

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



Planning Committee

Agenda

Monday, 5th October, 2020
at 9.30 am

in the

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



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

PLANNING COMMITTEE AGENDA

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

Please ensure that all mobile phones are switched to silent

DATE: Monday, 5th October, 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 9 September 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 a decision on that item is made.

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 (Page 7)

The Committee is asked to note the Index of Applications.

a) Decisions on Applications (Pages 8 - 51)

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

9. DELEGATED DECISIONS (Pages 52 - 77)

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:

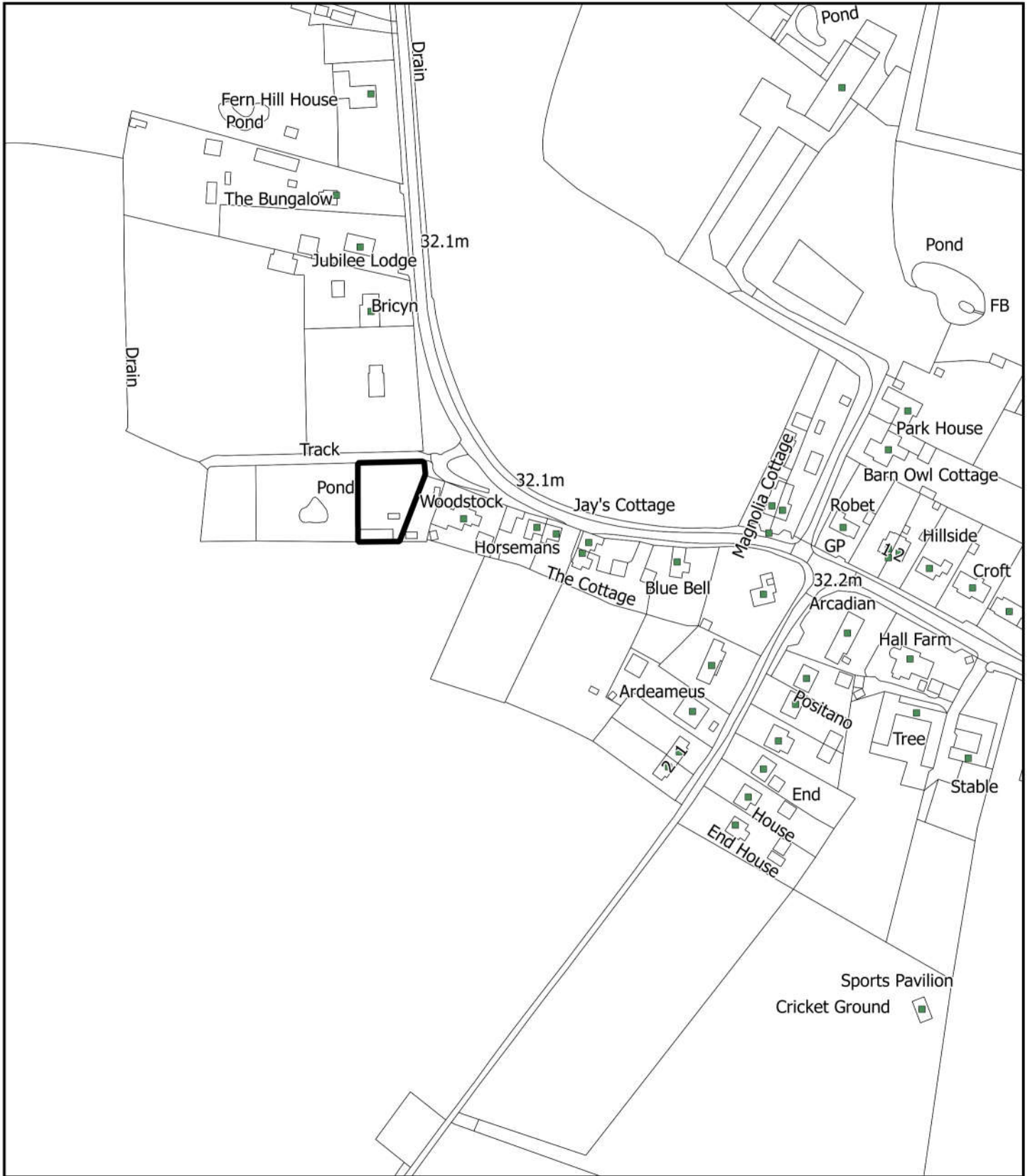
Kathy Wagg on 01553 616276
kathy.wagg@west-norfolk.gov.uk

**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 5 OCTOBER 2020**

Item No.	Application No. Location and Development	Description of Site	PARISH	Recommendation	Page No.
8/1(a)	20/00945/O Woodstock Mill Hill Road	Outline Application: site for construction of one dwelling	BOUGHTON	APPROVE	8
8/1(b)	20/00420/F 94 Hall Road	Replacement dwelling	CLENCHWARTON	APPROVE	18
8/1(c)	20/01083/F Land N of Electrical Sub Station And NW of Red Roofs Station Road	Proposed access to enclosed field	LITTLE MASSINGHAM	REPORT TO FOLLOW	
8/1(d)	20/00852/F Wellington Lodge Farm Thetford Road	Change of use of land to outdoor wedding venue, to include siting of tipis, tents, shepherds huts, mobile toilets and car parking	NORTHWOLD	APPROVE	34
8/1(e)	20/00931/F Bimbos Ark 13 Station Road	Retrospective application for detached garage and change of use of agricultural land to garden	WALPOLE CROSS KEYS	APPROVE	44

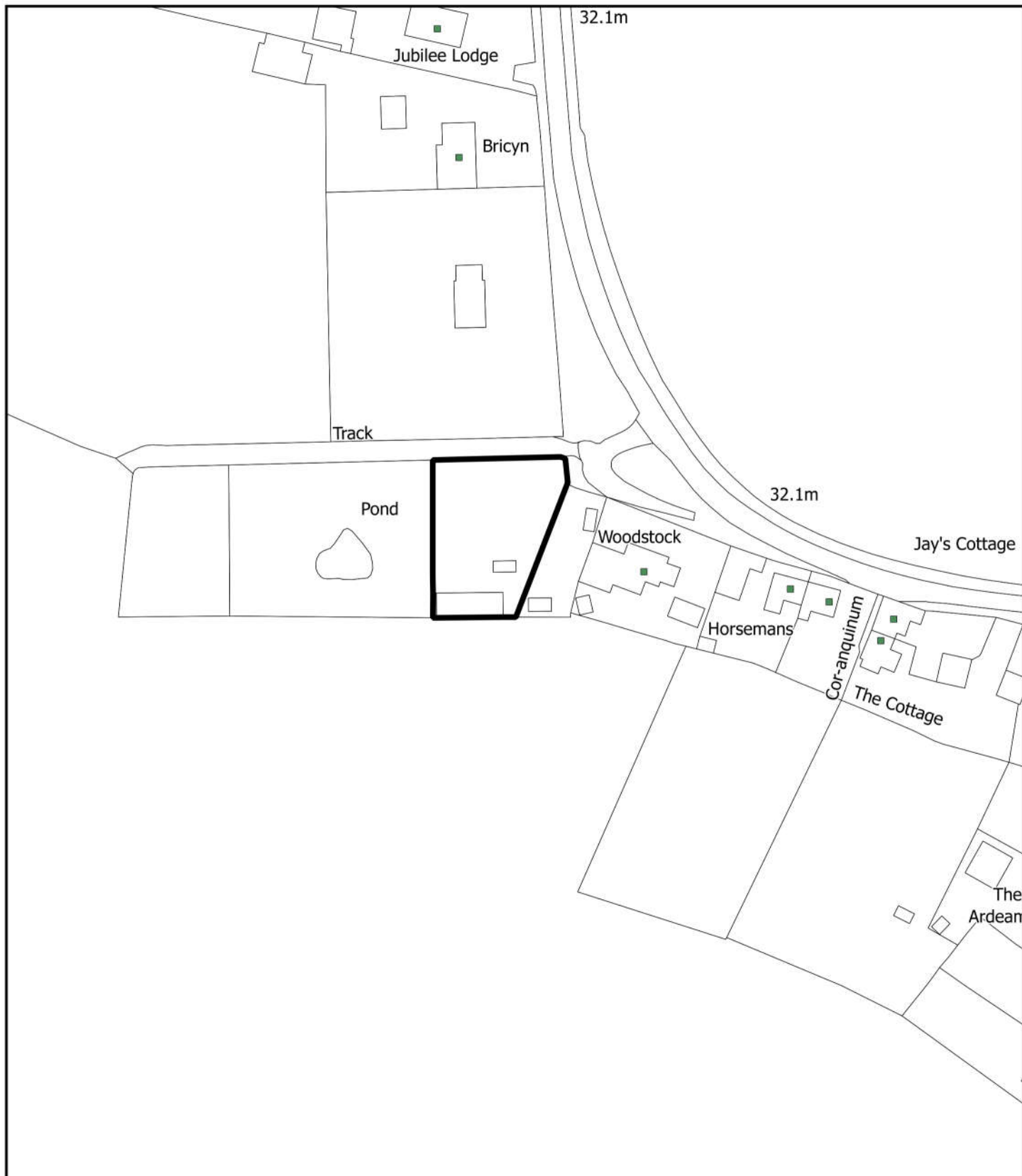
20/00945/O

Woodstock Mill Hill Road Boughton



20/00945/O

Woodstock Mill Hill Road Boughton



Parish:	Boughton	
Proposal:	Outline application: Site for construction of one dwelling	
Location:	Woodstock Mill Hill Road Boughton King's Lynn	
Applicant:	Mr & Mrs P Osler	
Case No:	20/00945/O (Outline Application)	
Case Officer:	Lucy Smith	Date for Determination: 26 August 2020 Extension of Time Expiry Date: 11 September 2020

Reason for Referral to Planning Committee – Referred by Sifting Panel

Neighbourhood Plan: No

Case Summary

The proposal is for outline permission with all matters reserved, bar access, for the construction of a dwelling on land to the west of Woodstock, an existing detached bungalow on Mill Hill Road, Boughton.

The site currently comprises paddock land on the bend of Mill Hill Road as it turns northwards from the village. The site is bordered to the north east by existing hedgerows and to the west and south by agricultural land. The existing bungalow is to the east of the site and new dwellings, approved under planning ref 16/0753/O and 16/01891/RM are currently under construction to the north. Existing stables on site will be demolished as part of this proposal.

Boughton is classified as a Smaller Village and Hamlet in CS02 of the Core Strategy (2011) and the infill policy therefore applies in accordance with DM3 of the SADMP (2016). The site is also adjacent to Boughton Conservation Area.

Key Issues

- Principle of Development and Impact on the character and appearance of the Conservation Area
- Form and Character
- Highway Safety
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The proposal is for outline permission with all matters reserved, bar access, for the construction of a dwelling on land to the west of Woodstock, an existing detached bungalow on Mill Hill Road, Boughton.

The site currently comprises paddock land on the bend of Mill Hill Road as it turns northwards from the village. The site is bordered to the north east by existing hedgerows and to the west and south by agricultural land. The existing bungalow is to the east of the site and new dwellings, approved under planning ref 16/0753/O and 16/01891/RM are currently under construction to the north. Existing stables on site will be demolished as part of this proposal.

Boughton is classified as a Smaller Village and Hamlet in CS02 of the Core Strategy (2011) and the infill policy therefore applies in accordance with DM3 of the SADMP (2016). The site is also adjacent to Boughton Conservation Area.

SUPPORTING CASE

THE SITE

The site is located to the west of the single storey dwelling, Woodstock and is part garden, part paddock. Woodstock is located on the bend of Mill Hill Road, where it turns northwards from the village. To the north, new dwellings are being constructed on the west side of Mill Hill Road.

It is clear, therefore, that this proposal will not constitute isolated housing in the countryside but will form an infill in the developed road frontage. The site is part of the very large garden and adjoining paddock areas of Woodstock and includes an existing stable/shed, which will be removed.

It is considered, therefore, that the development proposed, will comply with policy DM3 as modest infill development adjacent to existing development. It is not considered that it will fill a gap which provides a positive contribution to the street scene. The proposal will, therefore, conform with both the Local Plan policies and the wider policies of the NPPF.

CONTAMINATION

The site comprises part of a residential garden and part grazing paddock and there are no contamination issues. A brief report is included with the application.

ARCHAEOLOGY

There are no findings of archaeological importance in the immediate vicinity. An archaeological investigation is therefore not considered necessary.

ECOLOGY

The site is not considered notable for any protected or faunal species and is of no botanical interest. The proposed development is unlikely to negatively impact upon any protected species. The existing stable/shed is not suitable for bats or owls, with no concealed roof spaces. No bat or owl activity has been noted.

ACCESS

The application site will use an existing access to the paddock from Mill Hill Road, over the former old road carriageway. The access is located on the inside of a bend, in a 30mph speed restriction zone and visibility is excellent in both directions, well in excess of the 2.4m x 43m requirement. The existing dwelling, Woodstock, will continue to use its existing access and parking area.

PLANNING HISTORY

No relevant planning history

RESPONSE TO CONSULTATION

Parish Council: OBJECT stating the following reasons:

- The proposal builds behind the existing building line, in part of the garden of another property.
- The proposal appears to require a change of use from paddock (previous agricultural land) to residential, and as a principle the Council objects to this change of use.
- This layout could reasonably be interpreted as backfill as opposed to infill. As such it would appear to be undesirable and there is recent precedent for such development in Boughton to be rejected.
- Should the related application (20/00946/F) submitted by the proposer also succeed this development could significantly increase building density in the immediate area.
- This is also a peculiar division of the existing plot, leaving the paddock and adjoining areas detached from the original property.

Note: The Parish Council refer another application to the east of Woodstock within their response. This application (20/00946/F) has since been withdrawn.

Highways Authority: NO OBJECTON stating the following comments:

Having examined the information submitted with the application at this outline stage, I would not be against the principle of the application.

In relation to access, the Local Highway Authority recommended conditions relating to the construction of the access in accordance with the required standards. Other informatives are also recommended relating to the offsite highway works and any impact on the PROW.

