



Planning Committee

Agenda

Monday, 11th January, 2021
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, 11th January, 2021

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 7 December 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 taken.

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 - 63)

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

9. DELEGATED DECISIONS (Pages 64 - 91)

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, this will be **Friday 8th January 2021**.

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:

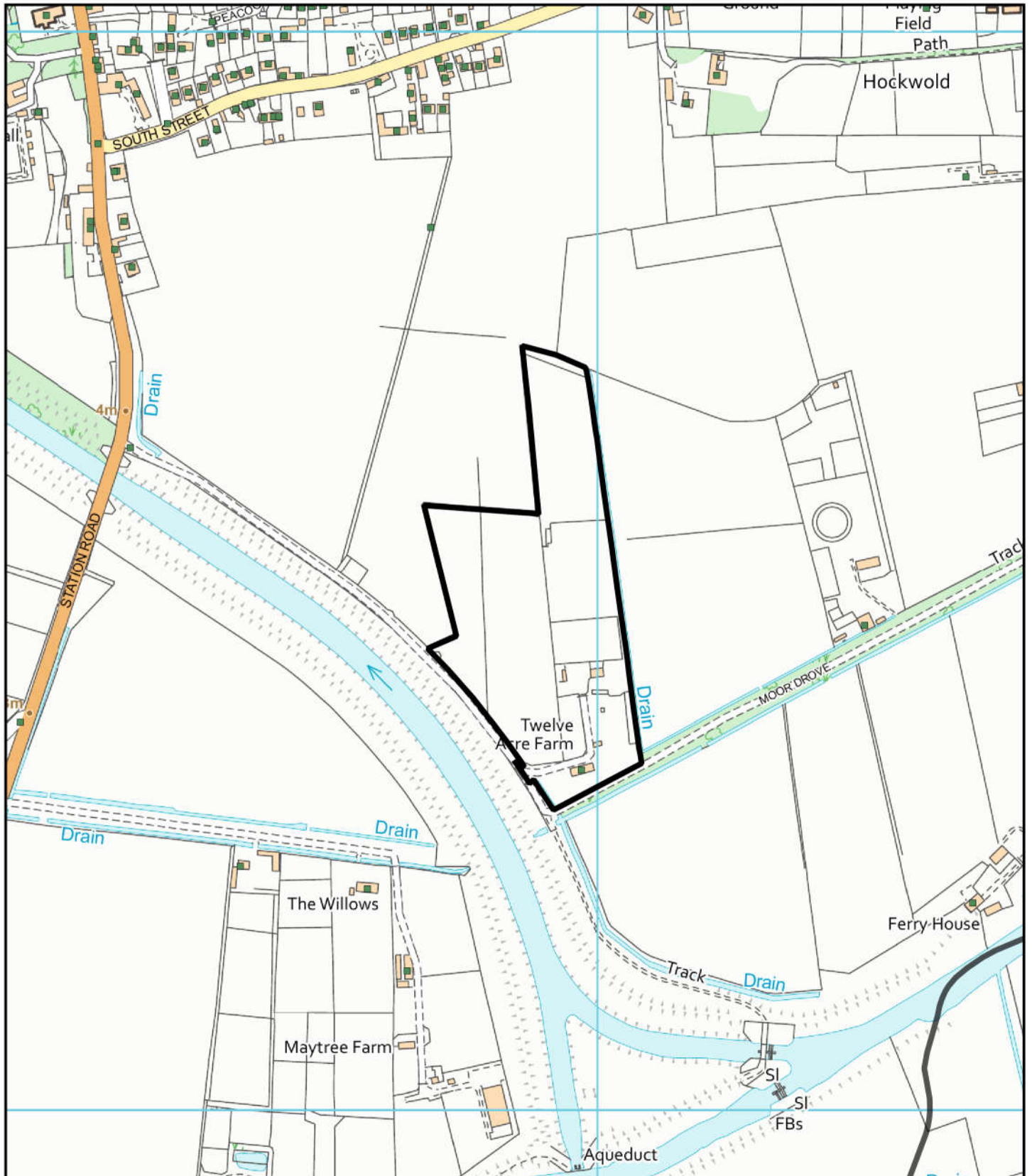
Kathy Wagg on 01553 616276
kathy.wagg@west-norfolk.gov.uk

**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 11 JANUARY 2021**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	MAJOR DEVELOPMENTS			
8/1(a)	20/00366/FM Twelve Acre Farm Moor Drove (East) Retrospective application for use of land for an equine care / livery business. Retrospective application for mobile home / temporary accommodation. Retrospective application for ancillary building housing customer w.c.s, office and tack room respectively	HOCKWOLD CUM WILTON	APPROVE	8
8/2	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE			
8/2(a)	20/00643/F Bunessan Herrings Lane Demolition of existing house and rebuilding with new garage and art studio	BURNHAM MARKET	APPROVE	21
8/2(b)	20/01304/F Petch House 27 Hythe Road Methwold Removal of section of concrete block boundary wall and infilling opening partly with facing brick wall and partly with a pair of 1.8m high solid timber gates	METHWOLD	APPROVE	34
8/2(c)	20/01665/F Land adjacent Charnwood 37 Hall Road Residential Development – new dwelling and detached garage	OUTWELL	REFUSE	44
8/2(d)	20/01024/F The Baptist Chapel 7 A Gooding Close Change of use from an art studio and holiday home to a detached residential unit	STOW BARDOLPH	APPROVE	52

20/00366/FM

Twelve Acre Farm Moor Drive (East) Hockwold cum Wilton



20/00366/FM
Twelve Acre Farm Moor Drive (East) Hockwold cum Wilton



Parish:	Hockwold cum Wilton	
Proposal:	Retrospective application for use of land for an equine care / livery business, mobile home / temporary accommodation ancillary mobile unit housing customer w.c.s, office and tack room	
Location:	Twelve Acre Farm Moor Drove (East) Hockwold cum Wilton Norfolk	
Applicant:	Mr Brian Rutterford	
Case No:	20/00366/FM (Full Application - Major Development)	
Case Officer:	Mrs C Dorgan	Date for Determination: 9 June 2020 Extension of Time Expiry Date: 15 January 2020

Reason for Referral to Planning Committee – Officer Recommendation is contrary to Parish Council representation and referred to Committee by Sifting Panel

Neighbourhood Plan: No

Case Summary

The application site is located on the northern side of Moor Drove (East), approximately 700m south of the village of Hockwold-cum-Wilton and is 4.75ha in size. The site is categorised as countryside in the adopted Site Allocations and Development Management Policies Plan (SADMPP)(2016). This application seeks retrospective planning permission for an equine / livery business, for a mobile home as temporary accommodation and for an ancillary welfare mobile unit housing w.c.s, office and tack room. The applicant has submitted evidence in the form of a business plan to support their case, and argues that a dwelling is necessary in this location to support this business.

The site consists of a series of paddocks bounded by post and wire fencing with some sporadic native hedges and trees. Within the site there is also existing field shelters, and two agricultural storage buildings.

The site partially lies within Flood Zones 2 and 3, however where the caravan is situated it is in Flood Zone 1.

Key Issues

Principle of Development
 Need for a Rural Dwelling
 Form and Character
 Highways / Public Rights of Way
 Archaeology
 Other material considerations

Recommendation APPROVE

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THE APPLICATION

The application site is located on the northern side of Moor Drove (East), approximately 700m south of the village of Hockwold-cum-Wilton. The site is categorised as countryside in the adopted Site Allocations and Development Management Policies Plan (SADMPP)(2016). The site is 4.75ha in size and was previously in agricultural use. This application seeks retrospective planning permission for an equine / livery business, for a mobile home as temporary accommodation and for an ancillary welfare mobile unit housing w.c.s, office and tack room. The applicant has submitted evidence in the form of a business plan to support their case, and argues that a dwelling is necessary in this location to support this business.

The site consists of a series of paddocks bounded by post and wire fencing with some sporadic native hedges and trees. Within the site there is also existing field shelters, and two agricultural storage buildings.

The site partially lies within Flood Zones 2 and 3, however where the caravan is situated it is in Flood Zone 1.

SUPPORTING CASE

The business has proven itself to be a viable one both due to it's length of operation and as demonstrated within the business plan submitted as part of this application. It is essential that staff are on site 24/7 in order to provide care and security for the horses and other animals on site. The Livery depends on this. Approval was granted previously for a mobile home in this location, for this use. In effect an approval would be a continuation of such.

The site is in a very rural location where you would expect to find such a business, away from dense residential development. No ground contamination exist on site and an archaeological survey has been carried out relatively recently. An adequate Flood Evacuation Strategy has been provided. Public right of way / access to the site has been proven, which Norfolk County Council are happy with, plus the applicant has agreed to upgrades, as required, to the vehicular access off the main road.

The proposal is a modest one which seeks to compliment an existing established use and can see no planning reason why approval should not be granted for this application.

PLANNING HISTORY

14/01659/F: Application Permitted (Delegated decision): 21/01/15 - Application for the erection of three polytunnels; (1x) 20m x 8m, (1x) 20m x 5m, (1x) 20m x 4m - Twelve Acre Farm

14/01658/F: Application Permitted (Delegated decision): 21/01/15 - Application for the erection of three polytunnels; (1x) 20m x 8m, (1x) 20m x 5m, (1x) 20m x 4m - Twelve Acre Farm

14/01657/F: Application Permitted (Delegated decision): 21/01/15 - Application for the erection of three polytunnels; (1x) 20m x 8m, (1x) 20m x 5m, (1x) 20m x 4m - Twelve Acre Farm

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14/01644/F: Application Permitted (Delegated decision): 13/02/15 - Application for the erection of a general purpose agricultural building - Twelve Acre Farm

13/01264/F: Application Permitted (Delegated decision): 28/10/13 - Retrospective application for the siting of a mobile home - Twelve Acre Farm

12/01724/F: Application Permitted (Delegated decision): 18/12/12 - Construction of dog kennels - Twelve Acre Farm

11/01949/F: Application Permitted (Delegated decision): 01/08/12 - Retrospective application for the construction of three chicken runs and a timber shed - Twelve Acre Farm

08/02714/F: Application Permitted (Delegated decision): 05/02/09 - Construction of machinery/feed store - Land At Moor Drove

11/01793/F: Application Permitted (Committee decision): 09/01/12 - Retrospective application for the increase in height of machinery/feed store with reference to previously approved application

08/02714/F: Twelve Acre Farm: Application Permitted (Delegated decision): 05/02/09 Construction of machinery/feed store

12/00448/F: Application Permitted (Committee decision): 29/05/12 - Retrospective consent for a change of use of land for the siting of temporary agricultural dwelling (mobile home) - Twelve Acre Farm

RESPONSE TO CONSULTATION

Parish Council: OBJECT

In agreement with the comments made by all of the Councillors, it is proposed that the plan should be objected to for the following reasons:

- that a Heritage Statement be required, submitted to and approved by the local planning authority.
- that a Transport Assessment/Statement or Travel Plan be submitted as there are significant transport implications with this proposed plan.
- via Church Lane and Moor Drove - this is an extremely unmade road and totally unsafe for increased vehicle traffic and inaccessible for horse boxes.
- via Station Road and Moor Drove - Station Road is a busy road, particularly as it takes the traffic between the two American air bases located in Feltwell and Lakenheath. The access is at the transition to 40mph limit, where traffic either speeds up as they can see the derestriction sign or maintain speed before reducing to 40mph. In addition, exiting from Moor Drove, looking to the right, there is a bend in the road which limits the view both of horsebox drivers and of Station Road drivers, particularly when horseboxes tend to be driven slowly.
- that it doesn't include for the agricultural tie to be removed (Which would be highly OBJECTED TO) - this is important as with an agricultural tie horses can be grazed but cannot be ridden or lunged.
- that it is not in kind to the previous local neighbouring plan, passed with;
- the standard archaeology conditions:
- no gymkhanas or riding events shall take place on the site.

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- The outdoor riding arena hereby approved shall only be used to accommodate the horses of the occupants of Wetherley, 77 South Street, Hockwold cum Wilton and shall not be used for any commercial riding or training purposes.
- that the application is incomplete. The current plan does not include
- Events held on this site. (several planned for this year)
- The large metal storage containers that are on site, advertised for rent at £90 per calendar month.
- The construction of electric fencing which has enveloped the Highway verge.
- The signage. (One which is threatening violence)
- The advertised Tea room.
- The 24 hour presence on site already.
- The offer of unlimited water and electricity.

Highways Authority: NO OBJECTION subject to condition.

Having reviewed the revised information submitted, further to our discussion and a further visit to the site have the following conclusions:

It is evident that Moor Drove (East) is not straight in its alignment at its north end and that when tuning in from Station Road it is not fully clear if the way is clear. It is also evident, from the highway boundary information and site visits, that the applicant does not have sufficient rights to straighten the alignment to improve of the level of forward visibility.

Forward visibility on Station Road itself, while waiting to turn right, only just accords with standard and that the junction of Moor Drove (East) has loose material. Therefore the junction is not suitable for large gatherings and larger vehicles in any numbers. Therefore in this respect it is recommended that the application be conditioned so that no events can be undertaken.

The consideration is then for the equine care, livery and temporary accommodation. The majority of associated vehicle traffic movements would be from private cars visiting the site rather than by horse boxes or trailers which would generally be occasional. While there are reservations that there would be additional traffic through the unmade junction, it is clear that the junction can be improved significantly within the extents of the public highway. The junction could be improved to enable two cars to pass within the junction and for this area to be hard surfaced to NCC standards, thus to provide improve traction and to aid in the prevention of loose material being carried out onto Station Road.

With the introduction of junction surfacing improvements to aid the safe use of vehicles passing, slowing and accelerating in the junction the services supporting livery and equine care could be accommodated. And therefore recommend a condition is attached to secure this upgrade.

Public Rights of Way: NO OBJECTION

Further to the applicant obtaining the relevant Highway Boundary map relating to the alignment of Hockwold Byway Open to All Traffic, we would concur with our colleagues in the Highways department. With the inclusion of the condition suggested by Highways requiring detailed plans of the access improvements, we would be willing to withdraw our holding objection. Any work within the PROW must be agreed in advance with Norfolk County Council and a legal Temporary Closure Order may need to be applied for in advance to allow the works to be carried out.

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Historic Environment Service: NO OBJECTION subject to condition.

The site does lie in an archaeologically sensitive area. It appears to be a Roman settlement and possibly religious site. Small scale excavation has taken place here conducted by one T. Clarke between 2002 and 2006, but we are still awaiting a report on those works.

We would ask that if further groundworks are planned, these should be subject to our usual three stage conditions.

In addition, we have not yet received a report for T. Clarke's excavations and would like a condition ensuring that that is delivered.

Community Safety and Neighbour Nuisance Team: NO OBJECTION

No objection or concerns regarding this proposal. The site is remote and therefore should not impact on un-related residents or cause any disamenity. Concerns were raised in relation to events at the site and a tearoom, which could attract large numbers of visitors over a small timeframe and intensify the use of the site, generating noise disturbance for residents over and above existing levels. Control measures would be required to limit any potential impacts of these.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

Based on the information supplied, I have no comments to make regarding contaminated land or air quality.

Historic England:

NO COMMENTS

Natural England:

NO COMMENTS

REPRESENTATIONS

THREE NEUTRAL letters were received to the application from the same individual which referred to-

- Clarification sought for the proposals to improve/ widen /resurface the entrance to Moor Drove East. Is this deliverable?
- Access is used by other land owners and for walking and horse riding.
- Who would be responsible for overseeing the junction works? And for maintaining the junction and track?
- Requests a speed bump in provided, and the drove is blocked beyond Twelve Acre Farm to restrict use of this as a through route to Church Road.

ONE SUPPORT letter received stating –

The site was previously overgrown with rubbish/ scrap dumped here. The use of the site and the works done have tidied the area up, and made it feel much safer for walkers.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

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CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM6 - Housing Needs of Rural Workers

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

This issues for consideration include:

- Principle of Development
- Need for a Rural Dwelling
- Form and Character
- Highways / Public Rights of Way
- Archaeology
- Other material considerations

Principle of development

In terms of national policy, the National Planning Policy Framework (NPPF) is generally supportive of a prosperous rural economy and states:

“83. Planning policies and decisions should enable:

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

This application seeks to establish an emerging rural business through the change of use of land, siting of an ancillary building for welfare facilities and by providing temporary on-site

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accommodation which the applicant argues is necessary for the continuation and success of the business.

In terms of the use of the land, this was previously agricultural and the application seeks consent to change the land to an equine / livery business. However the applicant currently also has 3 breeding ewes and 3 lambs (to which they plan on increasing the flock on this application site and on other owned and rented land nearby). They also have 1 breeding sow, 12 chickens and 7 ducks. There are no goats kept now as these became a nuisance. The keeping of this small number of animals is in accordance with the existing use of the land. The use of the land for the keeping of horses is a familiar use in the locality and accords with Local Plan policy. The siting of the welfare unit is also considered acceptable given the rural location of the site. The welfare unit is a mobile unit and could be removed if the use of the land / business ceases.

In terms of the temporary mobile home, the application site is located outside of development boundaries for the village of Hockwold and therefore within the countryside, as designated by Policy DM2 of the Site Allocations and Development Management Plan (SADMPP) (2016). Policy DM2 restricts new residential development in areas outside development boundaries to that identified as suitable in rural areas by other policies in the local plan; including rural workers housing (Policy DM6 of the SADMPP).

Need for a Rural Dwelling

Policy DM6 states:

“....Temporary occupational dwellings

4. If a new dwelling is essential to support a new rural based activity, it should normally, for the first three years, be provided by a caravan, or other temporary accommodation.
5. New temporary dwellings should only be allowed to support rural based activities providing:
 - a. The proposal satisfies criteria 3a and 3b above. There is a clearly established existing functional need, requiring occupants to be adjacent to their enterprises in the day and at night, 3b. The need could not be met by existing dwellings within the locality,]
 - b. The application is supported by clear evidence of a firm intention and ability to develop the enterprise concerned (for example significant investment in new farm buildings is often a good indication of intentions);
 - c. The application is supported by clear evidence that the proposed enterprise has been planned on a sound financial basis...”

