

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



Planning Committee

Agenda

Monday, 8th February, 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
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PLANNING COMMITTEE AGENDA

Please ensure that all mobile phones are switched to silent

DATE: Monday, 8th February, 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 11 January 2021 (previously circulated).

3. DECLARATIONS OF INTEREST

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting from the public seating area.

4. URGENT BUSINESS UNDER STANDING ORDER 7

To consider any business, which by reason of special circumstances, the Chairman proposes to accept, under Section 100(b)(4)(b) of the Local Government Act, 1972.

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before the meeting commences.

6. CHAIR'S CORRESPONDENCE

To receive any Chair'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 - 50)

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

9. DELEGATED DECISIONS (Pages 51 - 86)

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 5th February 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:

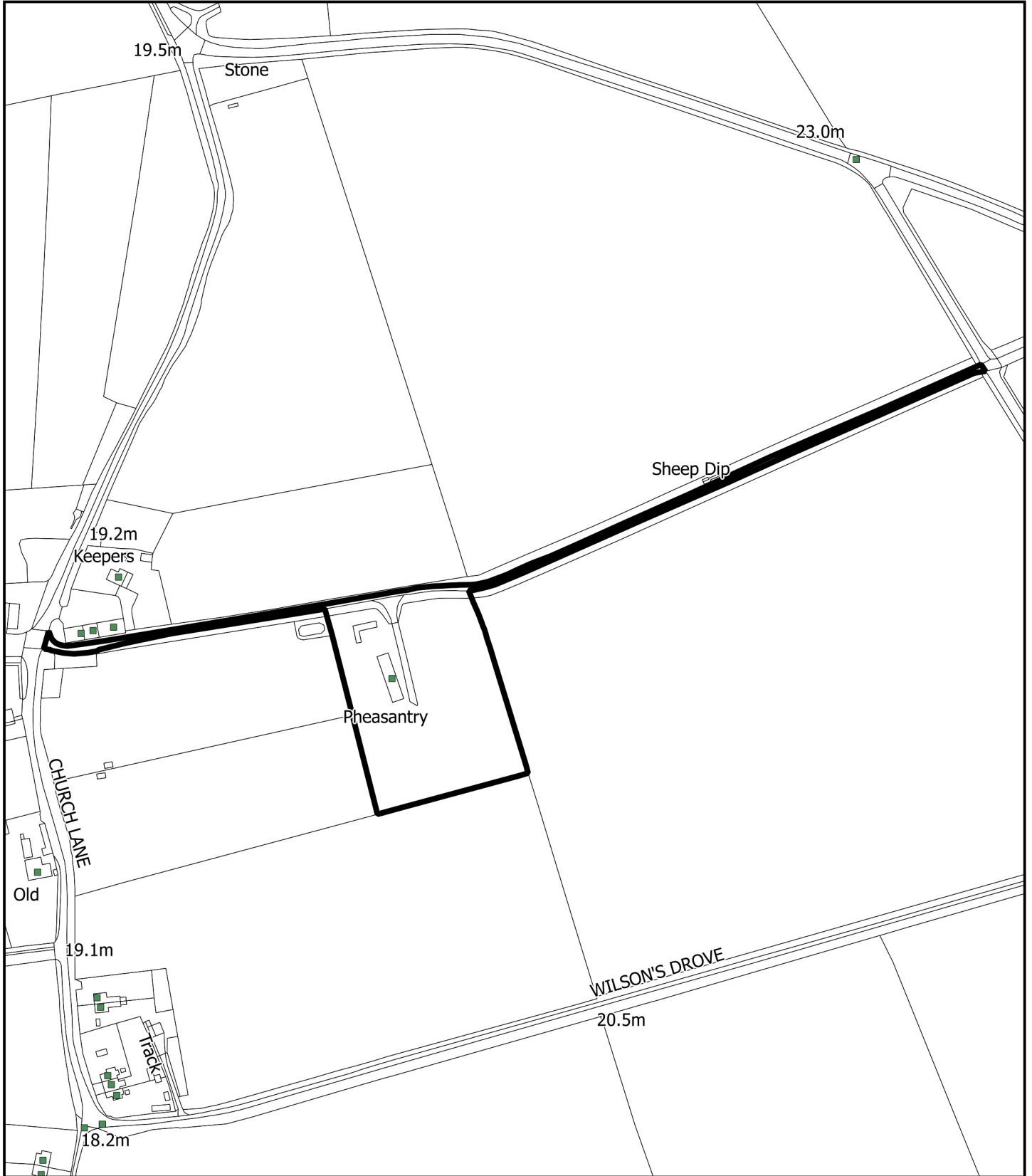
Kathy Wagg on 01553 616276
kathy.wagg@west-norfolk.gov.uk

**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 8 FEBRUARY 2021**

| Item No. | Application No. Location and Description of Site Development | PARISH | Recommendation | Page No. |
|-----------------|---|-------------------------------|-----------------------|-----------------|
| 8/2 | OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE | | | |
| 8/2(a) | 20/01136/F The Old Pheasantry E of Keepers Cottage Church Lane East Walton Siting of 38 storage containers | EAST WALTON | APPROVE | 8 |
| 8/2(b) | 20/01222/F West Holme Nursery 65 Station Road Walpole Cross Keys Proposed storage unit extension | WALPOLE CROSS KEYS | APPROVE | 25 |
| 8/2(c) | 20/01082/F Derelict Esso Filling Station 36 West Winch Road West Winch Demolition of existing built form on site, and replacement with 2 x 3 bedroom bungalows | WEST WINCH | APPROVE | 37 |

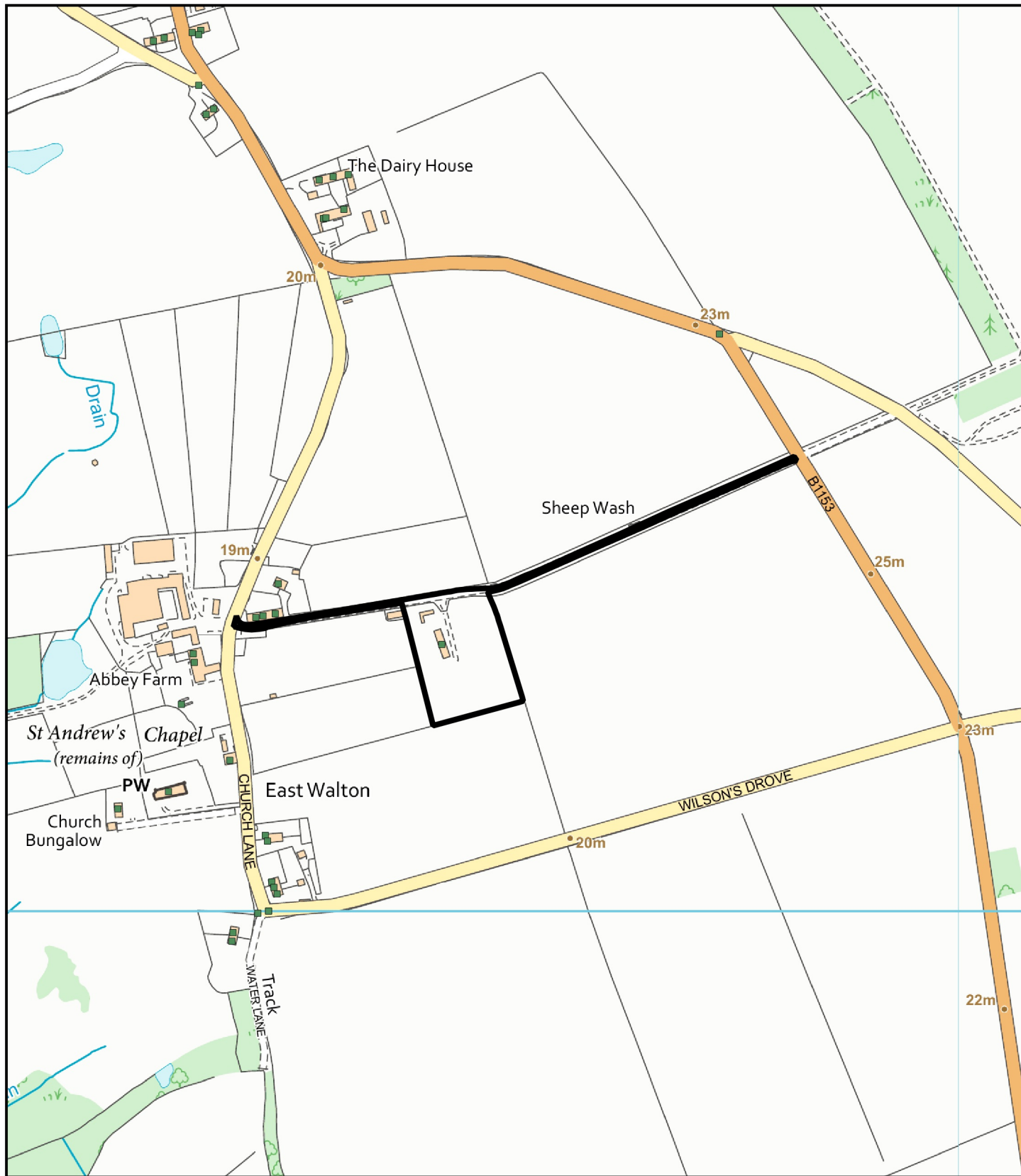
20/01136/F

The Old Pheantry E of Keepers Cottage Church Lane East Walton



20/01136/F

The Old Pheantry E of Keepers Cottage Church Lane East Walton



AGENDA ITEM NO: 8/2(a)

| | | |
|----------------------|--|---|
| Parish: | East Walton | |
| Proposal: | Siting of 38 storage containers | |
| Location: | The Old Pheasantry E of Keepers Cottage Church Lane East Walton Norfolk | |
| Applicant: | Westacre Estate Management | |
| Case No: | 20/01136/F (Full Application) | |
| Case Officer: | Mrs Jade Calton | Date for Determination: 2 October 2020 |

Reason for Referral to Planning Committee – Called-in by Councillor Manning and Councillor De Whalley.

Neighbourhood Plan: No

Case Summary

The application site relates to a former Pheasantry and later a Quail Egg Farm which comprises two single storey buildings; a timber clad building and a concrete building which are both disused and in a state of disrepair.

The site is located on the eastern side of Church Lane, to the southern side of an unmade track which joins the B1153, East Walton.

Full planning permission is sought for the siting of 38 storage containers to the eastern side of the existing buildings on site. There are currently 32 containers present on site.

East Walton is a Smaller Village and Hamlet within the Core Strategy's Settlement Hierarchy.