PROW: NO OBJECTION IN PRINCIPLE stating the following comments:

Based on the information currently available, this proposal would be unlikely to result in an objection. However, we would highlight that a Public Right of Way, known as Boughton Footpath 2 is aligned to the north of the proposed development site. The full legal extent of this footpath must remain open and accessible for the duration of the development and subsequent occupation.

CONSERVATION OFFICER NO OBJECTION on the following grounds:

The Conservation Team initially responded to the consultation stating concerns over the impact of this application when combined with another application which was submitted at the same time relating to the construction of a new dwelling to the east of Woodstock. Since this response, the second application (20/00946/F) has been withdrawn. The Conservation Team have since responded with no objections to this proposal.

REPRESENTATIONS

ONE letter of **OBJECTION** the comments can be summarised as follows:

- This proposed property is on a paddock which has agricultural status.
- The proposal is not keeping with the village landscape
- Access is adjacent to a public bridleway with egress onto Mill Hill Road which is notionally a 30mph limit but the corner is dangerous both ways.

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

DM3 - Development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The Key Issues are:

Principle of Development
Form and Character and Impact on the Character and Appearance of the Conservation Area
Highway Safety
Other material considerations

Principle of Development

Boughton is categorised as a Smaller Village and Hamlet in CS02 of the Core Strategy (2011) and the whole settlement is therefore considered to be in the wider countryside. Policy DM3 outlines the types of development that will be supported in SVAHs, including residential development where it comprises the sensitive infilling of a small gap in an otherwise continuously built up frontage.

Recent development to the north of the site, comprising a row of large detached dwellings has led to the subject site comprising a small gap between the donor dwelling 'Woodstock' shown on the proposed plans and the aforementioned new dwellings (under construction) to the north. Given the existing site conditions and surroundings, it is therefore considered that the proposed dwelling would comprise the small-scale infilling of a small gap in an otherwise continuously built up frontage.

Boughton Parish Council stated an objection to the proposed application, based on the proposal being 'behind the existing building line, in part of the garden of another property' and also commented stating the proposal could be interpreted as backfill rather than infill which is not desirable. It should be noted that the site is located on land which is paddock land adjacent to the existing donor dwelling. Whilst Woodstock once provided a visual boundary to the edge of Boughton, recent development to the north of the site has changed the character of the street scene to an extent that the proposed dwelling is considered unlikely to lead to an adverse impact. The site is located on the corner of Mill Hill Road, and the LPA consider that whilst it is located to the west of the donor dwelling, the line of the adjacent highway results in the proposed dwelling being located in what would be considered a small gap in an otherwise continuously built up frontage. Whilst all matters are reserved, an amended indicative layout has been supplied indicating that the dwelling can be moved closer to the frontage of the site and further lessen any impact on the surrounding street scene.

The proposal is therefore considered to comply with Policies CS02, CS06 and CS08 of the Core Strategy (2011) and Policy DM3 of the SADMPP (2016) and development on the site is therefore acceptable in principle.

Form and Character and Impact on the Character and Appearance of the Conservation Area

The Conservation Area boundary runs along the west elevation of Woodstock and the proposal site is therefore outside the conservation area.

The proposal is submitted with all matters apart from access reserved and, layout, appearance and landscaping are therefore not to be considered at this stage. The indicative plan shows the dwelling positioned forward in the plot to represent infill of a street frontage, it is considered that a suitable design could come forward at reserved matters stage with limited impact on the street scene and the surrounding countryside or the Boughton Conservation Area. The upgrading of the existing access onto site is considered unlikely to lead to adverse impacts in terms of the visual amenities of the locality.

Initial comments from the Conservation Team related to the pair of applications submitted for both this site and an application to the east of Woodstock, stating concern over the proposed

design and suggesting a more comprehensive scheme was produced. Since these initial comments were received, the second application to the east of the site has been withdrawn and this application, for one new dwelling to the west of the site, is now the only application pending consideration. Given the layout of surrounding properties and the existing site conditions, it is considered that a suitable scheme could come forward at reserved matters to stage to limit any impact on the setting of the Conservation Area. The Conservation Team have stated they have no further comment to make following the withdrawal of the adjacent application and no adverse impact is expected on the adjacent Conservation Area.

The existing site is currently bordered by dense vegetation in the form of hedgerows which provide soft screening for the site. A condition is recommended to ensure that the existing hedgerows are retained to limit any adverse impact on the street scene and on the setting of the Conservation Area.

The proposal is therefore considered to comply with the provisions of the NPPF and policies CS06, CS08 and CS12 of the Core Strategy (2011) and Policy DM15 of the SAMPP (2016).

Impact on Neighbours

The donor dwelling is located to the east of the site and currently comprises a detached bungalow. It is considered that a suitable design could come forward with adequate distances involved and window positions controlled to limit any significant impact on this dwelling or the two storey dwellings to the north of the site.

The proposal is therefore considered unlikely to lead to significant adverse impacts on neighbours and the application complies with policies CS08 and DM15 of the Local Plan.

Highway Safety

Access is proposed utilising the existing access track to Mill Hill Road in the north east corner of the site. The Local Highway Authority has stated no objections to the proposed scheme as the access can meet the required standards. The proposed dwelling is considered unlikely to lead to adverse impacts on the adjacent highway. Conditions are recommended to ensure that the access is built in accordance with the approved details.

A public right of way runs parallel to the north boundary of the site. NCC PROW have stated no objection to the proposal provided that this route is left open throughout the course of the development.

Overall, the proposal is therefore considered to comply with policies CS08 and CS11 of the Core Strategy (2011) and policy DM15 of the SADMPP (2016).

Crime and Disorder

The application is considered unlikely to have any impact in terms of crime and disorder in the locality.

Other material impacts

The Parish also commented on the change of use of land from Paddock to Residential. This change of use is noted, however given that the principle of development is considered acceptable by complying with Policy DM3.

The Parish Council also commented on the remaining blue land to the west of the site being cut off from the donor dwelling as a result of the positioning of the plot. Whilst these

comments are noted, land ownership is a civil matter and is not a material planning consideration.

An existing man-made pond is located on land to the west of the site. Whilst labelled as a pond on the site plan, information provided by the Agent states this was originally dug in 2006 as a soakaway to cope with additional rainfall in winter. The pond has been dry for several years and is considered unlikely to provide a habitat for any protected species. Given the existing conditions on site, it is therefore not considered necessary to request an ecological survey as part of this application. If, following approval and commencement of development any protected species are discovered on site, any adverse impact will be controlled and mitigated by separate legislation.

CONCLUSION

The proposal site is located on the bend of Mill Hill Road, houses are currently under construction on the site to the immediate north of the plot, and the donor dwelling is located to the east as part of an existing row of frontage properties. Whilst the Parish Council's comments in regard to the principle of development are noted, by reason of existing frontage development to both the north and east of the site the proposal is considered to constitute infill development. The proposal has not received objections from the Local Highway Authority and is considered unlikely to lead to adverse impacts on the setting of the Boughton Conservation Area.

The proposal is therefore considered acceptable and complies with Policies CS02, CS06, CS08, CS11 and CS12 of the Core Strategy 2011 and Policies DM2, DM3, DM15 and DM17 of the SADMP (2016).

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 4 Condition: Approval of the details of the means of layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 4 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition: Prior to the first occupation of the development hereby permitted the vehicular / access crossing over the verge shall be constructed in accordance with the highways specification TRAD 5 and thereafter retained at the position shown on the approved plan.

Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

- 5 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.
- 6 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans in relation to access only:

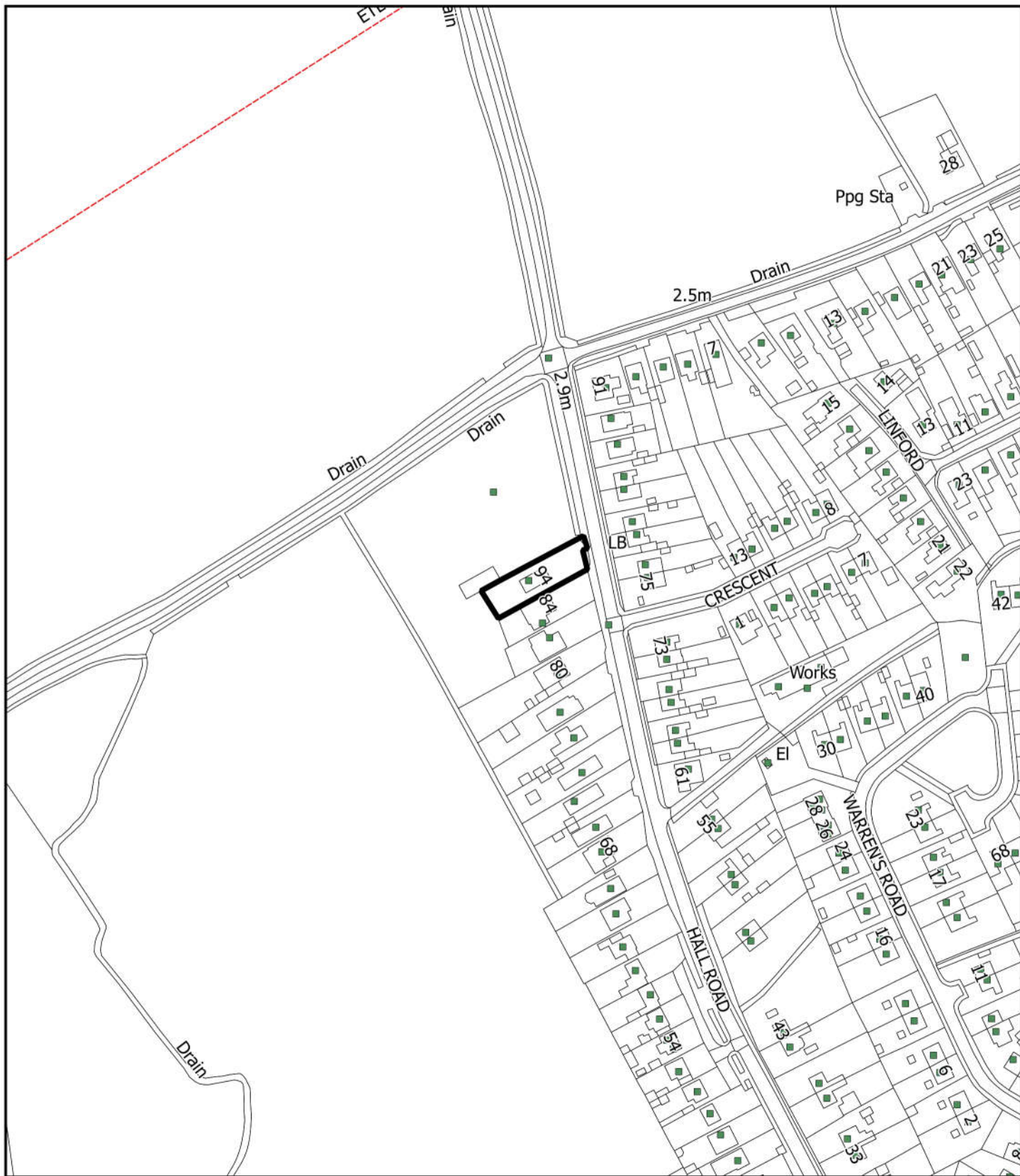
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- 6 Reason: For the avoidance of doubt and in the interests of proper planning.
- 7 Condition: No existing trees, shrubs or hedges along the North and North-East boundaries of the site shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.
- 7 Reason: In the interests of the amenities of the locality and the setting of the Boughton Conservation Area in accordance with the NPPF (2019) and Policies CS12 and DM15 of the Local Plan.
- 8 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 8 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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

20/00420/F

94 Hall Road Clenchwarton



20/00420/F

94 Hall Road Clenchwarton



Parish:	Clenchwarton	
Proposal:	Replacement dwelling and car port	
Location:	94 Hall Road Clenchwarton King's Lynn Norfolk	
Applicant:	PCD Builder	
Case No:	20/00420/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 15 May 2020 Extension of Time Expiry Date: 9 October 2020

Reason for Referral to Planning Committee – The views of the Parish Council are contrary to the Officer Recommendation and the Sifting Panel requires the application to be determined by Planning Committee

Neighbourhood Plan: No

Case Summary

No.94 is a dilapidated bungalow contained within overgrown grounds situated on the western side of Hall Road, Clenchwarton. To the immediate south are two fairly recently built chalets with bungalows beyond, semi-detached houses opposite to the east, and land with planning permission for 10 houses to the immediate north on the junction with Wildfields Road. Full permission is sought for the construction of a replacement dwelling demolishing the existing single storey unit and building a chalet in its place with a double carport at the rear.

The site lies within the defined development area of the village as defined by Inset Map G25 of the SADMPP (2016), and is within Flood Zone 3a and Tidal Hazard Mapping Zone of the Council adopted Strategic Flood Risk Assessment (2018).

The access driveway of this site was sought to serve an application (ref: 16/00300/F) for construction of two chalets on the area to the rear of Nos. 82, 84 & 94 Hall Road. That proposal was refused and dismissed on appeal (decision appended to this report for ease of reference).

Key Issues

- Principle of development
- Impact upon character and appearance of the locality
- Impact upon amenity of neighbouring properties
- Surface water drainage implications
- Any other material considerations

Recommendation

APPROVE

THE APPLICATION

No.94 is a dilapidated bungalow (pebble-dash rendered walls and profiled sheet metal roof) contained within overgrown grounds situated on the western side of Hall Road, Clenchwarton. To the immediate south are two fairly recently built chalets with bungalows beyond, semi-detached houses opposite to the east, and land with planning permission for 10 houses to the immediate north on the junction with Wildfields Road. Full permission is sought for the construction of a replacement dwelling demolishing the existing single storey unit and building a chalet in its place with a double carport at the rear.

The site lies within the defined development area of the village, Flood Zone 3a & Tidal Hazard Mapping Zone of the Council adopted Strategic Flood Risk Assessment.

SUPPORTING CASE

The Agent has submitted the following statement in support of the application:

“The application site is located within the area boundary for the village of Clenchwarton to the North of a recent development of two chalet style dwellings and the south of an approved residential development of 10 dwellings on a LPA preferred site.