In terms of addressing criterion 5a, the change of use of the land and use of existing field shelters and agricultural buildings are included within this application. The applicant makes the case that they currently have, on site, 10 livery horses of which 6 are part livery. They also have 4 brood mares and 1 stallion on site. The part livery are looked after 75% of the time at the moment. However at the current time the applicant can only offer DIY livery or part livery as they do not want to invest further in the business if this application were not to be successful. The intention is that if consent is granted the applicant could then look at constructing stables on site. Being able to live on the site would enable the applicant to broaden the offer of the business to offer full livery and also care for horses that need respite care as these would need to be monitored closely through the day and night.

Given the rural nature of the locality, the nearest alternative housing options available would be in the village of Hockwold. The applicant argues however that they need to live on the site, due to the nature of the business, and therefore there are no alternative opportunities for housing in this immediate locality which would meet their need.

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Criterion 5b from policy DM6 requires clear evidence of an intention and ability to develop the business. The established use of the land and the investment made on the site to date in terms of clearing up the site, the fencing for the paddocks, and the purchase of the mobile home and the deposit paid on a tractor shows a level of commitment to the business. The applicant has spent £11,000 to date, and there is a clear intention for the investment to continue if consent is granted. The applicants are trained and experienced in offering the specialist services on offer.

In response to the final criterion, 5c, the applicant has submitted a Business Plan to illustrate that the business has been planned on a sound financial basis. The applicant argues that it is their intention to broaden the offer on the site, to offer full livery, respite care livery, holiday livery and potentially schooling livery.

The business plan submitted indicates the predicted income and expenditure of the enterprise on an annual basis. This indicates that the business to date has monthly expenses of £912 a month which includes hay/haylage (£90), goat feed (£40), Pig feed (£50), chicken feed (£20), rent (£333), tractor finance (£336) and insurance (£43). The applicant currently charges DIY grass livery at £30 a week, part grass livery at £35 a week and full grass livery at £65 a week. Weekly projected income is at approximately £375 a week. Over the year the total profit projected is approximately £8,556 without the deduction of a salary.

However if the applicant were to gain consent and went on to build 4 stables they would then be able to charge full livery at £100-£120 a week, respite care would be £75-£155, holiday livery £100-150 depending on the horses needs and schooling livery £100-£150 depending on owners requirements. The business will be run by the applicants alone and no additional staff will be required. The annual figures supplied predict a profit; and there is usually a 'presumption in favour' when trying to establish a business. The business plan supplied meets the requirements of policy DM6.

It is recommended that the siting of the temporary dwelling is conditioned for a period of 3 years. This provides sufficient time for the applicant to establish a profitable business. Furthermore this is an application for the temporary siting of a caravan and if the business is not successful this caravan will have to be removed.

In summary, the applicant has met the requirements of policy DM6, and therefore is in accordance with the NPPF, Policy CS6 of the Core Strategy (CS) (2011), and Policies DM2 and DM6 of the SADMPP (2016).

Form and character

The form and character within this locality of Moor Drove (East) is one of sparse residential development with predominantly agricultural land and paddocks and stabling. The use of the land for equine care/ livery is entirely within keeping.

The application includes temporary consent for a residential caravan, and an ancillary welfare unit in association with this use. These are already in place and do not have a significant nor detrimental impact on the form and character of the locality, but rather are something often seen alongside such land uses.

Therefore in summary in terms of form and character, this application has little impact on the rural form and character in this locality, and is in accordance with the NPPF, Policy CS08 of the CS (2011) and Policy DM15 of the SADMPP (2016).

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Highways / Public Rights of Way

Detailed discussions have taken place with the Local Highway Authority (LHA) during the application process, as to the acceptable levels of traffic generation for the site, as well as the ability to improve the junction at Station Road and Moor Drove (East). However, the applicants have agreed that public events will not take place on site and the application seeks consent for use of the land for livery/ equine care and temporary accommodation. While this would generate additional traffic through the unmade junction, this could be significantly improved within the extent of the public highway. The improvements could enable two cars to pass within the junction and for this area to be hard surfaced to NCC standards. With the consent conditioned accordingly the LHA does not object to the scheme.

Access to the site is along an existing Public Right of Way (PROW) known as Hockwold-cum-Wilton Byway Open to All Traffic 14. While initially concerns were raised by the Norfolk County Council Public Rights of Way Team, with the inclusion of the condition suggested by Highways requiring detailed plans of the access improvements, the team has withdrawn its objections to the scheme. The PROW Team do state that any work within the PROW must be agreed in advance with Norfolk County Council and a legal Temporary Closure Order may need to be applied for in advance to allow the works to be carried out.

The Parish Council has objected to the scheme on the basis that the junction of Station Road and Moor Drove has poor visibility and with traffic at high speeds is unsafe. They also draw attention to the fact that Moor Drove is an unmade road and unsafe and inaccessible. We have also received queries from a resident asking whether the junction improvements are possible, who would oversee them and who would be responsible for the maintenance of the PROW and the junction. Norfolk County Council as the Local Highway Authority would be responsible for the monitoring and maintenance of this PROW and junction. The LHA officer has considered the land ownership and rights of access at the junction and is satisfied that the junction can be improved within the extent of LHA land.

The Parish Council requested a Travel Plan is produced for the business. However, this is not required by the LHA, particularly now the business is not allowed to hold public events.

The proposal complies with the NPPF, Policy CS11 of the CS and Policy DM15 of the SADMPP.

Archaeology

The Parish Council raised concerns about the application and stated that a Heritage Statement should be provided and the standard archaeology conditions attached to a planning consent. The Historic Environment Service (HES) has not objected to the application. Previous applications on the site, which have included groundworks, have included the need for a written scheme of investigation for the site. The HES officer has stated that given this application is for the change of use of the land and siting of a caravan and welfare unit and that no groundworks are included and that these conditions are not required. However, if the applicants were in the future to apply for planning permission which included groundworks, this investigative work would then be required. The HES officer has asked the landowner of the site for the outstanding information related to previous investigative works and the discussion is ongoing. The applicant has stated in recent correspondence that there is no updated/ new report. The previous report was done before the concrete slab was laid and nothing has changed structurally since. There was also a steel shed erected and supported with posts and no base. The site is accessible to any archaeology features. In summary, the Council cannot require this detailed historic information as part of this current planning application given the 'development' proposed. Overall, the proposal complies with the NPPF and Policy CS12 of the Core Strategy 2011.

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Other considerations

- Initially the applicants were holding fun days/ events on the site and proposed to continue to do so. These were advertised to the general public with the aim of attracting a number of people to the site. Refreshments were also provided at the site. During the application process it was made clear to the applicant that this would be contrary to policy and the Local Highway Authority would raise an objection to the application. The applicant has removed this aspect from this application. If consent was granted this would be conditioned accordingly to prevent public events being held on the site.
- The Parish Council raises concerns about a number of other detailed issues including the advertisement of storage containers for hire on the site, the free offer of water and electricity and the signage, electric fencing, as well as an advertised tea room. In response to this, the applicant has confirmed that the 'tea room' is the welfare room and is for the users of the site and is not a tea room for the general public. In terms of the signage, there are standard small signs on fencing requiring dogs to be kept on leads to protect the animals. This is considered acceptable. While there was some electric fencing up this has since been relocated by the applicant. The storage containers do not belong to the applicants but are owned and used by the landowner and are not related to this business.
- Part of the wider application site is located within flood zones 2 and 3, but the area of land upon which the caravan and welfare building are sited is within flood zone 1 and therefore acceptable in flood risk terms.

CONCLUSION

The application site lies outside of the development boundary for Hockwold, in the countryside. The principle of a stables / livery business on this site is considered acceptable, and the applicant has made the case that given the nature of the business that a dwelling is also required onsite. Policy DM6 addresses the housing needs of rural workers and provides a series of criteria to be met to allow for a temporary dwelling to be located next to a new/ emerging enterprise. The applicant has provided sufficient evidence in the form of a projected business plan, alongside their investment in the site to date, which demonstrates their intention to develop the business. The proposal is considered acceptable and in line with the NPPF, Policies CS06, CS10 and CS11 of the CS (2011) and Policies DM2 and DM6 of the SADMPP (2016). Therefore, it is recommended that retrospective consent is granted for the change of use of the land to an equine/ livery business, the siting of an ancillary welfare unit and the temporary siting of a mobile home for 3 years from the date of decision.

RECOMMENDATION:

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

- 1 Condition: Permission for the mobile home and welfare unit as shown on Drawing No. 301/02 shall expire on 8 January 2024 and, unless on or before that date an application is made for an extension of the period of permission and such application is approved, the following works shall be carried out:

(a) the mobile home and welfare unit shall be removed from the application site, and

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(b) works necessary to reinstate the application site to its condition prior to the implementation of this temporary permission shall be carried out.

- 1 Reason: In order that the Local Planning Authority may retain control over the development where a permanent permission may give rise to conditions detrimental to the amenities of the locality; in accordance with the provisions of the NPPF and Core Strategy (2011) Policies CS01, CS02 and CS06, and Site Allocations and Development Management Policies Plan (2016) Policies DM2 and DM6.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers 301/01/A, 301/02 and 301/03.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The use of the mobile unit hereby approved and known as 'W.C.s, office and tack room' on Drawing No 301/02 shall be limited to the use as a welfare unit including W.C.s, office and tack room and shall at no time be used as a unit of residential accommodation.
- 3 Reason: For the avoidance of doubt and to ensure that the building is not used for unrelated purposes that would be incompatible with the provisions of the NPPF.
- 4 Condition: At no time shall any public events such as 'fun days' or 'open days' be held on the land outlined in red on Drawing No 301/01/A.
- 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.
- 5 Condition: Within 6 Months of the use hereby permitted the vehicular access / junction of Moor Drove (East) with Station Road shall be upgraded and widened (to facilitate passing) in accordance with the Norfolk County Council industrial access construction specification for the first 10 metres as measured back from the near channel edge of the adjacent carriageway and in accordance with details to be agreed in writing by the Local Planning Authority.
- 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 and traffic movement.

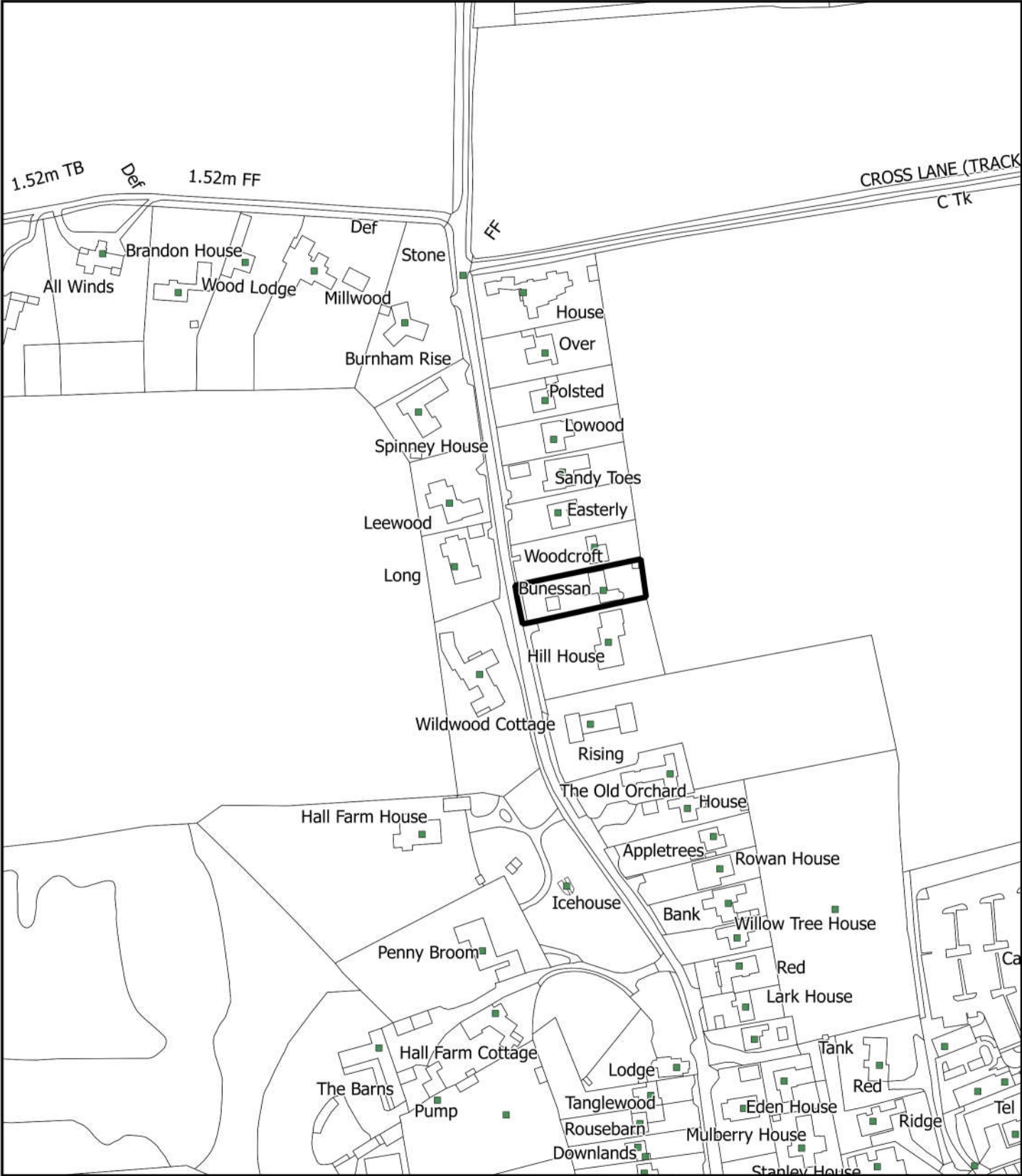
20/00643/F

Bunessan Herrings Lane Burnham Market



20/00643/F

Bunessan Herrings Lane Burnham Market



Parish:	Burnham Market	
Proposal:	Demolition of existing house and rebuilding with new garage and art studio	
Location:	Bunessan Herrings Lane Burnham Market King's Lynn	
Applicant:	Mr And Mrs R Sumroy	
Case No:	20/00643/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 30 June 2020 Extension of Time Expiry Date: 28 July 2020

Reason for Referral to Planning Committee – Parish Council and Norfolk Coast Partnership objections; Sifting Panel referred

Neighbourhood Plan: No

Case Summary

The site comprises an existing detached dwelling with detached garage to the front garden.

The site is surrounded by residential properties to the north and south, with other residential properties on the other side of Herrings Lane to the west. Vehicle access is already in place from Herrings Lane.

This application seeks full planning permission for the demolition of the existing house and construction of a replacement dwellinghouse and detached garage/ art studio.

The site is within the settlement of Burnham Market, which is a Key Rural Service Centre. The whole village of Burnham Market is within the Area of Outstanding Natural Beauty (AONB).

Key Issues

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

Recommendation

APPROVE

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THE APPLICATION

The site comprises an existing detached dwelling with detached garage to the front garden.

The site is surrounded by residential properties to the north and south, with other residential properties on the other side of Herrings Lane to the west. Vehicle access is already in place from Herrings Lane.

The application seeks full planning permission for the demolition of the existing house and the construction of a replacement dwelling with new garage/ art studio. This application has been amended since it was submitted, and the number of outbuildings reduced to the front of the site from 2 to 1.

The existing 6-bedroom dwelling is a rendered property which features three gabled sections when viewed from the front and rear. It spans the width of the site with eaves of 4m to some sections and 5m to others. The ridge rises to 7m.

The proposed replacement dwelling is proposed to be constructed of red brick with flint panels and a zinc sheet roof with solar panels set in between the roof valleys. The proposed dwelling sits on a similar footprint as the existing, with eaves heights of approximately 5.5m and ridge of 7.5m.

The site is within the settlement of Burnham Market, which is a Key Rural Service Centre. It is also within the AONB but outside of the Burnham Market conservation area.

SUPPORTING CASE

The applicant has submitted the following supporting text:-

The design concept of the new house

The existing house is at the end of its life, is poorly designed, unsustainable and cannot be economically upgraded to an environmentally acceptable level moving forward into the 21st century.

However, the new house is closely related to the existing house, which has the same three gabled form facing Herrings Lane and the same building width side to side of the plot.

In terms of scale the ground floor level is the same as existing and the ridge height is the average of the two neighbouring properties and so fits snugly in the street scene. This is particularly apparent from Bellamy's Lane where all the houses in the row are clearly visible and Bunessan is designed not to draw attention to itself.

The scale is further broken down by the staggering forwards and backwards of the three gabled sections. Between these gables, balconies – none of which overlook neighbours – add visual interest and lessen the impact by providing a contrast to the two solid flint outer gable elements.

The wall materials are vernacular – flint on the public faces and brick on the sides - and the roof is of a sustainable coated zinc with photovoltaic cells mostly hidden in the valley gutters. There are several modern designs on Herrings Lane which use modern materials, but it was felt that the use of local flint would contribute to local distinctiveness.

The garden will be a major element of the design and the intention is to enhance the appearance of the outbuilding by growing plants up it as a living wall.

Our response to the concerns from the planning officer

In response to comments and suggestions from the planning officer the house was moved forward in the plot to reduce overshadowing of the garden to the new house to the north. It sits pretty much in the same position as the existing house so there will be little change to this neighbour from the existing house.

In the front garden the original two outbuildings – thought to be overly crowded and too overbearing on the rural feel of Herrings Lane by the planning officer – have been reduced to one building end-on, lowered slightly and set back from the road, which is now considered acceptable. This provides a lower key frontage than other houses along Herrings Lane, which often have garages with tall and overbearing pitched roofs.

Setting the outbuilding back will create space for planting at the front of the property to reinforce the leafy nature of Herrings Lane, a major concern of the planning officer.

Summary

To summarise we believe this distinctive design will be an asset to the village, be neighbourly to the houses adjacent and contribute to the high standard of design and detailing we have come to expect in the borough.

PLANNING HISTORY

2/03/1445/F: Application Permitted: 04/09/03 - Construction of detached garage and extension to dwelling – Buessan Herrings Lane Burnham Market

2/03/0760/F: Application Permitted: 15/05/03 - Construction of replacement conservatory – Buessan Herrings Lane Burnham Market

2/98/0510/F: Application Permitted: 14/05/98 - Demolition of garage and construction of 2 storey extension – Buessan Herrings Lane Burnham Market

RESPONSE TO CONSULTATION

Parish Council: **OBJECT** – On the following grounds:

Overshadowing - The main house is too close to the boundary fence on both sides.

Layout and Density of Building - The visual appearance of the building with a zinc roof with PVC and excessive glazing overall.