Key Issues

Principle of development;
Planning history;
Impact on the landscape / visual amenities of the area;
Highway safety;
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site relates to an agricultural field which was a former Pheasantry and later a Quail Egg Farm, comprising two single storey buildings; a timber clad building and a concrete building which are both disused.

The site is located on the eastern side of Church Lane, accessed via an unmade track which adjoins the B1153, East Walton.

Full planning permission is sought for the siting of 38 storage containers to the eastern side of the existing buildings on site. There are currently 37 containers present on site. 36 are Standard shipping containers measuring 6.1m long x 2.4m wide x 2.6m and 2 are high-cube containers measuring 12.2m long x 2.4m wide x 2.9m high.

They are used for self-storage purposes by local residents from East Walton, West Acre and Castle Acre for the long term storage of personal possessions and by local tradespeople and businesses, such as builders, a roofer, electrician for the storage of tools/equipment/materials associated with their work which is carried out on the Estate, in and around the area. The Estate office and local Montessori school also make use of the storage facilities for long term storage purposes.

SUPPORTING CASE

The applicant has submitted a supporting case, which states the following: -

'The site known as the 'Old Pheasantry' in East Walton is owned by the Westacre Estate, as is all the land and property in the vicinity, with the exception of two houses at the southern end of Church Lane.

It is a remote location, comprising an open field and two dilapidated buildings, surrounded by farmland and accessed via a private track.

Its original use, as the name suggests, was as a facility for raising pheasants for shooting on the Estate and for the kennelling of beagles. It was then for many years used by two local builders as a yard for storing materials and equipment.

In 2015, the Estate was approached by a local quail farmer who was losing his premises on a neighbouring estate and was in need of somewhere to relocate his business as well as somewhere to live. From January 2016 to March 2019 he ran his quail farm from the Old Pheasantry and lived in an Estate house nearby. This was quite a large enterprise, involving himself and one other full-time employee plus up to four additional part-time workers.

The site was attended around the clock, employees coming and going in separate vehicles. Eggs were removed on a daily basis for processing and collection nearby, and feed and LPG deliveries arrived by lorry on a weekly basis. Bird waste was stored on site for removal by the local farmer and the site was illuminated 24 hours a day.

Unfortunately, economic conditions forced him to close his business and the site became vacant. Soon after however, the Estate was asked to remove a number of storage containers that had been installed at a different site – Abbey Farm in West Acre – because it was felt they compromised the historic status of that location. This was another Estate-owned agricultural site that, similarly affected by changing circumstances, was at risk of falling into disrepair if new uses couldn't be found for it. The shipping containers had been installed there at the request of local residents as an accessible and economical location for

storing personal possessions and equipment and materials associated with their businesses. It was with regret that we had to relocate them, but we understood the council's concerns and felt that the Old Pheasantry made a good alternative.

There are now thirty-seven containers at the new site and the tenants remain local residents, businesses and tradespeople. There is no advertising for the business and no signage at the site. Each container has been let through word of mouth, with additional ones only being transferred to the site when someone in the community has requested it.

The local Montessori School has a container; four containers are let to residents of East Walton; six are let to West Acre businesses/residents; the Estate itself keeps two containers; four are let to people in Castle Acre. Six containers are let to people involved in festivals held on the Estate and so naturally are only frequented a few times a year at festival time. And whilst some of those held by local tradespeople – a decorator, electrician and several builders, for example, all of whom do the bulk of their work on the Estate – will often be visited several times a week, others are used for the long term storage of personal possessions and are visited very infrequently.

Tenants are instructed to access the site from the east – from the B1153 – rather than through the village. Efforts to improve the visibility at the junction have already been made and further improvements will be put in place once instructed by Highways. Vehicle numbers have been monitored and found to be low, certainly no more than was the case with previous uses of the site, and unquestionably not at a level to compromise the use of the access track by the Public Right of Way users (predominantly horse riders from the local livery stables run by an Estate tenant). The track will be resurfaced once the weather allows to improve the experience for all users'.

PLANNING HISTORY

No site history.

RESPONSE TO CONSULTATION

Parish Council: OBJECT – Various objections as seen on planning application comments after a village site meeting.

Highways Authority: NO OBJECTION - Vehicles numbers accessing the facility would appear to be low in number which is in line with the general trend that we do tend to find across the county for similar sites. The applicant also has the ability to route the associated traffic to a specific junction, to avoid others where there is safety concern and they have the ability to improve and upgrade to accord with the adopted standards.

While not ideal given its rural location and fast road onto which it would access, I believe that it would be difficult to substantiate an objection to this application should junction improvements be made and the applicant routes customers to the east. As a result, it is recommended that conditions with respect to the access and a suitably worded condition be applied to secure the route of access.

Public Rights Of Way: NO OBJECTION - we must make it very clear that this is private use and we would expect the track to be maintained so that it isn't to the detriment of non-motorised use.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

Natural England: NO COMMENTS RECEIVED

REPRESENTATIONS

TWENTY-TWO representations of **OBJECTION** have been received raising the following concerns: -

- Highway safety;
- Additional traffic;
- Minor roads totally inadequate for increased traffic;
- Poor visibility at the Church Lane / Beagle Drove / B1153 junction and Wilsons Drove;
- Impact on horse riders;
- Numerous accidents in village on B1153;
- Envisage accidents happening;
- Increase in heavy goods vehicles;
- Church Lane is a single carriageway;
- Drove used by farm vehicles and horses;
- Local roads used by walkers, cyclists and horses;
- Roads are dark in winter afternoons;
- No road infrastructure to cope with more traffic;
- Views from B&B directly onto containers;
- Hedging on plans non-existent;
- Impact on local businesses;
- Impact on visitors;
- At present the location is visited by tourists as an area of natural beauty;
- An eyesore;
- Know of no evidence of increased demand in local area;
- Far more suitable locations for the development;
- Adds nothing to the local economy or to local area;
- Noise pollution;
- Bad for the village and residents;
- Abbey Farm and the Church are close by;
- East Walton has a long history;
- Inconsistent with its past and future;
- Containers moved to site before consultations started with the local community;
- Caused anger and dismay;
- Not a suitable business proposition in a small rural setting;
- Better suited to an industrial estate;
- No local facilities to support such development;
- Cause loss of visual amenity;
- Covered in many different colours;
- Not in keeping with surrounding rural landscape;
- Consider restrictions to opening times, including Sundays;
- Consider Improvement to screening;
- Consider all containers to be painted a neutral colour;
- Affects amenity causing distress to residents;
- The planning proposal contravenes the following: -
- NPPF section 2. Achieving sustainable development - The proposal is not sustainable; it will increase carbon emissions as the site is in the centre of a hamlet;
- NPPF section 6. Building a strong, competitive economy - this proposal does nothing for the local economy;

- proposer says they have a "waiting list", yet similar sites within a 15 mile radius have vacancies and are able to offer the same as this development would offer;
- NPPF Section 9. Promoting sustainable transport - The impact of increased goods and heavy goods traffic to and from the proposed site would be detrimental in the extreme;
- The infrastructure in and surrounding East Walton is wholly unsuitable for this traffic;
- The location is not accessible by public transport;
- The development is unsustainable;
- The same planning proposal was refused in West Acre, which has better public transport, is closer to a town but has similar single carriageway country lanes for access;
- NPPF Section. 11. Making effective use of land- this proposal does not make effective use of land. It does nothing support or enhance the countryside;
- It does nothing to improve public access to the village, in fact the reverse would be true;
- NPPF section 15. Conserving and enhancing the natural environment - The proposed development will be detrimental to the local environment and valued unspoilt countryside, increasing traffic, noise, pollution, as well as spoiling the scenic beauty enjoyed by local residents, visitors and tourists;
- SADMP DM9 - Community Facilities -There is nothing about this development that benefits or supports the local community;
- SADMP DM15 - Environment, Design and Amenity - This development will have a huge detrimental impact on existing residents, and the village as a whole. Noise, possible light pollution, visual impact;
- SADMP DM17 - Parking Provision in New Development - While the proposal does include parking on site, that in itself will lead to increased traffic, noise and pollution;
- Core Strategy CS01 Spatial Strategy - This proposal is located in a wholly unsustainable location. It will be detrimental to the heritage, cultural and environmental assets of the village, including an ancient woodland and historic church;
- CS06 Development in rural areas - it will be detrimental to the local character of the surrounding area and landscape, and detrimental to what is currently a high-quality environment;
- does nothing to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources, currently enjoyed by locals, visitors, tourists horse riders and dog walkers;
- CS10 The Economy - Rural Employment Exception Sites - The proposed development is neither appropriate in size or scale to the local area;
- With other sites in nearby towns currently having vacancies for what will be offered at this development, it is not needed;
- CS12 Environmental Assets - detrimental to the environmental, social and economic needs of the local village, and the increased traffic, pollution and noise will have a negative impact on quality of life for current and future residents and visitors;
- East Walton is home to areas of ancient woodlands and Regionally Important Geological Sites (pingos);
- CS11 Transportation - increases rather than reduces the need to travel due to its remote rural location. The opportunity to promote sustainable transport does not exist.

FIVE letters of **SUPPORT** received making the following comments: -

- Vital that small local businesses need affordable storage solutions;
- These are not widely available in the area;

- Store equipment safely and securely;
- The benefits to local businesses outweighs the objections;
- Consider rural economics and more people employed;
- Help small traders to help our economy;
- Having a cheap location where small businesses both existing and start-ups can use to continue trading during these times is both essential to the local economy and jobs;
- Find it unbelievable that so many people object to this application on such minor issues;
- This facility is also great for local residents who need more storage space;
- Do not believe there are any visibility issues;
- Do not believe it will have an impact on traffic in the village;
- When travelling on the B1153 you cannot see the site, not compared to the previous company on the site;
- My local business of 10 years relies on the use of this facility;
- Local trades people, school and community events which use the containers as an essential part of their business;
- They have been placed so hardly anybody notices them.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are as follows:

- Principle of development;
- Planning history;
- Impact on the landscape / visual amenities of the area;
- Highway safety; and
- Other material considerations

Principle of Development:

The application site lies within the countryside and was historically associated with agricultural use, most recently as a quail egg farm.

Locally, Core Strategy (2011) Policy CS10 (The Economy) supports the rural economy and diversification through a rural exception approach to new development within the countryside; and through a criteria-based approach to retaining employment land and premises.

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

- It should be appropriate in size and scale to the local area;
- It should be adjacent to the settlement;
- The proposed development and use will not be detrimental to the local environment or local residents.

The use of the site for the siting of containers for a self-storage facility supports rural diversification through expansion and growth of existing local businesses (owned by the Estate / applicant) by generating a use that meets local business need.

