stanhoe. It is situated in a small patchwork of enclosed pastoral fields in a gentle fold in otherwise large, open, arable landscape. Occasional stands of trees and hedgerows, including along Station Road, add to the verdant, bucolic qualities. The character of the appeal site is very rural, tranquil and largely untouched.
4. There is some scattered development in the vicinity of the appeal site including small-scale single storey dwellings at Burnacre Farm and the former flint and brick station building to the south and a simple two storey brick farmhouse at Station Farm to the north. Immediately to the north of the appeal site are a range of traditional farm buildings, principally of brick, timber and pantile. Further beyond to the north is a modern steel agricultural barn of simple appearance but this is not within the visual envelope of the appeal site.
5. The former Station Farm Cottage has been demolished and the principle of a replacement dwelling on the appeal site established through the grant of permission on appeal in early 2017¹. An earlier appeal on the site for a replacement dwelling in 2016 was dismissed². The development plan policies at the time of these appeals and now remains generally similar and as such both appeal decisions, despite arriving at different conclusions, carry appreciable weight as material considerations.

¹ APP/V2635/W/16/3164427

² APP/V2635/W/15/3130537

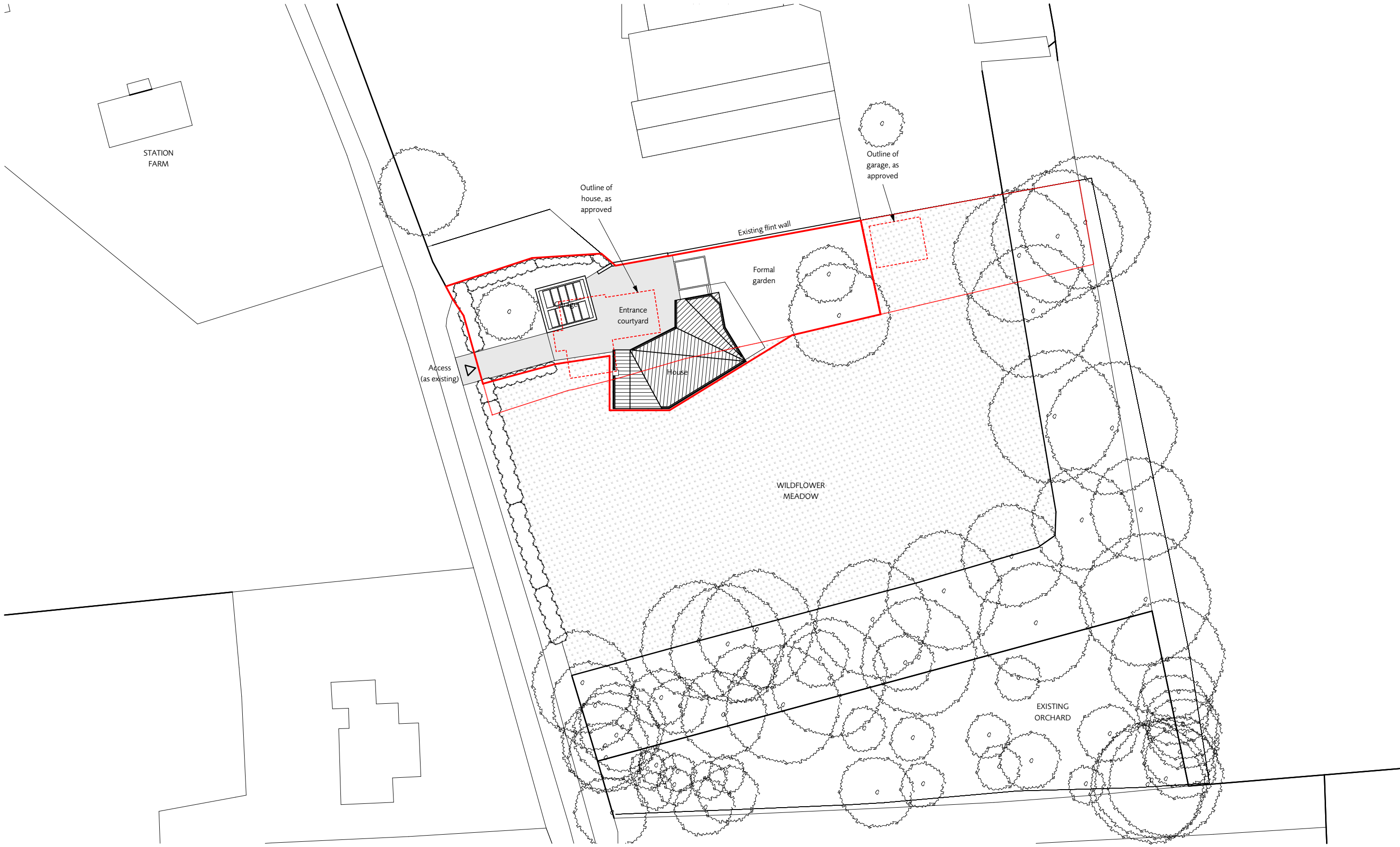
6. The appeal proposal is materially different to that approved on the site by virtue of its position further back within the site, its design in terms of form, layout and massing and the palette of proposed materials. The approved scheme contains numerous vernacular attributes and is of restrained proportions and footprint that would echo nearby rural dwellings. This would appear to have enabled my colleague in the previous appeal decision (3164427) to describe the approved replacement dwelling as well-proportioned, constrained in terms of its scale and of a relatively simple form and detailing appropriate to the locality.
7. In contrast, the layout, design, scale, massing and materials of this appeal proposal are markedly different resulting in a conspicuously large dwelling comprising of an awkward arrangement of elements and an associated complex composition of expansive, steeply angled rooflines. The result would be an uncoordinated structure of quasi-industrial appearance completely at odds with the rural character of the appeal site. Whilst elements of flint-work would be incorporated into the building (and together with brickwork would form the garage) these are very much subservient and the overall appearance would be dominated by zinc and charred timbers which, notwithstanding very occasional use elsewhere in Stanhoe, are not characteristic of the locality. They would be applied at an unusually significant and dominant scale that would be visible in the street scene in Station Road.
8. By virtue of being a very dominant and cumbersome building it would not be of an appropriate domestic scale that would assimilate with the limited number of nearby traditional dwellings. Its complex appearance would not be an appropriate response to the simple form of the adjacent traditional farm buildings such that there would be a discordant juxtaposition. Overall, the bulky, asymmetrical, confused appearance of the dwelling would appear harmfully at odds in the rural context of the appeal site.
9. I acknowledge that due to the topography and its position within a dip in the landscape there would be no long-range views of the dwelling. Additionally, the strong hedge to the road frontage of the appeal site would be effective in screening the dwelling from passers-by in some immediate views. However, the dwelling, due to its set-back position, would be visible through the field gateway to the south of the site and from the proposed access and north-west corner of the site. Given the scale and massing of the proposed dwelling and its pronounced and uncharacteristically bulky roof form, I am not persuaded that proposed landscaping and the position of the proposed intervening garage building would limit the harmful visual impact. I also note, however, that some screening from the public highway to the north of the site is reliant on coniferous specimens on land not in the control of the appellant. Overall, by virtue of its position and scale in relation to the adjoining farm buildings the obtrusive design of the proposed dwelling would be noticeable and would detract from the rural setting of this part of the West Norfolk countryside.
10. The appellant has referred me to numerous examples of contemporary and award-winning architecture in the Borough and elsewhere in Norfolk. I do not have the particular circumstances or context for these schemes and as such I give them limited weight. The National Planning Policy Framework (NPPF) at paragraph 131 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, subject to the caveat that they

fit in with the overall form and layout of their surroundings. I have considered the appeal proposal on its own merits and in the context of the very rural and isolated location within which it is situated.

11. I therefore conclude that the appeal proposal would result in significant harm to the character and appearance of the area. The proposal would be contrary to Policies CS06 and CS08 of the King's Lynn and West Norfolk Local Development Framework Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016 (the SADMPP) which seek to maintain the rural character of the Borough and ensure that development responds to the context and character of West Norfolk. The proposal would also fail to accord with SADMPP Policy DM5 which allows for replacement dwellings only where it would be high quality and would preserve the character and appearance of the area. The appeal proposal would also be contrary to the NPPF at paragraph 127 which requires development to be sympathetic to local character and maintain a strong sense of place and at paragraph 170 which requires the intrinsic character and beauty of the countryside to be recognised.
12. Notwithstanding the sustainability credentials of the building proposed, given the wider environmental harm identified to the local character it would not comprise sustainable development for which there is a presumption for at Policy DM1 of the SADMPP.
13. For the reasons given above, and having regard to all other matters raised, the appeal is dismissed.

David Spencer

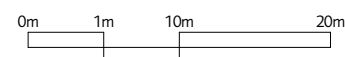
Inspector.