Question - is the Art Studio for private or business use? The application mentions employment for local traders and crafts so does this apply to the building work or the Studio? It's rather vague. The 'art studio' just looks like extra accommodation and is therefore a second dwelling.

The Parish council would like to see a condition put on any approval that the art studio and new garage are not used for business or commercial purposes or as a separate dwelling.

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Local Highway Authority: NO OBJECTION – conditionally – standard parking and turning condition plus restriction on use of studio to remain incidental to the use of the main dwellinghouse.

Norfolk Coast Partnership: OBJECT – the excessive glazing and pv panels will have detrimental visual impact in the AONB thus going against NNPF para 172 which aims to 'conserve and enhance' the AONB.

Increased light pollution will have an impact on our dark skies, a special feature of the AONB (sense of Remoteness, Tranquility and Wildness), currently under cause for concern.

Recommend condition re: external lighting.

If glazing were reduced and lighting mitigated it may elicit a more favourable response.

Natural England: NO OBJECTION

Arboricultural Officer: NO OBJECTION - conditionally

Environmental Quality: NO OBJECTION – recommend informative re: asbestos

REPRESENTATIONS

No third party comments received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenities

NATIONAL GUIDANCE

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

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PLANNING CONSIDERATIONS

The main issues for consideration in this case are:-

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

The principle of development

The site is within the village settlement boundary but in any case, is replacing an existing dwelling. Burnham Market is a Key Rural Service Centre where development of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the Development Limits of the Key Rural Service Centres, in accordance with Policies DM1, DM2 and CS06 Development in rural areas.

The site is also within the AONB. There are a number of policy statements relevant to this application and the key aspects are summarised below.

Nationally, the NPPF seeks a high standard of design, and design that takes the opportunity to improve an area. Some of the key objectives referred to in the NPPF are for development which responds to their local context and creates or reinforces local distinctiveness, are visually attractive as a result of good architecture and appropriate landscaping.

Core Strategy Policies CS01, CS02, CS06, CS08 and CS012 are relevant. CS06 promotes sustainable patterns of development to ensure strong, diverse economic activity whilst maintaining local character and a high quality environment.

SADMP Policies DM1, DM2 and DM15 also apply.

Impact upon the AONB

The existing dwelling is a two storey detached property in a row of residential properties. It is flanked to the north and south by other detached dwellings that have replaced older dwellings. The existing dwelling has three gables to the front and rear which breaks up the scale and mass of the dwelling in the street scene and from longer views.

AONB's have the highest status of protection in relation to landscape and scenic beauty. In this case the application site is at the north western edge of the village; to the west are open fields. The land levels drop from north to south as do the properties in the row along Herrings Lane, which are set north/south. The siting of the development plays an important role in the transition between open countryside and the built form.

Currently views of the existing dwelling from Herrings Lane are partially screened by existing planting on the site. The siting and design of the replacement dwelling means that no significant or high-quality trees will be affected by the proposal; only one apple tree would

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need to be removed for development purposes. To the western field boundary there are significantly less trees and foliage and the same can be said to the northern boundary.

Like the dwelling it seeks to replace, the proposed replacement dwelling is also of two storey height and has low pitched roofs. The dwelling is proposed to be sited in the same position as that it seeks to replace, which means that the rear garden is smaller than the front. The application site is large and a significant amount of space remains to the front and rear of the proposed dwelling. The amount of spacing between this and neighbouring dwellings would remain the same as the current arrangement.

The upper floor and the roof will be the main visible parts of the development. The walls are proposed to be constructed from brick and flint panelling and it is proposed that the modest pitched roof will be zinc sheeting. The ridge height of the proposed replacement dwelling is taken from the average of the two neighbouring properties to ensure that it is in keeping.

There are only long public views from across the fields to the west. From this distance the proposed development will be seen in a row of other properties of similar heights. Given that the dimensions of the dwelling are compatible with surrounding development, the planting on the site is to be retained and the development proposes a series of shallow roofs, and the development will not be viewed in isolation, it is considered that the proposed development will not have a detrimental impact upon the natural beauty of the landscape in this designated area.

Objection has been received from the Norfolk Coastal Partnership to the amount of glazing and photovoltaic panels to the roof. In regard to the pv panels, they are within the low pitched valley gutter sections and will be difficult to see from any public vantage points. Further, pv panels are encouraged in terms of sustainable development and within Policy CS08.

In terms of glazing the proposed dwelling is shown to have full height glazing to sections of the dwelling at ground floor level and also the mid-section of the first floor, front and rear elevations. However, the house is in a residential street where many houses have glazed sections facing both towards Herrings Lane and to the open countryside, which is separated from public views by a large field.

The agent has referred to a prominent house called Salt Marsh, at the top of Herrings Lane, where there is extensive glazing, and also Millwood where there are glazed gables. Both of these are visible from the public domain. The agent feels it unreasonable to demand removal of the glazing on this house which is much less prominent.

In context, this house will be viewed amongst other dwellings which flank the site. In this case it is not considered that the degree of glazing would have a detrimental visual impact in the AONB and thus be contrary to NNPF para 172 which aims to 'conserve and enhance' the AONB.

Norfolk Coastal Partnership also raise concern regarding increased light pollution which will have an impact on dark skies, a special feature of the AONB (sense of Remoteness, Tranquillity and Wildness). They recommend that a planning condition be imposed to restrict the degree of light spillage beyond the site.

However, the site is already a dwellinghouse and this use is not changing. The proposal will not lead to an anticipated excessive increase in external lighting and it would not be considered reasonable to impose a planning condition restricting lighting in this case.

Design, character and appearance

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There is no defined built characteristic in the locality, with Herrings Lane comprising a mix of, generally large dwellings of differing ages, scales, designs and materials. The ground levels rise markedly from south to north along Herrings Lane so that the houses step up the hill.

The existing detached dwelling comprises three gabled elements, with a rear conservatory. It is sited towards the rear of the plot in line with other dwellings to the north and south. The front garden has mature planting.

The proposed replacement dwelling follows a similar three gabled design. The mass of the building has therefore been disguised, by breaking up the main roof with gables and using fenestration of varying sizes which reduces the overall mass of built form. Overall these elements mean that the design has interest and that the scale of the building will not be apparent from any one viewpoint. As the land levels change from south to north along the lane, the low ridge height will result in a dwelling that does not dominate the dwelling to the south.

By comparison the proposed replacement dwelling is 1m higher at eaves level than some of the existing eaves levels on site, and half a metre taller to the ridge. In terms of materials, the proposed dwelling would result in high quality materials through the use of traditional red brick and flint panels, which is more typical of Burnham Market than the render of the existing property.

Whilst the proposed replacement dwelling takes reference from existing, traditional dwellings, the proposed design also introduces some modern, contemporary elements, including modern fenestration detailing and the mix of traditional flint with modern zinc roof materials. Outside space in the form of first floor balconies and ground floor terracing have all been designed in at this stage.

There are many bespoke, individually designed dwellings along Herrings Lane that carefully blend traditional design elements and materials with a contemporary twist. The use of zinc as a roofing material along the coastal villages can be evidenced, with some of these properties being located in conservation areas. It is recommended however, that a condition be imposed seeking the non-reflective nature of this roof material to ensure that it fits within the street scene.

During the course of the application the number of outbuildings to the front of the site has been reduced from two to one, in response to concerns from the planning officer. The proposed outbuilding has a flat roof, is just 3m high, and has been set back further in the site to retain the soft landscaping at the front of the site closest to Herrings Lane.

Burnham Market's conservation area covers a significant amount of the village and the nearest section covers a garden to a property on the opposite side of the road to the south west. The closest point is approximately 50m from this site. It is considered the proposed replacement dwelling will have no impact on the character and appearance of the conservation area.

In terms of design the proposed replacement dwelling is considered to reflect the building characteristics of the village and the surrounding area. It is considered that the proposal relates well in terms of scale and mass to the village and proposes matching or contrasting building materials. The proposal is considered acceptable and accords with the provisions of the NPPF, Local Plan and Core Strategy Policies, in particular Policy DM15.

Highway Issues

The access remains in the same position and adequate parking and turning can be achieved within the site.

The Highways Authority has not raised an objection regarding the proposal. Conditionally there are no outstanding highway safety issues.

Impact upon Residential Amenity

Existing residential properties are to the north and south, and on the opposite side of the lane to the west. The relationship between the development as proposed and existing dwellings has been examined.

The site to the north has recently been constructed. Consideration has been given to the relationship between the two properties in terms of overlooking, the development being overbearing, overshadowing and causing loss of light. The distance between the two dwellings remains unchanged. The eaves of the side elevation of the proposed new dwelling are in the same position, albeit higher.

The property to the north is sited at a higher ground level so that the eaves and ridge height are higher than Bunessan. Given the change in ground levels between the properties, however, the proposed replacement dwelling will remain at a lower level and will not be overbearing. The only windows proposed facing north serve bathrooms or non-habitable rooms.

There is a detached dwelling to the south of the site. Again, there is no change to the separation distances between these two properties. The element of the property closest to the application boundary is the garaging of this neighbouring property. The only windows facing south are a high level kitchen window to the ground floor and windows to bathrooms or non-habitable rooms.

Although the property to the south is set at a lower ground level, the proposed dwelling will not appear over dominant due to the design of the dwelling and the way its mass has been broken up into sections and the roof pitch kept low.

The distances between the proposed development and the dwellings north and south are such that there will be no significant concerns regarding overshadowing or loss of light.

Similarly the nearest properties to the west are on the opposite side of the road and set back in their sites. There are no concerns regarding the development being overbearing, overshadowing or causing loss of light.

The combination of internal layout, existing planting to the site boundary and neighbouring site and distance between properties mean that the proposal will not result in significant overlooking of neighbouring properties.

In summary, there will be no significantly detrimental impact upon the amenity of the occupants of neighbouring properties in terms of overlooking, being overshadowed or the dwelling being over bearing, as a result of this proposal.

Landscaping

The application has been supported by a Tree Survey and Arboricultural Impact Assessment. This concludes that no significant harm to existing landscaping will result from the proposal.

One apple tree will be removed for development purposes and replaced with a heavy standard tree. All other trees featured in the submitted report will be retained and protected throughout the development.

The proposal seeks to retain the existing planting to the front boundary. As this is important in softening the impact upon the AONB, and for the character of the village it is recommended that a condition be imposed which retains the planting, or if it is destroyed that a replacement be planted.

The Tree Officer raises no issues subject to the imposition of conditions.

Other material considerations

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. This application will not have a material impact upon crime and disorder.

The site lies within 2km of a SSSI (North Norfolk Coast). However, the proposed development would not have a significant adverse effect on the features on which the SSSI is designated.

CONCLUSION

In principle a replacement dwelling on this site in Burnham Market is supported as it is considered to be sufficiently in harmony with the building characteristics of the area. It is not considered the proposed dwelling will have a detrimental impact upon the natural beauty of the landscape in this designated AONB area.

The applicant has incorporated traditionally used local materials to give the design a context as well as introducing contemporary elements. The design of the proposal promotes local distinctiveness.

There are no outstanding concerns regarding overlooking, overshadowing or the development being overbearing.

Conditionally there are no outstanding landscaping issues. There are no nature conservation or flood risk issues.

The proposed development is considered to comply with Core Strategy Policies CS01, CS02, CS06, CS08 and CS12, SADMP Policies DM1, DM2, DM15 and DM17 and advice within the NPPF and therefore it is recommended that the proposal for the development be approved.

RECOMMENDATION:

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

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- 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 No. GA, Proposed Site Plan, drawn 04.11.2020
 - Drawing No. GA, Proposed Garage, drawn 04.11.2020
 - Buinessan Floor Plans, Scale 1:100, scanned 17 November 2020
 - Buinessan Roof Plans, Scale 1:100, scanned 17 November 2020
 - Buinessan Elevations, Scale 1:100, scanned 17 November 2020
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development or other operations shall commence on site until the existing trees have been protected in accordance with the scheme as detailed in the Arboricultural Impact Assessment, prepared by A.T. Coombes Associates Ltd, dated 1 April 2020.

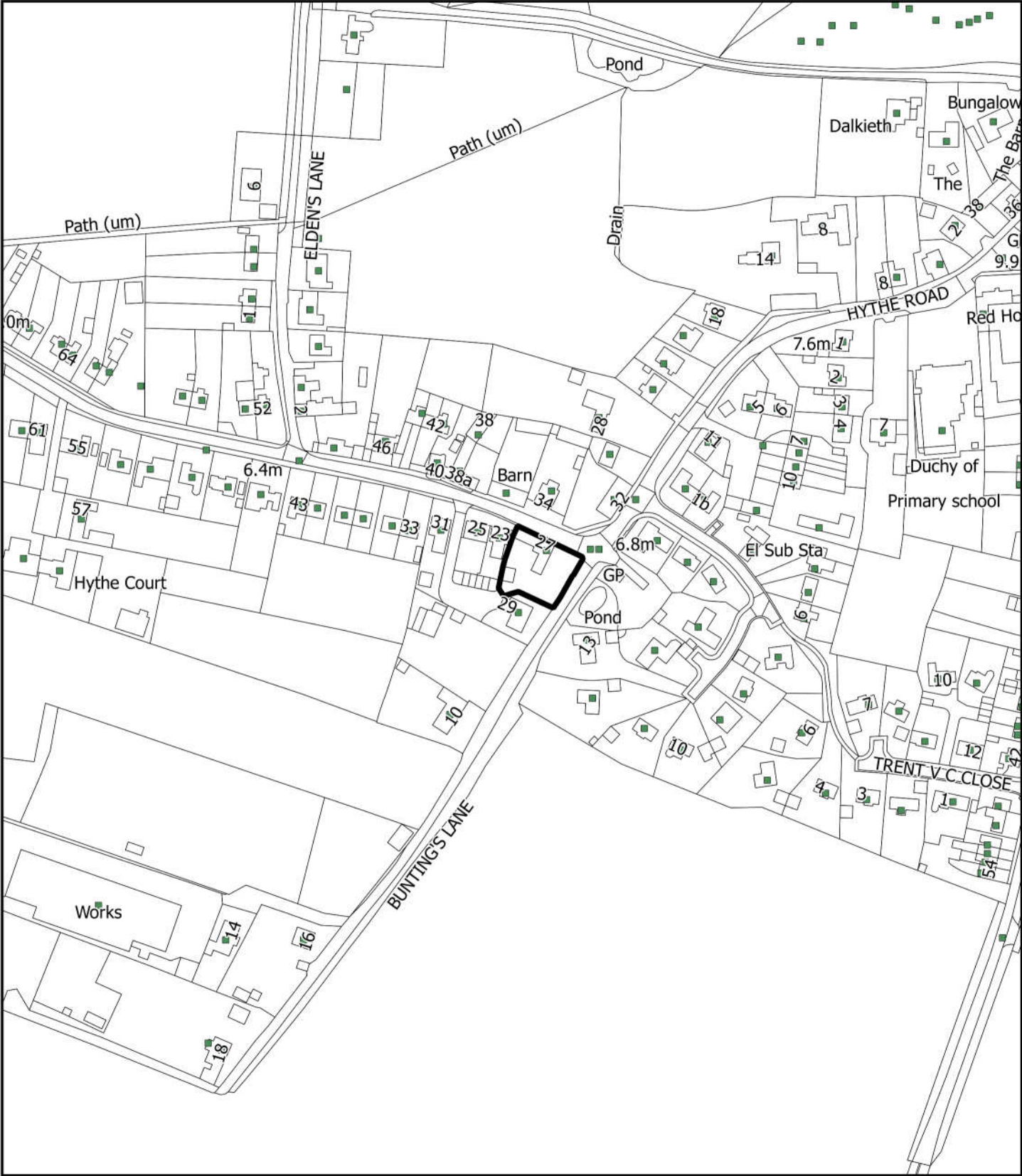
The protective fencing and the ground protection shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing or ground protection are damaged all operations shall cease until they are repaired in accordance with the approved details.

Nothing shall be stored or placed in any protected area in accordance with this condition.

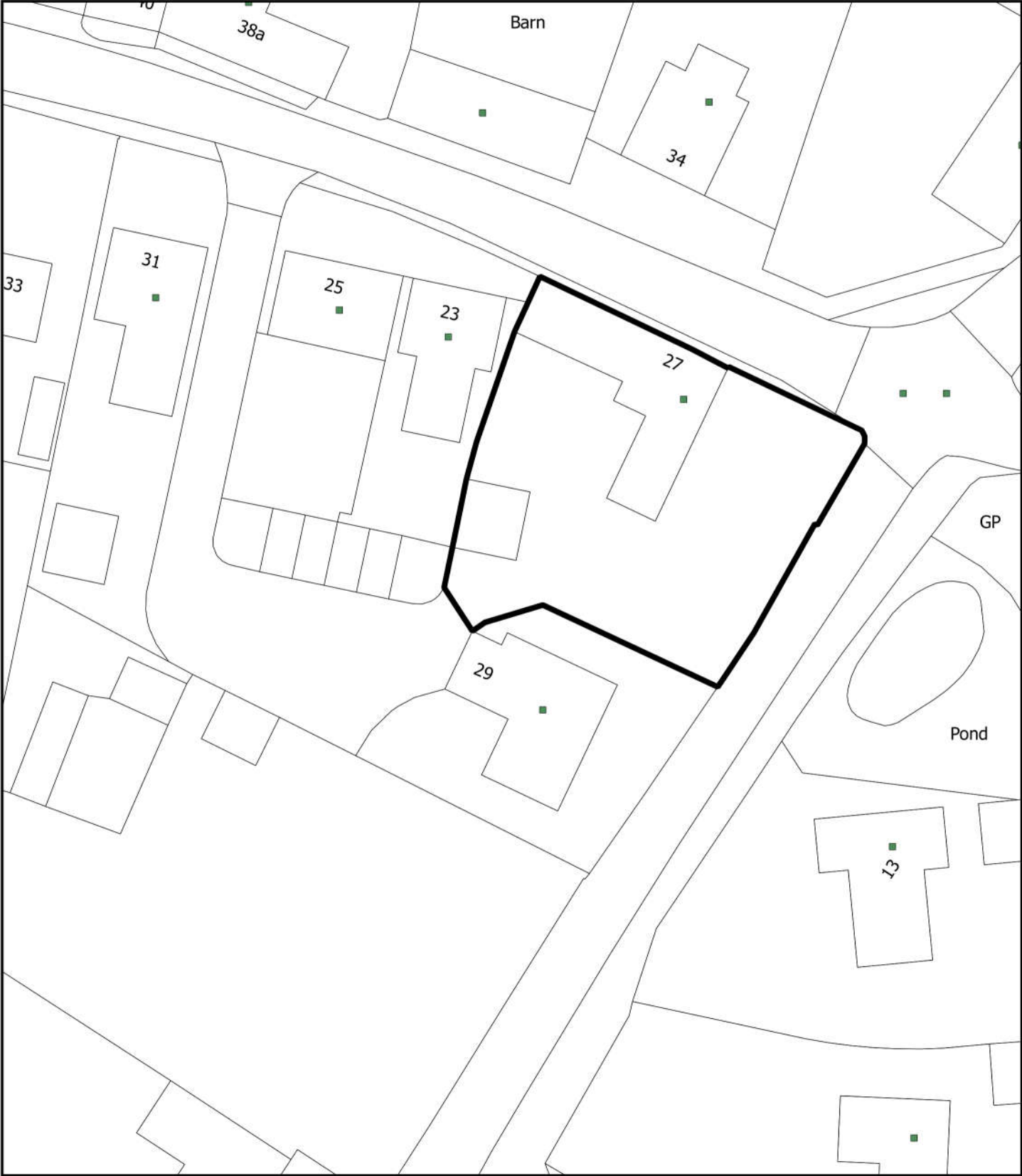
In all other regards the development shall be carried out in full accordance with the details contained in the above mentioned Report including appropriate tree replacement.
- 3 Reason: To ensure that the existing trees and hedgerow are properly protected in accordance with the National Planning Policy Framework 2019.
- 4 Condition: The zinc roof material of the replacement dwelling hereby permitted shall have a non-reflective finish, unless otherwise approved in writing by the Local Planning Authority.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF and to limit the impact of the replacement dwelling in the wider landscape.
- 5 Condition: Prior to the first occupation/use of the development hereby permitted the proposed on-site car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

- 6 Condition: The Studio/garage building hereby approved shall be incidental to the use of the main dwelling and shall not be occupied at any time as a separate and un-associated unit.
- 6 Reason: In the interests of highway safety and neighbour amenity.
- 7 Condition: No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 7 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.