The proposal retains employment land and whilst East Walton is a smaller village / hamlet, the size and scale of the use relates adequately to the land on which it sits. It is also considered to be commensurate in size and scale to the settlement as it is mostly catering for local businesses and local residents. The site is within close proximity to the main settlement of East Walton.

In terms of whether or not the use is detrimental to the local environment or local residents will be addressed in more detail in the sections below in this report. But, on balance, there does not appear to be significant harm to the environment due to the fact that firstly, the containers are barely visible from any public domain, specifically Church Lane, the B1153 to the east or Wilson's Drove to the south.

Secondly, the use will create no more traffic than the previous agricultural use would have and as such there would be no material detrimental impact on the environment or on local residents in regards to noise, pollution, congestion or general amenity.

With regards to the use being employment generating, the nature of the use does not directly provide jobs. It necessitates two job roles to manage and organise the leases and such like but involves people who are already employed by the Estate. Notwithstanding this, the key point in this case is that the use in this location supports local businesses which enables them to provide a service in and around the local community. The use therefore aids in securing and retaining local employment.

The NPPF (2019) also encourages a prosperous rural economy with paragraph 83 stating that 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.

Taking each criteria in turn, a) the storage container facility is an expansion of the Estate's business and provides for the local rural community and local entrepreneurs.

In regards to the second point, the containers are not considered to be well-designed new buildings, but their appearance accords with their nature, that is to offer affordable storage solutions. The containers have mostly been painted in neutral green to be less conspicuous within the landscape, that said, they are not overly visible from any main public vantage points.

- b) The proposed use clearly involves the development and diversification of agricultural and / or other land-based rural businesses.
- c) is not relevant in this case as the proposal does not relate to tourism or leisure.
- d) The proposed use does offer the development of a local service and community facility by way of providing self-storage service which is already used by small local businesses and local householders.

East Walton is classified as a smaller village / hamlet, and such locations are not generally considered to be sustainable in terms of transport.

However, paragraph 84 of the NPPF recognises that sites which meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. It states that 'in these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

From the information provided by the applicant, vehicle numbers accessing the facility would appear to be low in number, which is in line with the general trend that is found across the county for similar sites, according to County Highways. The applicant has the ability to route the associated traffic to a specific junction, to the B1153 to the east to avoid traffic passing through the village, thus circumventing any unacceptable impact on local roads and residential amenity. They also have the ability to improve and upgrade the access at the junction of the B1153 to accord with the adopted standards, which in turn contributes to making the site more sustainable in access terms. The proposal therefore complies with the abovementioned aims and provisions of the NPPF.

The application site is well related to the existing settlement of East Walton and is within close proximity of other commercial / business premises owned by the applicant. The Old Forge is situated just west of the site at the junction of Church Lane and the access track, and is used as office space to let, but is currently vacant. Keeper's Cottage is adjacent to the Old Forge and part of the Abbey Farm tenancy which is let by the farmer as B&B accommodation.

Abbey Farm is situated on the opposite side of Church Lane adjacent to the entrance of the access track leading to the application site. This is a working farm with Liveries and a campsite.

The immediate area is home to a number of established businesses and as such already generate a level of traffic which would not be associated with domestic use. The application site has an agricultural use and was previously used as a quail egg farm which is not considered to generate any less traffic than the proposed use as a long-term self-storage yard.

It is therefore considered that the proposal would not materially affect the number of vehicular movements to and from the site or in and around the area significantly more than is currently experienced or would be if the site were in use for agricultural purposes, in accordance with the NPPF.

Planning History:

Members may recall that a similar application for the siting of 15 self-storage containers (19/00405/F) was refused at Planning Committee on the 2nd December 2019 at Abbey Farm, River Road, West Acre. The current application is in response to that refusal, and involves the relocation of the containers, plus additional units, in order to try and overcome the previous reasons for refusal. Those reasons were as follows: -

1. *The storage containers, by virtue of the number of units, their appearance and nature of their use and degree of permanency, would cause unjustified harm to the setting and significance of the Listed Buildings and the Scheduled Ancient Monuments within the site. There would be no overriding public benefit that would outweigh the resulting harm. Consequently, the application is contrary to the general provisions of the NPPF, and in particular section 16, Core Strategy (2011) Policies CS06, CS08 and CS12 and Policy DM15 of the Site Allocations and Development Management Policies Plan (2016).*

2. *West Acre is a remote rural village / hamlet and as such is considered to be an unsustainable location for a development such as a self-storage container business. The nature of the use will generate additional traffic to the site which should not be encouraged as laid out within Core Strategy Policies CS08 and CS10 and the provisions of the NPPF. This type of business use in an unsustainable rural location is not justified as it is not considered to be sensitive to its surroundings, is not physically well-related to existing settlements and does not exploit any opportunities to make the location more sustainable, contrary to paragraph 84 of the NPPF.*

Reason 1 has clearly been addressed by relocating the containers to the current application site in East Walton. There are no Listed Buildings or Scheduled Ancient Monuments within close proximity of the containers and as such there are no issues regarding heritage or conservation.

In regards to reason 2, as briefly discussed above in this report, East Walton is no more sustainable as a location than West Acre in terms of the fact that they are both classified as a SV&H. East Walton is however within close proximity to Gayton which is a Key Rural

Service Centre and is connected by one main direct route, the B1153. Sustainability is still a problem issue to some extent, but the traffic issue has been addressed and will be covered in more detail later in the report.

This application is about weighing up the Planning balance and although part of reason 2 is difficult to resolve because of the site's location, the previous application site also had very sensitive issues involving conservation and historic environmental constraints which weighed heavily on the refusal of that application.

Additionally, there are other business uses within the immediate area, which are owned by the applicant so could be considered as being an expansion and growth of an existing rural enterprise on a site which has an existing agricultural use. NCC Highways have raised no objection to the proposal as rerouting the traffic to and from the site via the B1153 will ensure that there is no impact on local roads.

Paragraph 84 (NPP) clearly states that 'sites which meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport'. The site is adjacent to the main settlement and it has been proved to some extent by the fact that the containers are all utilised and from letters of support that the site meets local business and community needs. And simply given the fact that it is in the countryside is not reason enough to refuse such a use as stated within the Policy, and especially Government guidance in the NPPF.

The containers no longer have an adverse impact on the conservation sensitivity of its surroundings as it did at Abbey Farm in West Acre. The site is not overly visible from the public domain and as such has no adverse impact on the landscape or character and appearance of the area.

On the basis of the above, and whilst there are still some issues in terms of locational sustainability, much of reason 2 has also been addressed.

Impact on Landscape / Visual Amenities:

The site lies in the countryside and is in a 2000m buffer area of a SSSI. National and Local Planning Policy states that the countryside should be protected for its intrinsic character and beauty, the diversity of its landscapes and wildlife. Aims and provisions for National Designated Sites concentrate on the protection and enhancement of biodiversity and geodiversity.

Natural England's Standing Advice applies to an application of this nature in SSSI Buffer zones, with regards to protect species, their habitats and landscape features. The SSSI Impact Risk Zones data identifies that the application site has no features that would make it suitable for creation of primary and priority habitats. Therefore, the lack sensitivities and features found on the application site indicates that the development would have no adverse impacts on the designation. Natural England have not raised an objection to the application.

As already stated, the application site has an agricultural use with two existing buildings. The Old Pheantry is a brick-built building with a pitched corrugated roof and the second building is constructed from timber with a pitched tiled roof. There was another 13 substantial sized buildings on the site associated with past uses but these were demolished late 2018 / early 2019. The presence of these buildings on the site and their associated activity would have had a degree of impact on any features of the SSSI Buffer zone, that is to say, if any existed.

The existing buildings can be seen in the distance across the field, used as pasture land, from Church Lane. The containers are sited behind the existing buildings and as such are screened from views from the Church Lane. A hedgerow and vegetation also provides a degree of screening along the western boundary of the pasture field boarding Church Lane.

The containers are sited approximately 215 metres away from Church Lane. Any glimpses of the them from the public domain would be obscure and minimal due to distance, screening and their colour, which helps to make them blend into the landscape and trees behind.

The other two main vantage points would be from the B1153 to the east of the application site and Wilson's Drove to the south. Low level hedging and vegetation delineates the eastern boundary of the Old Pheasantry site from the adjacent arable field to the east, which sits in-between the application site and the B1153. The vegetation sits on a small earth bank which runs the length of that boundary. The containers are sited approximately 330 metres east of the main road the B1153 across the adjacent field.

The containers become invisible to the eye when viewed from the B1153 due to the distance across the low lying flat field together with screening from vegetation and the fact they have been painted green, making them blend in with the backdrop of trees and surrounding landscape.

The containers are sited approximately 201 metres from Wilson's Drove to the south of the site. An established hedgerow lines the entire length of the northern side of Wilson's Drove which screens the application site from the road. Furthermore, the application site is bounded by a hedgerow and trees to its southern side which further aids totally obscuring views of the containers from the public domain.

In terms of the visual impact of the proposed development, taking the above into consideration there is limited to no harm to the surrounding character of the countryside as there are no long views of the containers within the landscape.

The site does not lie directly within the SSSI but nevertheless the development / use will have no adverse effect upon it given the lack of priority features and that the site is /was already in use for a rural based business use and has therefore had a level of activity that would affect the quality of biodiversity.

Highway Safety:

Initially, NCC Highways raised concerns regarding the local adopted road network as it wasn't clear what type of traffic would regularly visit the site and how many vehicles would be anticipated per day / week, and if any limits would be placed on those aspects.

The applicant installed a camera at the entrance of the site off the unmade access track to monitor the number of vehicles coming in and out. The data collected over one week showed the following results: -

- Tues 1 Sept: 1 no. refuse lorry.
- Wed 2nd Sept: 3 no. vans.
- Thurs 3rd Sept: 4 no. vans + 1 no. car.
- Fri 4th Sept: 3 no. vans.
- Sat 5th Sept: 5 no. vans.
- Sun 6th Sept: 2 no. vans.
- Mon 7th Sept: 4 no. vans + 2 no. cars.

The real time traffic data indicates that, for the week, a maximum of 6 vehicles attended the site per day being 12 trips, with an average of 4 vehicles (8 trips per day) per day, for the 32 units that were on the site at that time. At the capacity applied for (38 containers) projecting these figures would give daily access by a maximum of 7 vehicles (14 trips) at a peak.

This information was collected when many people were still in the process of reorganising the containers following the move from Abbey Farm in West Acre. Also some of the containers were new to the site so some traffic was generated from people loading them for the first time. It is therefore anticipated that the future use of the site / average daily traffic generation will be even less.