101

PROPOSED SITE PLAN

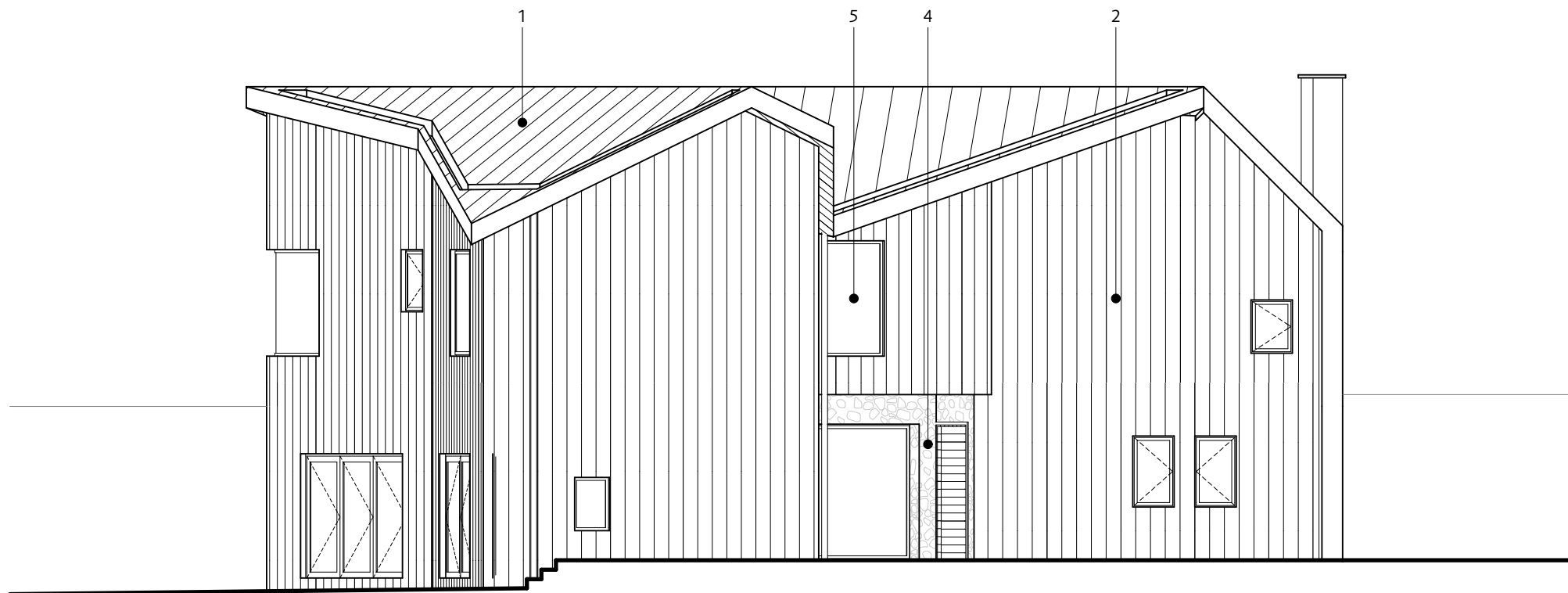
At 1:500 scale



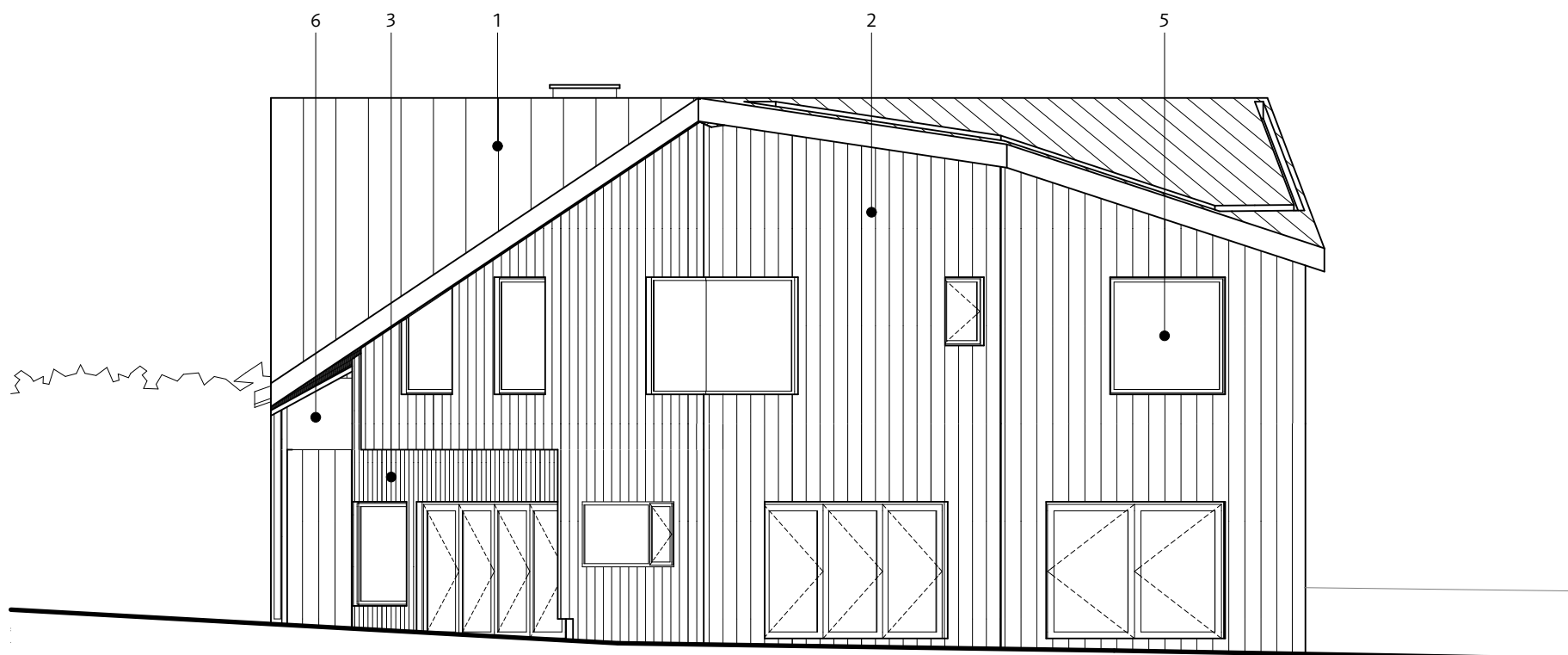
- 01/08/2018 Drawing issued for planning. <small>revisions</small> HUDSONArchitects <small>www.hudsonarchitects.co.uk info@hudsonarchitects.co.uk</small>	client David Miller & Gillian Todd	PL-002
	job Station Farm Cottage Station Farm Cottage, Station Road, Stanhoe, address King's Lynn, PE31 8QN	
	AS PROPOSED title SITE PLAN	status PLANNING
	scale 1:500@A3	date 15/03/2018

KEY:

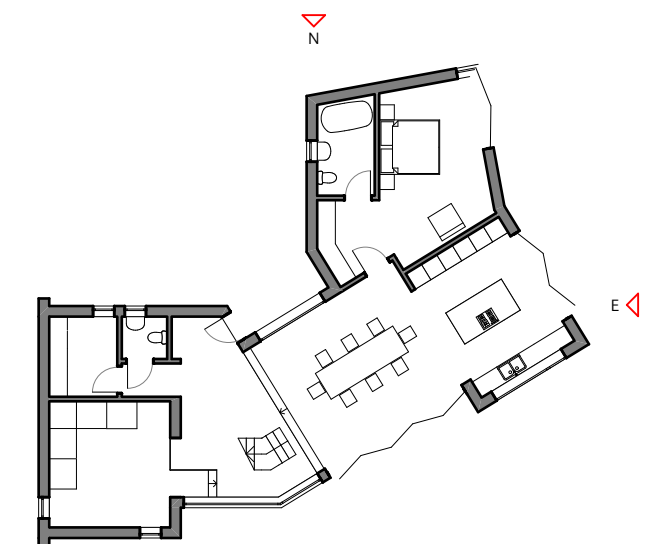
- 1. Zinc cladding
- 2. Charred timber cladding
- 3. Clear treated timber cladding
- 4. Flint
- 5. Aluminium windows and doors
- 6. Glass guarding
- 7. Aluminium rainwater goods



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

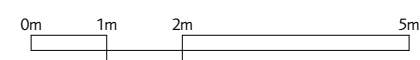


KEY PLAN

102

PROPOSED NORTH AND EAST ELEVATIONS

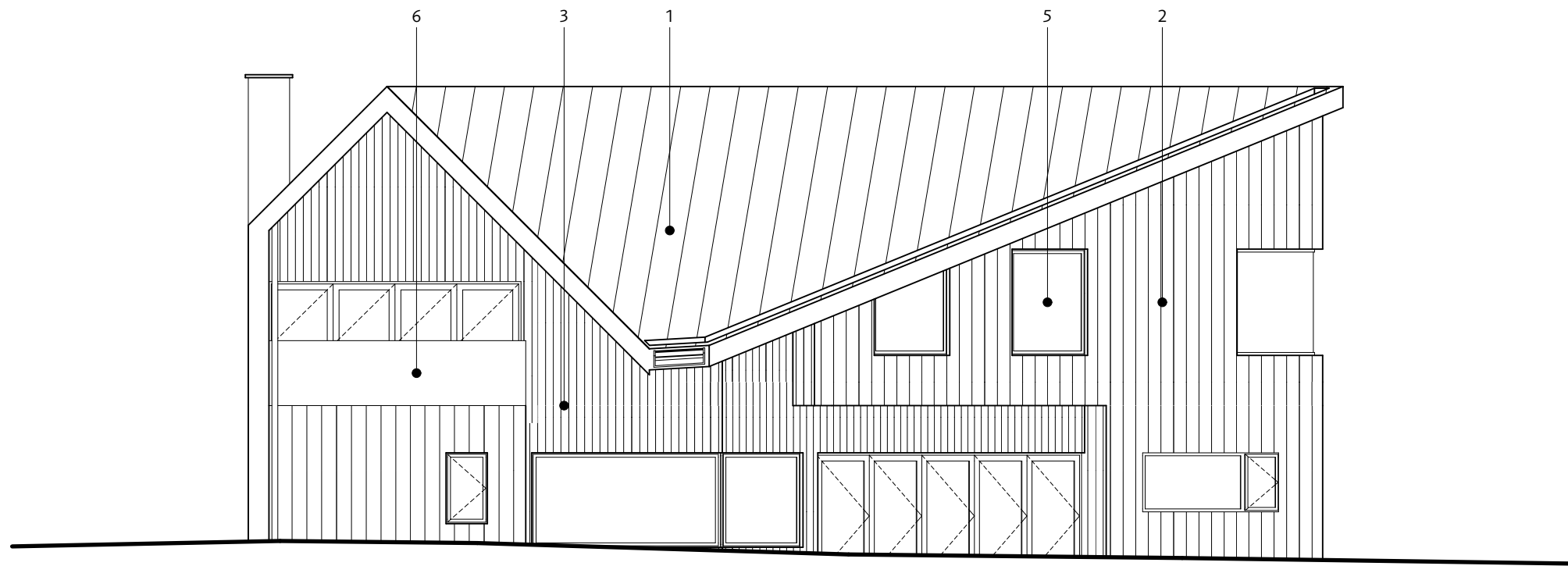
At 1:100 scale



- 01/08/2018 Drawing issued for planning. revisions HUDSONArchitects <small>www.hudsonarchitects.co.uk info@hudsonarchitects.co.uk</small>	client David Miller & Gillian Todd	PL-200
	job Station Farm Cottage Station Farm Cottage, Station Road, Stanhoe, address King's Lynn, PE31 8QN	
AS PROPOSED title ELEVATIONS	status PLANNING	Do not scale off dimension. Check all dimensions on site and report any discrepancies immediately. This drawing is copyright of Hudson Architects.
scale 1:100@A3	date 15/03/2018	