The dwelling is a replacement property replacing a small single storey dwelling that has fallen into disrepair and beyond economical refurbishment to modern standards/improvement. The proposed dwelling is positioned further forward than the original property to form a gradual staggered frontage between the developments to the North and South and reduce the impact on the adjoining dwelling.

The design of the property is in keeping with the style of the two chalet dwellings to the south and the heights have been reduced to compensate for the elevated floor levels required by the FRA.

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

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

It is therefore requested that planning permission be granted.”

PLANNING HISTORY

Access and land to the rear of the current application site:

16/00300/F: Application Refused (Delegated): 29/03/17 - Construction of two detached chalet dwellings - Appeal Dismissed 31/01/18

RESPONSE TO CONSULTATION

Parish Council: (Amended plans) OBJECTS – The Parish Council have consistently opposed any development in this area due to flooding which regularly affects neighbouring properties. Council remain extremely concerned that nothing has been done to resolve the flooding issues. The council's previous objections still stand (i.e. the proposed building is not in keeping with any other property and a bedroom window overlooks a neighbouring property). Is there now a drainage strategy plan in place?

Highways Authority: NO OBJECTION – subject to conditions relating to standard of access construction where it meets the highway, gates set back 5m from road, parallel visibility splay and parking/turning areas provided.

Water Management Alliance - Internal Drainage Board: COMMENTS – notes that preferred method of surface water drainage is via soakaways but this proposed strategy should be supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material is considered favourable then infiltration testing in line with BRE 365 should be undertaken to determine its efficiency. If (following testing) a strategy wholly reliant on infiltration is not viable and a surface water discharge is proposed to a watercourse, then the proposed development will require land drainage consent in line with the Board's byelaws.

Environmental Health & Housing – Environmental Quality: NO OBJECTION – subject to contamination conditions given former use of the site and adjoining land (nursery).

Environment Agency: NO OBJECTION - strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment are adhered to.

Natural England: NO COMMENTS – standing advice applies

REPRESENTATIONS

A total of **THREE** items of correspondence in **SUPPORT** of the development for the following reasons:

- The proposed dwelling will improve the residential amenity of our part of Hall Rd immensely. The position of the dwelling is ideal.
- Again the Parish Council objects due to flooding concerns of neighbouring properties but we live directly next to 94 Hall Rd and have done so for over 5 years with absolutely no flooding issues. We ask the Council to request from the Parish Council on which properties regularly get flooded and provide evidence of this as we are unaware of any flooding issues in the area. We don't believe the proposed dwelling will cause any flooding to our property based on the fact that the new dwelling on the other side of us has not caused flooding to our property and the same builder will be constructing this new dwelling. We also have not ever had reports from neighbours believing that our property or the one next to us has caused them any flooding issues.
- Request the developer to install a suitable drainage system to be located in the remaining part of 94 Hall Road development (piece directly behind 82, 84 and this current proposed site). We would also like consideration made for this remaining piece of land, if not to be built on for the near future, to have it maintained and reduce the amount of overgrown bramble that is out of control and will in no time overwhelm our fence and neighbouring fences and cause immense damage (potentially 6 neighbouring properties).

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The following are considered to be the key issues for consideration in determining this application:

- Principle of development
- Impact upon character and appearance of the locality
- Impact upon amenity of neighbouring properties
- Surface water drainage implications
- Any other material considerations

Principle of development

The application site lies within the defined development area of the village, which is designated as a Key Rural Service Centre in the settlement hierarchy (Policy CS02 of the LDF). The principle of development is therefore acceptable as per Policy DM2 of the SADMP, subject to meeting other policy requirements which will be addressed subsequently in this report.

The access driveway of this site was sought to serve an application (ref: 16/00300/F) for construction of two chalets on the area to the rear of Nos. 82, 84 & 94 Hall Road. That

Planning Committee
5 October 2020

proposal was refused and dismissed on appeal. However the land to the rear does not form part of this application site.

Impact upon character and appearance of the locality

This section of Hall Road comprises chalets to the south and houses on the adjoining allocated site for 10 dwellings.

The dwelling proposed is a 4 bedroomed chalet with the main element having gables facing the road and rear, plus a wing to the north with cat-slide dormers serving the accommodation in the roof. The design is a similar style to the two chalets to the south of the site. Due to flood risk mitigation requirements the finished floor level has been set at 1m above existing ground levels, however the visual step relates the roofline to the houses approved to the north. There is therefore a progression from bungalows to chalets to houses along this road frontage which is considered to be acceptable.

The exact choice of facing materials has not been defined at this stage due to supply/availability concerns however this may be secured via condition.

The proposed chalet is larger than the existing bungalow and projects nearer to the road, however this relates comfortably with the dwellings to the south and proposed new-builds to the north. There is ample garden space to the front and rear – the latter of which contains a double carport and parking space. Access to the land at the rear of the site is maintained off the driveway.

The proposal is considered to be acceptable in this context and would not adversely affect the character and appearance of this locality, and complies with Policies CS06 & CS08 of the Local Plan.

Impact upon neighbouring properties

The relationship with the immediate neighbour to the south (No.84 Hall Road) is considered to be acceptable given the existing boundary fence. There are two velux rooflights in the northern roofslope of No.84 (serving bathroom and an en suite), but no direct overlooking implications as raised by the Parish Council. A window in the south ground floor elevation has however been amended to a high level unit given officer concerns.

It will be noted in the Consultation section above that the adjoining neighbours are in support of this proposal.

The inter-relationship with the proposed dwellings to the north is considered to be acceptable given the separation distances involved and approved boundary treatment of 2.0m high close boarded with 300mm trellis resulting in a 2.3m high fence.

The proposal therefore accords with the provisions of Policy CS08 of the Core Strategy and Policy DM15 of the SADMP with regards to amenity.

Surface water drainage implications

The application forms state that the surface water disposal will be via soakaway. The Parish Council maintain their opposition to development in this locality due to concerns about localised flooding. The Agent has indicated that a crated attenuation solution is feasible given the size of the site, if porosity testing precludes the use of normal soakaways.

It will be noted from the Inspector's decision on the land to the rear of this site that the drainage matter could be dealt with via condition as he states at Paragraph 15:

"15. The appeal site is not physically separated from the adjacent site [to the immediate north] and there is an apparent similarity in ground conditions and topography. There is no evidence before me to suggest that the appeal site is otherwise likely to present different drainage issues to the adjacent site. Taking account of this, the Council's acceptance of a drainage condition on the adjacent site and the drainage strategy submitted as part of this appeal, I am satisfied that the appeal site could be provided with an adequate system of surface water drainage. If I were minded to grant planning permission, this could be required by a suitably worded condition including a requirement for future maintenance."

It would be consistent to use this approach in determining this current application with a suitably worded pre-commencement condition.

It will also be noted that the adjoining neighbour disputes the claims made by the Parish Council in that they have not experienced any problems with regards to surface water flooding. Overall, the Agent has advanced suitable drainage solutions, the detail of which can be strictly controlled via condition. The proposal therefore complies with Policy CS08 of the Core Strategy.

Any other material considerations

Access - The existing access point is proposed to be used to serve the new dwelling. The Local Highway Authority has no objections subject to certain conditions relating to access standard, no gates within 5m of carriageway, parking and turning provision plus visibility.

Flood Risk – The application is accompanied by a site-specific FRA which identifies certain mitigation measures which are shown on the approved plans (raised FFL by 1.0m and 0.6m of flood resilient construction above FFL) and can be secured via condition as requested by the Environment Agency. Whilst the site lies within Flood Zone 3a & Tidal Hazard Mapping Zone of the Council-adopted Strategic Flood Risk Assessment, the proposed development passes both sequential and exception testing.

Ecology – There are no implications in relation to designated sites of conservation or protected species. No comments have been made by Natural England.

Foul water disposal – This is to be dealt with via connection to the mains sewer.

Contamination – Given the former uses of the site and adjoining land as a nursery, a suite of conditions regarding potential contamination are suggested by Environmental Quality. The existing bungalow may also have asbestos containing material but this will be dealt with under separate legislation.

Land at rear – Concerns have been raised by the neighbours regarding the land behind Nos. 82 & 84 and would prefer it to be incorporated into the application site and cleared up. The applicants have however chosen to exclude it and this application has to be judged on its own merits. Access to the land has been retained off the driveway and is available for maintenance. Unkempt land is a consideration for public disamenity under Section 215 of the Act, however this is not seen from public areas and would not warrant action under that legislation in its present condition.

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

CONCLUSION

The proposal constitutes a form of development which respects and is considered to be complementary to the character and appearance of this locality and fully meets the expectations of Policies CS06 & CS08 of the Local Development Framework (2011) plus Policy DM15 of the Site Allocations & Development Management Policies Plan (2016).

The matter of surface water drainage, which remains the most controversial issue associated with the development of this site, will be addressed via discharge of a pre-commencement condition which is consistent with development of an adjoining site and an appeal decision.

It is concluded that the proposed development complies with the provisions of the NPPF, Policies CS01, CS02, CS06, CS08, CS11 & CS12 of the LDF and Policies DM1, DM2, DM15 & DM17 of the SADMPP. The application is therefore 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: 832/20-31 Revision D, 832/20-32 Revision D & 832/20-33 Revision C.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on site until full details of the surface water drainage arrangements and their future maintenance have been submitted to, and approved in writing by, the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use and maintained as agreed thereafter.
- 3 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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

- 4 Condition: 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'.

- 4 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.
- 5 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.
- 5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 6 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.

- 6 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters,

property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 7 Condition: 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 4, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 5, 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 6.

- 7 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 8 Condition: The development shall be constructed in accordance with the mitigation measures proposed in the submitted Flood Risk Assessment (FRA), Ellingham Consulting Ltd, March 2020 (ECL0215). In particular the FRA states that:
* Finished floor level (FFL) of the dwelling is at 1.0m above ground level with 0.6m of flood resilient construction above FFL.
- 8 Reason: To safeguard future residents at times of high risk of flooding and to accord with the provisions of the NPPF and Policy CS08 of the LDF.
- 9 Condition: Prior to the first occupation of the development hereby permitted the vehicular / pedestrian access over the verge shall be constructed in accordance with the highways specification TRAD 5 and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 9 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and to accord with Policy CS11 of the LDF & Policy DM15 of the SADMP.
- 10 Condition: Any access gates / bollard / chain / other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.
- 10 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 Policy CS11 of the LDF & Policy DM15 of the SADMP.
- 11 Condition: Prior to the first occupation/use of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the

adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.3 metres above the level of the adjacent highway carriageway.

- 11 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 12 Condition: Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking & turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 12 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety and to accord with Policies DM15 & DM17 of the SADMP.
- 13 Condition: No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 13 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.



Appeal Decision

Site visit made on 16 January 2018

by R A Exton Dip URP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31st January 2018

Appeal Ref: APP/V2635/W/17/3183849

94 Hall Road, Clenchwarton, Norfolk PE34 4AT

- 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 PCD against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 16/00300/F, dated 12 February 2016, was refused by notice dated 29 March 2017.
 - The development proposed is described as construction of two detached chalet dwellings.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposal on: i) the character and appearance of the area; ii) living conditions of future occupiers of nearby dwellings, particularly Nos 94, 80, 82 and 84 Hall Road; and, iii) flood risk in the area.

Reasons

Character and appearance

3. Development on the western side of Hall Road is characterised by detached dwellings within spacious plots, set back from the road along a well-defined building line. Planning permission Ref 15/01315/OM has approved the erection of 10 dwellings on the adjacent site. Although this permission does not approve layout or scale, it is apparent from the site area to which the permission relates, and the indicative site layout, that it would introduce a different style of development to the area.
4. The adjacent site extends in depth from its frontage to Hall Road to the back boundary shared with the appeal site. It therefore presents the opportunity to provide both a positive frontage and visual termination to development on the western side of Hall Road through comprehensive development of the site.
5. The appeal site differs from the adjacent site due to its backland position. As such, it presents a more limited opportunity for development due to its position behind other dwellings and the consequent necessity of a long access drive. As a result of this, the appeal proposal would not relate positively to the form of either existing frontage development or the development possible on the adjacent site. It would contrast harshly with these and appear as an incongruous addition. Consequently, it would have a harmful effect on the

character and appearance of the area. Views of the appeal proposal along the proposed driveway and in between properties fronting Hall Road would emphasise the difference between it and surrounding development and consequent harm.

6. In light of the above I conclude that the proposal would conflict with Policies CS06 and CS08 of the Core Strategy¹ and Policy 15 of the DMP². These require development to be of a high quality that is sensitive to the surrounding area and maintains local character. It would also conflict with the Framework³ insofar as it requires good design.

Living conditions

7. Although the appellant states an intention to demolish No 94 Hall Road, this does not form part of the appeal proposal. Based on inspection at the time of my site visit, and in the absence of evidence to the contrary, No 94 appears capable of habitation and therefore I must consider the effect of the proposal on living conditions of future occupiers.
8. The access drive to the appeal proposal would pass in very close proximity to the longest elevation of No 94. Although the vehicle movements associated with 2 dwellings would be limited, their passage so close to rooms within No 94 would cause noise and disturbance that would result in an unacceptable standard of living conditions for future occupiers. Consequently, I conclude the proposal would conflict with Policy CS08 of the Core Strategy and Policy DM15 of the DPD. These require development to be of a high quality that avoids significant adverse impact on the amenity of others. It would also conflict with the Framework insofar as it requires a good standard of amenity for all occupiers of existing buildings.
9. After passing No 94, the proposed access drive would continue to wrap around the rear boundaries of Nos 82 and 84 Hall Road. No 80 Hall Road would also share a boundary with one of the proposed dwellings. There would be much greater separation distances between the proposed access drive and rear elevations of Nos 80, 82 and 84 than between the proposed access drive and No 94. If I were minded to grant planning permission a suitably worded condition could require appropriate surfacing of the access drive. This would reduce noise from vehicle movements.
10. The proposed dwellings would be set back from the shared boundaries with Nos 80, 82 and 84 by a minimum of the width of the access drive. I consider that this, together with the relative garden sizes of Nos 80, 82 and 84 and the heights and locations of windows in the proposed dwellings would avoid any overbearing effect or loss of privacy to occupiers of Nos 80, 82 and 84.
11. In light of the above, and in terms of its effect on occupiers of Nos 80, 82 and 84, I conclude that the proposal would accord with Policy CS08 of the Core Strategy and Policy DM15 of the DMP.