As indicated above, the vehicle types are mostly small vans and cars. The largest vehicle would be the refuse lorry which comes once a fortnight to other premises in the immediate vicinity (including properties accessed from the unmade track). It is also indicated that the customers utilising the facility are local, from East Walton and surrounding villages.

It is likely that the traffic generated from the proposed use will be no more than that associated with the previous uses at the site. In fact the last use as a quail farm produced vehicular movements from HGVs and such like, which does not appear to be the case with the proposed use and were not traffic controlled to use the main road as the current site users will be. If the proposed use to site storage containers did not utilise the site, it still falls within an agricultural use class with the associated traffic that such would engender.

The applicant has confirmed that it is stipulated in the users's License Agreements that they are required to use the access route to the east of the site via the B1153 to minimise the disruption to the village.

A condition will be imposed to secure the re-routing of the traffic.

In order to achieve suitable visibility at the junction of the unmade access track onto the B1153, the applicant has removed a small section of sparse hedging and earth from the corner of the field for the mean-time, in anticipation of County Highways condition to create full visibility splays. The applicant also proposes to lay hardcore along the track to increase its height which will aid visibility further. The applicant owns the adjacent fields and the access track and so has full control over them, making it reasonable for the LPA to condition further access improvement works to be carried out. There is also a public right of way that passes over the unmade access track which further protects it from being obstructed and unusable.

In light of this information NCC Highways raise no objection on balance, subject to conditions being imposed in respect of the access improvement works at the junction of the PROW / access track and the B1153 and an a suitably worded condition to secure the access route.

Other Materials Considerations:

Public Right of Way:

The site access is taken via an unmade track which runs east to west from Church Lane to the B1153. The track is a Public Right of Way known as East Walton Restricted Byway 4 and is used by members of the public walking, cyclists and horse riders.

Initially there were concerns over the use of the PROW by customers of the storage facility given that it is not maintainable at the public expense to a vehicular standard. It was also considered that the increase in vehicle movements may result in a loss of amenity value for

the PRoW users, as well as causing additional conflict between these users and vehicles resulting in an increase in danger and inconvenience to all highway users.

However, the applicant confirmed that they own the restricted byway and the constraint does not restrict use to only non-motorised users, but ensures that access is never restricted to pedestrians, cyclists, horse riders and such like and the full extent remains open and accessible at all times. As the owner and maintainer of the PROW, the applicant can permit use by any type of vehicle that requires access providing it is not restricted to any non-motorised users. They also have full control over it so have stipulated that they will maintain and upgrade the surface. This also means that appropriate conditions can be imposed requiring improvement works to the junction.

In light of this information, the PROW Officer removed their holding objection.

Crime and Disorder

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. The application before the Committee is not considered to have any material impact upon crime and disorder.

CONCLUSION:

The principle of the proposal, that is to site 38 self-storage shipping containers appears to generally accord with the aims and provisions of Local and particularly National Policy, in terms of it being rural diversification, which meets local business and community needs. It could be deemed to aid growth and expansion to the existing businesses in the rural area, with some positive economic benefits.

It has been demonstrated that the traffic generation is low from the real time survey submitted and the applicant is taking steps to try and control the access to and from the site to avoid associated vehicle movements through the village. This will reduce any impact from noise, disturbance, pollution and congestion on local residential amenity.

That said, it is important to remember that the current use of the site is agricultural, and past and future uses would have / can produce a level of traffic which would have no less impact than the long-medium term self-storage yard.

Furthermore, the application enables the LPA to exploit opportunities to make access improvement works and aim to control the re-routing of the associated traffic which makes the site access better and safer.

In regards to visual impact, there is negligible impact. The containers are well screened by the existing buildings on site together with existing hedgerows, other vegetation and trees. Plus, they are located such a distance away from any main public vantage point that together with their colour, they are barely visible.

It is your officer's opinion that having weighed up the issues associated with the previous location of the containers against the current application, taking into account its current and historic uses; the impact on the local road network, which in turn has the potential to affect local residents; together with visual impact / impact on the landscape; the positive nature of planning policy to rural diversification, that the benefits associated with the proposal taken with the lack of any significant harm to any of these aspects, mean that any objections on locational sustainability grounds are outweighed.

In light of Local and National Planning Policy and other material considerations, it is recommended that this application be considered by the Members of the Planning Committee and approved subject to conditions.

RECOMMENDATION:

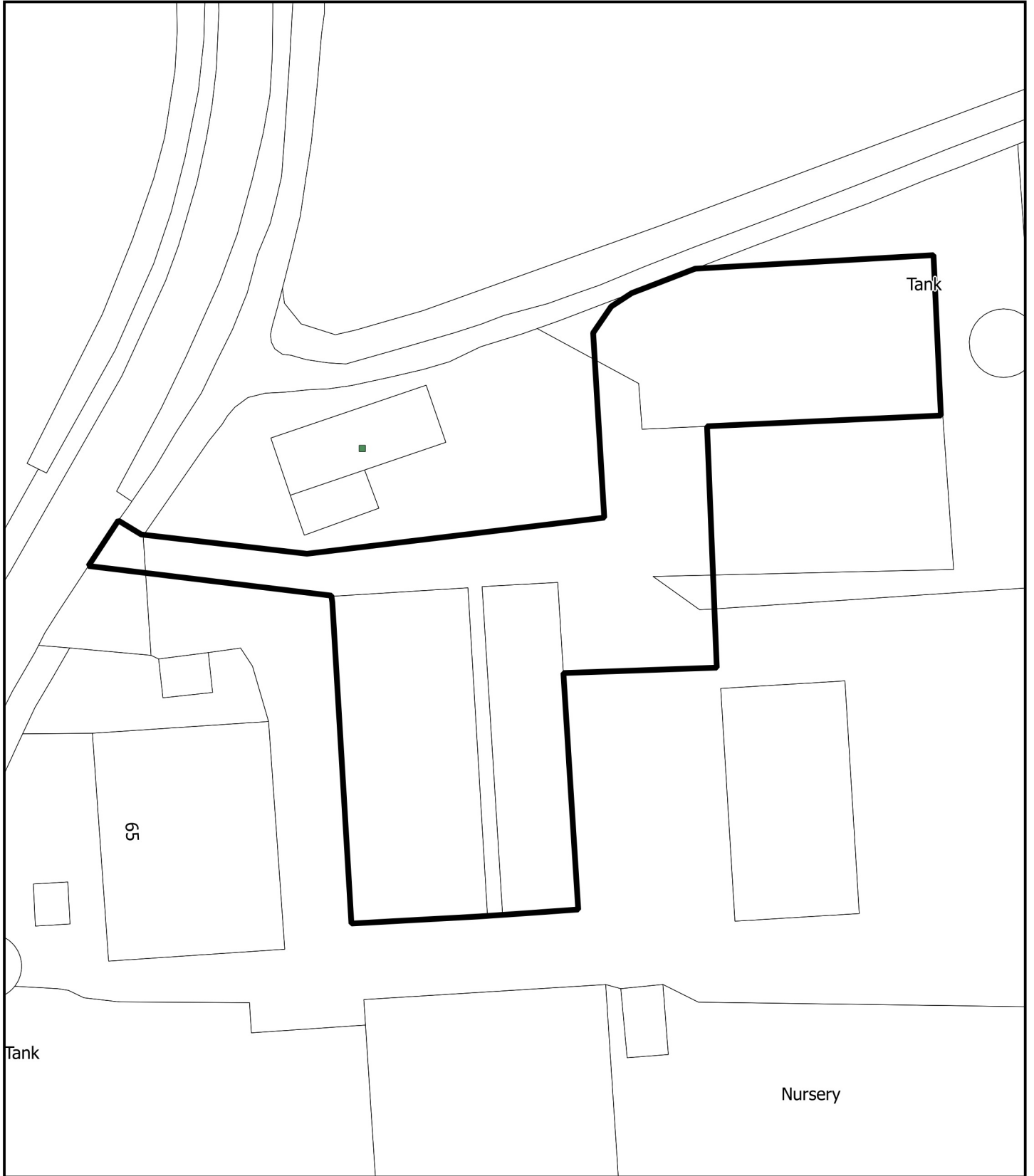
APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development has been determined in accordance with the following approved plans; 'Plan View and Isometric View' and 'Perspective Views'.
- 1 Reason To define the terms of the consent and in the interests of the amenity of the locality.
- 2 Condition Within two months of the date of this decision, a Traffic Management Scheme, including directional signage for the re-routing of associated traffic, shall be submitted and approved in writing by the Local Planning Authority. The agreed details shall be implemented within one month of the date of the approved scheme and retained thereafter in perpetuity.
- 2 Reason In the interests of reducing any impact on the local highway network, in accordance with the provisions of the NPPF.
- 3 Condition Within 4 months of the use hereby permitted, the junction to the east with the B1153 shall be upgraded / widened to a minimum width of 5 metres in accordance with the Norfolk County Council field access construction specification Type 1 for the first 10 metres as measured back from the near channel edge of the adjacent carriageway.
- 3 Reason To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.
- 4 Condition Within four months of the date of this permission, visibility splays measuring 120m (north) x 2.4 metres x 160 metres (south) shall be provided to each side of the access where it meets the highway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 4 Reason In the interests of highway safety in accordance with the principles of the NPPF.
- 5 Condition There shall be a maximum of 38 shipping containers on the site at any one time.
- 5 Reason In the interests of the amenities of the locality in accordance with the NPPF.
- 6 Condition The containers shall be used for storage purposes only and no other use that would be incompatible with the locality. No display or storage of goods shall take place outside any of the containers on the site.
- 6 Reason In the interests of the amenities of the locality, in accordance with the provisions of the NPPF.

- 7 Condition The storage use hereby approved shall be operated and managed in full accordance with the clauses set out in the submitted License Agreement.
- 7 Reason In the interests of the amenities of the locality, in accordance with the provisions of the NPPF.
- 8 Condition The storage facility hereby approved shall only be visited between the hours of 07:00 (am) and 20:00 (pm) Monday to Saturday and 08:00 (am) and 18:00 (pm) on Sundays, Bank or Public Holidays unless otherwise approved in writing by the Local Planning Authority.
- 8 Reason In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.