20/01304/F
Petch House 27 Hythe Road Methwold



20/01304/F
Petch House 27 Hythe Road Methwold



Parish:	Methwold	
Proposal:	Removal of section of concrete block boundary wall and infilling opening partly with facing brick wall and partly with a pair of 1.8m high solid timber gates	
Location:	Petch House 27 Hythe Road Methwold Thetford	
Applicant:	Mr J Hall	
Case No:	20/01304/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 22 October 2020 Extension of Time Expiry Date: 15 January 2021

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

Neighbourhood Plan: No

Case Summary

The application site seeks consent for the demolition of a section of wall and subsequent construction of approximately 1.8m tall brick piers and 1,8m high timber vertically boarded vehicular access gates onto Buntings Lane, Methwold. Buntings Lane is an un-adopted track which joins the corner of Hythe Road to the north of the application site.

The gates are proposed to form a second vehicular access to Petch House, an existing dwelling within the Methwold Conservation Area and identified as an Important Unlisted Building on the Conservation Area map.

Key Issues

Planning and Enforcement History

Principle of Development

Impact on form and character of the area and the Methwold Conservation Area

Highway Safety

Impact on Neighbours

Other material considerations

Recommendation

APPROVE

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THE APPLICATION

The application site seeks consent for the demolition of a section of wall and subsequent construction of approximately 1.8m tall brick piers and 1.8m high vertically boarded vehicular access gates onto Buntings Lane, Methwold.

Buntings Lane is an un-adopted track which joins the corner of Hythe Road to the north of the application site.

Petch House is shown as an important unlisted building within the Methwold Conservation Area. A previous application 17/01699/F on site granted consent for the restoration of Petch House and the construction of four dwellings on surrounding land, with a shared access onto Hythe Road to the west. These works are near to completion on site. This proposal seeks consent for the construction of the gate way to enable a second access for the dwelling known as Petch House only. Remaining dwellings will be accessed in accordance with the previously approved scheme.

SUPPORTING CASE

Planning Permission was granted in 2017 for the development of 4 new dwellings and the renovation of Petch House (ref: 17/01699/F). The development is now completed. During that development, part of the old chalk wall to the north and east of Petch House was found to be in such poor condition that, when the ivy was removed, the wall collapsed. The same thing happened to a higher section of wall, fronting Buntings Lane, which had previously been rebuilt, albeit rather badly, in concrete blocks. A better section of the concrete block wall still remains to the south end of the Buntings Lane frontage, linking with the old chalk wall, beyond ownership. The lower section of the chalk wall was rebuilt and the concrete block wall capped with red clay ridge capping. The higher, collapsed section of concrete block wall was, at first, left as an opening, but then replaced with new concrete blockwork because permission had not been sought for its removal. It was not considered at the time, that permission would have been required to remove the concrete block section of wall.

This application seeks to remove that new concrete block infill, which has not blended in well with the old wall. The opening formed will be filled with a facing brick end to the existing old concrete block wall at the southern end, to match the brickwork on the northern end and a pair of 1.8m high timber gates on gate posts. The red clay ridge wall capping will be continued and completed.

It is considered that this proposed wall demolition and boundary treatment will enhance the appearance of the frontage to Buntings Lane. It is not considered that these works will have any detrimental effect on the historic characteristics of the Conservation Area.

In relation to comments from the Local Highway Authority (below), this is not an application for a new access. It is an application to remove and replace a section of boundary treatment. Planning permission is not required to form a new access onto Buntings Lane. Buntings Lane is a private track with no owner. As such, ownership rights pass to the properties/land on either side of the roadway - each owning half of the lane. So, in effect, Petch House owns half the lane and allows other users a right of way over it.. As a shared track with no individual owner, any future improvements to or surfacing of the lane would need to be agreed by all owners.

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PLANNING HISTORY

19/00870/F: Application Withdrawn: 14/08/19 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/01699/F: Construction of four dwellings and garages, renovation of existing dwelling (Petch House) and provision of garage, repositioning access and demolition of existing boundary wall - Petch House

17/01699/F: Application Permitted: 28/11/17 - Construction of four dwellings and garages, renovation of existing dwelling (Petch House) and provision of garage, repositioning access and demolition of existing boundary wall. - Petch House

RESPONSE TO CONSULTATION

Parish Council: OBJECTION stating the following comments:

Methwold Parish Council have discussed 20/01304/F Removal of section of concrete block boundary wall and infilling opening partly with facing brick wall with a pair of 1.8m high timber gates - Petch House 27 Hythe Road Methwold and voted to OBJECT to the application because there has never been an access into this site from Buntings Lane, this is a new access.

Highways Authority: NO OBJECTION stating the following comments:

Ultimately the application would be considered acceptable on the basis that the initial highway section of Bunting's Lane, where loose material is found, is hard surfaced in accordance with the NCC adopted standards. Recommended condition.

Conservation Officer: NO OBJECTION subject to conditions, stating the following comments:

The Conservation Team are aware of some of the history on this site which involved some demolition of a historic wall. Whilst ideally this wall would have been rebuilt traditionally, this current application seeks to insert two timber gates. This will be an improvement upon the poor quality infill brick. Please condition materials to ensure brickwork matches both sides of the gate. The gates look appropriately detailed but should be conditioned.'

REPRESENTATIONS

NINE letters of **OBJECTION** the comments can be summarised as follows:

- Impact of intensification of use of Buntings Lane on the surfacing of the road
- Noise and disturbance from vehicles using the lane
- Replacement wall appears to have been a temporary solution until re-application
- Wall should have been corrected to its previous standard initially as it was an important feature
- Liability for upkeep of lane post-development
- Previous applications included access further down Buntings Lane have been refused
- No history of gates within the wall
- Queries regarding ownership of track and extent of red line
- Poor visibility for vehicles emerging onto Hythe Road

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TWO Letters of **SUPPORT** summarised as follows:

- Access through original approved driveway would lead to more disturbance of dwellings surrounding Petch House
- Recycling Plant on Buntings Lane has intensified use of the lane by lorries
- Overall development of Petch Corner has improved street scene and this delay in the completion of Petch House is having an adverse impact
- Proposal is minor and will have limited impact on the Conservation Area
- No communication from the Parish prior to the submission of their comments

Note: Neighbour objections were received in relation to the ownership of Buntings Lane and responsibility for its future maintenance. As an un-classified road, planning permission is not required for the creation of the access onto Buntings Lane and Planning Permission is therefore sought only for the construction of the gate and piers. The agent has stated the situation in terms of ownership of the land within their supporting statement (above) - the right to use the lane for access and the future maintenance of the track are civil matters and separate from planning.

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The key issues are:

Planning and Enforcement History
Principle of Development
Impact on form and character of the area and the Methwold Conservation Area
Highway Safety
Impact on Neighbours
Other material considerations

Planning and Enforcement History

A Planning Enforcement complaint was received on 28th March 2019 relating to the creation of an access onto Buntings Lane following the demolition of approximately 4.75m of a section of a larger wall which is partially within the Methwold Conservation Area. This wall starts around the corner of Petch House and the junction of Buntings Lane to the north of the

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site and continues parallel to Buntings Lane for a significant length, although some variation in materials, between chalk and more modern blockwork is evident.

The agent has stated that ivy growth on the chalk wall led to the wall being weakened and collapsed. As a result, whilst construction was ongoing at Petch House in accordance with the planning consent, parts of the wall around the dwelling were rebuilt. The rebuilding primarily involved the section of wall now proposed to create the access; however, the agent has confirmed that more of the lower section of wall was also demolished and then rebuilt in chalk with brick detailing and capped.

The wall on site prior to the submission of the enforcement complaint in March 2019 was greater than a metre in height. As the wall is adjacent to a highway, the demolition of this approximately 2m high section of wall amounted to relevant demolition in a Conservation Area.

The Borough Council's Enforcement Team investigated the demolition of this portion of wall following complaints in 2019 and a planning application (ref 19/00870/F) was submitted. This initial retrospective application was withdrawn following discussions with the agent and concerns raised by the Local Highway Authority.

Whilst the planning application was withdrawn, the enforcement investigation continued, and a replacement wall was ultimately built - primarily comprising of the modern brickwork visible in the site photos, however also including a small section of chalk around the sweeping coping where the wall increases to 2m in height. It is now understood that the demolished portion of wall was comprised in part of chalk, with a brick quoin adjoining the poorer quality concrete blockwork which is still visible to the south, however at the time of the enforcement investigation this photographic evidence of the original wall was not available and the LPA therefore had insufficient evidence to determine the materials used and no further action was taken.

This application has now been submitted with similar proposed plans to the application withdrawn in 2019, showing a new timber access gate and brick pier proposed to facilitate a vehicular access onto Buntings Lane for the dwelling known as Petch House. The chalk wall and brick pier to the right (north) of the proposed access which was rebuilt during the enforcement investigation is to be retained, with a brick pier constructed on the opposite site of the access to match.

Principle of Development

The application seeks consent for the demolition of a portion of wall and subsequent construction of vehicular access gates with brick piers serving Petch House. Whilst the gates provide an access onto Buntings Lane, the track is not a classified road and the creation of the access itself therefore does not require consent (in accordance with Class B, Part 1, Schedule 2 of the GPDO), it is only the demolition of the wall and construction of brick piers and wooden gates that requires permission due to their height and position adjacent to a highway. Overall, the principle of development is therefore considered acceptable, subject to accordance with policies of the local plan relating to preserving and enhancing the character and appearance of the Methwold Conservation Area and the form and character of the street scene.

As noted above, the wall demolished on site in 2019 was comprised of chalk in part as opposed to the more modern materials currently on site. Whilst the plans therefore indicate the loss of modern brickwork to facilitate the creation of the access, the lawful existing state of the wall should be regarded as chalk in part. Members will have to determine whether the

loss of a chalk wall in this position and replacement with brick piers and timber gates (the details of which can be conditioned) is considered acceptable.

Impact on form and character of the area and the Methwold Conservation Area

The application site is located within the Methwold Conservation Area and there is a legal duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the area. The boundary to the Conservation Area runs parallel to the east boundary of the site and along the first portion of Buntings Lane.

Buntings Lane itself provides access for a small group of existing dwellings and a commercial/industrial warehouse type building towards its southern end. Whilst large stretches of the existing wall remain intact and are visible from the wider street scene following the redevelopment of Petch House, there are existing access gates (with brick piers not dissimilar to what is currently proposed) to the south which provide access to a site with planning approval granted for the construction of two dwellings (Planning Committee overturn ref 18/01732/F).

Both Policies CS08 and CS12 of the Core Strategy (2011) require that development proposals should demonstrate that their design and materials protect, conserve and where possible enhance the special qualities and local distinctiveness of heritage assets and historic environments. This aim is also reiterated throughout section 16 of the NPPF (2019) and as part of Policy DM15 of the SADMPP (2016). The gates proposed are solid timber construction of a style which is considered acceptable given the rural character of the area and the style of nearby dwellings. The brick pier to the left of the proposed access gates (as viewed from the access track) is proposed with mixed facing bricks to match the existing pier to the right, which was constructed as part of the original replacement wall. This is also considered acceptable and given the positioning within the street scene is considered unlikely to pose a significant adverse impact on the form and character of the street scene or harm to the Methwold Conservation Area. The Conservation Officer raised no objections subject to a condition requiring full details of the joinery of the gate.

The proposed access gates and brick piers following the demolition of this section of wall are considered unlikely to lead to an adverse impact on the visual amenities of the street scene or to lead to harm to the Conservation Area. The application therefore complies with the NPPF, Policies CS08 and CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Highway Safety:

Following consideration of the current proposal, the Local Highway Authority stated no objection to the proposal subject to the junction of Buntings Lane and Hythe Road being surfaced in accordance with the required standard. As Buntings Lane is currently unsurfaced, there is potential for additional vehicle movements along the lane to lead to more material being moved onto the highway.

It should however be noted that an access onto Buntings Lane could be created without planning permission in accordance with Class B, Part 2 Schedule 2 of the GPDO and the road itself is utilised lawfully by not only a number of residential properties but also as the access to a commercial use towards the south of the lane and to surrounding agricultural fields. The key consideration therefore is whether conditioning additional surfacing of the track (to which access could be created without consent) as requested by the Local Highway Authority would be reasonable in accordance with paragraph 55 of the NPPF (2019) and the impact of the provisions of the GPDO in relation to the creation of accesses onto non-classified roads.

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Whilst the comments of the Local Highway Authority and neighbours are noted, the proposed development is for the demolition of a section of boundary wall more than 1m high and subsequent construction of a gate and piers only. The vehicular access itself does not require consent and it is therefore not considered reasonable to apply conditions requiring this portion of the Buntings Lane to be surfaced.

The proposal is therefore considered to comply with policies CS08 and DM15 of the Local Plan.

Impact on Neighbours:

The proposed gates are unlikely to lead to adverse impacts on adjoining properties. Whilst neighbour objections were received in relation to the increase in use of Buntings Lane and the associated increase in noise and disturbance of surrounding properties, given the existing use of this un-adopted track and the parts of the development that require consent discussed above, the proposed gate and piers are considered unlikely to give rise to an increase in noise and disturbance of surrounding dwellings that would warrant refusal.

The proposal is therefore in accordance with Policy DM15 of the SADMPP (2016).

Other material considerations:

Neighbour objections were received relating to the current appearance of the wall (following reconstruction) and stating that the wall should have been rebuilt to a better standard in terms of materials compared to what was used. A judgement was made on the suitability of rebuilt area of wall and it was found satisfactory. As discussed above, there was no evidence of the type of materials used in the construction of the original wall at the time and the Enforcement Officers did not believe further enforcement proceedings against the rebuilt wall was necessary.

CONCLUSION

The application is for the demolition of part of a previously infilled section of wall to facilitate the construction of an access to Buntings Lane. The proposed gates and brick piers would be constructed in suitable materials and with an acceptable overall design and appearance given the form and character of the area and the proposal is considered unlikely to lead to harm to the Conservation Area, which there is a duty to preserve and enhance.

Whilst comments from the Local Highway Authority regarding the surfacing of the junction with Hythe Road are noted, given the existing use of Buntings Lane and the fact that the creation of an access onto Buntings Lane is permitted development, conditions relating to the surfacing of junction of Buntings Lane with Hythe Road are unreasonable and unnecessary.

The proposal is considered acceptable and complies with the NPPF, Policies CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the SADMPP (2016). The application is therefore recommended for approval subject to the following conditions.