¹ The Kings Lynn and West Norfolk Core Strategy adopted in 2011.

² The Site Allocations and Development Management Policies Plan adopted in 2016.

³ The National Planning Policy Framework.

Flood risk

12. The appeal site lies within flood zone 3 and comments from the Council and interested parties indicate that there has been recent history of surface water flooding events. Whilst the disruption and distress caused to nearby residents from such events is unfortunate, it is not in itself a reason to refuse planning permission for the appeal proposal. The relevant assessment in this case is whether or not the appeal proposal could be provided with a system of surface water drainage that would prevent an unacceptable increase in flood risk.
13. The Council's second reason for refusal relates to the appeal proposals failure to demonstrate it would not have a detrimental impact on neighbouring properties by virtue of flood risk. The planning application was not accompanied by a drainage strategy but one has been submitted as part of this appeal. The drainage strategy for the appeal proposal identifies two potential drainage options for the site involving a level of attenuation. The Council has had the opportunity to comment on this but has not done so.
14. I note the Council's allocation of the adjacent site for residential development and the subsequent approval of outline planning permission for 10 dwellings. On the adjacent site, the planning application was accompanied by a surface water drainage strategy. This proposed that the surface water from the development would discharge into a sustainable drainage system including a level of attenuation and water treatment. It also included a proposal for a maintenance scheme. The Council granted outline planning permission subject to a condition requiring the submission of detailed foul and surface water arrangements.
15. The appeal site is not physically separated from the adjacent site and there is an apparent similarity in ground conditions and topography. There is no evidence before me to suggest that the appeal site is otherwise likely to present different drainage issues to the adjacent site. Taking account of this, the Council's acceptance of a drainage condition on the adjacent site and the drainage strategy submitted as part of this appeal, I am satisfied that the appeal site could be provided with an adequate system of surface water drainage. If I were minded to grant planning permission, this could be required by a suitably worded condition including a requirement for future maintenance.
16. The proposal would therefore accord with Policy CS08 of the Core Strategy. This requires flood risk to be fully mitigated through appropriate design and engineering solutions. It would also comply with the framework insofar as it seeks to avoid increasing flood risk.

Other matters

17. I note the contribution the proposal would make to boosting the supply of housing in the district and the visual changes it would result in. However, these matters do not outweigh the harm to the character and appearance of the area and living conditions of future nearby residents I have identified.

Conclusion

18. Whilst I find no harm arising from flood risk or to the living conditions of Nos 80, 82 and 84 Hall Road, this does not outweigh the harm to the character and appearance of the area and the living conditions of future occupiers of No 94

Hall Road. This and the consequent conflict with policy justify the refusal of planning permission.

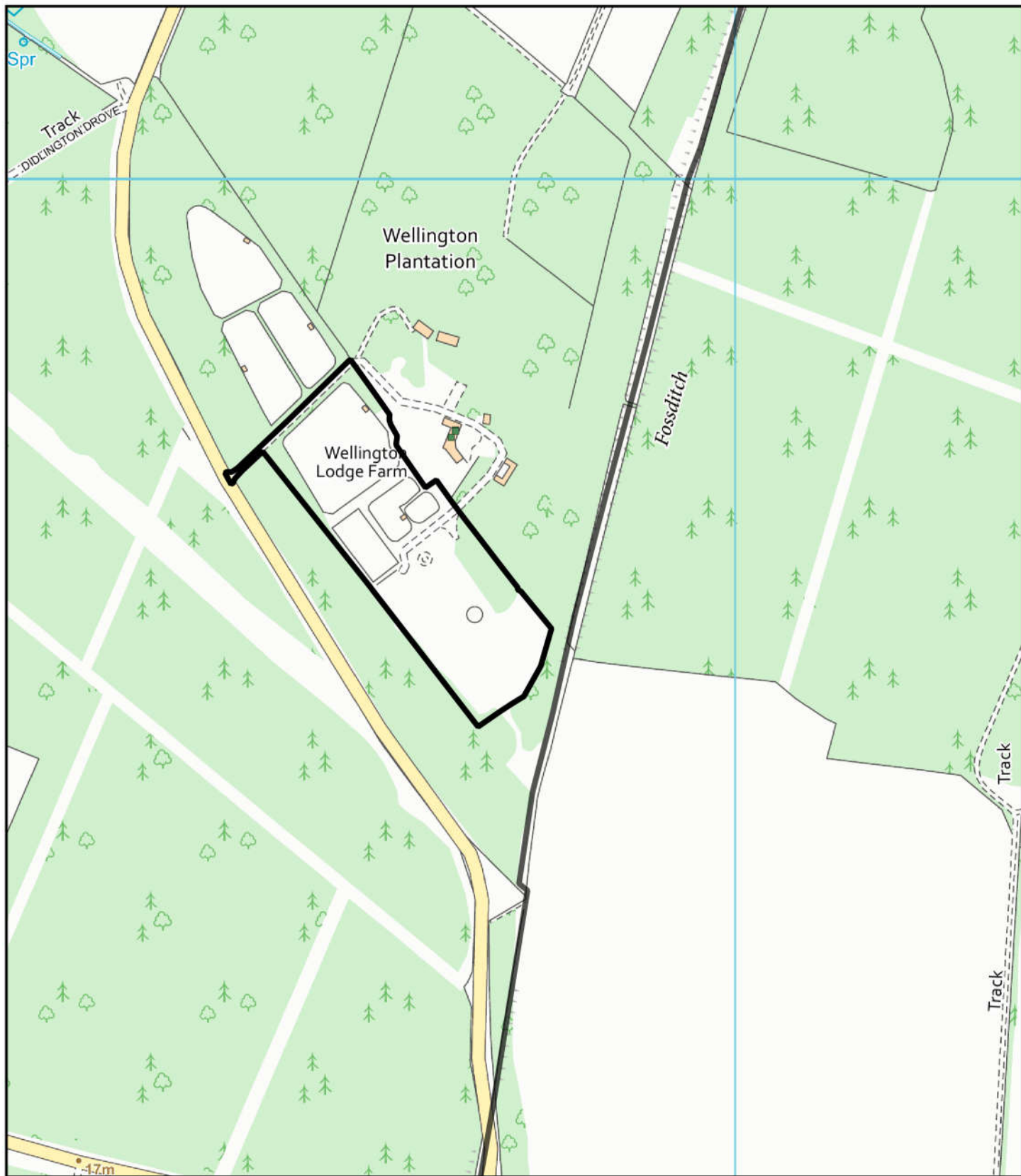
19. For the reasons given above, and taking all other matters raised into account, I conclude that the appeal should be dismissed.

Richard Exton

INSPECTOR

20/00852/F

Wellington Lodge Farm Thetford Road Northwold



20/00852/F

Wellington Lodge Farm Thetford Road Northwold



Parish:	Northwold	
Proposal:	Change of use of land to outdoor wedding venue, to include siting of tipis, tents, shepherds huts, mobile toilets and car parking	
Location:	Wellington Lodge Farm Thetford Road Northwold Thetford	
Applicant:	Plumridge, Moss And Moss	
Case No:	20/00852/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 31 August 2020 Extension of Time Expiry Date: 9 October 2020

Reason for Referral to Planning Committee – Parish Council comments are contrary to the Officer Recommendation

Neighbourhood Plan: No

Case Summary

The application seeks full planning consent for the use of land at Wellington Lodge Farm from agriculture (in the form of pastureland) to an outdoor wedding venue to include the siting of tipis, tents, shepherds' huts, mobile toilets and car parking.

The site is located in the countryside approximately 1.25 miles to the south west of the village of Northwold, and south of the A134.

The site has been utilised for a limited number of weddings to date.

Key Issues

- * Principle of Development
- * Highways/ Access
- * Impact on countryside
- * Neighbour Amenity
- * Other material considerations.

Recommendation

APPROVE

THE APPLICATION

The application seeks full planning consent for the use of land at Wellington Lodge Farm from agriculture (in the form of pastureland) to an outdoor wedding venue to include the siting of tipis, tents, shepherds huts, mobile toilets and car parking.

The site is located in the countryside approximately 1.25 miles to the south west of the village of Northwold, and south of the A134.

The site has been utilised for a small number of weddings to date, and currently comprises:

- 3 giant hat tipis to provide a single space (approx. 270m²) (that accommodates the wedding celebrations);
- land for the siting of tents and shepherds huts (accommodation);
- land for the siting of portable toilets;
- a former Horse Walker space (that accommodates the wedding service); and
- an area of grassland for car parking.

The shelters/ structures are currently brought onto the site and erected for the summer period and then stored on site during the winter months. The siting of bell tents for overnight accommodation are available at request for wedding guests. In terms of physical changes to the land on site, an area has been fenced off (with a low post and rail fence) for the parking area and then the site is predominantly laid to grass with some areas of planted meadow/ wild flowers.

To date, the applicants have held up to 10 weddings per year under permitted development rights, and due to demand and limitations on events this year, they are seeking planning consent to ensure they can establish their business and be able to host an additional number of weddings next year.

Aside from the wedding business, the rural enterprise includes holiday accommodation (Forest Cottage), and the applicant has an extant consent for five holiday lodges, a swimming pool and managers office (2/00/0863/F). They also have consent for an anaerobic digester plant and associated infrastructure (16/01151/FM) but the applicant is still considering whether to pursue this development.

SUPPORTING CASE

The application seeks consent to enable a successful outdoor wedding venue to operate for a greater number of days per year. The venue has been hosting up to 10 weddings per year and has therefore been operating under permitted development legislation, which allows temporary alternative uses of land for up to 28 days per year.

However, the wedding venue has proven to be popular and, with a flourishing reputation, demand has significantly increased. In addition, and significantly, the current restrictions in place due to the Covid-19 pandemic has meant that many of the weddings booked at the venue in 2020 have been postponed.

In approving the current planning application the committee will help to enable the venue to meet the needs of couples waiting to get married, will enable the applicants to meet their ambitions for the venue and will realise significant local economic benefits including increasing local employment opportunities and supporting local providers of services to the venue, such as local taxi firms, accommodation providers and caterers. Such support for the

local economy is particularly important during the uncertain times we currently find ourselves in.

The application has received a good level of support from local residents and local service providers. Nonetheless, it is noted that concern has been expressed regarding an increase in traffic flow to a junction with restricted visibility. In response, the applicant would clarify that the proposal seeks to increase the days per year over which the venue operates, it does not propose an increase in the size of the weddings to be accommodated. It is evident therefore that the proposal will not result in an increase in traffic flow over that which has previously been experienced, it only increases the number of days over which the venue operates. We are not aware of any highway safety issues arising from the operation of the venue to date and, significantly, the Highway Authority is satisfied that no highway safety issues will arise as a result of the current proposal. It is recognised that the Highway Authority has stated that access visibility has been impaired by vegetation over growing the fence and verge. In response the applicant can confirm that the hedgerow is cut twice yearly to ensure that any encroachment of vegetation is cleared, thereby ensuring that an acceptable level of vision is achieved and retained. Unfortunately, over growing did take place this year due to an exceptional delay in hedgerow cutting, a direct result of the Covid-19 pandemic.

In summary, no adverse impacts have arisen from the operation of the wedding venue to date and none are therefore anticipated to arise as a result of permitting this application and enabling the venue to operate over a greater number of days per year. It is considered evident that the only significant impacts likely to arise as a result of the proposal are the local economic benefits previously identified.

To conclude, we believe that the proposed development fully accords with the Development Plan and no unacceptable adverse impacts have been identified as arising from the proposal. Given the extraordinary times we are living in, with the need to support and strengthen the local economy never more necessary, we commend this proposal to members and respectfully request that it is looked upon favourably.

PLANNING HISTORY

19/01592/F: Application Permitted – Delegated Decision: 14/10/19 - REMOVAL OR VARIATION OF CONDITION 9 & 10 OF PLANNING PERMISSION

16/01151/FM: Permitted – Delegated Decision: Installation of an anaerobic digester (AD) plant and associated infrastructure - Wellington Lodge Farm

16/01151/FM: Application Permitted – Delegated Decision: 17/10/16 - Installation of an anaerobic digester (AD) plant and associated infrastructure - Wellington Lodge Farm

13/01317/FM: Application Refused – Delegated Decision : 04/04/14 - Proposed change of use to 50 touring caravan site , 50 pitch camping site, new shop / office / function room / toilets and shower building with associated roads and parking etc - Wellington Lodge Farm

2/03/0277/F: Application Permitted – Delegated Decision: 13/08/03 - Construction of management offices swimming pool and guest accommodation - Wellington Lodge Farm

07/02101/FM: Application Permitted – Delegated Decision: 11/12/07 - Construction of equine indoor ride and stables with associated extension to access. (Residential use) - Land South Of Wellington Lodge

2/00/0863/F: Application Permitted – Committee Decision: 25/04/01 - Construction of 5 holiday lodges and swimming pool/management offices - Wellington Lodge Farm

RESPONSE TO CONSULTATION

Parish Council: OBJECTION.

This will increase the traffic flow to a junction with restricted vision. This could cause/generate the possibility of accidents.

Highways Authority: NO OBJECTION.

Low numbers of patrons are expected to stay on the site and most of the trips associated with visiting the site would be via cars (which are easier to pass on the narrower sections of highway leading to this site) and that bookings are unlikely to be daily. On balance, I am of the view that we would not recommend an objection. At the time of my visit I did observe that access visibility has been impaired by vegetation over growing the fence and verge. The applicant will need to clear any encroachment so an acceptable level of vision is achieved.

Environment Agency: NO COMMENTS.

We have reviewed the information submitted and have no comment to make on this application.

Community Safety and Neighbour Nuisance (CSNN): NO OBJECTION.