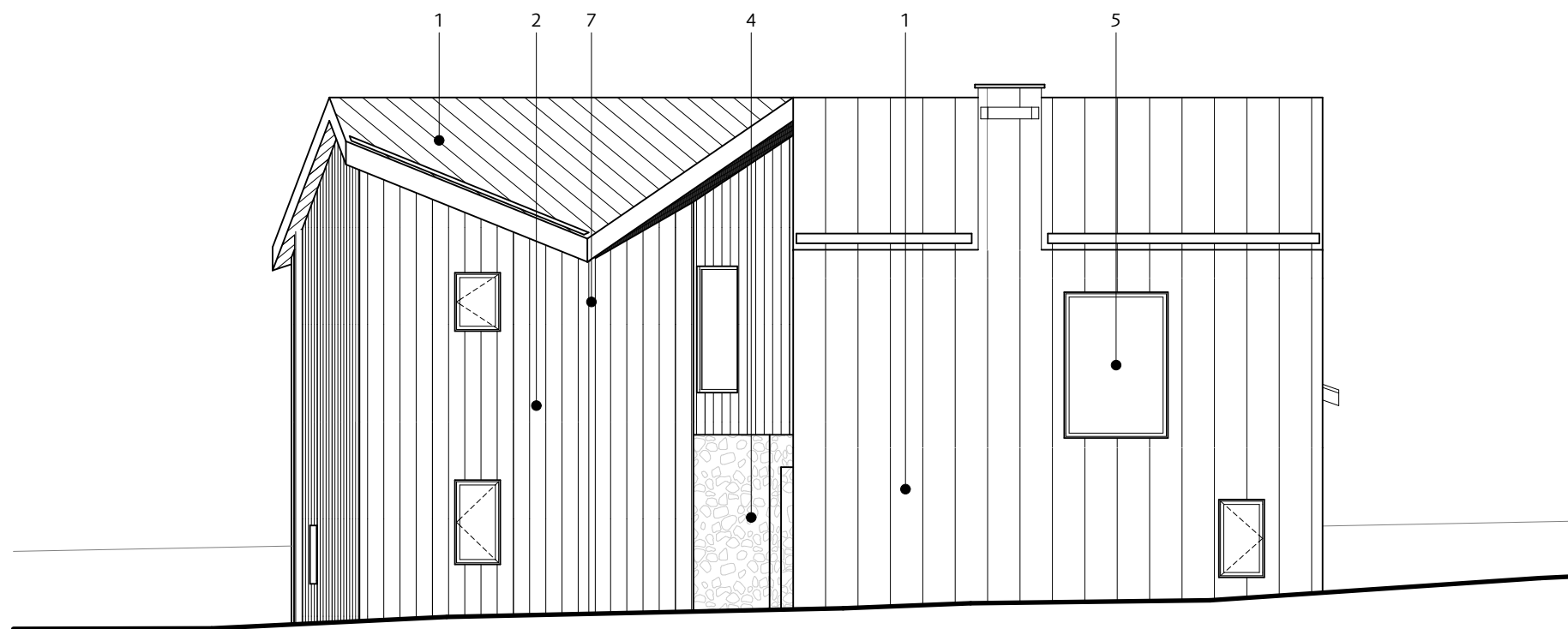
KEY:

- 1. Zinc cladding
- 2. Charred timber cladding
- 3. Clear treated timber cladding
- 4. Flint
- 5. Aluminium windows and doors
- 6. Glass guarding
- 7. Aluminium rainwater goods

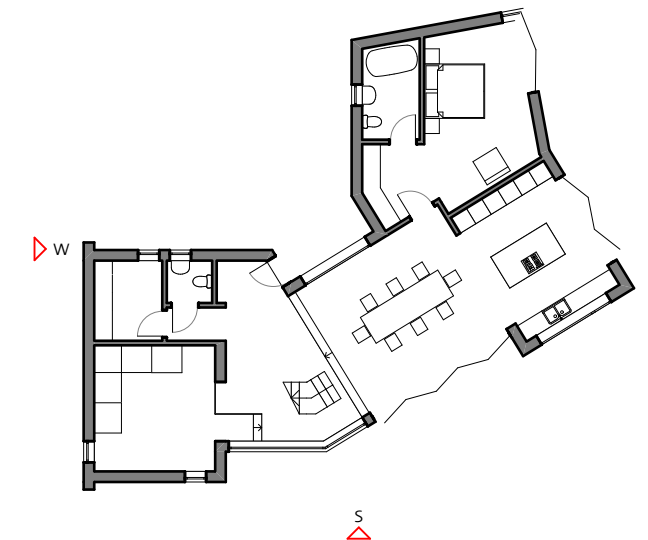


PROPOSED SOUTH ELEVATION

103



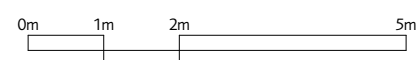
PROPOSED WEST ELEVATION



KEY PLAN

PROPOSED SOUTH AND WEST ELEVATIONS

At 1:100 scale



01/08/2018 Drawing issued for planning.

revisions

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client David Miller & Gillian Todd

job Station Farm Cottage

Station Farm Cottage, Station Road, Stanhoe,
address King's Lynn, PE31 8QN

AS PROPOSED
title ELEVATIONS

scale 1:100@A3

PL-201

job code SFC revision (-)

status PLANNING

date 15/03/2018

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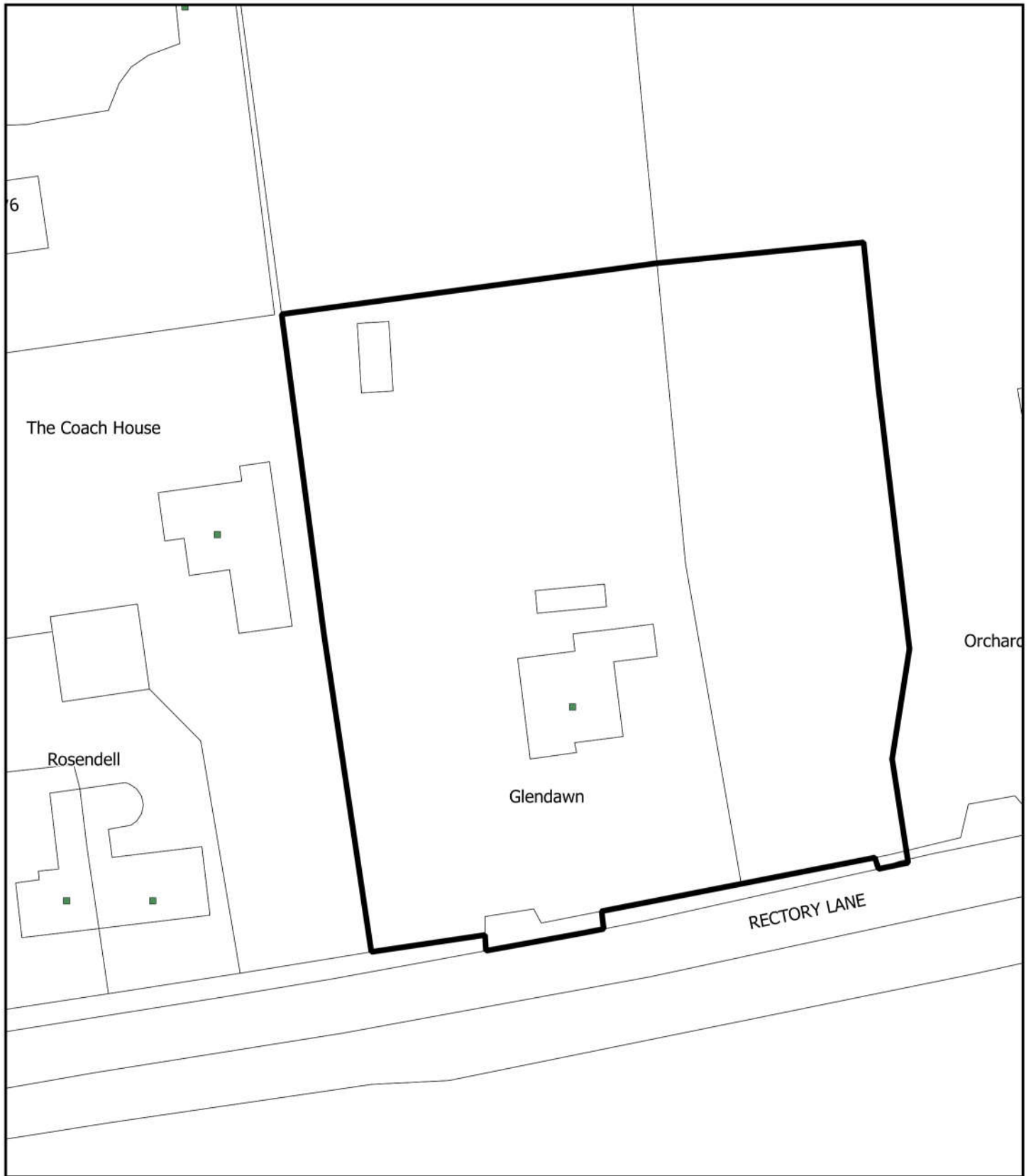
20/00340/F

Glendawn Rectory Lane West Winch



20/00340/F

Glendawn Rectory Lane West Winch



Parish:	West Winch	
Proposal:	Proposed 3no. new dwellings and the demolition of existing bungalow	
Location:	Glendawn Rectory Lane West Winch King's Lynn	
Applicant:	Mr A Evershed	
Case No:	20/00340/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 30 April 2020 Extension of Time Expiry Date: 11 September 2020

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

Neighbourhood Plan: No

Case Summary

'Glendawn' is a modest detached bungalow and to the immediate east is the recently built 'Orchard House', both properties being set within substantial grounds on the northern side of Rectory Lane, West Winch.

Full permission is sought to demolish the bungalow and utilise part of the garden of Orchard House to create three building plots and construct three detached houses.

The site lies within the village development boundary for West Winch contained in Inset E2 of the Site Allocations & Development Management Policies Plan 2016 and also in the North Runcton & West Winch Neighbourhood Plan area.

Members may recall that outline permission for three plots was previously approved under application ref: 18/02001/O at the 7th October 2019 committee meeting, on a slightly reduced site area (width now increased by approx. 3m). Hence this is a full application rather than a reserved matters application.

Key Issues

- Principle of development
- Impact upon form and character of this locality
- Drainage
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

'Glendawn' is a modest detached bungalow and to the immediate east is the recently built 'Orchard House', both properties being set within substantial grounds on the northern side of Rectory Lane, West Winch.

Outline permission was approved by the Planning Committee to demolish the bungalow and utilise part of the garden of Orchard House to create three building plots on an area of 0.3Ha. The means of access was considered at that time but all other matters were reserved for future consideration. This is now a full application for the construction of three substantial detached houses on three equally substantial plots. The overall width of the plots has been increased by approx. 3m into the garden of 'Orchard House' in order to create better separation between the existing and proposed dwellings.

The site lies within the village development boundary for West Winch contained in Inset E2 of the Site Allocations & Development Management Policies Plan and also in the North Runcton & West Winch Neighbourhood Plan area.

SUPPORTING CASE

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

"The site has outline planning approval for 3 new dwellings under reference number is 18/02001/O.

The proposal should be seen as the best use of the site as directed by national government, and we believe is sympathetic to its surrounding neighbours. The site is located within the Development Area Boundary for West Winch.

A full application was submitted following comments on the previous reserved matters application. In order to address the comments the approved plots have been made slightly wider therefore a new full planning application was required.

The site has natural boundaries and sits within a band of ribbon development. Large trees and a privet hedge screen the site from the surrounding area. Dwellings exist either side of the site and the land is already in residential use with an existing bungalow and gardens situated on it.

The site is not within a Conservation Area and there are no Listed Buildings or Buildings of Local Interest in close proximity to the proposal.

The addition of three new dwellings in this location will enhance the sense of community in this area by introducing new families who would have the opportunity to be part of a typical rural village community.

The orientation of the proposed dwellings follow the existing form and character of this part of the village.

The layout is designed so that it will have minimal impact on the neighbouring properties in terms of overlooking and massing. The scale of the proposal is sympathetic to the site and provides parking and recreation area for the occupants of the new properties.

The plots are approximately 19.6m wide. This is consistent with the plots to the West of the site. Taken from the OS location plan, Lilac Cottage is about 21m, Rosendell is 12.3m, the

frontage of The Coach House is 12.5m. Plots are very varied in this location, the 3 plots fit very well into the form and character of this part of West Winch.

There was a small pond on part of this site previously. This appears to have been filled in a number of years ago. There are no objections from the drainage board or the Environment Agency on the application. Any foundation works will be designed to suit the site's ground conditions and will be covered by a building control approval.