RECOMMENDATION:

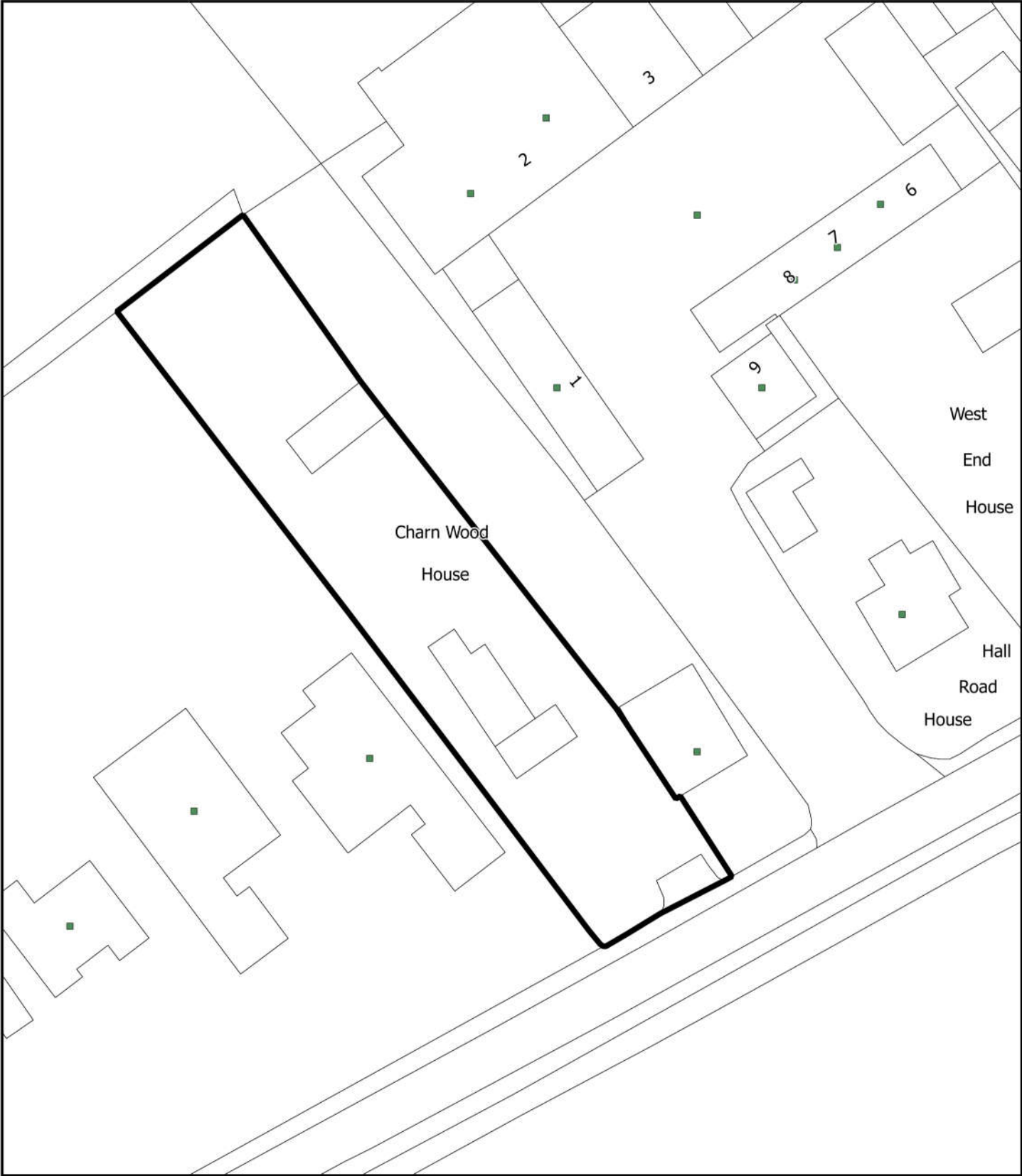
APPROVE subject to the imposition of the following condition(s):

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- 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:

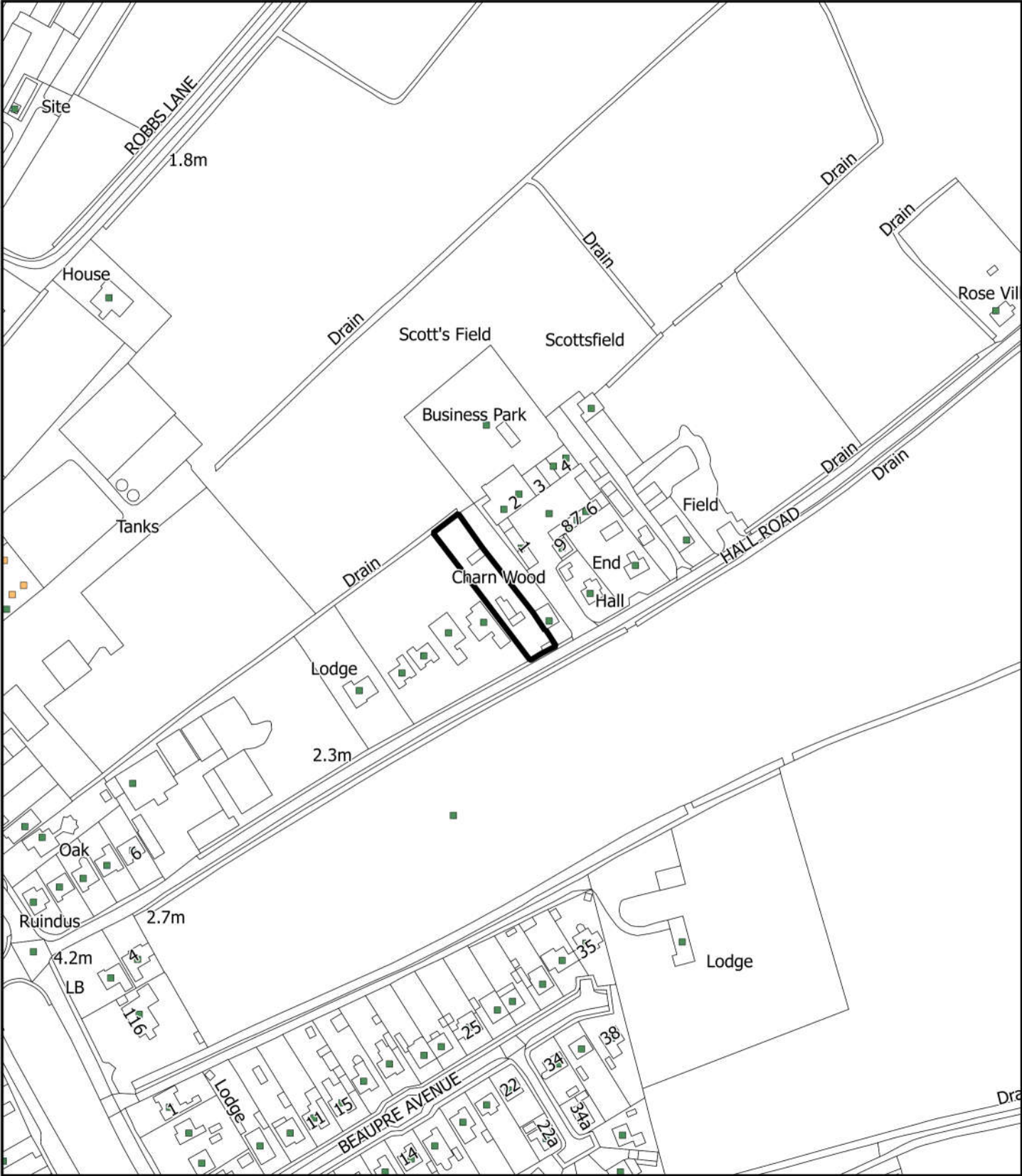
*13770A
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding the details shown on dwg No. 13770A, no development shall take place on any external surface of the development hereby permitted until full details of the proposed gate joinery have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason: In the interests of the amenities of the locality and to preserve the character and appearance of the Methwold Conservation Area in accordance with Policies CS08 and CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

20/01665/F
Land adjacent Charnwood 37 Hall Road Outwell



20/01665/F

Land adjacent Charnwood 37 Hall Road Outwell



Parish:	Outwell	
Proposal:	Residential development: New dwelling and detached garage	
Location:	Land Adjacent Charnwood 37 Hall Road Outwell Wisbech	
Applicant:	Mr and Mrs D Priestley	
Case No:	20/01665/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 1 January 2021

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

Neighbourhood Plan: No

Case Summary

The proposal is for the construction of a new dwelling on land to the west of Charnwood, 37 Hall Road, Outwell. The land currently comprises garden land, with an existing outbuilding central to the plot.

The application site is located approximately 200m east of the development boundary for Outwell shown on inset map G104 of the SADMPP (2016).

Key Issues

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

Recommendation

REFUSE

THE APPLICATION

The proposal is for the construction of a new dwelling on land to the west of Charnwood, 37 Hall Road, Outwell. The land currently comprises garden land, with an existing outbuilding central to the plot.

The application site is located approximately 200m east of the development boundary for Outwell shown on inset map G104 of the SADMPP (2016).

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SUPPORTING CASE

None received at time of writing

PLANNING HISTORY

19/00032/PREAPP: INFORMAL - Likely to refuse: 15/04/19 - Pre-application enquiry (Full with consultations, no meeting): Construction of one dwelling - Land Adj Charnwood House

2/01/0076/F: Application Permitted: 26/02/01 - Two storey extension to dwelling - Charnwood House (DELEGATED DECISION)

17/01516/RM: Application Permitted: 05/10/17 - RESERVED MATTERS: Erection of dwelling (Plot 4) - Land NE of Magnolia Lodge Hall Road (DELEGATED DECISION)

15/01678/O: Application Permitted: 08/03/16 - Outline application with some matters reserved for residential development - Land To the North East of Magnolia Lodge (COMMITTEE)

RESPONSE TO CONSULTATION

Parish Council: No response at time of writing

Highways Authority: NO OBJECTION subject to conditions relating to improvements to the access, PD rights removed for gates obstructing the approved access, visibility splays and laying out of access/parking/turning area.

Internal Drainage Board: NO OBJECTION - Provided comments relating to the Board's Byelaws and the need for byelaw consent.

Environmental Quality: NO OBJECTION- Recommended conditions relating to contamination, site characterisation and remediation and an Asbestos informative.

Natural England: NO COMMENT

REPRESENTATIONS

None received at time of writing

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

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SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The key issues are:

Principle of Development

Form and Character

Impact on Neighbours

Other material impacts

Principle of Development

The proposal is for the construction of a dwelling on existing residential curtilage to the south west of the donor dwelling known as Charnwood House, Hall Road, Outwell. The proposed site is located outside of the development boundary for Outwell/Upwell as shown in Inset Map G104 of the Site Allocations and Development Management Policies Plan (2016). Sites outside of development boundaries are considered to be within the wider countryside and. Development on the site is therefore restricted to that which is identified as appropriate in the countryside through other policies of the Local Plan, more specifically within those policies listed in Policy DM2 of the SADMPP (2016).

Charnwood House, to the north east of the site comprises a detached traditional fenland cottage with modern two storey projection to the rear. The row of four dwellings to the south west of the application site are also located outside the development boundary however were approved by Planning Committee in 2015 at a time where the LPA could not demonstrate the required housing supply. The Borough Council can currently demonstrate a supply of in excess of the required 5 years (6.97 years) and this application is therefore required to be determined in full accordance with the current Local Plan.

Whilst the application site is bordered on both the north east and south west sides by existing residential properties, the principle of development on site cannot be considered acceptable in terms of infill as Outwell is a Key Rural Service Centre and the infill policy outlined in Policy DM3 of the SADMPP (2016) therefore cannot apply. As a Key Rural Service Centre, the settlement benefits from a development boundary to guide development to the most sustainable places. This site is approximately 200m outside of this boundary on land which is considered countryside and that should be protected for its intrinsic character in accordance with the NPPF (2019) and Policies CS06, CS08 and DM2 of the Local Plan.

No justification has been provided as part of this application to outweigh the policies of the local plan. Residential development on the site is considered contrary to Policy CS08 of the

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Core Strategy (2011) and Policy DM2 of the Site Allocation and Development Management Policies Plan (2016).

Form and Character

The application site has a frontage of approximately 12 metres, which currently comprises garden land to Charnwood House, with an existing garage/outbuilding set back behind the existing dwelling. The proposed dwelling is shown in close proximity to the south west boundary of the application site, with approximately 1m distance proposed between the existing close boarded fencing and the side elevation of the proposed dwelling. A driveway leading to a detached garage building at the rear of site is located between the proposed and donor dwelling.

The proposed dwelling is designed with a depth greater than the donor dwelling resulting in a wide gable on the side elevations and with a single storey front projection with a hipped roof which is in line with the recently constructed dwellings to the south west of site. PV panels are proposed in a prominent position on the front elevation of the main roof. Materials proposed, including Verona multi brick (red), slate tiles and cream UPVC coordinate with the existing materials in the vicinity.

The proposed dwelling is shown with a total height of approximately 9m and eaves to 5.2m. At a distance of 1m from the south west boundary of the plot and therefore approx. 2m from the side elevation of the neighbouring dwelling, the height of the proposal provides a step down in ridge height as a transition between the larger dwellings, approved with a ridge height of approx. 9.2m to the South West and the traditional fen cottage to the North East. Whilst the modern design proposed under this application does not imitate the traditional character of the donor dwelling, the overall design is similar to the dwelling to the immediate south and overall is therefore considered unlikely to pose a significant adverse impact on the street scene.

This part of Hall Road provides a transition from the main built extent of the settlement to the wider countryside beyond. Charnwood House, along with the remaining row of dwellings to the north east comprise traditional fen cottages, with greater spacing between dwellings and larger side gardens illustrative of the rural locality.

Whilst the proposal includes the demolition of an existing outbuilding on site, the application will introduce a dwelling with limited spacing between the existing dwelling houses on either side. The loss of the currently verdant grassed land will have an impact on the form and character of this part of Hall Road as it transitions to the more rural and spacious street scene to the east of the site, however considering the existing spacing between the new building properties to the west, this element of the proposal is not considered severe enough to warrant refusal on these grounds. The proposal would be considered to comply with policies CS08 and DM15 of the Local Plan in regard to design and form and character.

Impact on Neighbours

The existing dwelling to the east of the proposal site has a number of unobscured windows at both ground floor and first floor on the side elevation however the driveway proposed between the donor and proposed dwelling provides some separation between houses.

Proposed plans show the construction of a driveway along the NE side boundary, between the donor and proposed dwelling and leading to a detached low pitch garage to the rear. Given the siting of the vehicular access point, there is potential for minor noise and disturbance of the donor dwelling as a result of vehicle movements to/from site, however considering the orientation of dwellings, the proposed boundary treatments and distance

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between properties, the impact of this element of the proposal is not considered severe enough to warrant refusal.

In terms of Boundary Treatments, 1.8m fencing is proposed adjacent to the driveway and between the dwellings, in close proximity to the existing windows to rooms along the donor dwelling's side elevation. Whilst it is noted that this fencing could lead to a loss of light for these rooms, fencing could be erected in this position under permitted development rights and the impact of this element of the proposal on the amenities of the donor dwelling is therefore not considered to warrant refusal.

The dwelling is proposed approximately 2m north of the existing side elevation of the neighbouring dwelling (South West). Whilst it is noted that the distance between dwellings is limited, windows on the side elevation of this neighbouring dwelling are obscure glazed and serve non habitable rooms. Given that the proposal is located to the north east of this existing dwelling, the development is considered unlikely to lead to significant adverse impacts on this dwelling as to warrant refusal.

No direct window to window relationships are likely as the first floor windows proposed can be obscure glazed and are set back in site compared to existing windows. This maintains a level of privacy for the donor dwelling in terms of minimising direct overlooking of private amenity space.

The new dwelling in this location is considered unlikely to lead to adverse conditions in regards to the amenity of the occupants of both the existing dwellings. The application is therefore considered to comply with policy DM15 of the SADMPP (2016).

Other material considerations

The Local Highway Authority have stated no objection to the proposed plans subject to standard access/turning area conditions. The proposal is therefore considered to comply with Policies CS11 and DM15 of the Local Plan in regard to access and parking.

Following comments received from the Environmental Quality Team, a condition could be imposed to ensure the potential contamination risks on site are fully considered and details approved prior to any construction on site.

The IDB provided comments regarding the suitability of the proposed drainage scheme on site. Full details of the proposed foul and surface water drainage strategy could be conditioned.

Crime and Disorder

There are no issues with this application in relation to crime and disorder.

CONCLUSION

The application site is located outside of the development boundary for Outwell as designated on inset map G104 of the Site Allocations and Development Management Policies Plan (2016) and development on the site is therefore restricted to that which is identified as suitable in the countryside in line with DM2.

No justification has been provided as part of this application that outweighs the provisions of the local plan. As such, the proposal contributes to the consolidation of sporadic development in the countryside, outside the defined development area of the village, to the

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detriment of the appearance and character of the countryside contrary to paragraphs 11 and 170 of the NPPF (2019).

Overall, the proposal is therefore considered contrary to Paragraphs 11, 78 and 170 of the NPPF (2019), Policy CS08 of the Core Strategy and Policy DM2 of the SADMPP (2016) and the application is therefore recommended for refusal for the following reason.

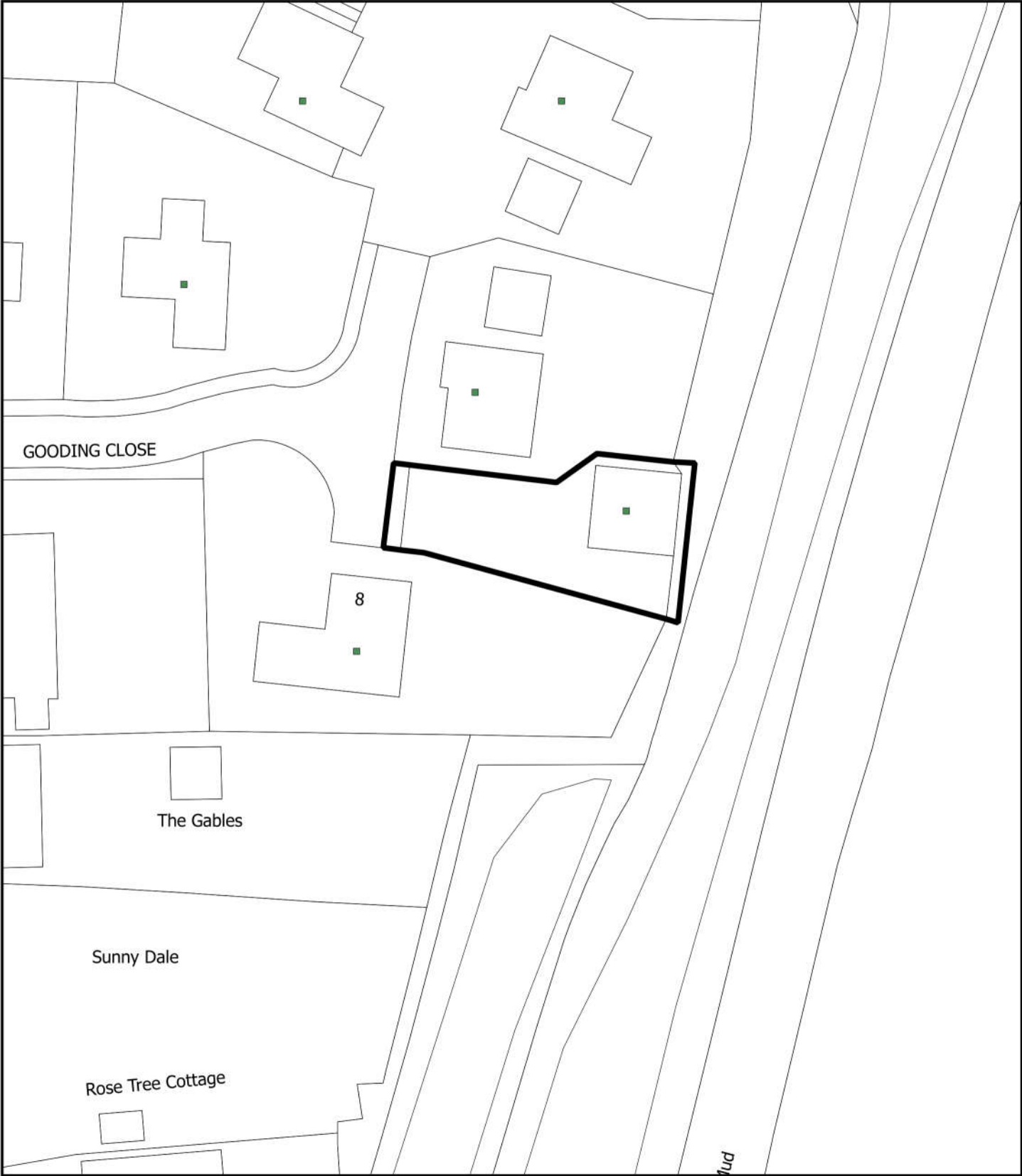
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The application site is located outside of the development boundary for Outwell as designated on inset map G104 of the Site Allocations and Development Management Policies Plan (2016). As such, the proposal constitutes the development of a parcel of countryside with road frontage development which would consolidate the built form outside the defined development area of the village to the detriment of the appearance and character of the countryside. No justification has been provided as part of this application to outweigh this conflict with the current local plan and there are no other material considerations to outweigh this in principle policy objection; the proposal is therefore not considered to be sustainable development and is contrary to the provisions of the NPPF (paragraphs 11, 78 and 170), Core Strategy Policies CS01, CS02, CS06 and CS08 of the LDF and Policies DM1 and DM2 of the SADMPP (2016).