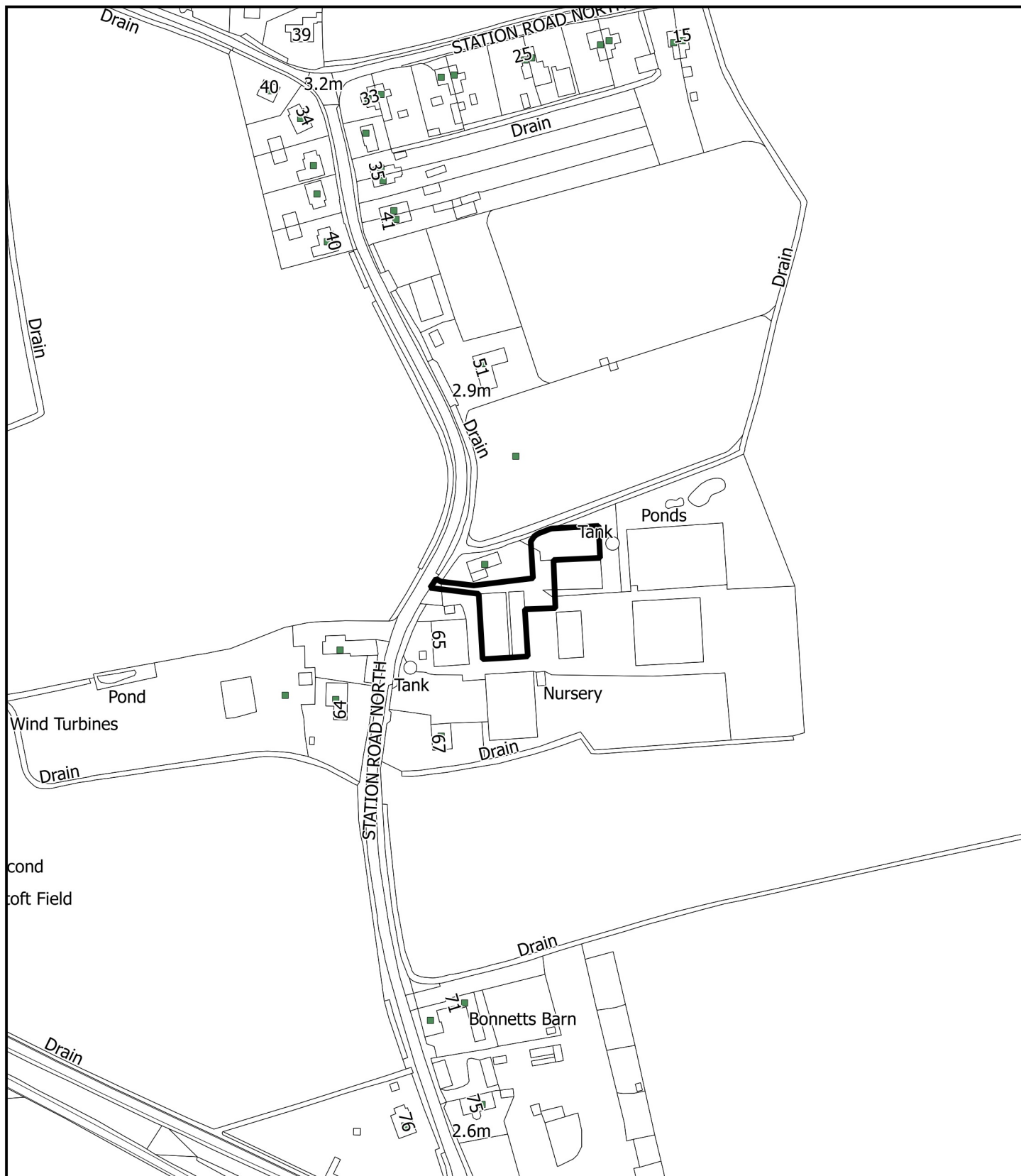
20/01222/F

West Holme Nursery 65 Station Road Walpole Cross Keys



20/01222/F

West Holme Nursery 65 Station Road Walpole Cross Keys



AGENDA ITEM NO: 8/2(b)

| | | |
|----------------------|--|--|
| Parish: | Walpole Cross Keys | |
| Proposal: | Proposed storage unit extension | |
| Location: | West Holme Nursery 65 Station Road Walpole Cross Keys Norfolk | |
| Applicant: | Bedcare Ltd | |
| Case No: | 20/01222/F (Full Application) | |
| Case Officer: | Clare Harpham | Date for Determination: 5 November 2020 Extension of Time Expiry Date: 16 February 2021 |

Reason for Referral to Planning Committee – the Parish Council object to the proposal with is at variance with the officer recommendation and the Sifting Panel requires that the application be determined by Planning Committee.

Neighbourhood Plan: Yes

Case Summary

The application is for the extension of a storage building which serves an existing business (Bedcare Ltd) and is part of a wider nursery/business site (blue land). As part of this application it is proposed to also remove two large greenhouses to the south-west of the proposal which will reduce the amount of non-permeable surfaces at the site.

Key Issues

Planning History
Principle of Development
Design and Scale
Amenity Issues
Highways Issues
Flood Risk
Other material considerations
Crime and Disorder

Recommendation

APPROVE

THE APPLICATION

The application site is an existing nursery and business site which has both glasshouses associated with the nursery business as well as some agricultural/industrial buildings

associated with an engineering/bed making business and consent for a prefabricated office building (associated with the engineering/bed making business) which is currently under construction.

The application relates to full planning permission for the extension of an existing storage building on site which is associated with the engineering / bed making business.

SUPPORTING CASE

This statement has been prepared by Trundley Design Services in support of my client's application for a Storage Unit Extension at West Holme Nursery, 65 Station Road, Walpole Cross Keys, Kings Lynn, PE34 4HB.

Bedcare LTD and JKN Engineering LTD are housed within the site in question, both of which are family run businesses. JKN Engineering LTD was established in 2016 and has served members of the public, including the NHS, from this site since October 2017. Bedcare LTD was established in 2011 and joined the site in September 2018. Bedcare LTD supply reinforced beds to the public that they have designed in-house, which are manufactured by JKN Engineering LTD.

This proposal seeks to demolish 2no. horticultural greenhouses to allow for the proposed extension and the required parking for future employees. Granting permission for this proposed extension would mean that sufficient parking can be provided on site for new employees in accordance with Approved Document M – volume 2 (Building Regs).

At present site traffic comprises of 7.5 tonne vehicles that visit site 3-5 times a week approximately, to deliver the required materials for the production/manufacturing of said reinforced beds, and to collect said reinforced beds once they are ready to go out for delivery, of which they are then taken to the company depo location for distribution. These vehicles are not being used to their full capacity because of the lack of space and storage on site, it is not possible to hold a high quantity of reinforced beds as they are not of a small size or a 'flat-pack' product.

The proposed extension allows for the vehicles to be used to full capacity which could then reduce the amount of traffic in and out of site.

JKN Engineering LTD has provided apprenticeship opportunities to two new employees over the last two years, providing this application is granted permission, there is provision to take on another apprentice in 2021.

The proposed extension is intended to be used in conjunction with the existing industrial unit, for the same purposes but overall to give the company more space and storage. This will enable my client's family run business to provide better service to customers, an improved working environment for employees, sufficient parking on site and enhance the local economy with new career opportunities.

PLANNING HISTORY

19/01912/F: Application Permitted: 14/02/20 - Proposed modular style office building - West Holme Nursery 65 Station Road Walpole Cross Keys

18/00820/F: Application Permitted: 14/09/18 - Proposed industrial unit - West Holme Nursery 65 Station Road Walpole Cross Keys

17/01431/PACU5: Prior Approval - Approved: 16/10/17 - Prior Notification: Change of use from agricultural building to a light industrial (B1) use - West Holme Nursery 65 Station Road Walpole Cross Keys

14/00004/CUPD: Application Withdrawn: 02/09/14 - Prior notification of proposed change of use of agricultural building to a dwellinghouse (use class C3) – Westholme Station Road Walpole Cross Keys

RESPONSE TO CONSULTATION

Parish Council: OBJECT Concerns have been expressed that this is becoming like a light industrial estate rather than a nursery-based location. Increased traffic, including lorries and noise have been noticed and complaints made to councillors.

Highways Authority: NO OBJECTION I observe that this application relates to an extension of a building that was considered under a previous application 18/00820/F. I have reviewed the highway concerns which I had at that time and have similar concerns for this application, with respect to the road conditions of Station Road being narrow and that the site is positioned away from key services.

Condition 5 of application 18/00820/F is relevant to restrict the area being utilised for multiple businesses and increases in traffic flow.

If your authority does not believe that there has been a breach of condition 5, then I would not object to this application. However, I would recommend a similar condition again be applied to this application as we do not believe that the highway conditions are suitable for unrelated businesses that would result in significant increases in traffic.

Environment Agency: NO OBJECTION it is for the LPA to decide whether the Sequential Test needs to be applied. Recommend that the mitigation measures proposed within the FRA are conditioned.

Internal Drainage Board: NO OBJECTION The proposal seeks to discharge additional surface water from the proposed extension via a pre-existing drainage system which was agreed for the existing building (consent was granted by the Board in October 2018 for this).

The additional discharge created by the additional impermeable surface created by the extension, will require consent under Byelaw 3 which is conditional upon payment of an additional surface water development contribution fee.

Should foul water be discharged to a watercourse, then consent will be required under Byelaw 3.

There are two riparian watercourses adjacent to the boundary that are not proposed to be altered. Should the proposal change which will alter the watercourses then consent will be required under Byelaw 4 and the Land Drainage Act 1991.

It is recommended consent is obtained prior to the determination of the application.

Environmental Health & Housing - Environmental Quality: NO OBJECTIONS regarding contaminated land or air quality.

Community Safety & Neighbourhood Nuisance: NO OBJECTION Given the separation distance from the application site to the dwelling to the south west (67 Station Road), and

the reduction in vehicle movements advised by the agent (due to the purchase of a larger delivery vehicle which will reduce trips to/from the site), I have no grounds to object.

More details are required regarding the surface water drainage arrangements as it is proposed to connect to the existing harvest tank system. Given the effective doubling of the building size and the removal of two greenhouses (which would have re-used some of the stored water) it is necessary to determine whether the existing tank is large enough. Whilst consent is ultimately required from the IDB to discharge off site, I consider that the existing tank may not have the capacity to handle additional levels of rainwater. Details should be provided, to evidence that the tank has capacity to handle surface water drain off from both the existing and proposed building, specifically for a 1 in 100 year plus 40% climate change event (which may not have been required for the 2018 consent). Therefore, I recommend a pre-commencement condition relating to surface water drainage details being provided prior to the commencement of development. I note that no hours of use for the existing building were conditioned, so I accept that it will not be possible to condition hours of use for this proposed extension.

A pre-commencement condition related to drainage, an hours of site clearance/construction condition and two informatives are recommended.