The site sits within Flood Zone 1 of the Environment Agency's flood map. National policy encourages development in areas that are not prone to flooding which gives further emphasis on the proposed site and its suitability for the proposal."

PLANNING HISTORY

19/02148/RM: Application Withdrawn: 18/02/20 - Reserved matters application: Construction of three dwellings and demolition of existing bungalow

18/02001/O: Application Permitted: 07/10/19 (Committee) - Outline application: Construction of three new dwellings and demolition of existing bungalow

10/01149/F: Application Permitted: 27/08/10 (Delegated) - Construction of dwelling and garage following demolition of existing bungalow

09/02029/F: Application Refused: 23/04/10 (Delegated) - Construction of dwelling and garage following demolition of existing bungalow

07/00324/F: Application Refused: 10/05/07 (Committee) - Extension to bungalow and construction of two dwellings to rear

06/00096/O: Application Refused: 03/04/06 (Delegated) - Outline Application: construction of 4 bungalows

05/01571/O: Application Withdrawn: 04/10/05 - Outline Application: Construction of 4 dwellings and 4 detached garages following demolition of existing dwelling including siting and alterations to access

RESPONSE TO CONSULTATION

Parish Council: OBJECT – (Amended scheme)

The redesign of Plot 2 has resulted in the houses now being even more crowded on the plots, despite the attempt to stagger the frontage.

The siting of the proposed dwellings are out of keeping with existing properties along this stretch of Rectory Lane. This would make an overall cluttered street scene. As the Parish Council has previously stated, two dwellings would be much more in keeping with the surrounding rural area.

The Parish Council still objects to three new properties of this size and position on this piece of land.

We are pleased to see that the western elevation on Plot 1 has been amended on the latest drawing to show only a ground floor window in this elevation.

However the changes have resulted in the houses on plots 2 and 3 having several windows directly looking out onto each other's properties at very close quarters.

Surface Water/Storm Drain

Please heed concerns of neighbour regarding a storm drain running along the eastern boundary fence towards the northern boundary of Plot 1 which the future owners of Plot 1 will need to keep clear of debris. Should the Borough Council decide to approve this application this needs to be a condition on this decision notice. Plots 2 and 3 will be on the site of a filled in very large pond and it is not clear what provision has been made for surface water drainage apart from a small soakaway.

Also refer to NP Policy WA04 – Providing sustainable drainage which states:

“Development proposals will be supported where they can show they have had appropriate regard for:

- Current surface water risk mapping as well as the recommendations set out in the North Runcton and West Winch surface Water Management strategy (April 2014), and provide a drainage plan following consultation with the relevant Internal Drainage Board (IDB) and the Lead Flood Authority.
- Good sustainable urban drainage design, commensurate with current best practice design guidance.
- Detailed street and building design, including provision of permeable surfaces, rainwater re-use, green roofs and/or other measures to ensure sustainable water management unless it can be demonstrated that this is not practical.
- Design that will not adversely affect (and, where possible will improve) surface water drainage for properties and land, both ‘upstream’ and/or ‘downstream’ of the development.”

We looked at Google Earth images from 1999 and 2006 which show the extent of the previous pond. Two separate pdf's have been attached to the email. In 1999 it looked huge and had been partly filled in by 2006, after that it had been filled in completely. Water has to go somewhere.....

Highways Authority: NO OBJECTION subject to conditions relating to access construction, visibility splays and details of any gates.

Internal Drainage Board: NO OBJECTION

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to conditions relating to contamination assessment and remediation (response to previous application)

Environmental Health & Housing – CSNN: NO OBJECTION subject to drainage works being contained within the site

Natural England: No comments received No comments raised to earlier outline application – standing advice applied

Arboricultural Officer: NO OBJECTION subject to condition

REPRESENTATIONS Original submission - **ONE** item of correspondence received **OBJECTING** on the following material planning grounds:

- Overlooking/loss of privacy;
- Overshadowing;
- Overdevelopment of the site out of character with locality;
- Two dwellings would be a much better fit; and
- Drainage – storm drain along western side boundary which requires to be retained and maintained.

Amended scheme – No comments received

TWO items of correspondence in SUPPORT on the following grounds:

- * A great proposal that will smarten up what has been a neglected tatty property for years;
- * The existing Glendawn bungalow is in a poor state, it is completely inappropriate for the size plot both in size and position; and
- * The new proposed development sits well on the site, each plot has a generous rear and front garden. It will also enhance the value of other existing nearby properties and provide much needed executive family type properties for the area.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

CS06 - Development in Rural Areas

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

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

NEIGHBOURHOOD PLAN POLICIES

Policy WA03 - Protecting and Replacing Natural Features

Policy WA04 - Providing Sustainable Drainage

Policy WA07 - Design to Protect and Enhance Local Character

Policy WA12 - Adequate Outside Space

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The key issues to consider in determining this application are as follows:

Principle of development
Impact upon form and character of this locality
Drainage
Other material considerations

Principle of development

The site lies within the village development boundary for West Winch contained in Inset E2 of the Site Allocations & Development Management Policies Plan 2016 and also in the North Runcton & West Winch Neighbourhood Plan area.

The Neighbourhood Plan is the most up-to-date planning policy and contains the following relevant policies: Policy WA03, Policy WA04, Policy WA07 & Policy WA12.

With the recent outline permission for three plots granted under ref: 18/02001/O, the principle of development has already been established. However, the proposal should comply with the aforementioned policies, which will be discussed in more detail below.

Impact upon form and character of this locality

In assessing design implications plus form and character Policies CS06 & CS08 of the LDF and Policy DM15 of the SADMP apply along with Policies WA07 & WA12 of the Neighbourhood Plan.

POLICY WA07: Design to protect and enhance local character – Development proposals shall recognise, sustain and develop the distinctive village characteristics of the existing neighbourhoods in relation to building design, spatial layout, height, density, scale, lighting and use of materials.

POLICY WA12: Adequate outside space - Residential development proposals will be expected to meet certain external space standards where appropriate and possible, subject to viability and deliverability considerations.

Taking the criteria of the above Neighbourhood Plan Policies in order – Policy WA07:

- The dwellings are all two storey;
- The facing materials chosen are compatible to this locality (multi-red facing brick, with a carrstone panel in Plot 1 house, under clay pantiled roofs and dormers with lead cheeks);
- The design detailing, whilst incorporating some modern features, is considered to be appropriate to this locality;

- Boundary treatments are indicated to be a mixture of close boarded fencing (private/rear areas) post & rail to front garden sides and combination of walled gateways and close boarded fencing along the roadside. Once again considered to be appropriate to this locality;
- The overall site already contains mature trees – most of which are to be retained and protected during construction and will serve as a backdrop to the proposed new houses. Ample space is created at the front of the dwellings to establish soft landscaping to individuals taste/requirements (planting does not constitute 'development');
- No lighting details are submitted as part of this application but may be secured via condition.

Policy WA12:

Plot 1 has approx. 320m² of private amenity space (with a further 630m² to the rear), Plot 2 has approx. 390m² (with a further 450m² at the rear) and Plot 3 has approx. 450m² - well in excess of the recommended 100m². [Officer's note: The development proposed is confined to the village development area. There is however garden land to the rear of the application site also within the control of the applicant (blue land). If additional land is subsequently conveyed to these plots, there would be no material change of use involved and planning permission would not be required]; and

* these areas are presently garden land so it is 'ready to grow' and will have direct sunlight for several hours of the day.

The Parish Council maintain their opposition to this proposal and object on the grounds of the siting and size of the dwellings creating a 'cluttered streetscene' which would be out of character with this part of the village. Only two properties is preferred for this site but it must be acknowledged that outline planning permission has been granted for 3 dwellings albeit on a slightly smaller site. The principle of 3 dwellings in this location is therefore established.

It will be noted from the History section that a reserved matters application was submitted and withdrawn following concerns expressed by the Parish Council, neighbours and officers. This scheme has been the subject of substantial negotiation and amendment to get to the format now tabled/considered.

Overlooking implications have been designed out in relation to the property to the immediate west (The Coach House); the scale of the houses reduced by the incorporation of hips to the roofscape and re-designed house types on Plots 1 & 2.

The proposal now shows three similar sized plots measuring approx. 60m in depth and 20.5m, 20.1m and 19m in width respectively for Plots 1 to 3. The depth corresponds to the village development area boundary, and the neighbouring curtilage to The Coach House to the immediate west of the site. Orchard House to the east still has a very substantial plot with a resultant width of some 32m.

As discussed with the earlier outline application, there is a mixture of plot sizes and dwelling types along this road frontage from the junction with the former Council estate Coronation Avenue/Freebridge Haven. There is a pair of semi-detached traditional cottages (Lilac Cottage & Rosendell) with frontages of 21m and 12.3m respectively; then The Coach House with an L-shaped plot having a frontage onto Rectory Lane of 12.5m. These new plots at 20.5 – 19m would not look out of character or context within this road frontage, contrary to the Parish Council's comments.

Indeed Paragraphs 122-123 of the NPPF encourages achieving appropriate densities and making efficient use of land.

With regards to the size and siting of the houses, these are indeed large properties set in large plots; the separation distances between the Coach House and Plot 1 is some 6.2m, Plot 1-2 is 4.4m, Plot 2-3 is 2.6m and Plot 3 – Orchard House some 9.5m. The indicative streetscene illustrates this positioning and inter-relationship between existing and proposed dwellings which is considered to be acceptable.

The siting of the houses respects that of the two adjoining properties on either side; and whilst Plot 3 has a hipped projection forward, its main element across the width of the site is similar to Orchard House.

Plot 2 is a reflection of Plot 3, but the siting gives visual interest/variety which once again is considered to be acceptable.

It is concluded that the design and outside space afforded to these houses does respond to the context and character of this locality and would comply with the aforementioned policies of the Neighbourhood Plan, and also Policies CS06, CS08 & DM15 of the Development Plan.

Drainage

POLICY WA04: Providing sustainable drainage

Development proposals will be supported where they can show they have had appropriate regard for: Current surface water risk mapping; good SuDS design; permeable surfaces, rainwater re-use etc.; and not adversely affect (and, where possible will improve) surface water drainage for properties and land, both 'upstream' and/or 'downstream' of the development.

Reference is again made to the infilling of a pond within the grounds of Orchard House. This was undertaken in 2013 when the replacement dwelling was under construction (approved under ref: 10/01149/F) and was the subject of an Enforcement investigation. It was concluded that the alteration to the pond constituted permitted development under the provisions of the Town & Country Planning (General Permitted Development) Order 2008 which was pertinent at that time.

The Parish Council once again infer that this infilling of the pond has had drainage implications elsewhere in the village (previously referred to surface water flooding in Watering Lane). However this is some 0.8km away from this site on the opposite side of the A10. There is no evidence produced to indicate that there is any connection. The IDB have not raised any concerns regarding this proposal.

Reference is once again made to a storm drain adjacent to the common boundary with The Coach House, which should be retained and maintained. However this refers to 'blue land' beyond the application site. There is no indication of such a drain within the application site/red line area, and if one does exist this would normally be dealt with as a riparian/civil matter between the two owners involved.