(Verbal response) No objection to the proposal. Satisfied that the hours of operation are controlled by the premises licence. No complaints/ concerns raised regarding the site to date. Request that an informative is attached to the consent re statutory nuisance.

Environmental Health & Housing – Environmental Quality: NO OBJECTION.

The NPPF states that the planning system should prevent both new and existing development from contributing to or being adversely affected by unacceptable levels of land or air pollution.

Contaminated Land - Based on the information supplied, I have no objections to make regarding contaminated land.

Air Quality - The development includes the addition of 60 new parking spaces. This is not deemed significant in line with EPUK and IAQM Planning for Air Quality Guidance. Additionally, background concentrations of both nitrogen dioxide (7.49g/m³) and particulate matter (13.97g/m³) are well below the national air quality objective. Therefore, we have no objection to the development with regards to air quality.

Norfolk Fire and Rescue: NO OBJECTION.

I confirm that I have no observations to make regarding this matter. I acknowledge receipt of the above application and I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2010 – Approved Document B (volume 2 – 2019 edition) as administered by the Building Control Authority.

Natural England: NO OBJECTION.

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

REPRESENTATIONS: FOUR letters of SUPPORT received raising the following issues:

- Boost local economy
- Eco and environmentally sustainable business
- Benefit local businesses (catering, events, taxis, B&Bs and hotels etc)
- Generate employment
- Unlikely to have a detrimental impact

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

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 issues for consideration include:

- Principle of Development
- Highways/ Access
- Impact on countryside
- Neighbour Amenity
- Other material considerations.

Principle of Development

The NPPF identifies the need to place significant weight on supporting economic growth and productivity (paragraph 80). It goes on to say that ‘decisions should enable; the sustainable growth and expansion of all types of business in rural areas...; the development and diversification of agricultural and other land based rural businesses; and sustainable rural tourism and leisure developments which respect the character of the countryside.’ (paragraph 83).

Policy CS06 of the Core Strategy (2011) outlines the strategy for development in rural areas and includes the need to ‘ensure strong, diverse economic activity’ and to protect the countryside for its intrinsic character and beauty. It is also supportive of farm diversification schemes providing it is a sustainable form of development; consistent in scale with the location; is beneficial to local economic and social needs; and does not adversely affect the area or detract from neighbour amenity. Policy CS10 sets out the Council’s intentions to support the local economy.

While the application site is not in the most sustainable location, it is a form of rural diversification and the nature of the proposal means the use is well suited to this type of site. It is also appropriate in terms of scale within the locality, while also respecting the local character.

The application site is an existing rural enterprise which has been successful to date. The planning consent would enable the applicant to increase the number of events held each year, further establishing their business. The proposal will generate local employment on site. There are currently 4 full-time equivalents employed and this would increase to 7, as additional part time staff are required. There are also wider benefits to the local economy as the venue will bring visitors using local accommodation and taxis, as well as the use of local caterers, equipment hire etc.

In summary, the principle of development is acceptable. The application seeks to support and enhance an existing local enterprise in this rural location and is in line with the NPPF and Policies CS06, CS08 and CS10 of the adopted Core Strategy (2011).

Highways / Access

The Local Highway Authority has raised no objections to the proposed scheme due to the low numbers of patrons and the fact that most trips will be by car, which are easier to pass on narrower parts of the highway. The Parish Council has objected however, on the grounds that the proposal would generate additional traffic utilising a junction with restricted vision which may then lead to accidents. The Local Highway Authority does not share these concerns and has not identified any highways safety issues with the application. They consider that there are a number of options in terms of which route people may take to the site. Also, the vehicle movements will be at off peak hours and ad hoc in terms of the frequency of weddings. Furthermore, signage has been improved indicating the approach to the junction.

The change of use of the land is considered to be acceptable in terms of access, vehicle numbers, parking etc and is line with Policy CS11 of the Core Strategy. DM15 and DM17 of the Site Allocations and Development Management Policies Plan (2016).

Impact on countryside

The site is in a rural location, within a landscape dominated by woodland. The application site itself is part of a larger landholding, and by its nature is well screened by this woodland. There are no views of the application site from public vantage points and therefore in terms of landscape character the development would not be detrimental to the locality.

In terms of the impact of the proposal on the countryside, while the visitors will have to be reliant on the private car these numbers will be limited. The application seeks the change of use of the land only and so when events are not being held the tipis, tents etc will be removed and the land is largely restored to its previous form. There are no ecology issues raised on the site and the proposal would not impact on any designations or protected sites. As a result, there will be limited detrimental impact on the countryside as a result of the proposed application in line with Policies CS06, CS08 and CS12 of the Core Strategy and DM15 of the Site Allocations and Development Management Policies Plan 2016.

Neighbour Amenity

The applicant lives in Wellington Lodge Farm house immediately to the north east of the application site, and this enables the applicant to carefully manage the events. The proximity of the dwelling may give rise to some amenity issues however this is within the control of the applicant to manage this relationship.

The isolated nature of the site means that there are no other dwellings close by, the nearest being approximately 700m away (as the crow flies) the other side of a belt of woodland. CSNN have had no complaints as a result of the weddings held to date, and CSNN does not object to the application. Their view is that their premises licence will be sufficient to limit any potential noise issues. The premises licence states that live /recorded music should finish by midnight, and that the sale of alcohol will also cease at midnight. The licence application also states that the events will finish by 00.30. There have been no objections received from local residents to this application.

It is considered unlikely that the proposed application would have a detrimental impact on neighbouring residential amenity and is therefore in line with Policy DM15 of the SADMPP 2016.

Other material considerations

Representations –

The Environment Agency, Environmental Quality and Norfolk Fire and Rescue all have no objections to the scheme.

There have been four letters of support received from local residents, stating the benefits of the proposal to the local economy.

CONCLUSION

The principle of development is considered to be acceptable. The proposal is in line with the NPPF and adopted Local Plan as will support an existing rural enterprise; creating jobs and contributing to the wider economy while respecting the rural character of the locality.

The Parish Council has objected to the application for highway safety reasons, however the Local Highway Authority does not share this view. The Local Highway Authority has not objected to the proposal and thereby considers that it meets policy requirements.

The nature of the locality and of the scheme proposed would result in little impact on the countryside as a result of the development. There are also unlikely to be any neighbour amenity issues given the isolated nature of the site.

The application is recommended for approval for the reasons stated above.

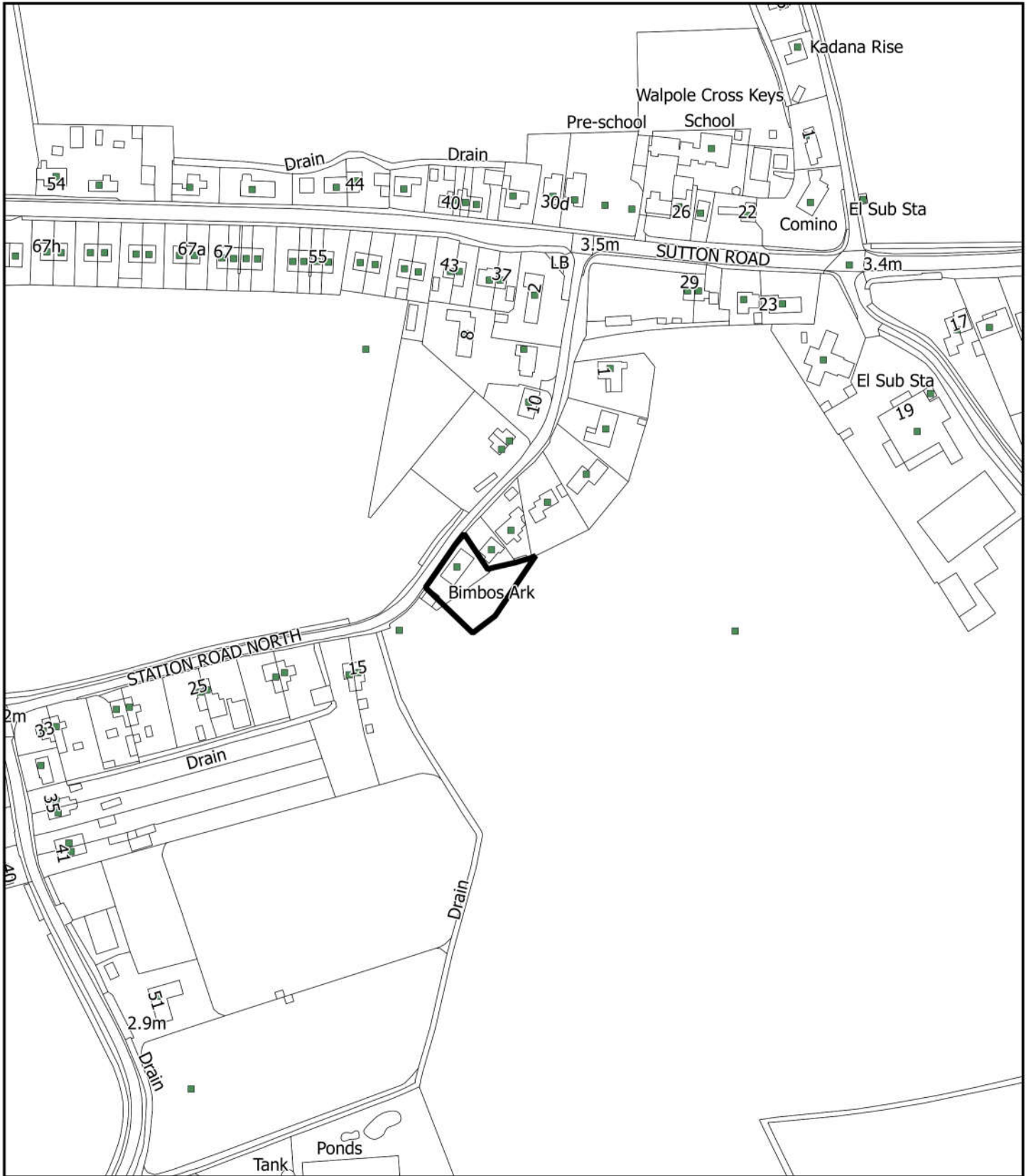
RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos PL01A and PL02A).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The land outlined in red on Drawing No. PL02 A will be solely used as an outdoor wedding venue including the siting of tipis, tents, shepherds huts and mobile toilets, and associated car parking area. The land shall at no time be used for any other business or commercial purpose.
- 3 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 4 Condition: The land (outlined in red on Drawing No. PL02 A) shall only be used as a wedding venue including the siting of tipis, tents, shepherds huts, mobile toilets and associated car parking between the 1st April and 30th September (inclusive) in any calendar year unless otherwise approved in writing by the Local Planning Authority.
- 4 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.

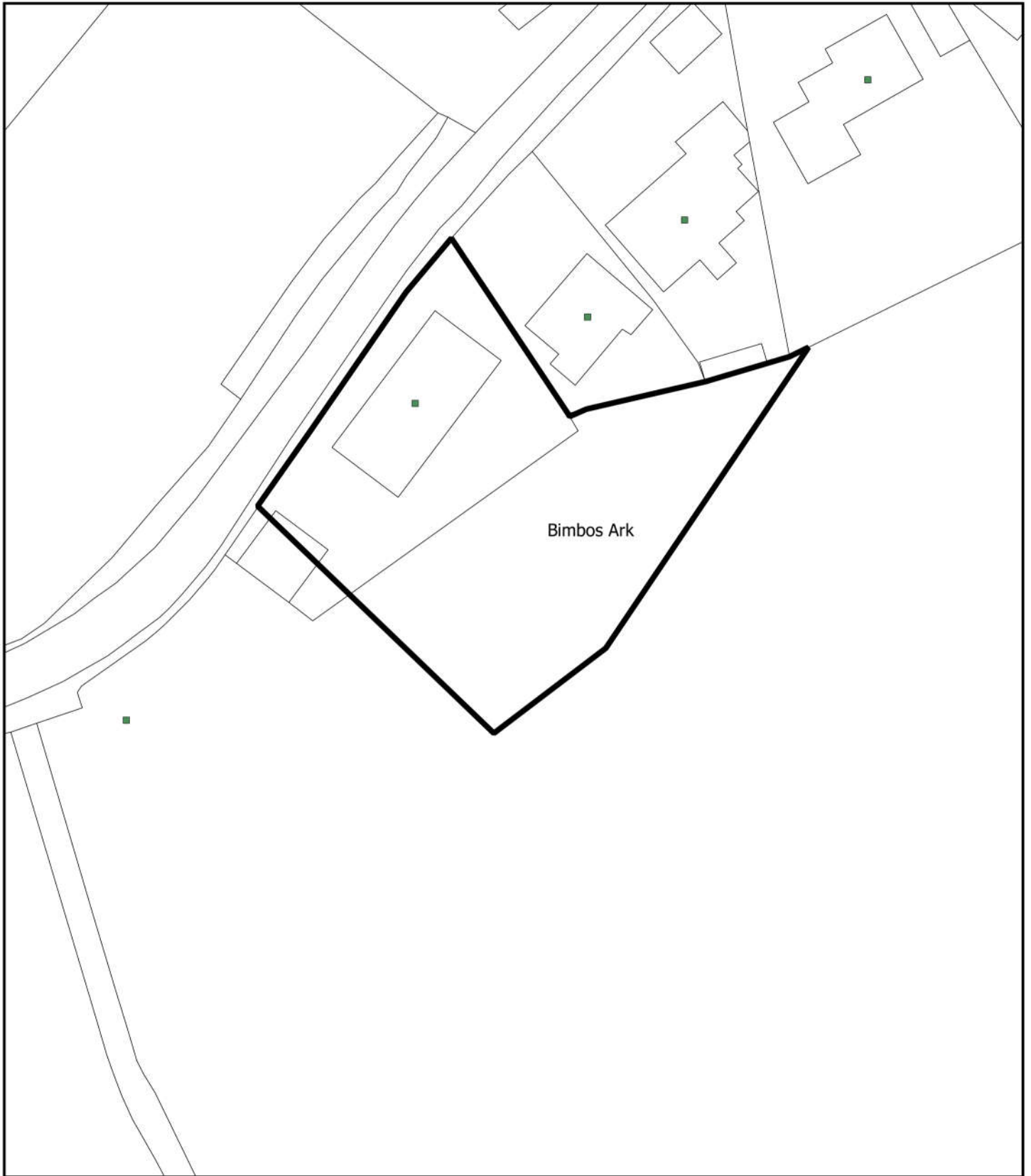
20/00931/F

Bimbos Ark 13 Station Road Walpole Cross Keys



20/00931/F

Bimbos Ark 13 Station Road Walpole Cross Keys



Parish:	Walpole Cross Keys	
Proposal:	Retrospective application for detached garage and change of use of agricultural land to garden	
Location:	Bimbos Ark 13 Station Road Walpole Cross Keys King's Lynn	
Applicant:	Mr P Ward	
Case No:	20/00931/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 26 August 2020 Extension of Time Expiry Date: 9 October 2020

Reason for Referral to Planning Committee – The views of the Parish Council are contrary to Officer Recommendation and referred by Sifting Panel

Neighbourhood Plan: Yes

Case Summary

The application is for the retrospective construction of a detached garage and the change of use of land to garden to the rear of Bimbos Ark, an existing bungalow, on Station Road, Walpole Cross Keys.