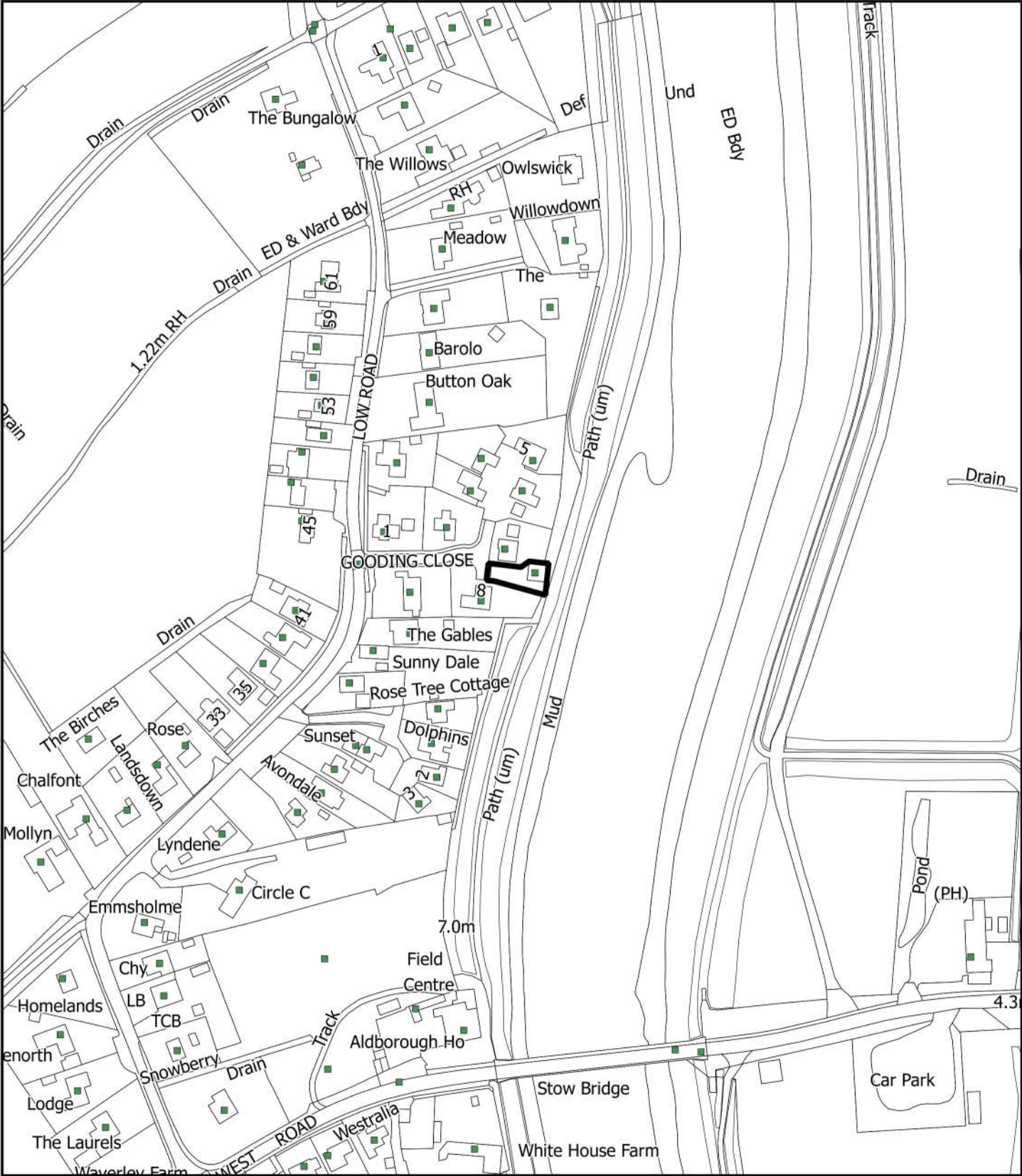
20/01024/F

The Baptist Chapel 7A Gooding Close Stow Bardolph



20/01024/F

The Baptist Chapel 7A Gooding Close Stow Bardolph



Parish:	Stow Bardolph	
Proposal:	Change of use from an art studio and holiday home to a detached residential unit	
Location:	The Baptist Chapel 7A Gooding Close Stow Bridge Norfolk	
Applicant:	Pat Wallace	
Case No:	20/01024/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 6 October 2020 Extension of Time Expiry Date: 14 January 2021

Reason for Referral to Planning Committee – The recommendation is contrary to the views of the Parish Council and at the request of the Sifting Panel (4/11/20).

Neighbourhood Plan: No

Case Summary

Full permission is sought to convert a former Baptist Chapel from an art studio and holiday home into a detached residential unit with associated additional amenity space, vehicular access and parking.

The building lies on the western bank of the Great River Ouse at Stow Bridge and is proposed to be accessed via Gooding Close – a modern residential cul-de-sac to the west off Low Road. Presently the building is 'land locked' and only accessible on foot via the public footpath along the riverbank.

Stow Bridge is categorised as a Smaller Village & Hamlet in Policy CS02 of the Core Strategy so there is no defined area of development, however the site borders residential development on three sides – the riverbank creating the other side. It lies within Flood Zones 2 & 3a of the Council-adopted Strategic Flood Risk Assessment.

There is a history of enforcement action on the building which will be covered in the report.

Key Issues

Planning history
 Principle of development
 Impact on amenity of adjoining properties
 Impact upon character and appearance of the building
 Highway implications
 Flood risk
 Other material considerations

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Recommendation

APPROVE

THE APPLICATION

Full permission is sought to convert a former Baptist Chapel from an art studio and holiday home into a detached 1 bedroomed residential unit with associated additional amenity space, vehicular access and parking for two cars.

The alterations involve bricking up, obscurely glazing and fixing some windows; creation of a mezzanine floor at first floor level in the eastern half of the building; and new rooflights replacing Perspex panels.

The block plan shows additional third party land to create the vehicular access off Gooding Close and two parking spaces plus amenity space for the intended dwelling. The site area now amounts to approx. 270m² compared to that covered by a previous enforcement notice of approx. 100m².

The building lies on the western bank of the Great River Ouse at Stow Bridge and is proposed to be accessed via Gooding Close – a modern residential cul-de-sac to the west off Low Road. Presently the building is 'land locked' and only accessible on foot via the public footpath along the riverbank.

Stow Bridge is categorised as a Smaller Village & Hamlet in Policy CS02 of the Core Strategy so there is no defined area of development, however the site borders residential development on three sides – the riverbank creating the other side. It lies within Flood Zones 2 & 3a of the Council-adopted Strategic Flood Risk Assessment.

SUPPORTING CASE

The Agent has made the following statement in support of this proposal:

"Dear members of the Committee I would like to state that the conversion of this Heritage Asset to residential use is fully Planning Policy compliant and its conversion will assist in its retention and avoid the loss of yet another piece of our architectural history. The use of planning conditions and the changes proposed will ensure residential amenity in the locality is protected and the owner of the adjoining land (annotated for use as car parking) has expressed his willingness to provide this as part of the conversion. We understand the neighbours' concerns but the perceived impact of the scheme is not enough to outweigh the presumption in favour of sustainable development as the scheme delivers economically (conversion work), socially (a new residential unit), and environmentally (retention of a heritage asset). We are more than willing to adhere to any conditions the planning department may wish to impose in order to ensure a high quality development."

PLANNING HISTORY

19/01874/LDE: Not Lawful: 20/12/19 - Application for a Lawful Development Certificate for the existing use as a holiday home and art studio for no more than six months in any twelve month period since 1980 on an uninterrupted basis

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RESPONSE TO CONSULTATION

Parish Council: OBJECT - Stow Bardolph Parish Council has reviewed the above planning matter and their decision is that they object to this application. The property was subject to an enforcement order in 2015 which stated that the property should not be used as a residential dwelling due to the flood risk and the fact that the only access is via the river bank.

As far as the Parish Council understands, the enforcement order is still in place and an application for a Lawful Development Certificate to confirm the property's use as an art studio and holiday home was refused for this reason. As these details remain unchanged, the Parish Council consider that this property is not suitable for residential use.

Highways Authority: NO OBJECTION – Subject to conditions relating to creation of access, no obstructions, provision of access and parking prior to occupation.

NCC – Public Rights of Way Officer: NO OBJECTION – We would however still highlight that the Public Right of Way, known as Stow Bardolph Bridleway 6 is aligned very close to the Eastern boundary of the site. The full legal extent of this bridleway must remain open and accessible for the duration of the development and subsequent occupation.

Environment Agency: NO OBJECTION - The site is located within Flood Zone 2 and outside of our Tidal Hazard Mapping. The above planning application falls within our Flood Risk Standing Advice.

District Emergency Planning Officer: NO OBJECTION – Suggests conditions relating to signing on to Environment Agency's Flood Warning Service and preparation of an evacuation plan.

Internal Drainage Board: No comments received at time of writing report

Conservation Officer: SUPPORT - Historic maps indicate this building has stood for some time, certainly being shown on the first Edition OS map, along with the indication of a structure in its location from the Tithe Plan too. Architecturally simple and functional, the building is constructed in a robust English Brick Bond with some rubbed brick arches above the windows. The building should be regarded as a non-designated heritage asset and considered accordingly under the NPPF.

On this basis the retention and repair of the building is to be welcomed. Bricking in the windows but keeping the reveal detail will at least ensure that the balance of the building is retained. Given the existing roof glazing, the proposed roof lights will enhance the external appearance.

Any bricking in of windows should follow the existing brick bond.

REPRESENTATIONS

FIVE items of correspondence (including two from the Gooding Close Residents Association) raising **OBJECTION** on the following grounds:

- The building has no services – water, electricity or mains sewer;
- Limited land to accommodate a cesspit;
- Private treatment plant serving Gooding Close has no spare capacity and not possible to connect into this system;
- There is a history of enforcement action;

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- Flood risk;
- Overlooking;
- Devaluation of adjoining property;
- Only pedestrian access from bridge on The Causeway or Vine Hill;
- The proposed parking area and concealed drainage system is actually situated on land which is privately owned, fenced around and accessed only via a locked gate. This area is not owned by the owners of the Baptist Chapel and access is not allowed at this present time; and
- Unauthorised works done previously.

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

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

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

National Design Guide 2019

PLANNING CONSIDERATIONS

The key issues in considering this application are as follows:

Planning history

Principle of development

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Impact on amenity of adjoining properties
Impact upon character and appearance of the building
Highway implications
Flood risk
Other material considerations

Planning history

It will be seen from the History section above, that this property has been the subject of previous applications and enforcement action.

A certificate of lawfulness of existing use or development (CLEUD) was sought under Section 191 of the Act as amended, for the use of the building as a holiday home and art studio for no more than six months in any 12 month period – application ref: 19/01874/LDE. In order for the CLEUD to be issued it had to be demonstrated that there had been a consistent and consecutive use of the building for the purposes of the mixed use claimed, for a period in excess of 10 years prior to the submission of the application (i.e. 30 October 2009).

A Planning Enforcement Notice (ref: 13/00429/UNAUTU) was however served on 23 June 2015 in connection with unauthorised occupation of the building, on the grounds of flood risk, no separate vehicular access and located close to existing residential development. In the absence of an appeal, the notice became effective on 28 July 2015. The requirements of the notice were as follows:

- The residential use of the land and building permanently ceases; and
- Any internal and external alterations carried out to facilitate the residential use are reversed.

From that date (28 July 2015) any residential use, including for holiday purposes, could not be used in seeking immunity by way of continuous use for a 10 year period.

Section 191(2) of the Act as amended states:

“For the purposes of this Act uses and operations are lawful at any time if —

- (a) no enforcement action may then be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason); and
- (b) they do not constitute a contravention of any of the requirements of any enforcement notice then in force.”**

It was therefore definitive that the provisions of Section 191(2)(b) was not met and a Certificate of Lawfulness of Existing Use or Development could not be issued.

It must be noted once again that the site area defined on the Enforcement Notice (approx. 100m²), is significantly smaller than the current application (approx. 270m²). Additional third party land has been incorporated with appropriate notices served.

Should this application be approved and implemented as agreed, then the Enforcement Notice would no longer apply.

Principle of development

This application seeks to change the use of the building into a dwelling and include additional amenity and parking space with access taken off Gooding Close.

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Policy DM3 applies to Small Villages or Hamlets in the settlement hierarchy defined in Policy CS02 of the Core Strategy (2011). This states:

- “New development in the designated Smaller Villages and Hamlets will be limited to that suitable in rural areas, including:
- small scale employment uses (under Policy CS10);
- community facilities (under Policy CS13);
- smaller scale tourism facilities (under Policy CS10);
- **conversions of existing buildings (under Policy CS06);**
- rural exceptions affordable housing; and
- development to meet specific identified local need, including housing to support the operation of rural businesses (under Policies CS01 and CS06).”

Policy CS06 states:

- “Conversion to residential use will only be considered where:
- the existing building makes a positive contribution to the landscape;
- a non-residential use is proven to be unviable;
- the accommodation to be provided is commensurate to the site’s relationship to the settlement pattern; and
- the building is easily accessible to existing housing, employment and services.”

Taking those criteria above, the building does contribute positively to the landscape/setting given its historic merit as a former Baptist Chapel; a non-residential use would not lend itself given the position of the building close to other residences and current lack of access; as already stated it directly adjoins dwellings; and is as accessible to those services as its neighbours.

The principle of using the building for residential purposes in this context is therefore considered to be acceptable, subject to meeting other criteria which will be covered later in this report.

Impact on amenity of adjoining properties

One of the main issues of objection is the effects upon immediately adjoining dwellings regarding overlooking. The building has high-level windows typical of its kind – two facing west, two north and one south; and there is a ground floor door with first floor French doors and small timber balcony facing the river. There are no views out of the ground floor due to the elevated position of the windows, but there would be angled views of the rear of No.7 Gooding Close (approx. 7m away). There is a mezzanine level creating a first floor within the eastern half of the building forming a bedroom/refuge area to meet flood risk implications. The ground floor would be mostly open plan accommodating a studio, kitchen and shower room/wc.

The proposed plans indicate that the two north-facing windows would be infilled with brickwork, and the west windows would be fixed and obscurely glazed to negate overlooking. This can be secured via condition, plus the removal of permitted development rights to add windows, extend the property or increase the mezzanine floor area. The window in the south elevation is to be retained – its position relative to the mezzanine and separation to No.8 Gooding Close (approx. 18m), together with existing boundary treatment plus established landscaping, would render this relationship to be acceptable in terms of overlooking/amenity.

It is considered that these measures described above, would secure an acceptable relationship with the adjoining dwellings, and would meet the requirements of Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Impact upon character and appearance of the building

It will be noted from the Consultation section above that our Conservation officer has identified the building on First Edition Ordnance Survey map and evidence on an earlier Tithe map. He therefore considers this to be a non-designated heritage asset of historical rather than architectural merit.

The alterations proposed are fairly limited – existing openings are retained save for the two windows in the north elevation, which are to be infilled with brickwork but maintaining a reveal to define the openings. Proper rooflights are proposed to replace the current Perspex sheeting. Overall the character and appearance of this non-designated heritage asset would be preserved and the alterations would accord with paragraph 197 of the NPPF which states:

“197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

The improvement works and change of use proposed are sensitive and would secure the retention of this building in the long-term. This is a view shared by our Conservation Officer. The proposal therefore complies with paragraph 197 of NPPF, Policy CS08 and CS12 of the Core Strategy 2001 and Policy DM15 of the SADMPP 2016.

Highway implications

The property is proposed to be accessed via Gooding Close to the west, with two parking spaces created off the private drive and within the extended garden area. Notice has been served on the third party land owner to facilitate the access. The Local Highway Authority has no objection to this proposal on highway grounds subject to conditions relating to creation of the access, no obstructions, plus provision of access and parking prior to occupation. These conditions would meet the appropriate tests endorsed by the NPPF, as there is every prospect that the parking etc. can be achieved given the support from the current third party owners.

Flood risk

The site lies within Flood Zones 2 & 3a of the Council-adopted Strategic Flood Risk Assessment. In terms of flood risk vulnerability and compatibility, this is a ‘more vulnerable’ use which would normally require exception testing. However the notes to the compatibility table in the NPPG states that the Sequential and Exception Tests do not need to be applied to minor developments and changes of use, except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site.

The SADMPP contains a section on Flood Risk Design Guidance for Conversion of Existing Buildings to Residential Use which is assessed on a case by case basis. This application is accompanied by a Flood Risk Assessment and indicates that there is only one point of ingress at ground floor level (personnel door) and there is refuge and means of escape from the first floor level of the proposed dwelling. Our Emergency Planning Officer raises no objection to the proposal subject to signing up to the EA’s Flood Warning Service and

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producing an evacuation plan. This is usually covered by an informative note on any approval, due to concerns in relation to the tests applied to use of conditions with regards to enforceability. The Environment Agency raise no objections to this proposal.