The site lies in Flood Zone 1 of the Strategic Flood Risk Assessment.

The application is accompanied by a drainage plan which indicates crated soakaway systems front and rear, and Klargester sewage treatment plants serving each dwelling. There is ample land available to accommodate these works. The use of soakaways and package treatment plants would be controlled via Building Regulations. CSNN raise no objection to these means of surface and foul water disposal.

Therefore this proposal complies with Policy WA04 of the Neighbourhood Plan.

Other material considerations

Highway issues

The means of access serving the dwellings was approved under the outline application.

This shows two access points onto Rectory Road – one using the existing access to Glendawn and a further 5m wide shared access to both Plots 2 & 3 close to the western-most of the two accesses serving Orchard House.

The LHA are once again content with the proposal subject to certain conditions relating to access construction, visibility splays (including across the frontage of Orchard House/blue land) and details of any gates.

Impact upon adjoining property

As stated above overlooking implications with regards to The Coach House has been designed out by the removal of windows at first floor level in the western elevation of the house on Plot 1. It has been moved away to give a gap of approx. 6.2m and the roofline hipped to reduce mass and overshadowing effect.

The Parish Council claims that the houses on Plots 2 and 3 have 'several windows directly looking out onto each other's properties at very close quarters'. The side elevations facing each other contain two windows at first floor level serving a bathroom and en-suite (obscurely glazed) these are however off-set by the staggered positioning of the dwellings so that there are no overlooking implications. Ground floor windows will be screened by common boundary fencing.

There are secondary windows to Bedroom 1 in the side elevations facing Plot 1 and Orchard House, but are some 11.5m and 10.6m away from the common boundaries respectively, and do not overlook private areas. This relationship is considered to be acceptable.

Contamination - The demolition of the bungalow may involve asbestos containing materials and the pond has been infilled, so contamination conditions are suggested as required by Environmental Quality on the outline permission.

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

Ecology – There are no implications relating to ecology matters; Natural England raised no comments to the outline application.

Impact upon trees – There are TPO trees adjoining the application site within the grounds of The Coach House and a group towards the rear of Plot 3. The application is accompanied by an Arboricultural Implications & Impact Assessment report with measures to protect retained trees during construction works. This methodology has been reviewed by our Arboricultural Officer who raises no objection. This matter may be secured via condition and would secure the issues referred to in Policy WA03 of the Neighbourhood Plan.

CONCLUSION

This proposal seeks to demolish an existing modest bungalow and, together with additional garden land to Orchard House to the immediate east, construct three substantial houses on

equally substantial plots within the defined development area of the village. The principle of the development was considered to be acceptable on slightly narrower width plots under outline permission granted under ref: 18/02001/O. The dwellings proposed have proportions, design details, compatible palette of materials and space around them, such that they would not therefore adversely impact upon the form and character of this locality.

Whilst the consistent concerns of the Parish Council are noted, the proposal constitutes sustainable development which accords with the provisions of the NPPF, Development Plan and Neighbourhood Plan and is duly recommended for approval subject to certain conditions stated below.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 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: PP 1000 Revision G, PP 1001 Revision C, PP 1100 Revision F, PP 1101 Revision C & PP 1102 Revision D.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The development hereby approved shall be undertaken in accordance with the tree protection measures identified in the Arboricultural Implications Assessment & Method Statement dated 9th January 2020 and plan (Drawing No. 3907.WestWinch.Swann.AIP) produced by Andrew Belsen and submitted as part of this application.
- 3 Reason: In order to safeguard the protected trees during construction in accordance with Policy CS12 of the LDF.
- 4 Condition: No development shall take place on any external surface of the development of the dwelling on Plot 1 hereby permitted, until a sample panel (no smaller than 1m x 1m) has been erected on site showing the proposed detailing of the carrstone panel in the southern elevation, which shall be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition: Any access gates / bollard / chain / other means of obstruction shall be hung to open inwards and thereafter retained at the minimum distance from the near channel edge of the adjacent carriageway as indicated on the approved plan PP 1000 Revision E.
- 5 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened and to accord with the provisions of the NPPF and Policy CS08 of the LDF & Policy DM15 of the SADMP.

- 6 Condition: Prior to the first occupation of the development hereby permitted the associated vehicular crossing over the footway shall be constructed in accordance with the highways specification TRAD 1 and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 6 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and to accord with the provisions of the NPPF.
- 7 Condition: Prior to the first occupation of the development hereby permitted 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage and additionally along the flank frontage of the adjacent property as outlined in blue on the submitted details. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 7 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 8 Condition: Prior to the first occupation of the dwellings hereby permitted the proposed associated access, on-site car parking and turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 8 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety and to accord with the provisions of the NPPF.
- 9 Condition: Prior to the first occupation of any dwelling hereby approved, an associated 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 approved scheme and thereafter maintained and retained as agreed.
- 9 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 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. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

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.

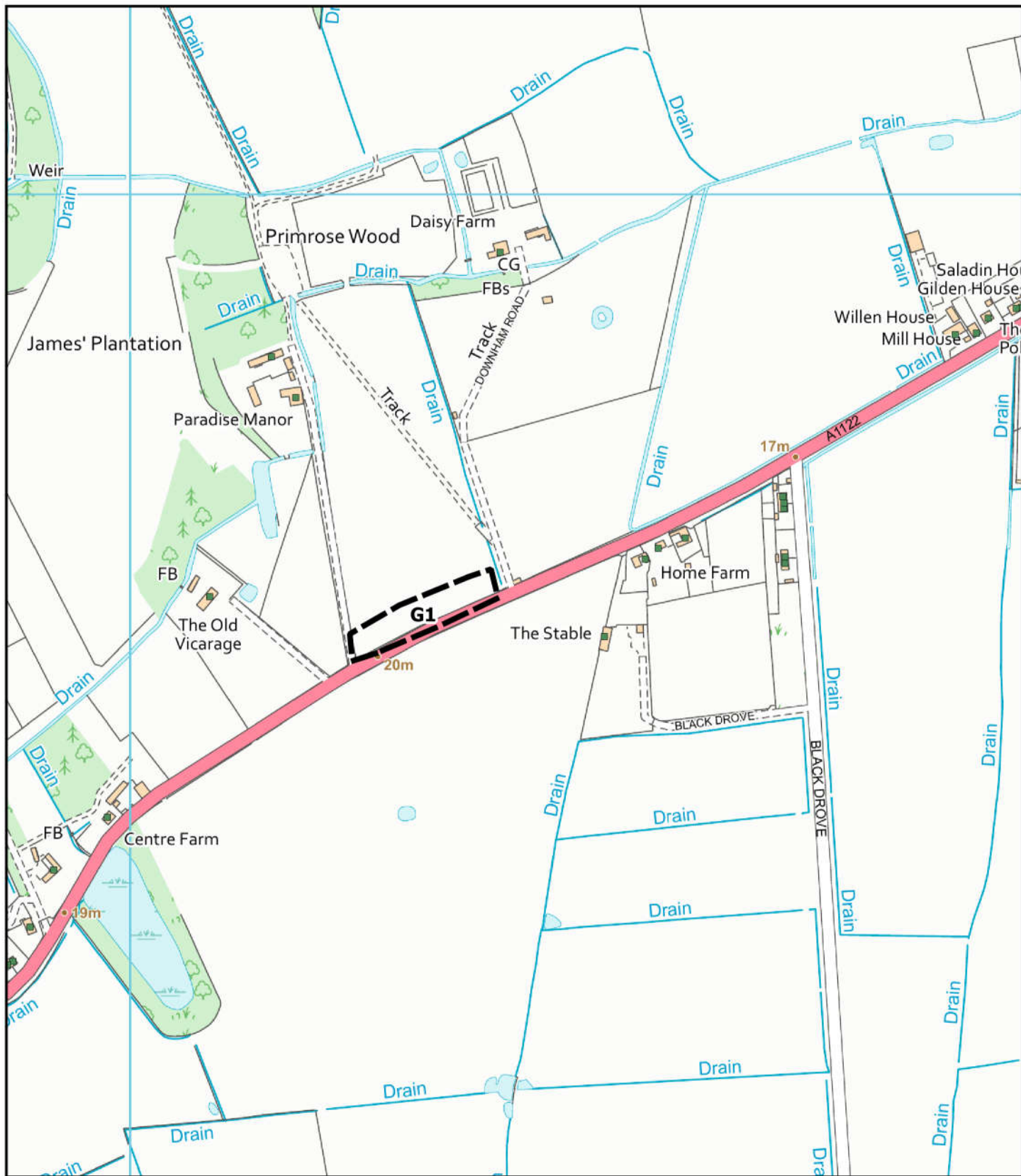
- 13 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the 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.

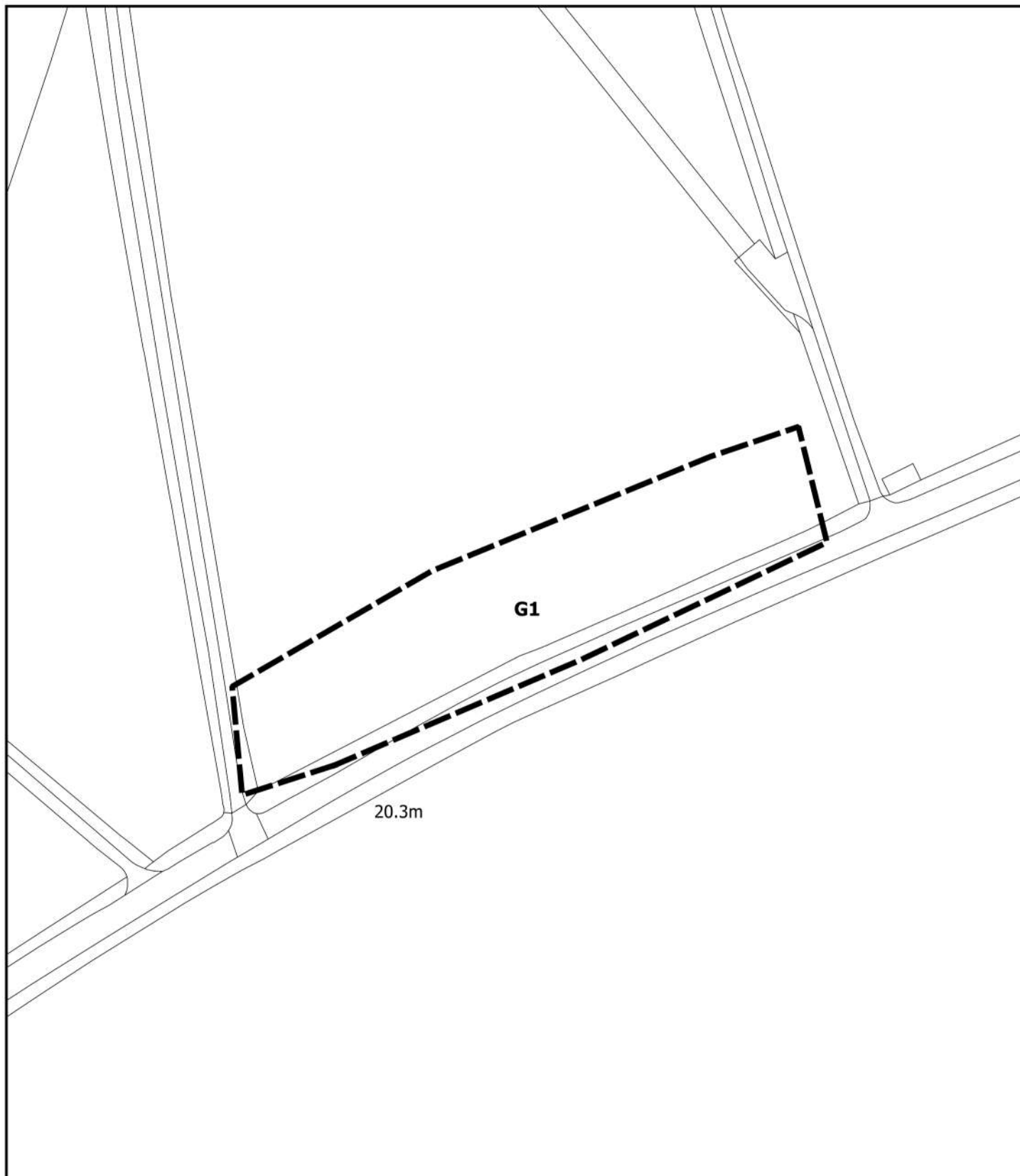
2/TPO/00601

Land to the East of the access drive way for Paradise Manor, Downham Road, Stradsett