The site is bordered to the north by existing residential dwellings and to the south, there is extant planning permission for the construction of two dwellings, the rear boundary to which extends to a similar point as the proposed change of use of land under this application. The application site is within Walpole Cross Key Neighbourhood Plan area and the land in question is shown within the development guideline illustrated on Map 1 on Page 13 of the Neighbourhood Plan document.

Key Issues

- Principle of Development
- Planning History
- Form and Character
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application is for the retrospective construction of a detached garage and the change of use of land to garden to the rear of Bimbos Ark, an existing bungalow, on Station Road, Walpole Cross Keys.

The retrospective application seeks permission for the construction of a detached garage with dual pitched roof and the extension of the garden, changing the use of a piece of land from agricultural use to garden. The application site is a triangular piece of land extending to a maximum of approximately 18m from the existing rear curtilage of the bungalow.

The site is bordered to the north by existing residential dwellings and to the south, there is extant planning permission for the construction of two dwellings, the rear boundary to which extends to a similar point as the proposed change of use of land under this application.

The application site is within Walpole Cross Key Neighbourhood Plan area and the land in question is shown within the development guideline illustrated on Map 1 on Page 13 of the Neighbourhood Plan document.

SUPPORTING CASE

None received at time of writing

PLANNING HISTORY

20/00355/F: Application Permitted: 28/05/20 - REMOVAL OR VARIATION OF CONDITION 7 OF PERMISSION 17/02324/O: Outline Application, residential development - Land Between Bimbos Ark And 15 (DELEGATED DECISION)

17/02324/O: Application Permitted: 10/01/19 - Outline Application: Residential Development - Land Between Bimbos Ark And 15 Station Road (DELEGATED DECISION)

07/01842/F: Application Refused: 14/12/07 - Construction of garage - Bimbos Ark (DELEGATED DECISION)

04/01027/CU: Application Refused: 25/06/04 - Change of use from agricultural land to residential garden land - Land Rear Of Bimbos Ark (DELEGATED DECISION)

2/00/0589/F: Application Permitted: 31/05/00 - Construction of bungalow after demolition of existing dwelling - Bimbos Ark (DELEGATED DECISION)

RESPONSE TO CONSULTATION

Parish Council: OBJECT stating the following reasons:

In May 2004 an application was made for change of use from agricultural land to residential to extend the garden behind Bimbos Ark. This was REFUSED. In August 2007 an application was made for construction of a garage at Bimbos Ark. This was REFUSED as it was to be built on agricultural land outside of the garden boundary. Last year, the Parish Council raised concern over the garage that has been built close to the position in the

Planning Committee
5 October 2020

refused proposal above without permission on agricultural land. Now we have a retrospective application for this build.

Highways Authority: NO OBJECTION the application will not impact on the adjacent highway

REPRESENTATIONS

ONE letter of **OBJECTION** stating the following comments:

- *Need for change of use for agricultural to garden as red line extends beyond current property line
- *Concern over retrospective nature of the application and how often this occurs within the village
- *Impact of new garden are backing onto existing unassociated dwellings as it may get built on retrospectively

Note: since the submission of the above comment, the description of the proposal has been amended to clarify the retrospective change of use involved.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

Policy 1 - New Residential Development in the Neighbourhood Plan Area

Policy 2 - Extensions and Conversions to form residential (including from commercial use)

Policy 5 - Development Design (all developments)

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

PLANNING CONSIDERATIONS

The key issues are:

- Principle of Development
- Planning History
- Form and Character
- Other material impacts

Principle of Development

Walpole Cross Keys is defined as a Rural Village in the settlement hierarchy, set out under Policy CS02 of the Local Development Framework (LDF) (2011), capable of accommodating modest growth to support essential rural services. The adopted Site Allocations and Development Management Policies Plan (SADMPP) shows the application site lying partially outside the development boundary, however the subject site is within the Walpole Cross Keys Neighbourhood Plan area which extends beyond the limits outlined in the SADMPP, and the site is within the development guideline on this map (Map 1, Page 13).

The Neighbourhood Plan has been formally adopted. As the most up to date planning policy, this application must be judged against the provisions of this plan. In situations where there is a conflict with the Local Plan then, as the most recent document, the Neighbourhood Plan will take precedence.

Given the accordance with the Neighbourhood Plan boundary discussed above, the loss of a strip of former agricultural land would be acceptable in conjunction with Policy CS06 of the Core Strategy (2011), in that it would not have a significant impact upon the intrinsic character and beauty of the countryside, and certainly would not be cropped as it is not in the same ownership as the field to the immediate south. This also corresponds with paragraph 170 of the NPPF.

The principle of development is therefore considered acceptable in accordance with Paragraph 170 of the NPPF (2019), the Walpole Cross Keys Neighbourhood Plan and Policy CS06 of the Core Strategy (2011).

Planning History

The application site has been subject to two refused planning applications of a similar nature in 2004 and 2007. The previous applications were both refused due to the site's positioning in the countryside and the lack of justification for deviations from what was the local plan at the time. However, since the refusal of these applications, the relevant planning policies and the character of the immediate vicinity has changed.

The proposed rear garden boundary will be in line with the rear boundary of the houses approved directly to the south west of the site which were previously approved under application ref 17/02324/O in 2019 and in accordance with the Neighbourhood Plan development boundary. Given the scale of the proposed change of use of land and existing site characteristics, the application is considered unlikely to lead to a significant adverse impact on the intrinsic character of the countryside.

When viewed across fields to the east of the site, the change in garden depth is considered unlikely to cause an adverse visual impact on the vicinity; the existing site conditions

combined with the line of boundary treatments to both the north and south of the site will create a near continuous feature/fence line when viewed from areas to the east of the site.

The infill of this gap to the south combined with the extent of the approved curtilage reinforces the linear character/ribbon development in the immediate locality and will shield the extension of the curtilage from view from the road. Overall, given the changes in planning legislation and existing site characteristics since the previous refusals, the proposal is considered to overcome the previous reasons for refusal.

Form and character

The garage building is constructed from facing bricks to match the existing dwelling, with a pitched roof running parallel to the proposed rear boundary of the site. The modest garage building is of a form and character standard for residential outbuildings in the wider vicinity. Given the positioning of the garage, behind the existing bungalow, the building is partially screened from view from the adjacent highway to further limit any visual impact of this part of the proposal. Post and rail fencing is proposed to delineate the new rear boundary.

The proposed garage outbuilding is considered unlikely to lead to significant impacts on the form and character of the area. Given the scale of the proposal and the materials, proposed to match the existing dwelling on site, the proposed garage and change of use of land is considered unlikely to give rise to adverse impacts on the street scene. A condition is recommended to ensure the post and rail fencing is provided and retained along the rear boundary of the site to provide a clear line between the countryside and garden land and prevent any further encroachment.

Policy 5 of the Neighbourhood Plan requires that all development is sympathetic to neighbouring properties in terms of size, general design features, and materials. Whilst the proposed garden land extends beyond that of the original dwelling house, there is no consistent boundary to rear curtilage in the immediate vicinity. Given the mixed character of the street scene, the proposal is considered to correspond with the primarily rural character of the area and therefore complies with this policy.

The proposal is therefore considered to comply with Policies CS06 and CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016) and Policy 5 of the Walpole Cross Keys Neighbourhood Plan.

Other Material Considerations

The garage building is sufficiently distanced from boundaries to limit any impact in terms of overlooking, overshadowing or overbearing of neighbouring dwellings.

The proposal is considered acceptable in terms of highway impacts. Adequate space is retained on site for parking in accordance with the required standard and the application has not drawn objections from the Local Highway Authority.

There are no anticipated crime and disorder impacts as a result of this proposal.

A neighbour objection was received during the course of the application that, alongside pointing out the retrospective nature of the application, commented on the potential impact for future structures in the garden land to impact on the residential amenity of surrounding dwellings. Any new out-buildings or structures on site would be required to meet the permitted development criteria or would require full planning permission. It is considered that any development permitted under Class E of the General Permitted Development Order is

unlikely to lead to adverse impacts on neighbouring dwellings. Failure to apply for planning permission for works that require consent would be at the applicant's own risk.

CONCLUSION

Notwithstanding the concerns raised by the Parish Council, since the refusal of applications in the past the immediate setting and characteristics of the site has changed and the Neighbourhood Plan, which includes the land within the development boundary, has been published. This is a significant material change in circumstances. For the reasons outlined above, the proposal is considered unlikely to lead to an adverse impact on the intrinsic character of the countryside and the principle of development is therefore considered acceptable in accordance with the NPPF, Policies CS06 & CS08 of the Core Strategy and Policy 5 of Walpole Cross Keys Neighbourhood Plan.

The application is therefore duly recommended for approval subject to certain condition stated below.

RECOMMENDATION:

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

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

3673-20 01C.
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Within 6 months of the date of this decision, post and rail fencing shall be erected across the east/south east boundary of the site in accordance with the details shown on dwg. No. 3673-20 01C. The fence shall be retained in this position thereafter.
- 2 Reason: For the avoidance of doubt and to define the extent of the residential amenity land in accordance with the NPPF.

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 September Planning Committee Agenda and the October agenda. 112 decisions issued 103 decisions issued under delegated powers with 9 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 25/08/2020 – 21/09/2020

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
Major	0	0	0			-	60%	1	0
Minor	52	45	7	43		82%	70%	5	0
Other	60	60	0	59		98%	80%	2	1
Total	112	105	7						

Planning Committee made 9 of the 112 decisions, 8%

PLANNING COMMITTEE -

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

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

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
15.07.2020	14.09.2020 Application Permitted	20/01029/F	Beechdale Eastmoor Road Eastmoor Barton Bendish Proposed timber cart lodge	Barton Bendish
03.06.2020	11.09.2020 Application Permitted	20/00784/F	Home Lea 85 Stanhoe Road Great Bircham Norfolk REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 18/01853/F: Conversion and extension of garage to artist studio for domestic purpose	Bircham
09.06.2020	02.09.2020 Application Permitted	20/00820/F	Hazel Cottage Main Road Brancaster Staithe King's Lynn Ground and first-floor extension	Brancaster

02.07.2020	02.09.2020 Application Permitted	20/00952/F	Land N of Manor Farm House E of Manor Lodge And S of The Gables Broad Lane Brancaster Norfolk REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/00538/F: Erection of two detached dwellings with associated parking and turning space, with access from Broad Lane	Brancaster
17.07.2020	10.09.2020 Application Permitted	20/01039/F	Tayberry 12 Branodunum Brancaster King's Lynn Detached garage/cart shed	Brancaster
11.08.2020	18.09.2020 Tree Application - No objection	20/00150/TREECA	The Spornes Choseley Road Brancaster King's Lynn T1 Birch Tree - Remove within a conservation area	Brancaster
24.08.2020	18.09.2020 Tree Application - No objection	20/00163/TREECA	Brancote Market Lane Brancaster KINGS LYNN T1 Eucalyptus, fell within a Conservation Area	Brancaster
21.02.2020	25.08.2020 Application Permitted	20/00270/F	Winearls 10 Front Street Burnham Market King's Lynn Internal and External alterations to Listed Building, including renovation of Outbuildings and External Works	Burnham Market
21.02.2020	28.08.2020 Application Permitted	20/00271/LB	Winearls 10 Front Street Burnham Market King's Lynn Listed Building Consent: Internal and External alterations to Listed Building, including renovation of Outbuildings and External Works	Burnham Market

26.05.2020	11.09.2020 Application Permitted	20/00744/F	Goosebec Church Walk Burnham Market King's Lynn Demolition of existing dwelling and erection of five dwellings	Burnham Market
25.06.2020	10.09.2020 Application Permitted	20/00901/F	Gallow Hill Farm Stanhoe Road Burnham Market Norfolk Retention of dormer windows and refurbishment of dilapidated dwelling	Burnham Market
25.06.2020	04.09.2020 Application Permitted	20/00904/F	Sussex Farm Ringstead Road Burnham Market King's Lynn Proposed conversion of barns to 9No residential dwellings with associated works	Burnham Market
25.06.2020	02.09.2020 Application Permitted	20/00929/F	Cradle Hall Farm Docking Road Burnham Market King's Lynn Conversion of existing farm buildings into 5 residential dwellings	Burnham Market
02.07.2020	25.08.2020 Application Permitted	20/00955/LB	30 Market Place Burnham Market KINGS LYNN Norfolk Listed Building Application: Proposed signage and lighting details to East Elevation	Burnham Market
03.07.2020	25.08.2020 Application Permitted	20/00957/A	30 Market Place Burnham Market KINGS LYNN Norfolk Sign board to advertise retail shop	Burnham Market
24.07.2020	02.09.2020 Application Permitted	19/01731/NMA_1	Church Pightle Station Road Burnham Market Norfolk Non-material amendment to planning permission 19/01731/F: Demolition of detached bungalow and erection of 3 x 2-storey dwellings and 1 x garage	Burnham Market