REPRESENTATIONS

ONE letter of SUPPORT

- Will allow a fledgling business to expand and prosper. Small, local businesses such as this should be encouraged.
- This site, being only a few hundred yards from the A17 trunk road is ideal.
- Would rather the site be used as it is than be allowed to become an overgrown mess like some other nearby redundant business premises.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Policy 5 - Development Design (all developments)

Policy 6 - Managing and Reducing Flood Risk

Policy 7 - Employment Related or Agricultural and Horticulture Related Development

Policy 10 - Transport and Access

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

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

Planning History

The application site is located outside the development boundary of Walpole Cross Keys at an existing nursery site which had prior approval granted in October 2017, under Class R, Part 3, Schedule 2 of the Town and Country (General Permitted Development) Order 2015 (as amended), for a change of use of an existing agricultural building on site to a light industrial (B1) use. This prior notification has been implemented (prior approval ref. 17/01431/PACU5). There are also existing glasshouses and polytunnels on site which form part of the existing nursery business.

In September 2018 an additional industrial unit (planning permission ref. 18/00820/F) was approved which is conditioned (condition 5) to be used for storage only and in conjunction with the business operating from the other building which was granted prior approval (referred to above). The reason for conditioning this additional unit in conjunction with the adjoining business was due to the fact that the road which serves the site, whilst in close proximity to the A17, is narrow and winding and not suitable to serve an industrial site where the expansion of the number of unrelated businesses on site would lead to an expansion of

the number of vehicular movements. This planning permission has been implemented and it is this storage unit which the current planning application seeks to extend.

In addition to the two industrial buildings already on site, planning permission was granted in February 2020 for a modular style office building (19/01912/F), also conditioned to be used by the existing business on site. When the site visit was undertaken, the base of the office building was in place, awaiting the siting of the approved modular office building and is thus implemented.

From the site visit, it was evident from newly erected signage, that the existing storage building (18/00820/F) and the building granted prior approval (17/01431/PACU5) had different business names (JKN Engineering Ltd and Bedcare Ltd). The agent has confirmed that they are two separate limited companies (owned by the same people), however the storage building (Bedcare Ltd) only stores metal framed beds made in the adjoining industrial unit (JKN Engineering Ltd) and therefore is not in breach of condition 5 of 18/00820/F which states it must be used for storage in conjunction with the business operating from the adjacent building.

Bed manufacturing is a B1 use however JKN Engineering is a metal/steel fabrication business which as well as making metal beds also carries out a number of other metal related manufacturing services. It is intended to submit a change the use application for a change of use to a B2 use of the building previously granted prior approval under 17/01431/PACU5.

Given the above, the current application is to extend the existing storage building on site.

Principle of Development

The application site is located outside the development boundary of Walpole Cross Keys at an existing nursery and business site. The expansion of an existing business is generally acceptable in principle and would comply with paragraphs 83 and 84 of the NPPF which states that decisions should enable the sustainable growth and expansion of all types of business in rural areas, through conversion of existing buildings and well-designed new buildings. The NPPF also recognises that sites to meet local business needs may be found in rural areas which are beyond the existing settlements. In these cases, it is important to ensure development is sensitive to its local surroundings and does not have an unacceptable impact on local roads. The existing business site is not immediately adjacent to the development boundary but is 170m from the southern edge. However, it is located in close proximity to the A17 and the associated highway network.

Policies CS06 and CS10 of the Core Strategy states that permission may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need; providing it is appropriate in size and scale to the local area, adjacent to the settlement and not detrimental to local residents or the environment.

Policy 7 of the Walpole Cross Keys Neighbourhood plan encourages the development and redevelopment of existing business sites for employment uses. In deciding whether a site is suitable for such development, including expansion, consideration will be given to the effect on the character and appearance of the area from any new buildings and related infrastructure, the effect on amenity of nearby occupiers and the benefit of the proposal in terms of new jobs and services.

The Parish Council object to the proposal as they have concerns it is becoming a light industrial estate rather than a nursery location. In addition, they state that there has been

increased traffic and noise which has caused complaints. It is true that the site now has a mix of nursery and an industrial use which was initially instigated by a prior approval application which complies with Part 3 of the Town and Country (General Permitted Development) Order 2015, as amended. However, subsequent growth has been conditioned to ensure that the businesses on site are not separate and unassociated and it is also possible to condition this extension. With regard to vehicular movements and noise and disturbance this will be discussed below.

It is considered that the expansion of the existing business is acceptable in principle and would comply with paras 83 and 84 of the NPPF, Policies CS06 and CS10 of the Core Strategy and Policy 7 of the Walpole Cross Keys Neighbourhood Plan.

Design and Scale

The proposed extension would double the size of the existing storage unit (extension measuring 12.5m x 22.65m) and would be of a similar design to the existing unit, but with a slightly higher roof (6.75m to ridge) and an olive green colour. It would not look out of place at the site which currently has a mix of polytunnels, glasshouses and agricultural/industrial buildings.

The current proposal also proposes to demolish two large greenhouses to the south-west of the proposed extension in order to allow some additional parking and also to reduce the number of impermeable surfaces at the site to improve drainage.

Overall, the proposal would be viewed in conjunction with the other development on site and the proposed design and scale is considered acceptable and would comply with the Section 12 of the NPPF, Policy CS06 of the Core Strategy and Policies DM15 and DM17 of the SADMPP.

Amenity Issues

The application site is located approximately 170m from the development boundary, however the closest residential neighbours are located 72m to the north of the site and 95m to the south-east of the site. The Parish Council has stated within its objection that it has received complaints regarding noise from the site, however no complaints have been made to CSNN nor directly to the applicant (confirmed by agent). There are no objections to the proposal from the CSNN officer, who notes that there are no conditions on the hours of operation on the existing storage building but recommend an informative be placed on any decision notice regarding the Environmental Protection Act 1990 and noise. There have been no third party objections to the proposal received by the LPA.

Given the distance between the proposal and any residential neighbours there would be no material impact with regard to the extension causing overlooking, loss of light or being overbearing.

The CSNN officer has requested a condition regarding limiting site hours for the demolition of the glasshouses and construction of the extension. Given the location of the development (not immediately adjacent to a residential dwelling) and the current climate with Covid-19 restrictions and the relaxation of site working hours, this condition is considered unnecessary and onerous and has not been recommended.

Overall, it is considered that the proposal would comply with Section 12 of the NPPF and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

Highways Issues

Station Road is a relatively narrow, winding road that leads from the A17 to the village of Walpole Cross Keys.

Policy 10 of the Walpole Cross Keys Neighbourhood Plan states that 'b) Proposals should ensure that any requirements generated by the proposed development do not harm the highway network, verges or dykes.'

One of the justifications that have been forwarded by the agent for the proposed extension, is that the current more limited storage on site means that multiple deliveries are required. With more storage on site this would be reduced to one delivery per week. Bedcare has also acquired an HGV licence for 1x 7.5tonne vehicle on site which means that they could bulk load stock from their storage facility (storage size permitting) direct to their courier facility in Milton Keynes, eliminating the need for multiple collections from the courier coming to site.

Essentially the argument given is that if they are able to store more on site, this will reduce the number of vehicular movements required for both delivery and collections.

The Highways officer has no objections on this basis, provided that the additional storage created is conditioned to be used in conjunction with the other business on site.

The Parish Council have objected stating that it has been noticed that there has been an increase in traffic at the site. The agent argument is that if more storage is available this will allow vehicle movements to be reduced. This is plausible and there are no objections from the Highways officer on this basis, but Members must consider that whilst the extension can be conditioned to be used in conjunction with the other business on site, there is no way to condition the number of vehicular movements to and from the site.

The proposal would comply with the principles of the NPPF, Policy CS11 of the Core Strategy, Policy DM15 of the SADMPP and Policy 10 of the Walpole Cross Keys Neighbourhood Plan.

Flood Risk

The application site is located within Flood Zone 3 and a tidal hazard mapping area. The sequential test is not required in this instance as it involves the extension of an existing storage unit and therefore it would not be possible to site the building in a different location. Notwithstanding this it is of note that the whole of Walpole Cross Keys is within Flood Zone 3 and a tidal hazard mapping area and therefore should the sequential test have been required; the application would have passed the test. There are no objections from the Environment Agency which recommends the mitigation within the flood risk assessment is conditioned.

Policy 6 (Managing and Reducing Flood Risk) of the Walpole Cross Keys neighbourhood plan requires applications to contribute towards effectively managing flood risk in the neighbourhood plan area. The application includes the demolition of some glasshouses in proximity to the proposed extension with the intention of reducing some of the impermeable surfaces on site. The existing storage unit has a water harvesting tank which serves to store water prior to its use either in the neighbouring glasshouses/polytunnels, or if necessary, it drains to the adjacent watercourse (and has approval from the IDB). It is proposed to drain the proposed extension in a similar way, however more details are needed and therefore a pre-commencement condition is to be put on any decision notice requiring surface water drainage details prior to any building works commencing. This has been agreed by the agent.

The proposal therefore complies with the principles of the NPPF, Policy CS08 of the Core Strategy and Policy 6 of the Walpole Cross Keys Neighbourhood Plan.

Other material considerations

Environmental Quality raise no objection to the application on contaminated land or air quality grounds.

Crime and Disorder

There are no issues arising from this application with regard to crime and disorder.

CONCLUSION

The proposed extension of an existing storage building is acceptable in principle, especially when taking into consideration the extant planning consents on site which allow an industrial use. The NPPF promotes decisions which help create conditions in which businesses can invest and expand, and this application relates to an existing business which is intending to expand and which would not have an adverse impact upon residential amenity or highway safety, subject to restrictive conditions.

Overall the proposal is considered to comply with the principles of the NPPF, Policies CS06, CS08, CS10 and CS11 of the Core Strategy 2011, Policies DM2, DM15 and DM17 of the SADMPP 2016 and Policies 5, 6, 7 and 10 of the Walpole Cross Keys Neighbourhood Plan 2017 and is therefore recommended for approval.