2/TPO/00601

Land to the East of the access drive way for Paradise Manor, Downham Road, Stradsett



Parish:	Stradsett	
Purpose of report:	TO CONSIDER WHETHER TREE PRESERVATION ORDER 2/TPO/00601 SHOULD BE CONFIRMED, MODIFIED OR NOT CONFIRMED IN THE LIGHT OF OBJECTIONS	
Location:	Land to the East of the access drive way for Paradise Manor, Downham Road, Stradsett, PE33 9HU	
Case No:	2/TPO/00601	
Grid Ref:	523720 028111	Date of service of Order: 19th March 2020

RECOMMENDATION - CONFIRM ORDER WITHOUT MODIFICATION
--

THE SITE

The group (G1) are growing along the northern edge of Downham Road, Stradsett (A1122), adjacent to the driveway to Paradise Manor, these 8 mature Oak trees provide a great visual amenity to the surrounding area and also provide and excellent habitat for the local wildlife.

LDF CORE STRATEGY POLICIES

C12 - Environmental Assets

REASON FOR MAKING THE TREE PRESERVATION ORDER

A planning application numbered, 20/00021/F, was submitted for the upgrade to the access driveway for Paradise Manor (which involved excavation within the rooting area for one of the trees in the group) and, following a site visit, it was found that these trees are of a high amenity value, not only for the immediate residents of Paradise Manor, but the wider area in general. The decision was made to serve a TPO on all 8 trees as it was felt that they were a cohesive group that contributes to the landscape at this end of the village.

OUTLINE OF OBJECTIONS AND REPRESENTATIONS

One email of objection has been received from the Trustees of the Stradsett Maintenance & Accumulation Trust formed to manage the area, the objections follow:

1. To achieve planning permission, the first 5m of driveway would need to be tarmacked and this might affect the rooting system of the nearest tree, yet the Borough Council decided to TPO all 8.
2. The Trustees of the Stradsett Maintenance & Accumulation Trust (The Trust) have no plans to “cutting down, topping or lopping” any of the Oak trees.
3. The Trust had No Plans to harm the Oaks in anyway and had not had any notification until today that any works were being proposed to Trust Land.

RESPONSE TO OBJECTIONS AND REPRESENTATIONS

1. Tree Preservation Orders (TPO) can be served on any tree or group of trees; in this case, whilst the closest tree to the proposed driveway would be affected by the proposals, the group of trees covered form an attractive line of trees at this end of the village and work as a cohesive group.
2. The Trustees of the Stradsett Maintenance & Accumulation Trust (The Trust) may not have any intention of working on these trees but the TPO has been served in relation to the planning application numbered 20/00021/F to protect the trees during any construction.
3. Notification of works on third party land should be picked up through the planning process and has no relevance when serving the TPO.

CONCLUSIONS

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

RECOMMENDATION: CONFIRM ORDER WITHOUT MODIFICATION

Background Papers

TPO file reference: 2/TPO/00601

Appendix 1: Copy of scoring assessment

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

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 10/3/2020 Surveyor: R. Finner, Arboricultural Officer, Devon

Tree details
 TPO Ref (if applicable): 2/11/2019 Tree/Group No: C11 Species: Oak x 8
 Owner (if known): Location: Downham Road, Stalsett.

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- 5) Good Highly suitable
- 3) Fair/satisfactory Suitable
- 1) Poor Unlikely to be suitable
- 0) Dead/dying/dangerous* Unsuitable

* Relates to existing context and is intended to apply to severe irremediable defects only

Score & Notes
 3 Some deadwood present

b) Retention span (in years) & suitability for TPO

- 5) 100+ Highly suitable
- 4) 40-100 Very suitable
- 2) 20-40 Suitable
- 1) 10-20 Just suitable
- 0) <10* Unsuitable

* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

Score & Notes
 4

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- 5) Very large trees with some visibility, or prominent large trees Highly suitable
- 4) Large trees, or medium trees clearly visible to the public Suitable
- 3) Medium trees, or large trees with limited view only Suitable
- 2) Young, small, or medium/large trees visible only with difficulty Barely suitable
- 1) Trees not visible to the public, regardless of size Probably unsuitable

Score & Notes
 4 Line of mature oak.

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes
 4 An attractive line of trees.

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes
 2 - Planning App would affect one of the group

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-11 Does not merit TPO
- 12-15 TPO defensible
- 16+ Definitely merits TPO

Add Scores for Total:
 17

Decision:
 Merits TPO.

Planning Committee

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the 10 August Planning Committee Agenda and the 9 September 2020 agenda. 94 decisions issued, 88 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 29/07/2020 – 24/08/2020

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
Major	3	3	0			100%	60%	2	0
Minor	28	24	4	28		100%	70%	4	0
Other	63	62	1	61		97%	80%	0	0
Total	94	89	5						

Planning Committee made 6 of the 94 decisions, 5%

PLANNING COMMITTEE – 9 SEPTEMBER 2020

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

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

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
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15.06.2020	18.08.2020 TPO Work Approved	20/00051/TPO	Cottontail Lodge 11 Bagthorpe Road Bircham Newton Norfolk 2/TPO/00544: T1 - Oak - Reduce to about an 8m radius of the growth towards the house and over the hedge line, raise the canopy to about 5m all round, crown clean to include deadwood etc. Lowest branch to be removed and T2 - Oak - to reduce the growth overhanging the property to about 10m radius, slight reduction too of the growth growing towards No.11 (opposite), crown clean and raise to about 5m	Bagthorpe With Barmer - VACANT
04.06.2020	06.08.2020 Application Permitted	20/00824/F	4 Manor Farm Barns Main Road Brancaster Norfolk Addition of rooflight to main dwelling. Conversion of carport to gym/hobby room. Extension of gazebo to connect to dwelling and erection of a garden wall	Brancaster
11.08.2020	21.08.2020 Tree Application - No objection	20/00076/TPO	Tolls Close Cross Lane Brancaster King's Lynn 2/TPO/00249 and in a Conservation Area: T1- Cedar crown lift, T2 - Cedar reduce top, T3 - Macrocarpa remove deadwood and reduce branches overhanging neighbours	Brancaster

17.07.2020	21.08.2020 Tree Application - No objection	20/00138/TREECA	Bellamy Cottage Mill Yard Burnham Market Norfolk Works to trees within a conservation area, see attached report	Burnham Market
28.07.2020	07.08.2020 Tree Application - No objection	20/00144/TREECA	Eastgate House Overy Road Burnham Market King's Lynn T1 Holly - Reduce height by a third and re-shape, T2 Lime - Re-pollard to previous points, T3 Sweet Chesnut - Re-pollard to previous points within a conservation area	Burnham Market
01.04.2020	06.08.2020 Application Permitted	20/00501/F	Willow Cottage Stocks Green Castle Acre King's Lynn Proposed single storey, flat roofed, garden room rear elevation extension	Castle Acre
01.04.2020	06.08.2020 Application Permitted	20/00502/LB	Willow Cottage Stocks Green Castle Acre King's Lynn Listed building application for proposed single storey, flat roofed, garden room rear elevation extension	Castle Acre
11.05.2020	04.08.2020 Application Permitted	20/00682/F	Herb's Cottage St James Green Castle Acre KINGS LYNN Second story extension to the rear of the property	Castle Acre
27.05.2020	17.08.2020 Prior Approval - Not Required	20/00749/PAGPD	43 Foxes Meadow Castle Acre King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall of the original dwelling by 5.88m, 3.24m high and 2.20m high to the eaves	Castle Acre

02.06.2020	11.08.2020 Application Permitted	20/00778/F	Tower House St James Green Castle Acre King's Lynn Erection of summerhouse in the side garden	Castle Acre
16.06.2020	07.08.2020 Tree Application - No objection	20/00108/TREECA	Bramble Cottage Pyes Lane Castle Acre King's Lynn Trees in a Conservation Area: Repollard horse chestnut to its original pollard and fell Norway Spruce which is too close and endangers house	Castle Acre
20.07.2020	21.08.2020 Tree Application - No objection	20/00137/TREECA	Motte House Pyes Lane Castle Acre King's Lynn T1 Sycamore Trees - Stemmed either side of the Ash Trees to ground level as both have split stems within a conservation area	Castle Acre
05.06.2020	28.07.2020 Application Permitted	20/00807/F	Shirbern 246 Lynn Road Terrington St Clement King's Lynn Extensions and alterations to bungalow	Clenchwarton
15.06.2020	17.08.2020 Application Permitted	20/00846/F	33 Main Road Clenchwarton King's Lynn Norfolk Single storey side and rear extension	Clenchwarton
30.06.2020	19.08.2020 Would be Lawful	20/00937/LDP	222 Main Road Clenchwarton King's Lynn Norfolk Application for a Lawful Development Certificate for a proposed 2 bedroom static caravan to be used as an annex to the primary property	Clenchwarton

09.03.2020	30.07.2020 Application Permitted	20/00379/LB	College Farm 10 Whin Common Road Denver Downham Market Listed Building: Proposed removal of windows for reinstatement of original sash window on landing. Reinstatement of window into original position in en-suite bathroom. Reinstatement of opening between hall and dining room with mullion glazed.	Denver
02.06.2020	28.07.2020 Application Permitted	20/00800/F	Fir Tree Cottage 108A Sluice Road Denver Norfolk Extension to dwelling	Denver
15.06.2020	29.07.2020 Application Permitted	20/00842/F	27A Pansey Drive Dersingham King's Lynn Norfolk Single storey extension and alterations to dwelling	Dersingham
17.06.2020	06.08.2020 Application Permitted	20/00861/F	The Old Bakehouse 38 Chapel Road Dersingham King's Lynn Removal of concrete render to expose original brick and stone work, installation of larchwood cladding to exterior of lean-to extension	Dersingham
16.06.2020	18.08.2020 Application Permitted	20/00883/F	Recreation Ground And Pavillion Bradmere Lane Docking Norfolk Replacement pavillion following demolition of existing	Docking
06.07.2020	03.08.2020 Application Permitted	16/00654/NMAM_2	Former Granaries Site Station Road Docking Norfolk NON-MATERIAL AMENDMENT to Planing Permission 16/00654/FM: Construction of 77 dwellings and ancillary buildings	Docking