Whilst the views of the Parish Council are noted, it is considered that the sustainability benefits afforded to the provision of a new dwelling, and its contribution towards the supply of housing in this village, outweighs any flood risk implications/concerns. The proposal therefore accords with the provisions of the NPPF, NPPG and Policy CS08 of the Core Strategy (2011).

Other material considerations

There are no contamination or ecological issues raised by the development.

The effect of any proposed development upon the value of adjoining properties, either up or down, is not a material planning consideration.

The public right of way along the riverbank is not affected by this proposal.

Foul water disposal is via a sealed cesspit (covered by Building Regulations) and surface water via soakaway with water butts.

Electricity and water would be laid on by the service providers via Gooding Close using their statutory powers.

There are no significant issues raised by this proposal with regards to Crime and Disorder matters.

CONCLUSION

Whilst the views of the Parish Council and local objectors are noted, the application has demonstrated that: with additional land to create access, two parking spaces and amenity space, alterations including bricking up existing windows plus fixing and obscuring glazing others, can achieve a dwelling with acceptable levels of amenity and inter-relationship with adjoining properties. The conversion would secure the future of the former Baptist Chapel in a manner that would not significantly affect its appearance and maintain its status as a non-designated heritage asset. Plus the sustainability benefits afforded to the provision of a new dwelling, and its contribution towards the supply of housing in this village, would outweigh any flood risk implications/concerns.

It is concluded that the proposal mainly accords with the provisions of the NPPF, NPPG, Policies CS01, CS02, CS06, CS08, CS11 & CS12 of the Core Strategy (2011) and Policies DM1, DM3, DM15 & DM17 of the SADMPP (2016). The application is therefore duly recommended for approval subject to certain conditions listed below.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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- 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: A01 (dated 17.10.20), A04 (dated 17.10.20), A05 (dated 15.11.20) & A06 (dated 17.10.20).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and amenity area shall be laid out, surfaced and drained in accordance with the approved plan (Drawing No. A01 dated 17.10.2020) and retained thereafter available for those specific uses.
- 3 Reason: In order to secure appropriate levels of parking and amenity space to serve the proposed dwelling and to accord with the provisions of the NPPF, Policies CS08 & CS11 of the Core Strategy and Policies DM15 & DM17 of the SADMPP.
- 4 Condition: Prior to the first occupation of the development hereby permitted the vehicular / pedestrian / cyclist access / crossing over the verge shall be constructed in accordance with the highways specification TRAD 4 and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 4 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and to accord with the NPPF, Policy CS11 of the Core Strategy and Policy DM15 of the SADMPP.
- 5 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 5 Reason: In the interests of highway safety and to accord with the NPPF.
- 6 Condition: Prior to occupation, the windows in the northern elevation shall be infilled with a reveal in matching bricks and bonding to the existing building and shall remain in that condition thereafter.
- 6 Reason: To define the terms of this permission in the interests of the appearance of the building and the amenities of the locality; in accordance with Policy CS08 of the Core Strategy & Policy DM15 of the SADMPP.
- 7 Condition: Prior to occupation, the windows in the western elevation of the building shall be obscurely glazed and fixed as shown on the approved plan (Drawing No. A04 dated 17.10.20), and shall be retained in that condition thereafter.
- 7 Reason: To negate overlooking in the interests of residential amenity of neighbours and to accord with Policy DM15 of the SADMPP.
- 8 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C & G of the Town and Country Planning (General Permitted Development)(England) Order

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2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or other alterations to the roof, or chimneys, flues etc. on a dwellinghouse, shall not be allowed without the granting of specific planning permission.

- 8 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 9 Condition: The mezzanine floor within the building shall not exceed or be expanded beyond the area defined on the approved plans (Drawing No. A05 dated 15.11.20) unless otherwise agreed in writing by the Local planning Authority.
- 9 Reason: In order that the Local Planning Authority may retain control of internal changes/alterations which might be detrimental to the amenities of the neighbouring properties, and to accord with Policy DM15 of the SADMPP.
- 10 Condition: There shall be no sleeping accommodation at ground floor level.
- 10 Reason: To safeguard future occupiers at times of high risk of flooding and to accord with the provisions of the NPPF, NPPG and Policy CS08 of the Core Strategy.

PLANNING COMMITTEE – 11 JANUARY 2021

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the December Planning Committee Agenda and the January agenda. 98 decisions issued - 93 decisions issued under delegated powers with 5 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 25/11/2020 – 15/12/2021

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
Major	1	0	1			100%	60%	1	1
Minor	39	35	4	35		90%	70%	1	2
Other	58	58	0	54		93%	80%	0	0
Total	98	93	5						

Planning Committee made 5 of the 98 decisions, 5%

PLANNING COMMITTEE – 11 JANUARY 2021

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

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DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
17.01.2020	10.12.2020 Application Permitted	20/00073/F	The Lord Nelson Walsingham Road Burnham Thorpe Norfolk REMOVAL OR VARIATION OF CONDITION 1 OF PLANNING PERMISSION 19/01873/F: (Variation of conditions 2-14 inclusive of planning permission 17/01753/F) Erection of single, part two storey rear extension and two single storey side extensions with installation of new kitchen, internal alterations, improvements to car park and installation of replacement LPG tank following demolition of two storage sheds	Burnham Thorpe

02.03.2020	30.11.2020 Application Permitted	20/00323/F	Knyvetts 23 Church Street North Creake Fakenham Single storey extension extension to dwelling	North Creake
17.04.2020	03.12.2020 Application Permitted	20/00575/F	Brook Bungalow 36 Beach Road Holme next The Sea Norfolk Proposed extension and alterations to the existing dwelling, the construction of a new detached garage and retrospective application for the burial of surface water drain	Holme next the Sea
18.05.2020	02.12.2020 Application Permitted	20/00708/F	Former Club House Middleton Towers Station Road Tower End Change of use from auxiliary store to self contained bedsit with minor alterations	Middleton
10.06.2020	25.11.2020 Application Permitted	20/00832/F	The Shires School Road Walpole Highway Wisbech Proposed single storey front and rear extensions and front wall modification	Walpole Highway
23.06.2020	03.12.2020 Application Permitted	20/00890/F	Land North of 9 Lynn Road Wiggenghall St Mary Magdalen Norfolk Construction of new dwelling and garage	Wiggenghall St Mary Magdalen
26.06.2020	01.12.2020 Application Permitted	20/00925/F	Eastgate Farm House Collins Lane Marham King's Lynn Proposed residential dwelling	Marham

01.07.2020	14.12.2020 Application Permitted	20/00947/CU	Commercial (1st Floor) 39C Marshland Street Terrington St Clement KINGS LYNN Change of use for an existing first floor commercial unit to A1 Retail ('Barber Shop') (Retrospective)	Terrington St Clement
09.07.2020	09.12.2020 Not Lawful	20/00988/LDE	Park Lodge 20 Church Lane Ashwicken King's Lynn Lawful development certificate: Continued use of the land as residential garden within the curtilage of a private dwelling for more than 20 years	Leziate
22.07.2020	08.12.2020 Application Permitted	20/01063/F	Laurel Farm 36A Globe Street Methwold Thetford Conversion of existing barn into two residential dwellings	Methwold
23.07.2020	08.12.2020 Application Permitted	20/01078/LB	Manor Barn Bircham Road Snettisham King's Lynn LISTED BUILDING: Replace section of fence with a carrstone wall	Snettisham
27.07.2020	27.11.2020 Application Permitted	20/01094/F	Hockwold Branch Surgery 120 Main Street Hockwold cum Wilton Norfolk Variation of condition 2 of planning permission 19/01787/F: Change of use from a doctor's surgery to residential	Hockwold cum Wilton

29.07.2020	02.12.2020 Application Permitted	20/01115/O	Trefusis 10 Sandy Lane South Wootton King's Lynn Outline Application all matters reserved: Demolition of existing dwelling and construction of 2No new dwellings	South Wootton
05.08.2020	10.12.2020 Application Refused	20/01190/O	Land At Back Lane Pott Row Norfolk Outline Application: house with annex and construction of new access	Grimston
12.08.2020	30.11.2020 Application Permitted	20/01192/F	Manor Barn Bircham Road Snettisham King's Lynn Infill currently fenced gateway with carrstone, increase height of carrstone wall from 500mm to 2100mm. Remove dilapidated fenced enclosure and replace with cedar wood summer house	Snettisham
18.08.2020	03.12.2020 Application Permitted	20/01271/F	Waterside Cottage 10 Common Drove Northwold Thetford Expansion of existing dwelling into adjacent workshop including refurbishment of existing structure, insertion of new windows and doors, demolition and rebuilding of existing derelict rear lean-to and new storage outbuilding and external works	Northwold

18.08.2020	03.12.2020 Application Permitted	20/01363/LB	Waterside Cottage 10 Common Drove Northwold Thetford Listed Building application: Expansion of existing dwelling into adjacent workshop including refurbishment of existing structure, insertion of new windows and doors, demolition and rebuilding of existing derelict rear lean-to and new storage outbuilding and external works	Northwold
21.08.2020	27.11.2020 Application Permitted	20/01306/F	Sun Flower Lodge 66 The Drove Barroway Drove DOWNHAM MARKET Variation to condition 2 of planning permission 20/00004/F: Variation of conditions 2 of planning permission 19/00876/F: Construction of a 2 bed chalet bungalow with integral garage	Stow Bardolph

25.08.2020	10.12.2020 Split Decision - Part approve_refuse	20/01275/A	St Nicholas Retail Park Edward Benefer Way King's Lynn Norfolk Application for Advertisement Consent: Internally illuminated "Costa Coffee Drive-Thru" lettering x 2 (Item A), Halo illuminated "Costa Coffee" lettering (Item B), Non-illuminated image of coffee beans (Item D), Halo illuminated "Pick Me Up" lettering (Item E), Internally illuminated printed menu inserts x 2 (Item G), Internally illuminated "Costa Coffee Drive Thru" (Item J), internally illuminated digital screen x1 and internally illuminated printed menu inserts x2 (Item K), internally illuminated "Drive Safely and See you Soon" totem sign (Item L), non-illuminated bill board with vinyl banner (Item N), non-illuminated "Welcome to Costa Coffee Drive Thru" (Item P); Halo illuminated "Great Coffee Starts Here" lettering (Item F), internally illuminated "Costa Coffee Drive Thru" (Item H), Non illuminated "Costa Drive Thru" totem sign x 2 (Item O)	King's Lynn
25.08.2020	08.12.2020 Application Permitted	20/01328/F	Old Hunstanton Hall Church Road Old Hunstanton Hunstanton Proposed extension and alterations to garage block to create self contained annexe	Old Hunstanton

27.08.2020	08.12.2020 Application Permitted	20/01299/F	Long Meadow Farm Church Road Tilney All Saints Norfolk Proposed single storey rear extension, 3no bay carport and 1no garage	Tilney All Saints
27.08.2020	27.11.2020 Application Permitted	20/01302/F	Budget Store And Post Office 22 Gaultree Square Emneth WISBECH Two storey extension and alterations to provide enlarge shop at ground floor level with enlarged flat at first floor level	Emneth
27.08.2020	27.11.2020 Application Permitted	20/01303/A	Budget Store And Post Office 22 Gaultree Square Emneth WISBECH Advertisement application: Installation of illuminated sign to front elevation	Emneth
27.08.2020	04.12.2020 Application Permitted	20/01339/F	Dalton House Southgate South Creake Norfolk Change of use from garage to holiday let	South Creake
01.09.2020	04.12.2020 Application Permitted	20/01314/F	Peacehaven Setch Road Blackborough End Norfolk Demolition of existing garage, proposed two storey side and front elevations, proposed first floor extension, proposed single storey side extension and new boundary wall including sliding gate	Middleton

04.09.2020	14.12.2020 Application Permitted	20/01340/F	Elm Tree Farm 167 Leziate Drove Ashwicken Norfolk Front and rear two storey extensions. Alterations to existing dwelling including replacement roof	Leziate
07.09.2020	24.11.2020 Application Permitted	20/01406/F	Whytecroft 94 Church Road Walsoken Wisbech Flat roofed rear extension extending bedroom kitchen and lounge, existing conservatory to be removed	Walsoken
08.09.2020	14.12.2020 Application Permitted	20/01354/RM	Land E of 9 Smith Road And SE of 54 Hill Road Ingoldisthorpe Norfolk RESERVED MATTERS: Construction of a new dwelling	Ingoldisthorpe
08.09.2020	25.11.2020 Application Permitted	20/01358/F	39 Wildfields Road Clenchwarton King's Lynn Norfolk Retention of annexe following conversion of approved garage	Clenchwarton
09.09.2020	27.11.2020 Application Permitted	20/01424/F	11 Dianas Drove Hunstanton Norfolk PE36 5PB Rear boundary enclosure/trellis exceeding 2 metres in height (retrospective)	Hunstanton
14.09.2020	26.11.2020 Application Permitted	20/01434/F	33 Parkside Snettisham King's Lynn Norfolk To provide a hardstand for a vehicle for disabled access to rear garden including a verge crossing	Snettisham
15.09.2020	25.11.2020 Application Permitted	20/01389/F	Fulney Ploughmans Piece Thornham Hunstanton Variation of conditions 2, 3 and 5 of planning permission 19/02023/F	Thornham

17.09.2020	07.12.2020 Application Permitted	20/01402/A	Jubilee House 7 Jubilee Court Hunstanton Road Dersingham Advertisement application for 1x shop logo and description on a non illuminated sign measuring 2.5 x 1m attached to brickwork on front of building	Dersingham
18.09.2020	08.12.2020 Application Permitted	20/01479/F	6 Orchard Road Wiggshall St Germans King's Lynn Norfolk Removal of former single storey flat roof extension and construct new double storey extension with porch, orangery and front boundary walling.	Wiggshall St Germans
23.09.2020	25.11.2020 Application Refused	20/01442/F	Land Adjoining 99 Small Lode Upwell Wisbech Erection of a single dwelling house and garage	Upwell
23.09.2020	27.11.2020 Application Permitted	20/01444/F	Rhystone 122 School Road West Walton Wisbech Proposed first floor extension and rear extension	West Walton
23.09.2020	02.12.2020 Application Permitted	20/01493/F	Rosedean 8 Wesley Avenue Terrington St Clement King's Lynn Proposed loft conversion and rear extension	Terrington St Clement
23.09.2020	04.12.2020 Application Permitted	20/01494/F	Poppylot Bungalow Southery Road Feltwell Thetford Continued use of land for dog breeding business along with the continued stationing of a mobile home	Methwold

24.09.2020	30.11.2020 Application Permitted	20/01447/F	Almonda Fence Bank Walpole Highway Wisbech Single storey family room & garage extension to rear of dwelling, porch to side of dwelling and section of new roof & internal alterations	Walpole Highway
24.09.2020	30.11.2020 Application Permitted	20/01449/F	Courtyard Cottage 9 Norton Street Burnham Norton Norfolk Extension of existing cottage including part conversion of existing store	Burnham Norton
25.09.2020	26.11.2020 Application Permitted	20/01463/F	Vong Farm 61 Vong Lane Pott Row King's Lynn Extension and Alterations.	Grimston
25.09.2020	09.12.2020 Application Permitted	20/01466/F	Burnham Rise Herrings Lane Burnham Market King's Lynn REMOVAL OR VARIATION OF CONDITIONS 2, 7, 8 AND 9 OF PLANNING PERMISSION 19/01471/F: Existing house and associated garden structures are to be demolished. A 2-storey replacement dwelling - three timber pavillion structures with pitched roofs on a masonry plinth is proposed. The scheme includes a driveway and associated hardstanding for vehicle parking	Burnham Market
25.09.2020	04.12.2020 Application Permitted	20/01467/F	The Green Man 1 Whiteplot Road Methwold Hythe Norfolk Proposed retrospective siting of temporary caravan (for use in conjunction with building works)	Methwold

25.09.2020	11.12.2020 Application Permitted	20/01509/F	62 West Way Wimbotsham King's Lynn Norfolk Demolition of existing bungalow and proposed 2 bed single storey dwelling and detached double garage	Wimbotsham
28.09.2020	09.12.2020 Application Permitted	20/01470/F	The Limes 8 Church Lane South Wootton Norfolk New dwelling to the west (revised design)	South Wootton
28.09.2020	02.12.2020 Would be Lawful	20/01474/LDP	22 Railway Road Downham Market Norfolk PE38 9EB Lawful Development Certificate: To replace the existing White P.V.C.u. vertical sliding sash windows with new White P.V.C.u. sliding sash windows. Proposed works to the front and rear elevations.	Downham Market
28.09.2020	09.12.2020 Application Permitted	20/01527/F	B W Mack Machinery Ltd Shrub House Farm 154 The Drove Barroway Drove Norfolk Demolition of existing steel clad nissan hut and replace with larger steel framed and steel clad workshop	Stow Bardolph
29.09.2020	09.12.2020 Application Permitted	20/01486/F	27 Walcups Lane Great Massingham King's Lynn Norfolk Single storey extensions to side and rear	Great Massingham
30.09.2020	02.12.2020 Application Permitted	20/01502/F	24 South Wootton Lane King's Lynn Norfolk PE30 3BS Two storey rear and side extensions to dwelling	King's Lynn

30.09.2020	30.11.2020 Application Permitted	20/01503/F	2 Harbour View Terrace Main Road Brancaster Staithe King's Lynn Rear porch extension	Brancaster
30.09.2020	08.12.2020 Application Permitted	20/01532/F	Faulkner House West Drove North Walton Highway Norfolk REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/00615/F: Conversion of barn to residential dwelling and detached car port	Walpole Highway
01.10.2020	30.11.2020 Application Permitted	20/01507/F	The Finches Mill Road Burnham Overy Town Norfolk New entrance porch; side and rear extension to link existing studio building to main house; replacement windows and new first floor dormers	Burnham Overy
02.10.2020	01.12.2020 Application Permitted	20/01511/F	Ivy Cottages 53A Railway Road Downham Market Norfolk Variation of Condition 10 of Planning Permission 13/00289/F: VARIATION OF CONDITON 11 ATTACHED TO PLANNING PERMISSION 11/00688/F: Renovation and reinstatement of Ivy House to form two shops and staff amenities, demolition of Slaughter House and construction of 4 terraced houses, reconstruction of Ivy Cottage to form 2 houses and construction of rubbish/bike store and landscaping→ amended plans	Downham Market