RECOMMENDATION:

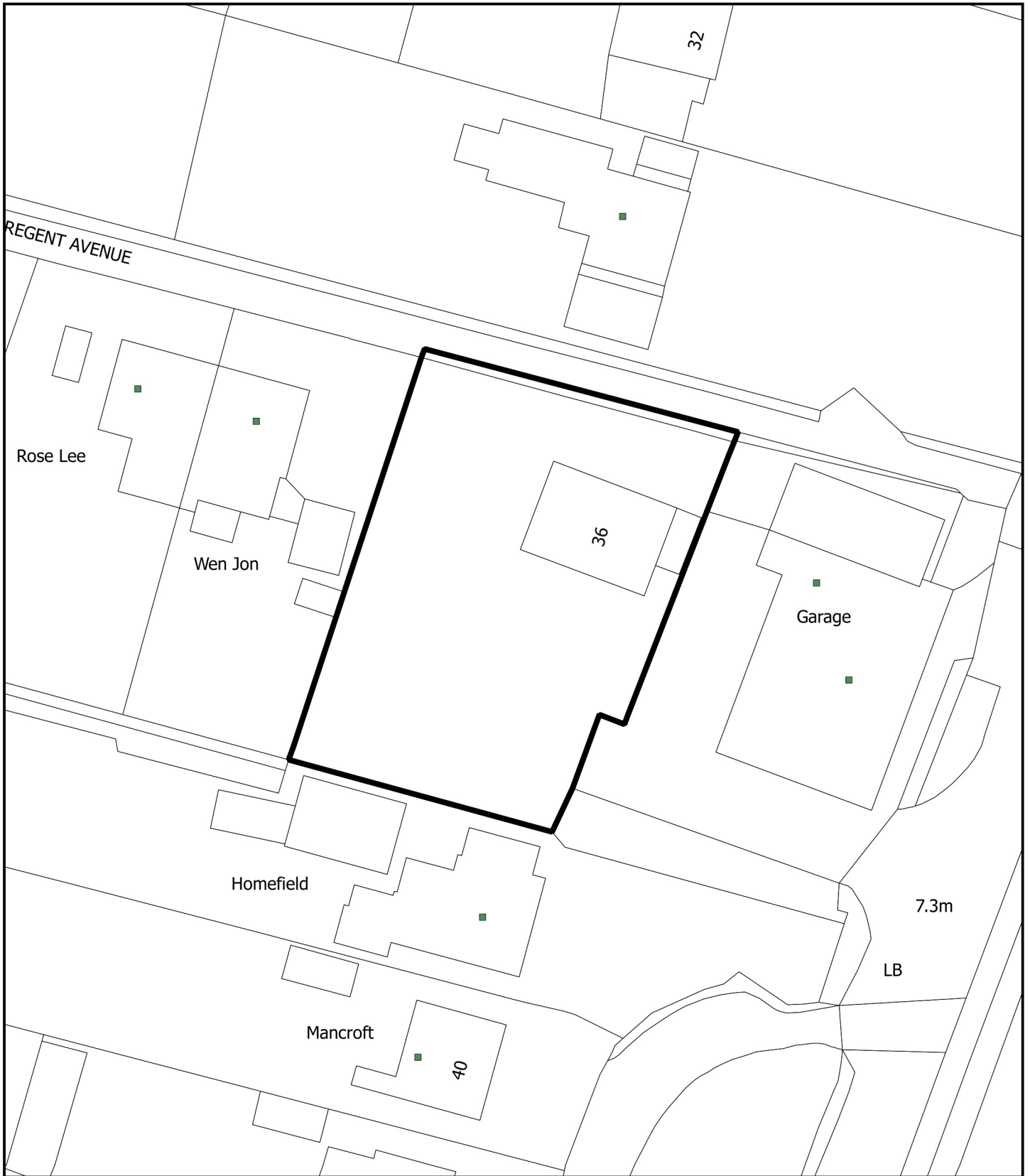
APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans; 20-L43-PL001 'Proposed Site and Location Plan', 20-L43-PL003 'Proposed Floor Plans', and 20-L43-PL004 'Proposed Elevations and Section'.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The development hereby approved shall be constructed in accordance with the Flood Risk Assessment by Ellingham Consulting Ltd (Ref: ECL0143-1/TRUNDLEY DESIGN SERVICES LTD) dated September 2020.
 - Finished floor levels shall be set at 300mm above the existing ground level.
 - Flood resilient measures will be incorporated no lower than 3.7mAOD.
- 3 Reason In order to prevent an increased risk of flooding in accordance with the principles of the NPPF.

- 4 Condition No development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 4 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 5 Condition The use of the extension hereby approved shall be for storage only, and shall only be used in conjunction with the business operating from the attached building approved under planning permission reference 18/00820/F and the business within the building approved under prior approval reference 17/01431/PACU5, both of which are identified in blue land on drawing 20-L43-PL001.
- 5 Reason In the interests of the amenities of the locality and highway safety in accordance with the principles of the NPPF.
- 6 Condition Prior to the first use of the extension hereby approved the glasshouses, indicated on drawing number 20-L43-PL001 for removal, shall be demolished and the materials removed from site, unless otherwise agreed in writing by the Local Planning Authority.
- 6 Reason To ensure there is sufficient parking and to aid with surface water drainage in accordance with the principles of the NPPF, Policy DM17 of the Site Allocations and Development Management Policies Plan and Policy 6 of the Walpole Cross Keys neighbourhood plan.

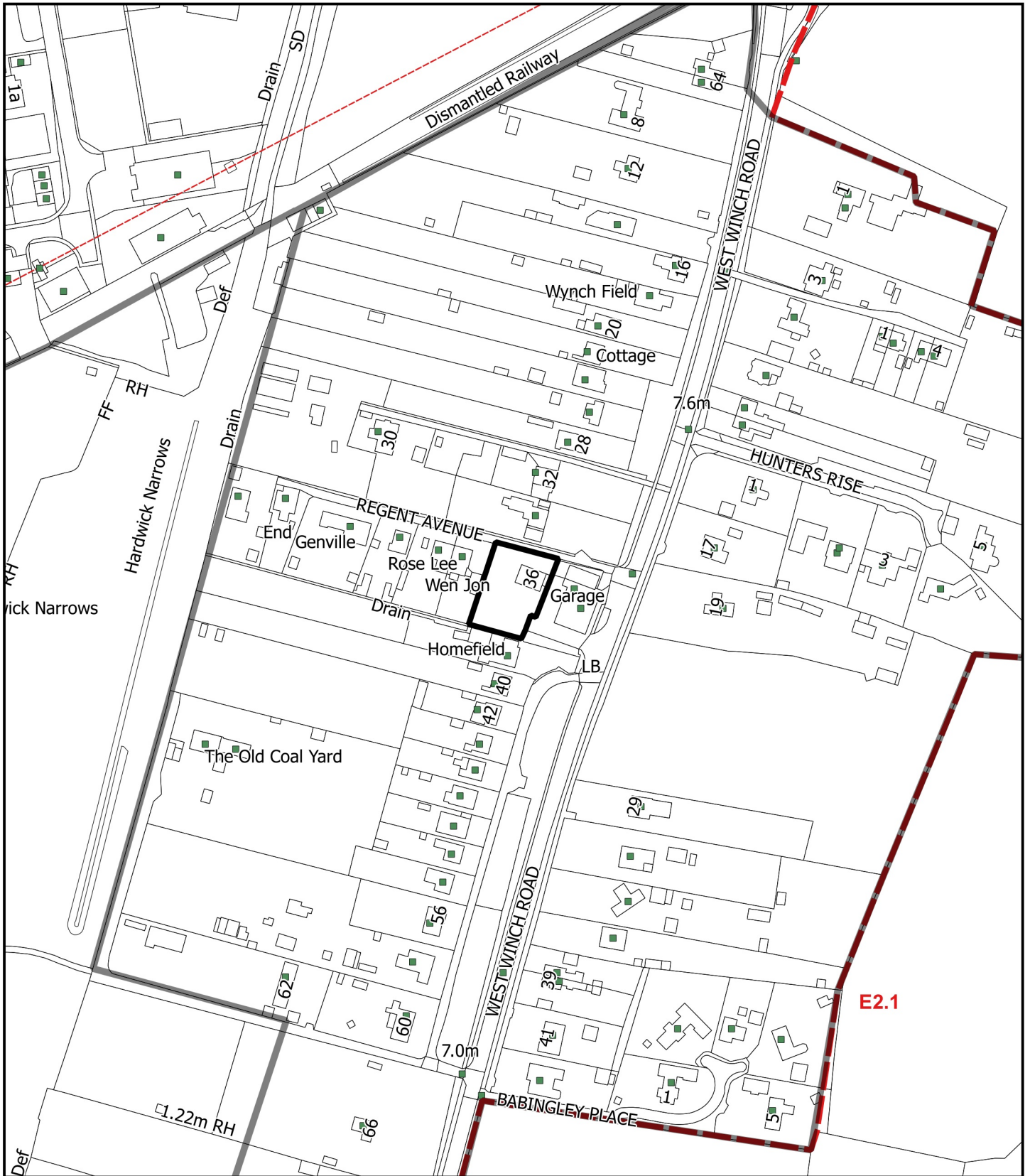
20/01082/F

**Derelict Esso Filling Station 36 West Winch Road
West Winch**



20/01082/F

Derelict Esso Filling Station 36 West Winch Road
West Winch



AGENDA ITEM NO: 8/2(c)

| | | |
|----------------------|--|--|
| Parish: | North Runcton | |
| Proposal: | Demolition of existing built form on site, and replacement with 2 x 3 bedroom bungalows | |
| Location: | Derelict Esso Filling Station 36 West Winch Road West Winch | |
| Applicant: | Motor Fuel Group | |
| Case No: | 20/01082/F (Full Application) | |
| Case Officer: | Mrs C Dorgan | Date for Determination: 15 October 2020 Extension of Time Expiry Date: 12 February 2021 |

Reason for Referral to Planning Committee – Parish Council representation contrary to officer recommendation and Sifting Panel require the application to be determined by Planning Committee.

Neighbourhood Plan: No

Case Summary

The application site is located to the east of the A10, and falls within the development boundary of West Winch. The site is immediately adjacent to the existing petrol filling station, and was last used as a commercial repair garage in association with the filling station.

The application seeks consent for the construction of a pair of single storey semi-detached bungalows. The bungalows are three bedroom with parking and turning areas to the front and side, and private gardens to the rear. Access for the dwellings is proposed via Regent Avenue.

Key Issues

Principle of Development
Highways / Access
Form and Character
Residential Amenity
West Winch and North Runcton Neighbourhood Plan
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site is located to the east of the A10, and falls within the development boundary of West Winch. The site is immediately adjacent to the existing petrol filling station, and was last used as a commercial repair garage in association with the filling station.

The application seeks consent for the construction of a pair of single storey semi-detached bungalows, with a ridge height of approximately 6.75m. The bungalows are three bedroom with parking and turning areas to the front and side, and private gardens to the rear. Access for the dwellings is proposed via Regent Avenue. The dwellings proposed are of a modern design with red multi brick and grey roof tiles. There is some minimal planting proposed to the front of the site. The boundary treatments proposed are existing low level hedging/planting on the western boundary in line with the parking and turning area, which then changes to 1.8m close boarded fencing to enclose the rear garden. A solid wall is to be constructed on the eastern boundary of the site, the details of which are to be agreed through condition.