19.05.2020	31.07.2020 Application Permitted	20/00720/F	5 Howdale Rise Downham Market Norfolk PE38 9AJ Extension and alterations	Downham Market
27.05.2020	11.08.2020 Application Permitted	20/00746/F	1 St Johns Way St John's Business Estate Downham Market Norfolk Construction of 4 no. industrial units with associated parking and hardstanding areas	Downham Market
26.06.2020	05.08.2020 Application Permitted	20/00940/F	51 London Road Downham Market Norfolk PE38 9AT Cladding dwelling, roof modifications, demolition of garage and new double garage	Downham Market
29.06.2020	24.08.2020 Application Permitted	20/00950/F	27 Civray Avenue Downham Market Norfolk PE38 9NU Construction of single storey extensions	Downham Market
09.07.2020	24.08.2020 Application Permitted	20/00992/F	7 Goldfinch Close Downham Market Norfolk PE38 9RH Side and front extension to existing bungalow	Downham Market

04.08.2020	20.08.2020 TPO Work Approved	20/00072/TPO	42 London Road Downham Market Norfolk PE38 9AT 2/TPO/00585: Area A, lilacs, privet etc. Area B Apple, pear conifer etc. Area C conifer. Area D 2 apples. Area E apples & plums. Area F conifers. Area G ash, sycamore etc. Area H conifer hedge. Area I suppressed ash, holy & oak. Oak to be reduced by 1 to 1.5m, especially overextended branch NE side which shall be reduced by no more than 2m. Poplars Remove the large low branch extending east over the garden by up to 2m. Reduce others over the garden by no more than 2 metres.	Downham Market
06.08.2020	20.08.2020 TPO Work Approved	20/00075/TPO	9 Wingfields Downham Market Norfolk PE38 9AR 2/TPO/00035: To reduce 1 x sycamore tree by 1/3 and reduce limbs from 1 x sycamore tree near to house.	Downham Market
01.04.2020	06.08.2020 Application Refused	20/00498/F	Leonardslee Broomsthorpe Road East Rudham KINGS LYNN Extensions and alterations	East Rudham
05.06.2020	04.08.2020 Tree Application - No objection	20/00099/TREECA	The Orchard Broomsthorpe Road East Rudham King's Lynn T1 - Birch: Remove tree within a Conservation Area	East Rudham

01.06.2020	17.08.2020 Application Permitted	20/00769/F	Site East of The Laurels Gayton Road East Winch Norfolk 2 semi-detached dwellings with landscape works incidental to the development	East Winch
11.06.2020	17.08.2020 Application Permitted	20/00834/F	Land S of Wilson Drive And E of The Laurels Gayton Road East Winch Norfolk Variation of condition 1 of planning permission 19/00863/RM (Plot 1)	East Winch
27.07.2020	21.08.2020 AG Prior Notification NOT REQD	20/01095/AG	Woodland S of West Bilney Wood N of Holder Carr Common Road West Bilney Norfolk Agricultural Prior Notification: Proposed shed for storage for forestry work	East Winch
10.06.2020	29.07.2020 Devolved Authority to Neighbour Auth	20/00856/F	67 Falklands Drive (Dwelling Opposite) College of West Anglia Wisbech Centre Meadowgate Lane Erection of a single storey side extension to dwelling	Emneth
23.06.2020	11.08.2020 Application Permitted	20/00912/F	9 Gaultree Square Emneth Norfolk PE14 8DA Enclosure of canopy to enlarge garage and erection of porch over front door	Emneth
22.06.2020	19.08.2020 Application Permitted	20/00903/F	14 Boughton Road Fincham King's Lynn Norfolk Extension and alterations to dwelling	Fincham

23.12.2019	18.08.2020 Application Permitted	19/02201/F	Nanaimo Cottage 29 Anmer Road Flitcham King's Lynn Removal of existing single storey extension and construct new extension (Revised Scheme).	Flitcham with Appleton
17.12.2019	03.08.2020 Application Permitted	19/02159/F	Plot 4 Land North of 5 & 6 Howards Way Gayton Proposed two storey dwelling (plot 4 amended design)	Gayton
11.05.2020	07.08.2020 Application Permitted	20/00689/F	Field Cottage Back Street Gayton King's Lynn Single storey rear extension, demolition of existing detached garage and new detached build triple garage	Gayton
15.06.2020	13.08.2020 Application Permitted	20/00882/F	Jandery Walcups Lane Great Massingham King's Lynn Proposed extension and alterations	Great Massingham
27.05.2020	17.08.2020 Application Permitted	20/00763/F	2 Mill Road Harpley King's Lynn Norfolk Construction of a cart shed to the front of the property	Harpley
08.04.2020	06.08.2020 Application Permitted	20/00528/F	33 - 35 High Street Heacham King's Lynn Norfolk Increasing size of existing rear single storey extension between house and garage	Heacham
12.06.2020	31.07.2020 Application Permitted	20/00839/F	14 Lords Lane Heacham King's Lynn Norfolk Oak framed cart lodge	Heacham

08.07.2020	06.08.2020 GPD HH extn - Not Required	20/00995/PAGPD	16 Fir Close Heacham King's Lynn Norfolk Single storey rear extension to bungalow which extends beyond the rear wall by 5.2m with a maximum height of 4m and a height of 2.6m to the eaves	Heacham
01.07.2020	18.08.2020 Application Permitted	20/00942/F	Linden House 99 Main Street Hockwold cum Wilton Norfolk 2 Storey rear extension	Hockwold cum Wilton
17.06.2020	04.08.2020 Tree Application - No objection	20/00109/TREECA	Boynnton House Convent 27 Sandringham Road Hunstanton Norfolk Trees in a Conservation Area: T1 Oak (Holm), T2 Oak (Holm), T3 Oak (Holm) of the MWA Arb Report -Works - Remove (fell). Reason - Clay shrinkage subsidence damage to neighbouring property	Hunstanton
07.08.2020	18.08.2020 Tree Application - No objection	20/00156/TREECA	Street Record Hill Street Hunstanton Norfolk (T1) - Sycamore outside No. 1: Repollard tree, (T1and T2) Norway Maple: Repollard tree within a Conservation Area	Hunstanton
23.06.2020	24.08.2020 Application Permitted	20/00887/F	The Old Hall The Drift Ingoldisthorpe Norfolk Proposed Repair, Alterations and Extension of Existing Annex Outbuilding	Ingoldisthorpe

23.06.2020	21.08.2020 Application Permitted	20/00888/LB	The Old Hall The Drift Ingoldisthorpe Norfolk Listed Building Application: Proposed Repair, Alterations and Extension of Existing Annex Outbuilding	Ingoldisthorpe
03.04.2020	17.08.2020 Application Permitted	20/00503/RMM	Strikes 1 - 5 Lynn Road Gaywood King's Lynn Major reserved matters application: details of landscaping and layout	King's Lynn
08.04.2020	11.08.2020 Application Permitted	20/00530/LB	Page And Bird North Street King's Lynn Norfolk Listed Building Application: Replacement of roof and gutters with new flashing over a listed wall	King's Lynn
08.04.2020	13.08.2020 Application Permitted	20/00555/F	Page And Bird North Street King's Lynn Norfolk Replacement of roof following storm damage with new boundary wall gutter and flashings. Removal of existing garage forecourt canopy	King's Lynn
11.05.2020	04.08.2020 Application Permitted	20/00683/F	St Nicholas Retail Park Edward Benefer Way King's Lynn Norfolk Construction of A1/A3 drive-thru pod for coffee shop	King's Lynn
28.05.2020	29.07.2020 Application Refused	20/00753/F	Kudos 22 Norfolk Street King's Lynn Norfolk Extension and alterations to the roof space area to create additional comfort seating area	King's Lynn

29.05.2020	19.08.2020 Application Permitted	20/00761/F	Burleigh Lodge 39A Goodwins Road King's Lynn Norfolk Extension to dwelling	King's Lynn
01.06.2020	11.08.2020 Application Permitted	20/00768/F	47 Goodwins Road King's Lynn Norfolk PE30 5QX Internal reconfiguration of existing annex. Modification to existing roof to include additional dormer window to rear and new roof windows to front elevation	King's Lynn
04.06.2020	20.08.2020 Application Permitted	20/00825/LB	23A Queen Street King's Lynn Norfolk PE30 1HT LISTED BUILDING: Internal works to 2nd floor - remove and modify partition walls and to open up fireplace	King's Lynn
12.06.2020	06.08.2020 Application Permitted	20/00841/F	20 Kensington Road King's Lynn Norfolk PE30 4AS Extension to side and rear of dwelling	King's Lynn
15.06.2020	06.08.2020 Application Permitted	20/00845/A	Approved Coffee Shop With Drive-Thru Facility Freebridge Farm Clenchwarton Road West Lynn Advertisement application for 3 x directional signs, 3 x fascia signs, 1 x roof signs, 2 x key seller signs, 1 x pole sign, 1 x height barrier, 1 x double menu sign and 2 x banner frame signs	King's Lynn
17.06.2020	06.08.2020 Application Permitted	20/00854/A	Plot A 12 - 13 Campbells Meadow King's Lynn Norfolk Advertisement application for 4 x illuminated fascia signs and 12 x non-illuminated other signs	King's Lynn

19.06.2020	06.08.2020 Application Permitted	20/00872/F	25 Peckover Way South Wootton King's Lynn Norfolk Demolition of garage and construction of single storey extension	King's Lynn
19.06.2020	20.08.2020 Application Permitted	20/00893/F	19 Millfields King's Lynn Norfolk PE30 3DU Proposed 2 storey side extension to form double garage and dressing room above	King's Lynn
22.06.2020	20.08.2020 Application Permitted	20/00875/CU	28 Railway Road King's Lynn Norfolk PE30 1NF Change of use from commercial office accommodation to health and beauty salon together with associated internal alterations	King's Lynn
26.06.2020	24.08.2020 Application Permitted	20/00910/F	27 Peckover Way South Wootton King's Lynn Norfolk Single storey wrap around extension, front porch, side and rear extensions	King's Lynn
26.06.2020	20.08.2020 Application Permitted	20/00941/F	53 Empire Avenue King's Lynn Norfolk PE30 3AU Demolition of conservatory and construction of rear single storey extension.	King's Lynn
29.06.2020	21.08.2020 Application Permitted	20/00922/LB	Corn Exchange 20 Tuesday Market Place King's Lynn Norfolk Listed Building Application: Installation of 2No 1200mm diameter satellite dishes	King's Lynn