06.07.2020	03.09.2020 Application Permitted	20/00967/F	Castle Acre Coronation Bowls Club North Street Castle Acre Norfolk Proposed extensions to the Pavilion (Club House) to provide a secure storeroom (for liquor), a unisex wheelchair accessible toilet, an ambulant disabled toilet, a disabled access toilet lobby and club house lounge extension all to match existing timber frame, decorated timber weather board clad, single storey construction. The proposals are to bring the existing facilities up to current standards and to provide for growth within the membership	Castle Acre
19.08.2020	18.09.2020 Tree Application - No objection	20/00165/TREECA	St James Green Castle Acre Norfolk G1 Cherry Trees - Partial crown reductions/raises to all 7 trees to allow for pedestrian and vehicle access only where needed and crown clean on all within a conservation area	Castle Acre
19.08.2020	18.09.2020 Tree Application - No objection	20/00166/TREECA	1 The Haven Newton Road Castle Acre King's Lynn T1 Conifer Tree - Remove tree as it's too big for location and is blocking light within a conservation area	Castle Acre
06.07.2020	02.09.2020 Application Permitted	20/00966/F	Hipkin Lower Road Castle Rising King's Lynn Extension to garage	Castle Rising

30.07.2020	21.09.2020 Application Permitted	20/01126/F	32 Coronation Road Clenchwarton King's Lynn Norfolk Variation of condition 2 of planning permission 19/01105/F: Alterations, porch and extension to bungalow plus detached garage	Clenchwarton
26.08.2020	21.09.2020 Application Permitted	17/01644/ETLCON	16 Rookery Road Clenchwarton King's Lynn Norfolk CONFIRMATION OF EXTENSION OF UNIMPLEMENTED PERMISSION, REFERENCE 17/01644/F TO 1 MAY 2021	Clenchwarton
29.07.2020	21.09.2020 Application Permitted	20/01117/F	Bushell Main Road Crimplysham Norfolk Variation of condition 2 of planning permission 18/01837/F: REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/01398/F: Extension to bungalow and construction of garage	Crimplysham
09.07.2020	08.09.2020 Application Permitted	20/00990/F	16 Beechey Close Denver Downham Market Norfolk Erection of a single story rear extension	Denver
15.07.2020	08.09.2020 Would be Lawful	20/01033/LDP	Tit Willow 16 Park Hill Dersingham King's Lynn Lawful Development Certificate: Construction of replacement timber framed garage/store/workshop. Existing access and drive to remain unaltered. Soak aways to be installed to cater for surface water.	Dersingham

23.07.2020	17.09.2020 Would be Lawful	20/01072/LDP	8 Prince Charles Close Dersingham King's Lynn Norfolk Prior Notification: A 2m wide flat roof extension to the side elevation of an existing bungalow with parapet wall, replacing existing path and bathroom drain	Dersingham
29.07.2020	09.09.2020 TPO Work Approved	20/00068/TPO	The Old Vicarage 11 Shernborne Road Dersingham Norfolk 2/TPO/00050 - (T1) Poplar - reduce lowest limb, leaving 1.5m stump	Dersingham
29.07.2020	09.09.2020 TPO Work Approved	20/00069/TPO	The Rectory 11A Shernborne Road Dersingham Norfolk 2/TPO/00050 (T1) Silver Birch - Reduce canopy by 30%	Dersingham
20.08.2020	16.09.2020 Application Permitted	19/00992/NMA_1	48 Doddshill Road Dersingham King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 19/00992/F: Single and two storey rear extension and alterations including pitched roof over existing garage	Dersingham
15.07.2020	10.09.2020 Application Permitted	20/01037/F	1 - 2 St Catherines Cross Ringstead Road Docking King's Lynn Single Storey rear Extension	Docking
03.07.2020	27.08.2020 Application Permitted	20/00978/F	48 Paradise Road Downham Market Norfolk PE38 9JE Proposed outbuildings including removal of existing pre fabricated concrete garage and works to increase height of garden wall	Downham Market

24.08.2020	18.09.2020 Tree Application - No objection	20/00079/TPO	The Woodlands Rabbit Lane Downham Market Norfolk 2/TPO/00293: T1 Horse Chestnut - Branch needs removing as it has broken away from main trunk of tree during the current winds	Downham Market
24.08.2020	18.09.2020 Tree Application - No objection	20/00167/TREECA	4 Norfolk Square Bridge Street Downham Market Norfolk Common Ash (T1) & Sycamore (T2) - Fell as it is a selt set tree and has set on a boundary line ad is causing damage to a retaining wall and neighbouring fence.	Downham Market
27.07.2020	21.09.2020 Application Permitted	20/01109/F	Land S of 38 Station Road East Rudham Norfolk Erection of a general purpose agricultural building for storage of agricultrual machinery, seed and other consumables	East Rudham
22.04.2020	17.09.2020 Application Refused	20/00601/F	24 Long Lane Feltwell Thetford Norfolk Construction of one dwelling	Feltwell
28.07.2020	15.09.2020 Application Permitted	20/01102/F	26 Oak Street Feltwell Thetford Norfolk Construction of garden building (RETROSPECTIVE)	Feltwell
23.05.2019	17.09.2020 Application Refused	19/00923/F	Mill Hill Cottage 77 Chapel Road Pott Row Norfolk Change of use from an annex to an individual dwelling for rental purposes	Grimston

10.07.2020	08.09.2020 Application Permitted	20/01003/F	Ormonde 27 Chapel Road Pott Row King's Lynn Lowering of kerb for second driveway access	Grimston
23.07.2020	17.09.2020 Application Permitted	20/01079/F	Five-Bar-Gate Cliffe En Howe Road Pott Row Norfolk Side and porch extension and insulated render cladding	Grimston
28.07.2020	21.09.2020 Application Permitted	20/01098/F	Mill Hill Nursery Cliffe En Howe Road Pott Row Norfolk Secure store for commercial vehicles & horticultural equipment	Grimston
27.07.2020	21.09.2020 Application Permitted	20/01088/F	The Bungalow School Lane Harpley Norfolk Variation of condition 2 of planning permission 20/00556/F: Conversion of loft space including formation of side facing windows and dormer with balcony	Harpley
22.05.2020	10.09.2020 Application Permitted	20/00750/F	7B North Beach Heacham King's Lynn Norfolk Renewal of existing planning permission (11/01983/F) for one caravan and one shed/garage	Heacham
18.06.2020	24.08.2020 Application Permitted	20/00891/F	26 Poplar Avenue Heacham King's Lynn Norfolk Garden room extension	Heacham
29.06.2020	27.08.2020 Application Permitted	20/00921/F	26 Collins Lane Heacham King's Lynn Norfolk Extensions and Alterations (Revised Design).	Heacham

10.07.2020	08.09.2020 Application Permitted	20/00999/F	50 High Street Heacham King's Lynn Norfolk Variation of Condition 2 of Planning Permission 18/02032/F: Creation of a first floor rear extension with associated works	Heacham
23.07.2020	16.09.2020 Application Permitted	20/01073/F	23 Pocahontas Way Heacham King's Lynn Norfolk Proposed pitched roof to existing garage and conversion	Heacham
30.07.2020	18.09.2020 Tree Application - No objection	20/00070/TPO	4 Lynn Road Heacham King's Lynn Norfolk 2/TPO/00132: T1 - BEECH - fell - severely unbalanced crown and gradually elevating root plate. Clearly evident.	Heacham
13.08.2020	18.09.2020 Tree Application - No objection	20/00154/TREECA	The Coach House Holly Lodge 2 Lynn Road Heacham Please see application form for works to trees within a Conservation Area	Heacham
19.08.2020	14.09.2020 Application Permitted	17/00907/ETLCON	6 Folgate Road Heacham King's Lynn Norfolk CONFIRMATION OF EXTENSION OF UNIMPLEMENTED PERMISSION, REFERENCE 17/00907/F TO 1 MAY 2020	Heacham
8.07.2020	17.09.2020 Application Permitted	20/01110/F	Anchor House 13 Wheatfields Hillington King's Lynn Extension to garage area and new pitched roof	Hillington

10.07.2020	28.08.2020 Application Permitted	20/00998/F	Gainsborough House 42 South Street Hockwold cum Wilton Norfolk Construction of a detached garage	Hockwold cum Wilton
14.07.2020	08.09.2020 Application Permitted	20/01016/F	3 College Farm 64 South Street Hockwold cum Wilton THETFORD Single storey rear extension to existing house	Hockwold cum Wilton
14.07.2020	15.09.2020 Application Permitted	20/01032/F	Moors Kennel Moor Drove (East) Hockwold cum Wilton Norfolk REMOVAL OF CONDITION 2 OF PLANNING PERMISSION 05/00686/F: Construction of dwelling	Hockwold cum Wilton
05.05.2020	02.09.2020 Application Permitted	20/00663/F	Cambriil Broadwater Road Holme next The Sea Norfolk Retention and Copmpletion of outdoor swimming pool to rear garden	Holme next the Sea
10.07.2020	10.09.2020 Application Permitted	20/01010/F	11 Downs Road Hunstanton Norfolk PE36 5HX Proposed first floor extension and internal alterations	Hunstanton
20.07.2020	17.09.2020 Application Permitted	20/01055/F	27 Lighthouse Lane Hunstanton Norfolk PE36 6EN Extension and alterations to dwelling	Hunstanton
20.03.2019	04.09.2020 Application Permitted	19/00510/F	King's Lynn Glass & Trimming Ltd (Dispatch And Deliveries) 25 Old Sunway King's Lynn Norfolk Construction of 9 Apartments	King's Lynn

06.03.2020	04.09.2020 Application Permitted	20/00368/F	22 - 24 Windsor Road King's Lynn Norfolk PE30 5PL Change of use from offices and store to 6 dwellings	King's Lynn
25.03.2020	15.09.2020 Application Permitted	20/00480/A	82 High Street King's Lynn Norfolk PE30 1BL Installation of new company branded signage consisting of the following: 1 x non illuminated fascia sign (S1) and 1 x non illuminated Projection sign (S2)	King's Lynn
22.05.2020	16.09.2020 Application Permitted	20/00733/F	Merlango Ltd 7 King Street King's Lynn Norfolk Change of Use from office space to dwelling, including a new chimney pot provided to match existing	King's Lynn
22.05.2020	16.09.2020 Application Permitted	20/00734/LB	Merlango Ltd 7 King Street King's Lynn Norfolk Listed Building Application: Change of Use from office space to dwelling, including a new chimney pot provided to match existing	King's Lynn

29.06.2020	16.09.2020 Application Permitted	20/00924/LB	Vacant 82 High Street King's Lynn Norfolk Listed Building Application: Retain existing shop front, patch repair as required and repaint black to match existing, retain existing tiled stall riser and entrance lobby, replace/patch repair as required and clean, installation of new fascia panel with non illuminated letters, installation of new non illuminated projecting sign and installation of new internal security shutter to the existing entrance doors	King's Lynn
09.07.2020	28.08.2020 Application Permitted	20/00993/F	294 Wootton Road King's Lynn Norfolk PE30 3BJ Proposed rear single storey extension	King's Lynn
14.07.2020	08.09.2020 Application Permitted	20/01017/F	13 Wingfield King's Lynn Norfolk PE30 4XG Single storey extension on side of existing house	King's Lynn
14.07.2020	21.09.2020 Application Permitted	20/01023/F	2A Paradise Lane King's Lynn KINGS LYNN Norfolk Conversion of first floor of former workshop/storage building to single dwelling	King's Lynn
15.07.2020	11.09.2020 Application Permitted	20/01025/F	The Lord Kelvin 7 - 9 Old Market Street King's Lynn Norfolk Change of use and extension of former public house & apartment to form 6 apartments	King's Lynn

21.07.2020	03.09.2020 NO OBJECTION TO NCC APP	20/01068/CON	Land South of Meadowgate Academy Meadowgate Lane Wisbech Cambs CONSULTATION BY FENDLAND DISTRICT COUNCIL: Hybrid application - erect up to 10 self build dwellings (outline application with matters committed in respect of access) and full planning permission for construction of internal road layout (F/YR20/0054/O)	King's Lynn
27.07.2020	17.09.2020 Application Permitted	20/01089/F	1 - 25 Anmer Terrace London Road King's Lynn Norfolk Variation of condition 2 of planning permission 18/01660/F to amend the design of the windows	King's Lynn
10.08.2020	17.09.2020 Application Permitted	20/01184/F	9 Buttercup Lane West Lynn King's Lynn Norfolk Proposed 2 storey extension	King's Lynn
13.08.2020	18.09.2020 Tree Application - No objection	20/00078/TPO	Garages Avenue Road King's Lynn Norfolk 2/TPO/00180: T1 Horse Chestnet - Fell due to serious decline (see report)	King's Lynn
19.08.2020	25.08.2020 Application Permitted	17/01627/ETLCON	Land E of Nar Ouse Way And W of Fire Station Nar Ouse Way King's Lynn Norfolk CONFIRMATION OF EXTENSION OF UNIMPLEMENTED PERMISSION, REFERENCE 17/01627/F TO 1 MAY 2021	King's Lynn

11.06.2020	16.09.2020 Application Permitted	20/00836/F	Tanglewood 7 Holt House Lane Leziate King's Lynn Detached 2 Bed Annexe	Leziate
29.07.2020	18.09.2020 Tree Application - No objection	20/00067/TPO	Oak Tree House 82A Brow of The Hill Leziate Norfolk 2/TPO/00204: T1 Oak Tree - Reduce the canopy size to remove long branches which are frequently breaking and falling onto drive and path. Some dead wood from the tree also needs removal	Leziate
14.07.2020	17.09.2020 Application Permitted	20/01019/F	184 Smeeth Road Marshland St James Wisbech Norfolk Garden room to replace existing conservatory	Marshland St James
24.07.2020	15.09.2020 Application Permitted	20/01084/F	Eastleigh 298 Smeeth Road Marshland St James Wisbech Single storey rear extension	Marshland St James
03.07.2020	26.08.2020 Application Permitted	20/00959/F	14 Thornham Road Methwold Thetford Norfolk Two storey extension to side & rear of dwelling	Methwold
07.07.2020	17.09.2020 Application Permitted	20/00971/F	Mitre Farm Setch Road Blackborough End Norfolk Proposed new access and track	Middleton
08.06.2020	04.09.2020 Application Permitted	20/00838/F	90 West Street North Creake Fakenham Norfolk Parking bay for 2 cars	North Creake
20.08.2020	09.09.2020 TPO Work Approved	20/00080/TPO	The Old Rectory 81 Church Street North Creake Fakenham 2/TPO/00137 (T57) Horse chestnut - fell and replant, (T65) Beech - fell and replant	North Creake