02.10.2020	02.12.2020 Application Permitted	20/01512/F	Ivy House Site 53B Railway Road Downham Market Norfolk REMOVAL OR VARIATION OF CONDITION 1 OF PLANNING PERMISSION 19/00102/F TO AMEND DRAWINGS	Downham Market
02.10.2020	30.11.2020 Application Permitted	20/01514/F	Winward The Green Boughton King's Lynn Construction of brick wall to replace a section ivy choked hedge, on boundary with Church Lane	Boughton
02.10.2020	03.12.2020 Application Permitted	20/01515/LB	Old Post Office High Street Fincham King's Lynn LISTED BUILDING APPLICATION: Conversion of outbuilding to home office	Fincham
02.10.2020	02.12.2020 Application Permitted	20/01554/F	Redshanks Whiteway Road Burnham Deepdale Norfolk New dormer, replacement of existing fenestration, two new windows, raising existing chimney	Brancaster
02.10.2020	25.11.2020 Application Permitted	20/01555/F	Kohima Downham Road Salters Lode Norfolk Extension and alterations to dwelling	Downham West

05.10.2020	01.12.2020 Application Permitted	20/01518/LB	2 Baileygate Cottages Stocks Green Castle Acre King's Lynn Listed Building Application: The work involves the removal of a low-level flint and brick wall and supporting pier for an existing timber structural beam supporting the upper section of the back wall of the cottage.	Castle Acre
05.10.2020	30.11.2020 Application Permitted	20/01521/F	14 Heath Road Dersingham King's Lynn Norfolk Single storey timber frame extension to rear of garage to replace shed and provide workshop, change roof covering to tiles. Addition of 2 bay cart lodge to front of property to provide protection from trees	Dersingham
05.10.2020	27.11.2020 Application Permitted	20/01525/F	4 Hall Farm Cottages Boughton Long Road Barton Bendish King's Lynn Single storey side extension	Barton Bendish
05.10.2020	14.12.2020 Application Permitted	20/01528/F	Belmont Garden 68 St Peters Road Upwell Wisbech Outdoor all weather riding arena (manege)	Upwell
05.10.2020	08.12.2020 Application Permitted	20/01531/F	BCKLWN Car Park Boal Quay Boal Street King's Lynn Norfolk Renewal of planning permission for pay and display car park	King's Lynn

05.10.2020	03.12.2020 Application Permitted	20/01558/F	York Cottage London Street Brancaster King's Lynn Extension to the south elevation of the dwelling and renovation to the existing property	Brancaster
05.10.2020	02.12.2020 Application Permitted	20/01569/F	Land E of Beech House And N of East New Field Lynn Road Walpole Highway Norfolk Variation of Condition 1 of Planning Permission 20/00656/F (Plot 5 Only): REMOVAL OR VARIATION OF CONDITIONS 2 AND 10 OF PLANNING PERMISSION 20/00069/F: Variation of condition 2 of planning permission 19/01671/F: Residential development for 6 dwellings	Walpole Highway
06.10.2020	04.12.2020 Application Permitted	20/01533/F	Land Adjacent 14 Churchgate Street Southery Downham Market APPLICATION FOR REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 20/00380/F: Demolition of Existing Garage to allow for Erection of Proposed Dwelling. Existing Access to be Utilised with Parking for Existing Dwelling. New Access with visibility for Proposed Dwelling, Associated Turning & Site Works	Southery

06.10.2020	09.12.2020 Application Permitted	20/01534/F	15 Queensway King's Lynn Norfolk PE30 4AG 2 storey side extension and single storey rear extension	King's Lynn
06.10.2020	02.12.2020 Application Permitted	20/01538/F	Rosetta Cottage Wretton Fen Drove Wretton Norfolk To retain newly constructed dwelling, Rosetta Cottage, (approved under 18/01752/F) including garden shed and joined open carport shared with Peake View Cottage.	Wretton
06.10.2020	08.12.2020 Application Permitted	20/01577/F	Cherry Villa 20 Orange Row Road Terrington St Clement King's Lynn Proposed garage conversion to create residential annexe	Terrington St Clement
06.10.2020	14.12.2020 Application Permitted	20/01579/LB	Castle Hotel High Street Downham Market Norfolk Listed Building Application: Additional works to previous approval 19/02111/LB	Downham Market
06.10.2020	14.12.2020 Application Permitted	20/01580/F	Castle Hotel High Street Downham Market Norfolk Variation of Condition 2 of Planning Permission 19/02110/F: Conversion of hotel to 6 apartments (comprising 3 no. 1 bedroom, 1 no. 2 bedroom and 2 no. 3 bedroom); conversion of brewhouse to 1 bedroom dwelling; and proposed new 1 bedroom dwelling, with associated amenity and parking area	Downham Market

06.10.2020	30.11.2020 Application Permitted	20/01581/F	Vine Cottage 49 Main Road Holme next The Sea Norfolk Removal of existing conservatory and rear extension, erection of replacement extension.	Holme next the Sea
07.10.2020	30.11.2020 Application Permitted	20/01588/F	Leafy Nook 16A Bewick Close Snettisham King's Lynn Rear garden room extension	Snettisham
08.10.2020	09.12.2020 Application Permitted	20/01549/F	4 Bailey Square Narborough Road Pentney Norfolk Construction of single dwelling	Pentney
08.10.2020	09.12.2020 Application Permitted	20/01550/F	Braeside 15 Holt House Lane Leziate King's Lynn Two Storey side extension including new double garage and relocation of existing car port	Leziate
08.10.2020	11.12.2020 Application Permitted	20/01551/F	73 Station Road Heacham King's Lynn Norfolk Two-storey extension, balcony extension, garage extension and re-modelling of dwelling	Heacham
09.10.2020	24.11.2020 Tree Application - No objection	20/00203/TREECA	Church Close House Church Walk Burnham Market Norfolk G1 Pine Trees - Reduce height by approx 4m to reduce risk of wind damage. This request comes after tree owner has lost one tree already due to wind damage within a conservation area	Burnham Market

09.10.2020	10.12.2020 Application Permitted	20/01560/F	Land SW of Janberra Station Road Ten Mile Bank Norfolk REMOVAL OR VARIATION OF CONDITION OF CONDITION 2 OF PLANNING PERMISSION 18/01709/F: Construction of one dwelling	Hilgay
09.10.2020	03.12.2020 Application Permitted	20/01597/LB	Honeysuckle Cottage 28 Front Street Burnham Market Norfolk LISTED BUILDING: Replacement of 4 wooden sash windows to front of property with identical wooden sash windows	Burnham Market
12.10.2020	27.11.2020 Application Permitted	20/01565/F	The Cottage 21 Sandygate Lane Terrington St Clement King's Lynn Two storey extension to rear of detached dwelling	Terrington St Clement
12.10.2020	30.11.2020 Application Permitted	20/01567/F	Marham Village Hall School Lane Marham Norfolk Variation of condition 2 of planning permission 18/01721/F to amend utility room fenestration	Marham
12.10.2020	07.12.2020 Application Permitted	20/01612/F	49 Northgate Hunstanton Norfolk PE36 6DS Extension to existing garage	Hunstanton
13.10.2020	09.12.2020 Application Permitted	20/01571/F	Flint House 11 Kemps Lane Hockwold cum Wilton Norfolk Single storey kitchen extension	Hockwold cum Wilton
13.10.2020	14.12.2020 Application Permitted	20/01572/F	West Croft 27 Crown Street Methwold Thetford Re-instate roof to existing outbuilding	Methwold

13.10.2020	08.12.2020 Application Refused	20/01614/T3	Grass Verge New Road Burnham Overy Staithe Norfolk APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED: The installation of a 15m slim-line monopole supporting 3 no. shrouded antennas, 1 no. equipment cabinet, 1no.meter cabinet and ancillary development thereto	Burnham Overy
13.10.2020	08.12.2020 Application Permitted	20/01617/F	Portland Lodge 6 Wodehouse Road Old Hunstanton Hunstanton Demolition of existing dwelling and construction of a replacement dwelling	Old Hunstanton
14.10.2020	09.12.2020 Application Permitted	20/01583/F	18 Pound Lane Heacham King's Lynn Norfolk Single storey rear extension and front porch	Heacham
14.10.2020	09.12.2020 Application Permitted	20/01623/F	5 Marine Cottage Wells Road Burnham Overy Staithe King's Lynn Demolition of existing conservatory, proposed rear extension, front porch with new w.c, enlarged dormer to front elevation, introduction of new dormer to rear, introduction of an air source heat pump to rear garden	Burnham Overy

14.10.2020	15.12.2020 Application Permitted	20/01625/F	Vine Cottage 49 Main Road Holme next The Sea Norfolk REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 18/00223/F: Construction of detached triple garage and orangery extension to dwelling (amended scheme)	Holme next the Sea
15.10.2020	01.12.2020 Tree Application - No objection	20/00214/TREECA	Peartree Cottage West Road Shouldham Thorpe King's Lynn T1 Bay Tree - Fell tree as has grown too big to control and causes shading issues to neighbours within a conservation area	Shouldham Thorpe
15.10.2020	30.11.2020 Was Lawful	20/01591/LDE	Birch Farm Southery Road Feltwell Thetford Certificate of lawfulness: Occupation of Birch Farm without compliance with the occupancy condition 2 of permission 2/76/2687/F for a period in excess of 10 years	Feltwell
15.10.2020	10.12.2020 Application Permitted	20/01639/F	24 Kensington Road King's Lynn Norfolk PE30 4AS Two storey side extension	King's Lynn
15.10.2020	10.12.2020 Application Permitted	20/01656/F	Jandery Walcups Lane Great Massingham King's Lynn Proposed extensions and alterations (Amended design)	Great Massingham

16.10.2020	03.12.2020 Application Permitted	20/00166/NMA_1	Bagthorpe Farm House Main Road Bagthorpe Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 20/00166/F: Demolition of existing rear lean to and addition of rear single storey extension	Bagthorpe With Barmer - VACANT
16.10.2020	10.12.2020 Application Permitted	20/01601/F	Driftwood 31 Main Road Holme next The Sea Hunstanton Extension and alterations to porch area and proposed cart shed doors	Holme next the Sea
16.10.2020	10.12.2020 Application Permitted	20/01604/F	New Cottage Overy Road Burnham Market KINGS LYNN Replace existing conservatory roof	Burnham Market
16.10.2020	10.12.2020 Application Permitted	20/01657/F	Land Between Five Keys And The Cottage W of Oak House Winch Road Gayton KINGS LYNN Variation of Conditions 1 and 2 of Planning Permission 20/00968/F (original reference 19/01429/F) to add a five bar gate to the access	Gayton
19.10.2020	14.12.2020 Application Permitted	20/01674/F	5 Church Road Snettisham KINGS LYNN Norfolk Replace existing conservatory with a sun room to the rear of the property	Snettisham
19.10.2020	10.12.2020 Application Permitted	20/01686/F	12 St James Drive Downham Market Norfolk PE38 9SZ Single storey rear extension to bungalow	Downham Market

20.10.2020	02.12.2020 Tree Application - No objection	20/00220/TREECA	Highfields Boughton Road Stoke Ferry King's Lynn Tree in a Conservation Area - T2 Copper Beech - Reduce to approx. 12-14ft	Stoke Ferry
21.10.2020	14.12.2020 Application Permitted	18/02114/NMA_1	Sawyers Yard Brancaster Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 18/02114/F: Removal of conditions 14 and 20 and variation of conditions 2, 3 and 13 of planning permission 17/01517/FM: Construction of 12 residential units (10 open market, 2 affordable)	Brancaster
21.10.2020	09.12.2020 Tree Application - No objection	20/00212/TREECA	5 Tinkers Lane Wimbotsham King's Lynn Norfolk Tree in a Conservation Area: Conifer Fir - to remove lower branches	Wimbotsham
21.10.2020	14.12.2020 Application Permitted	20/01627/F	Airdree West End Hilgay Downham Market Extension of front of existing dwelling including dormer window, following removal of existing flat roof garage	Hilgay
26.10.2020	09.12.2020 Tree Application - No objection	20/00105/TPO	14 The Firs Downham Market Norfolk PE38 9SJ 2/TPO/00034: T1 Horse Chestnut - Fell because tree has Meripilus Giganteus and possibly Armillaria and is at risk of falling. Due to location of the tree close proximity to multiple buildings advised to fell	Downham Market

26.10.2020	07.12.2020 GPD HH extn - Not Required	20/01734/PAGPD	8 Philip Rudd Court Pott Row King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 4.5 metres with a maximum height of 3.61 metres and a height of 3 metres to the eaves	Grimston
27.10.2020	14.12.2020 Application Permitted	20/01662/F	4 Walton Road Marshland St James Wisbech Norfolk Extension onto garage to form work from home office.	Marshland St James
29.10.2020	10.12.2020 Tree Application - No objection	20/00116/TPO	St Marys House London Street Brancaster King's Lynn 2/TPO/00039: T1 - Unidentified Sambucus - fell & replant, T2 - Elm - Dead - fell, T3 - Bay - Storm damaged - fell & replant, T4 - Bay - FellIT, 5 - Holly - Re/pollard, T6 - Plum - Removal / reduction of R/H stem being supported by wall, T7 - Cherry - Fell	Brancaster
02.11.2020	10.12.2020 Application Permitted	17/00283/ETL	96 Lodge Road Feltwell Thetford Norfolk EXTENSION OF UNIMPLEMENTED PERMISSION 17/00283/F TO 1 MAY 2021	Feltwell
02.11.2020	08.12.2020 GPD HH extn - Approved	20/01775/PAGPD	12 Hankinsons Estate Walpole St Andrew Wisbech Norfolk Single storey rear extension which extends beyond the rear wall by 4 metres with a maximum height of 3 metres and a height of 2.8 metres to the eaves	Walpole Cross Keys

02.11.2020	10.12.2020 GPD HH extn - Not Required	20/01780/PAGPD	28 Grovelands Ingoldisthorpe King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 6.49 metres with a maximum height of 2.7 metres and a height of 2.4 metres to the eaves	Ingoldisthorpe
03.11.2020	10.12.2020 GPD HH extn - Not Required	20/01777/PAGPD	Caramia 15 Listers Road Upwell Wisbech Single storey rear extension which extends beyond the rear wall by 7.7m with a maximum height of 2.7m and a height of 2.7m to the eaves	Upwell
04.11.2020	01.12.2020 Tree Application - No objection	20/00110/TPO	31 Lynn Road Grimston KINGS LYNN Norfolk 2/TPO/00122 - T1 / T2 - Copper Beech - 30% crown reductions	Grimston
04.11.2020	25.11.2020 Tree Application - No objection	20/00221/TREECA	Gong Cottage Gong Lane Burnham Overy Staithe King's Lynn T1 Poplar Tree - Remove as in poor state of health and becoming unsafe within a conservation area	Burnham Overy
04.11.2020	25.11.2020 Tree Application - No objection	20/00223/TREECA	Staithe House Staithe Lane Thornham Hunstanton T1 - Holm Oak - reduce crown overhanging drive by 2 meters. T2 - Beech - crown raise over driveway by 3-4 meters T3 - Pine - fell. T4 - Walnut - raise crown to 2-3 meters.	Thornham

05.11.2020	01.12.2020 Tree Application - No objection	20/00112/TPO	35 Kingfisher Road Downham Market Norfolk PE38 9RQ 2/TPO/00348: Mature Oak Tree (T1) - Previously reduced to large points following an historic limb failure. Rotting back on the site of failure with potential for internal decay. One large low limb growing along the boundary line and then up and over the near by house requires removing along with a second limb overhanging the garden and patio area.	Downham Market
05.11.2020	27.11.2020 DM Prior Notification NOT Required	20/01727/DM	Pumping Station Gravel Bank Tilney St Lawrence Norfolk Prior Approval for Demolition of old, disused pumping station building.	Marshland St James
09.11.2020	25.11.2020 Tree Application - No objection	20/00235/TREECA	Church of St Mary Station Road Great Massingham Norfolk T1 Chestnut & T2 Yew - Prune branches overhanging neighbouring properties	Great Massingham
09.11.2020	11.12.2020 Application Permitted	20/01752/LB	Bagthorpe Farm House Main Road Bagthorpe Norfolk Demolition of existing rear lean-to and addition of rear single storey extension	Bagthorpe With Barmer - VACANT

10.11.2020	25.11.2020 Tree Application - No objection	20/00228/TREECA	14 Heath Road Dersingham King's Lynn Norfolk T11 - Cherry non producing. Fell as roots undermining garage and T9 - Copper Beech overgrown in rear hedge. Fell because of excessive shading & low amenity value	Dersingham
12.11.2020	09.12.2020 Tree Application - No objection	20/00229/TREECA	Camoy Lodge Church Road Old Hunstanton Hunstanton Tree in a Conservation Area: T1 - veteran evergreen oak: Reduce overall crown by approx 4-5 meters. Reshape.	Old Hunstanton
13.11.2020	01.12.2020 Tree Application - No objection	20/00230/TPO	Nelson Academy Nursery Road Downham Market Norfolk 2/TPO/00018: To trim back the branches to fence level on the Birch Pine and Oak at the entrance to the school. To trim back the Field Maple over path and entrance by 1.5-2m to maintain the shape	Downham Market
13.11.2020	02.12.2020 AG Prior Notification - NOT REQD	20/01812/AG	The Myrtles Pius Drove Upwell Wisbech Agricultural Storage Building	Outwell
16.11.2020	09.12.2020 Application Permitted	17/01977/ETLCON	Land South West of 122 The Drove Barroway Drove Norfolk CONFIRMATION OF EXTENSION OF UNIMPLEMENTED PERMISSION 17/01977/O TO MAY 2021	Stow Bardolph

17.11.2020	09.12.2020 Tree Application - No objection	20/00231/TREECA	Coachmans Cottage Church Road Old Hunstanton Hunstanton T1 Leylandii - Fell as causing issues with service wires, and surpressing yew hedge. Replant suitable species in nearby garden within a conservation area	Old Hunstanton
17.11.2020	09.12.2020 Tree Application - No objection	20/00232/TREECA	The Old Hall 4 Lynn Road Snettisham KINGS LYNN T1 Holm Oak - Reduce crown by approx 4 meters within a conservation area	Snettisham