15.06.2020	11.08.2020 Application Permitted	20/00879/F	Bawsey View 34 Brow of The Hill Leziate Norfolk Construction of rear single storey extension and new front wall with vehicular access gates	Leziate
06.07.2020	18.08.2020 TPO Work Approved	20/00060/TPO	Highleigh 16 Brow of The Hill Leziate Norfolk 2/TPO/00204 - (T1) Oak, crown clean, 5m crown raise and (T2) oak, crown clean raise to 5m reduce crown to about 8m from house	Leziate
17.06.2020	03.08.2020 Application Permitted	20/00853/F	Donatos Takaway The Street Marham King's Lynn Variation of condition 2 of planning permission 18/02024/F: Single storey extension for use as a hair salon and relocation of existing ventilation system at Pizza Takeaway	Marham
09.06.2020	06.08.2020 Application Refused	20/00823/F	Land Between Sunset And Hill Cottage School Road Middleton Norfolk Four detached properties	Middleton
19.05.2020	07.08.2020 TPO Work Approved	20/00031/TPO	The Old Rectory 81 Church Street North Creake Fakenham 2/TPO/00137: Please see attached tree report for works	North Creake
11.08.2020	21.08.2020 Tree Application - No objection	20/00151/TREECA	Willow Cottage Wells Road North Creake Fakenham Line of 15 Willow tree - routine pollarding to previous pollard points within a Conservation Area	North Creake

22.06.2020	13.08.2020 Application Permitted	20/00874/F	Ginger Bread House 9 The Green North Runcton King's Lynn Proposed extensions and alterations	North Runcton
14.04.2020	04.08.2020 Application Permitted	20/00548/F	10 Priory Road North Wootton King's Lynn Norfolk Two storey rear extension following demolition of existing single storey element	North Wootton
25.06.2020	20.08.2020 Application Permitted	20/00900/F	Birchwood House 33A The Howards North Wootton King's Lynn Proposed timber and glass summer house in rear garden	North Wootton
21.02.2020	19.08.2020 Application Permitted	20/00269/F	SHOP Bulldog Barns 14 Thetford Road Northwold Erection of two summerhouses for retail space, and the change of use of store/ occasional guest accommodation to retail space and relocation of the cafe.	Northwold
24.06.2020	20.08.2020 Application Permitted	20/00894/F	The Spring Waterworks Road Old Hunstanton Hunstanton Proposed adaption to existing dormer window to form balcony	Old Hunstanton
19.08.2019	12.08.2020 Application Permitted	19/01451/F	Land Adjacent 33 Downham Road Outwell Wisbech Norfolk Construction of detached dwelling	Outwell
28.04.2020	03.08.2020 Application Permitted	20/00652/F	407 Wisbech Road Outwell Wisbech Norfolk First floor extension and alterations to dwelling	Outwell

11.06.2020	31.07.2020 Application Permitted	20/00862/F	91A Church Drove Outwell Wisbech Norfolk Single storey extension and alterations to dwelling	Outwell
18.06.2020	17.08.2020 Application Permitted	20/00864/F	67 Isle Bridge Road Outwell Wisbech Norfolk First floor extension over existing and single storey side extension	Outwell
26.06.2020	20.08.2020 AG Prior Notification NOT REQD	20/00938/AG	The Myrtles Pius Drove Upwell Wisbech Agricultural Prior Notification: Agricultural Storage Building	Outwell
30.06.2020	11.08.2020 Application Permitted	20/00956/F	12 Well Creek Road Outwell Wisbech Norfolk Single storey extension and alterations to dwelling	Outwell
11.05.2020	07.08.2020 Not Lawful	20/00678/LDP	Pentney Village Leisure And Bowls Club Narborough Road Pentney King's Lynn Application for a Lawful Development Certificate for a Proposed Use or Development. Use of land for the siting of static caravans for the purposes of human habitation (residential use) throughout the year	Pentney
15.01.2020	06.08.2020 Application Permitted	20/00054/FM	Land SE of Pheasantries And Commodore Wood N of Two Barns / Appleton Water Tower Tower Road West Newton Norfolk Full major application: Construction of two cattle buildings with silage clamp and slurry/silage effluent store	Sandringham

22.06.2020	24.08.2020 Application Permitted	20/00905/F	Kings Arms 28 The Green Shouldham Norfolk Erection of pergola with 'stretch tent' roof covering to rear of public house	Shouldham
24.06.2020	29.07.2020 Application Permitted	19/01664/NMA_1	Ling Cottage The Warren Warren Road Shouldham Non-material amendment to planning permission 19/01664/F: Extension to dwelling	Shouldham
08.07.2020	20.08.2020 Tree Application - No objection	20/00134/TREECA	St Martin's C of E Primary School Lynn Road Shouldham Norfolk (T1) - Scots Pine - Dismantle and remove within a Conservation Area	Shouldham
16.03.2020	17.08.2020 Application Permitted	20/00412/F	60 The Beach Shepherds Port Snettisham Norfolk Provision of additional shipping container for secure storage of sailing club equipment.	Snettisham
05.06.2020	07.08.2020 TPO Approved Work	20/00043/TPO	The Grange 42 Lynn Road Snettisham King's Lynn 2/TPO/00228: T1 & T2 Yew, T3 Bay, T4 Scots Pine, T5 Lime, T6 & T7 Wellingtonia - Fell trees (see application form for details)	Snettisham
19.06.2020	18.08.2020 TPO Approved Work	20/00055/TPO	The Bungalow Anchor Park Station Road Snettisham 2/TPO/00326: Removal of said/beech tree and the root system which grows above ground level	Snettisham

22.06.2020	19.08.2020 Application Permitted	20/00873/F	Lazydaze 11 Shepherds Port Road Shepherds Port Snettisham Proposed conservatory extension	Snettisham
11.05.2020	12.08.2020 Not Lawful	20/00686/LDP	Sunnydene Farm The Common South Creake Norfolk Application for a lawful development certificate for the proposed construction of a building for use as a workshop / store. The building is for use personally and in conjunction with supporting our caravan site i.e. for storing mowers etc. There is no other intended business use	South Creake
24.07.2020	07.08.2020 Tree Application - No objection	20/00143/TREECA	2 The Drift Fakenham Road South Creake Fakenham Tree in a Conservation Area: Willow tree - 50% Crown Reduction	South Creake
17.06.2020	12.08.2020 Application Permitted	20/00851/F	24 Ullswater Avenue South Wootton King's Lynn Norfolk Demolition of existing rear sun room and construction of new lean to sun room	South Wootton
10.06.2020	31.07.2020 Application Permitted	20/00828/F	The Apiary Furlong Road Stoke Ferry King's Lynn Demolition of front porch and erection of replacement. Demolition of single storey rear building and erection of two storey rear extension	Stoke Ferry
12.03.2020	11.08.2020 Application Permitted	20/00398/F	Studley 46 Lynn Road Terrington St Clement King's Lynn New dwelling	Terrington St Clement

10.06.2020	13.08.2020 Application Permitted	20/00855/AG	Farm Land At Ongar Hill Road Terrington St Clement King's Lynn Agricultural Prior Notification: A reservoir to store water for irrigation of crops	Terrington St Clement
23.06.2020	19.08.2020 Application Permitted	20/00889/F	146 Rhoon Road Terrington St Clement King's Lynn Norfolk Side and rear extension to dwelling	Terrington St Clement
02.07.2020	21.08.2020 Application Permitted	20/00969/F	The Willows 48 Bullock Road Terrington St Clement King's Lynn Proposed additional vehicular access to farm	Terrington St Clement
18.06.2020	24.08.2020 Application Permitted	20/00867/F	Mallard Cottage High Street Thornham Hunstanton Retrospective: Demolition of existing rear lean to and construction of rear single storey extension	Thornham
25.06.2020	24.08.2020 Application Permitted	20/00930/F	Wuncewas Barn Merries Farm Pullover Road West Lynn Demolition of conservatory and construction of rear extension to bungalow with attic room over	Tilney All Saints
29.04.2020	13.08.2020 Application Permitted	20/00631/F	Windsor Farm 79 Church Road Tilney St Lawrence King's Lynn Extension to nature pond and construction of storage shed	Tilney St Lawrence
05.06.2020	04.08.2020 Application Permitted	20/00808/F	1 Gorleston Cottages Main Road Titchwell King's Lynn Extension to single storey rear projection	Titchwell

19.05.2020	13.08.2020 Application Refused	20/00718/F	Land Rear of 41 (Beech Lodge) Croft Road Upwell Norfolk Proposed agricultural shed, perimeter fence and formation of access	Upwell
08.06.2020	28.07.2020 Application Permitted	20/00816/F	Bull Bridge House 50 Croft Road Upwell Wisbech Construction of car port	Upwell
16.06.2020	05.08.2020 Application Permitted	20/00848/F	Hall Lodge 114 Town Street Upwell Norfolk Repair and alterations to fire damaged listed building	Upwell
16.06.2020	14.08.2020 Application Permitted	20/00849/LB	Hall Lodge 114 Town Street Upwell Norfolk Listed building application for repair and alterations to fire damaged listed building	Upwell
18.06.2020	06.08.2020 Application Permitted	20/00865/F	Fountain Foods Ltd New Road Upwell Wisbech Erection of canteen, training room and staff facilities	Upwell
24.07.2020	19.08.2020 Application Permitted	19/02163/NMA_1	Allington House 31 School Road Upwell Wisbech Non-material amendment to planning permission 19/02163/F: Demolition of single storey outbuildings and erection of single storey granny annex	Upwell
07.07.2020	21.08.2020 Application Permitted	20/00976/F	3 Summer Close Walpole St Andrew Wisbech Norfolk 2 storey side extension and part rebuild conservatory	Walpole

01.07.2020	20.08.2020 Application Permitted	20/00964/F	Trinity Hall Bungalow Trinity Road Walpole Highway WISBECH Proposed new extension including part new roof to existing bungalow	Walpole Highway
18.06.2020	17.08.2020 Application Permitted	20/00885/F	Green Gates Walton Road Walsoken Norfolk Replacement house	Walsoken
18.06.2020	11.08.2020 Application Permitted	20/00869/F	Corner House 24B Queens Close Wereham King's Lynn Two storey side extension and single storey rear extension to existing dwelling	Wereham
29.05.2020	05.08.2020 Application Permitted	20/00790/F	109 St Pauls Road South Walton Highway Norfolk PE14 7DD Continued standing of a mobile home as an annex for parents, associated raised decking and covered seating area	West Walton
18.06.2020	17.08.2020 Application Refused	20/00866/O	Telos 3 Westland Chase West Winch King's Lynn Proposed dwelling following sub- division	West Winch
22.06.2020	18.08.2020 Application Permitted	20/00906/F	Foxbury Millfield Lane West Winch King's Lynn Proposed front porch, rear extension, replacement roof tiles. rendering of existing bungalow and internal alterations.	West Winch

28.04.2020	04.08.2020 Application Permitted	20/00651/F	11 Bridle Lane Downham Market Norfolk PE38 9QZ REMOVAL OR VARIATION OF CONDITION 1 OF PLANNING PERMISSION 20/00056/F: (Removal or variation of condition 2 of planning permission 17/01574/F): Development for 3 no. five bedroom detached houses	Wimbotsham
24.06.2020	19.08.2020 Application Permitted	20/00895/F	84 West Way Wimbotsham King's Lynn Norfolk Single storey extension to rear of dwelling	Wimbotsham