16.07.2020	16.09.2020 Application Permitted	20/01035/F	Westering 7 Common Lane North Runcton King's Lynn Extension to side of existing garage	North Runcton
05.08.2020	21.09.2020 Application Permitted	20/01152/F	35 Hayfields Road North Wootton King's Lynn Norfolk Proposed single storey front extension and garage conversion.	North Wootton
16.06.2020	15.09.2020 Application Refused	20/00881/F	Adjacent 14 Whittington Hill Whittington Norfolk PE33 9TE Demolition of garage and construction of detached 3 bedroom dwelling	Northwold
25.06.2020	16.09.2020 Application Permitted	20/00902/F	9 - 11 Little London Lane Northwold THETFORD Norfolk Erection of Garage block and changes to dwelling.	Northwold
20.12.2019	04.09.2020 Application Permitted	19/02192/RM	Seagrass 22 Golf Course Road Old Hunstanton Norfolk Reserved Matters Application: New dwelling	Old Hunstanton
17.04.2020	27.08.2020 Application Permitted	20/00568/F	1 Sea Lane Old Hunstanton Hunstanton Norfolk New pedestrian gate to serve rear of property following removal of section of boundary wall	Old Hunstanton
01.06.2020	11.09.2020 Would be Lawful	20/00765/LDP	Eileen Croft Molls Drove Outwell Norfolk Lawful Development Certificate: Use of land for siting a mobile home to be used as incidental accommodation to the main dwelling	Outwell

23.06.2020	26.08.2020 Application Permitted	20/00913/F	Budget Store And Post Office Church Terrace Outwell WISBECH Continued standing of a mobile home for use as an annex/overflow accommodation	Outwell
29.07.2020	21.09.2020 Application Permitted	20/01119/F	Building And Land E of 4 Hall Road Business Park And NW of Scotts Field House 47 Hall Road Outwell Wisbech Variation of condition 2 of planning permission 19/00967/F: Proposed barn conversion	Outwell
31.07.2020	21.09.2020 Prior Approval - Refused	20/01131/PACU5	Finesse Motorsport Ltd The Common Upwell Norfolk Prior approval change of use from light industrial (Class B1(c)) to dwelling house (Class C3)	Outwell
10.08.2020	21.09.2020 Prior Approval - Approved	20/01219/PACU3	Kirton House Langhorns Lane Outwell Wisbech Notification for Prior Approval for change of use of agricultural building to dwelling (Schedule 2, Part 3, Class Q)	Outwell
21.08.2020	16.09.2020 Application Permitted	19/02069/NMA_1	2 Stow Road Outwell Wisbech Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 19/02069/F: Part retrospective double rear extension to back of property	Outwell

16.04.2020	16.09.2020 Application Permitted	20/00593/F	53 Pentney Lakes Common Road Pentney Norfolk New boat shed and garaging with sail loft over, raised decking area and shed	Pentney
01.09.2020	21.09.2020 Application Permitted	17/01274/ETLCON	Land E of Woodside Narborough Road Pentney Norfolk CONFIRMATION OF EXTENSION OF UNIMPLEMENTED PERMISSION, REFERENCE 17/01274/F TO 1 MAY 2021	Pentney
20.11.2019	27.08.2020 Application Refused	19/02008/O	Land West of Garden Lodge 39 Low Road Roydon Outline application: Construction of four dwellings and all associated works	Roydon
05.05.2020	26.08.2020 Application Permitted	20/00660/F	The Whins 25 Low Road Roydon KINGS LYNN REMOVAL OR VARIATION OF CONDITION 2 and 4 OF PLANNING PERMISSION 19/01866/F: To replace the existing farmhouse with a 2 storey detached property	Roydon
07.07.2020	04.09.2020 Application Permitted	20/00974/F	Pembroke House 6 Watlington Road Runcton Holme King's Lynn Demolition of single storey conservatory and erection of extension to form garden room on ground floor and bedroom and en suite on first floor	Runcton Holme

19.08.2020	09.09.2020 TPO Approved	20/00077/TPO	44 Common Road Runcton Holme King's Lynn Norfolk 2/TPO00527 - (T1): Oak - to remove deadwood and sever ivy from base to hedge height	Runcton Holme
29.06.2020	15.09.2020 Application Refused	20/00923/F	Washpit Cottage Snettisham Road Sedgeford Norfolk Proposed single-storey dwelling following sub-division	Sedgeford
13.07.2020	16.09.2020 Application Permitted	20/01018/F	Land S of 5 And 7 Park Farm Barns W of Caravan Site Bircham Road Snettisham Norfolk Construction of new self-build dwelling	Snettisham
28.07.2020	18.09.2020 Application Permitted	20/01103/F	Beggars Roost 21E Manor Lane Snettisham KINGS LYNN REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/00688/F: Extensions and Refurbishment	Snettisham
28.07.2020	18.09.2020 Application Permitted	20/01104/F	Beggars Roost 21E Manor Lane Snettisham KINGS LYNN Cart-shed style garage with store and Garden Room	Snettisham
15.06.2020	16.09.2020 Application Permitted	20/00843/F	16 The Birches South Wootton King's Lynn Norfolk Proposed side extension and internal alterations	South Wootton
13.07.2020	10.09.2020 Application Permitted	20/01007/F	Jubilee House 7A Elmhurst Drive South Wootton Norfolk Detached garage	South Wootton

13.07.2020	03.09.2020 Application Permitted	20/01008/F	4 Bracken Road South Wootton King's Lynn Norfolk To construct a single storey extension at the front of the dwelling	South Wootton
20.07.2020	15.09.2020 Application Permitted	20/01053/F	Lyncroft 8 Sandy Lane South Wootton King's Lynn Extension and alterations to dwelling	South Wootton
23.07.2020	18.09.2020 Tree Application - No objection	20/00066/TPO	The Chestnuts 11 Priory Lane South Wootton King's Lynn 2/TPO/00282: T1 Ash - Remove projecting branches from dying tree	South Wootton
24.08.2020	09.09.2020 TPO Approved Work	20/00081/TPO	23 Ancar Road South Wootton Norfolk PE30 3PS 2/TPO/00082 (T3) Oak - 2mtr Crown reduction	South Wootton
16.03.2020	11.09.2020 Application Refused	20/00411/F	43A & 45 Ferry Bank Southery Downham Market Norfolk Erection of an oak framed dwelling on raised level and detached garage to serve dwelling	Southery
14.08.2020	18.09.2020 Tree Application - No objection	20/00155/TREECA	The Old Bull Bridge Road Stoke Ferry King's Lynn Trees in a Conservation Area: T 1,2,3. Mixed Cypress . Dismantle, process and remove. These trees are oppressive, permission is sought to remove and replace them with something ornamental and more in keeping with the ambience of the immediate locale.	Stoke Ferry

01.05.2020	02.09.2020 Prior Approval - Refused	20/00659/PACU3	Stow Road Farm Outwell Road Stow Bridge Norfolk Prior notification change of use of agricultural buildings to dwelling houses	Stow Bardolph
19.08.2020	01.09.2020 Application Withdrawn	20/01280/F	Rose Cottage Farm 164 The Drove Barroway Drove Norfolk Variation of condition 2 of planning permission 15/00502/F: Proposed stable building and manege	Stow Bardolph
27.06.2019	16.09.2020 Application Permitted	19/01136/O	Beacon Hill Farm Beacon Hill Lane Terrington St Clement King's Lynn Proposed residential development (re-submission of 19/00452/O)	Terrington St Clement
10.06.2020	27.08.2020 Application Permitted	20/00826/F	South Croft Cottage 33 Hay Green Road North Terrington St Clement King's Lynn Erection of two storey extension following demolition of bathroom, utility room and conservatory	Terrington St Clement
15.07.2020	18.09.2020 Application Permitted	20/01031/F	Main View 74 Sutton Road Terrington St Clement King's Lynn Proposed replacement detached garage	Terrington St Clement
17.07.2020	14.09.2020 Application Permitted	20/01040/F	Portlass Farm House Low Lane Terrington St Clement King's Lynn Proposal is for the demolition of the existing garage and replace with a new extension encompassing a larger kitchen/dining	Terrington St Clement

13.08.2020	15.09.2020 Application Refused	19/01641/NMA_1	11 Waterlow Road Terrington St Clement King's Lynn Norfolk Non-material amendment to planning permission 19/01641/F: Two storey extension to side of semi detached dwelling with single storey extension to rear	Terrington St Clement
22.06.2020	14.09.2020 Application Permitted	20/00877/F	4 School Row High Street Thornham Hunstanton Retrospective / regularisation planning application to use part garage as additional bedroom for holiday let	Thornham
16.07.2020	10.09.2020 Application Permitted	20/01044/F	Lyng Farm Ringstead Road Thornham Norfolk Variation of conditions 5 and 11 for planning application 19/01080/F: to alter wording	Thornham
07.07.2020	04.09.2020 Would be Lawful	20/00972/LDP	Nolans 22 Magdalen Road Tilney St Lawrence King's Lynn Application for a Lawful Development Certificate for the proposed conversion of single garage into bed room and utility room this will include removal of up and over door to be replaced with window matching others in the front of house, access from house into new space, replacement of now very old flat roof with new like for like. Foot print of the building will not change	Tilney St Lawrence

14.07.2020	15.09.2020 Application Permitted	20/01014/F	The Orchards Mill Lane Tilney St Lawrence King's Lynn Removal of agricultural occupancy restriction	Tilney St Lawrence
24.06.2020	17.09.2020 Application Permitted	20/00928/O	Croft House Farm 48 Croft Road Upwell Wisbech Outline Application: Residential development including the demolition of an existing dwelling	Upwell
01.07.2020	16.09.2020 Application Permitted	20/00963/F	51 Croft Road Upwell Wisbech Norfolk Single storey rear extension to form sun lounge and insertion of window to side elevation of existing dwelling.	Upwell
04.08.2020	28.08.2020 Application Permitted	19/01457/NMA_1	2 Scholars Way Low Side Upwell Wisbech NON-MATERIAL AMENDMENT to Planning Application 19/01457/F: First floor extension to side, single storey flat roof extension to rear with roof lantern, new 1.8m brick wall up to owned boundary of plot to facilitate change of use to residential garden, and extension to driveway	Upwell
04.08.2020	28.08.2020 Application Refused	19/01293/NMA_1	Badgers Cattery Adj. Marsh Farm Gooses Lane Walpole St Andrew Wisbech NON-MATERIAL AMENDMENT to Planning Application: 19/01293/NMA_1: Proposed canine hydrotherapy pool and building	Walpole

02.07.2020	04.09.2020 Application Permitted	20/00954/RM	Oak And Ash Market Lane Walpole St Andrew Wisbech Reserved Matters: Construction of one new dwelling.	Walpole Cross Keys
14.05.2020	02.09.2020 Application Permitted	20/00709/F	Manor House Farm Nurseries Green Lane Walsoken Wisbech Proposed barn conversion to dwelling and garage block	Walsoken
29.06.2020	08.09.2020 Application Permitted	20/00926/F	Lansdown House 4A Sparrowgate Road Walsoken Wisbech Proposed additional bay to garage	Walsoken
08.06.2020	02.09.2020 Application Permitted	20/00810/CU	60 Mill Road Watlington King's Lynn Norfolk Change of use of existing annexe building to allow use as holiday accommodation	Watlington
25.02.2020	03.09.2020 Application Permitted	20/00299/F	Unit Between Manor House And Keepers Lodge Church Road Wereham Norfolk Retrospective renovation and refurbishment works	Wereham
25.02.2020	28.08.2020 Application Permitted	20/00300/LB	Unit Between Manor House And Keepers Lodge Church Road Wereham Norfolk Listed Building Application: Retrospective renovation and refurbishment works	Wereham
30.06.2020	25.08.2020 Application Permitted	20/00935/F	The White Cottage Grange Road Pockthorpe West Rudham Replacement garage with utility room	West Rudham

25.08.2020	21.09.2020 Application Permitted	16/00813/ETL	Tamar Nurseries School Road West Walton Wisbech CONFIRMATION OF EXTENSION OF UNIMPLEMENTED PERMISSION, REFERENCE 16/00813/OM TO 1 MAY 2021	West Walton
08.07.2020	04.09.2020 Application Permitted	20/00982/F	13 Pine Tree Chase West Winch King's Lynn Norfolk Proposed rear extension	West Winch
20.07.2020	10.09.2020 Application Permitted	18/00157/NMA_2	The Winch 70 Main Road West Winch Norfolk NON-MATERIAL AMENDMENT to Planning Permisison 18/00157/F: Variation of condition 2 of planning permission 15/01053/FM	West Winch
15.01.2020	18.09.2020 Application Permitted	20/00059/F	Cornwall Lodge 1 Church Road Wiggenhall St Mary The Virgin Norfolk New dwelling and part demolition of existing garage.	Wiggenhall St Germans
01.07.2020	04.09.2020 Application Permitted	20/00948/F	Fairway 36 Fitton Road Wiggenhall St Germans King's Lynn Proposed detached garage	Wiggenhall St Germans
07.07.2020	18.09.2020 Application Permitted	20/00970/F	Nursery House High Road Saddlebow King's Lynn Proposed detached garage	Wiggenhall St Germans
21.07.2020	14.09.2020 Application Permitted	20/01059/F	Holly House Farm Stow Road Wiggenhall St Mary Magdalen Norfolk 40m extension to all weather manege and fencing	Wiggenhall St Mary Magdalen

19.08.2020	18.09.2020 Tree Application - No objection	20/00164/TREECA	53 Church Road Wimbotsham KINGS LYNN Norfolk Works to trees within a conservation area (see attached report)	Wimbotsham
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