The application site was last used in conjunction with the adjacent petrol filling station as a workshop for car repairs, and therefore formed part of a larger commercial use. This commercial use could be reinstated at any time, and as such the 'use' of the land is a material consideration in the assessment of this application, particularly in regard to vehicle movements as discussed below.

SUPPORTING CASE

The applicant has addressed the objection by the Parish Council as below, and goes on to clarify policy compliance with Core Strategy policy CS10 'The Economy':

Access

A consultation response received by the North Runcton Parish Council objects to the scheme due to alleged unsafe access from the A10.

The Norfolk County Council Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangement and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway and concluded that they do not object to the proposals and have proposed one compliance condition in relation to the surfacing.

Retention of Employment Land (Policy CS10)

The site is not located within any site-specific allocations but is within the identified development limits of West Winch. Planning permission is sought for the demolition of the existing redundant workshop building on the site which results in an incongruous addition to the streetscape. The proposal would provide a visual enhancement to the site and the wider area whilst providing much needed new residential dwellings.

The National Planning Policy Framework (February 2019) within paragraph 84 is clear that 'the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist'. The application site in this instance currently comprises a vacant site, within a sustainable location, well connected to the existing facilities offered in West Winch.

Applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities,

Paragraphs D.1.23 – D.1.25 of the Site Allocations and Development Policies document (SADMP) is clear that the Borough Council supports the use of brownfield sites for residential uses. The site is no longer suited in land use terms for continued employment use by way of its incompatibility with surrounding land uses and is considered to be in accordance with Policy CS10.

PLANNING HISTORY No recent relevant history.

RESPONSE TO CONSULTATION

Parish Council: OBJECT

As other consultees and neighbours have stated, the Parish Council would have concerns about the safety of access to this site from the A10. However, as we have noted in regard to other nearby applications, both BCKLWN and NCC appear to have been inconsistent in deciding what development is and isn't acceptable along this section of road. We feel more clarity is required for applicants.

The Parish Council confirm that they must OBJECT because if other developments along the A10 are being refused on the grounds of unsafe access – then this access must surely be considered unsafe, located as it is close to the petrol station access and also a bus stop. Sight lines up and down the A10 are limited and there is a steep ramp up to the edge of the highway. These are all issues previously noted in nearby refusals.

Local Highway Authority: NO OBJECTION

Following our recent discussions there would appear to be two key factors that are relevant to the highway considerations for this proposal. One, being that it is the view of the planning authority that the site being considered does retain a use class that allows commercial ventures and therefore it can generate traffic in its own right. Two, being that the site could currently create an access, with the consent of the private track owners, to serve the site and operate the class uses that the site will currently enjoy.

In our view an approval of the application and in particular utilising a narrow private drive is far from ideal. However, on balance of the factors set out above, I believe that it would be difficult to substantiate an objection to this application on highway grounds and I therefore recommend a condition is attached.

IDB: NO OBJECTION SUBJECT TO STANDARD IDB CONDITIONS

CSNN: NO OBJECTION SUBJECT TO CONDITIONS

The storage of petroleum is regulated by the Petroleum Enforcement Authority which in Norfolk is part of Norfolk Fire & Rescue Service. They would be the appropriate authority to comment on the proximity of the proposed development to the existing petrol station. Contact details for the PEA can be found here <https://apea.org.uk/pages/contacts/petroleum-licensing-and-enforcingauthorities?search=norfolk>

Having looked at the proposed layout I am concerned about the bedroom on the east facing façade of the building (Plot 1) as this has a window directly facing the petrol station and A10. I am concerned about potential noise levels inside this bedroom and would therefore recommend a condition is attached looking at these noise levels and necessary remediation required for the dwelling.

No information has been submitted in relation to the proposed drainage for the site. It is likely that the dwellings would be able to connect to the main foul sewer. It is assumed that soakaways would be proposed for surface water drainage of roof water but percolation tests would be required to validate that method of drainage. Therefore it is requested that drainage is conditioned.

Environmental Quality: NO OBJECTION SUBJECT TO CONDITIONS

Contaminated Land - The application is for land including a derelict workshop building directly to the west of the operational petrol filling station. The land has the potential to have been contaminated due to the previous use. The applicant has submitted a Preliminary Land Quality Risk Assessment report, SLR July 2020.

The PLQRA report reviews desk study information and maps, and also refers to previous reports and site investigation. The report concludes that the previous use of the site as a workshop has created the potential for contamination to be present in site soils. However, measures are recommended in the report for further investigations and remediation.

The proposed redevelopment strategy is:

- dismantle the existing buildings;
- inspect the exposed soils/rock following removal of the buildings and any associated excavations;
- re-assess the conceptual site model identified potential pollutant linkages; and
- remove any unsuitable contaminant impacted soil materials that may be encountered locally during the removal works as part of placement of suitable soil materials in garden areas.

As further work is required, and as there is the potential for asbestos materials to be present in the workshop building, I recommend conditions and an informative is attached to any approval. I note that demolition may be required prior to further site investigation and site characterisation, but this further investigation should be undertaken prior to other groundworks.

Norfolk Fire and Rescue: NO OBJECTION

Please find below the information you requested regarding safety distance from petrol filling stations.

Fill Points - Public thoroughfares and property boundaries should not be within 4 metres of fill points. Where there is independent occupancy within the building, there should be an increased separation distance of 9 metres where the occupancy is residential with 30 minutes fire resistance. Where the building is occupied by vulnerable populations this should be increased to 60 minutes fire resistance.

Dispensing - As above.

Vent Pipes - Vent discharge points should not be within 3 metres in any direction of opening windows or any other opening to a building or located less than 2 metres from a boundary.

Risk Assessment - A risk assessment should be carried out to consider the type of occupancy of the buildings and where necessary provide additional controls for higher risks.

Further discussions were held verbally with Norfolk Fire and Rescue about the proximity of the vents to the boundary of the site. The view of the F&R Officer was that given the fact that the vents will be adjacent to the back garden of the proposed dwelling, and the distances between the vents and dwelling, that they could not ask the petrol filling station to make alterations to the existing vents. They would not object to the scheme in its current form on the basis that the 2m solid brick boundary wall was to be provided.

Natural England: NO COMMENTS

REPRESENTATIONS FOUR letters of **OBJECTION** have been received from neighbouring residents. These raise issues summarised as-

- All residents of Regent Avenue should have been informed of application.
- Trying to join/ leave A10 from/ to Regent Avenue is dangerous due to high traffic levels and proximity of entry/ exit to Petrol Station next door to the access.
- No passing places on Regent Avenue so can cause delays onto A10
- Additional dwellings will add further stress on poor road layout and will be a major safety concern.
- Dwellings should be 100ft from petrol station for health and safety reasons.
- Also light and noise pollution from garage, affect neighbour amenity.
- Surely there are better sites for new development
- Vans park at garage which restricts visibility for leaving Regent Avenue
- Who will be responsible for maintenance of lane?
- Machinery / delivery lorries will block access to road for residents and emergency vehicles
- Is there a need for more new housing on this stretch of A10?
- Litter created from petrol station, and customers of petrol station urinate up their wall.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS10 - The Economy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM2 – Development Boundaries

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

NEIGHBOURHOOD PLAN POLICIES

Policy WA11 - Adequate Provision for Bicycles

Policy WA07 - Design to Protect and Enhance Local Character

Policy WA10 - Adequate Provision for Cars

Policy WA12 - Adequate Outside Space

NATIONAL GUIDANCE

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

National Design Guide 2019

PLANNING CONSIDERATIONS

The key issues in assessing this application are considered to be as follows:

- Principle of Development
- Highways / Access
- Form and Character
- Residential Amenity
- Other Material Considerations

Principle of Development

Policy CS10 of the Core Strategy (2011) seeks to retain land currently/ last used for employment purposes unless it meets one of the stated criteria. In this case the applicant has made the point that the site is no longer suited in land use terms for continued employment use by way of its incompatibility with surrounding land uses. The use of the site for a commercial use is likely to give rise to amenity issues for residents of Regent Avenue, and neighbouring dwellings to the south, and therefore it is considered that the scheme does accord with policy CS10.

The application site lies within the development boundary for West Winch as outlined in the Site Allocations and Development Management Policies Plan (SADMPP)(2016). Policy DM2 allows for new development within development boundaries, providing the scheme is in accordance with other Local Plan policies. Policy E2.2 goes on to state that in the existing built up areas of West Winch policy DM2 applies but there are additional provisos. In this case many of these provisos are not relevant given the location of the application site, however 1(a) refers to the need to restrict new development resulting in new traffic / accesses onto the A10. This is addressed fully later in the report.

The site falls within the designated neighbourhood of the adopted West Winch and North Runcton Neighbourhood Plan, and as such is also subject to the relevant policies within this document. The proposal meets the requirements of policies WA07 in terms of the design of the dwellings responding to the locality; policies WA10 and WA11 in providing adequate provision/ space for car parking and bicycles; and provides well above the required minimum amount of outside space to meet policy WA12. The application is therefore in accordance with the Neighbourhood Plan.

As this report identifies, subject to conditions attached to the consent, the scheme does meet the policy requirements of the adopted Local Plan.

Highways / Access

The objections received to the application from both the Parish Council and neighbouring residents centre around traffic issues in this locality. These comments and concerns are detailed above. It should also be noted that each application must be considered on its own merits. The Local Highway Authority has stated in their response that the site under consideration does, in the view of the Local Planning Authority, retain a commercial use class. While the site has not been used for a period of time, it does not meet the tests of abandonment (broadly these include the physical condition of the premises; the period of non-use; whether there has been any intervening use; and evidence regarding the owners intentions) and therefore the commercial use could be reinstated at any time. Furthermore, with this existing use in mind the site could currently create an access onto Regent Avenue, with the consent of the private track owners, to serve the site and operate this commercial use. In this specific case, given the site could easily be brought back into use, it cannot be considered in the same way as a site with limited use (such as garden land for example) with regard to traffic generation and access. While utilising a narrow private drive is far from ideal, the Local Highway Authority is of the view it would be difficult to substantiate an objection to this application on highway grounds. Therefore the scheme does accord with Policy CS11 of the Core Strategy (2011) and Policy E2.2 and DM15 of the SADMPP(2016).

Form and Character

The dwellings proposed are a standard design pair of single storey semi detached 3 bedroom dwellings. The scheme includes driveways and turning areas to the front and side, and rear gardens. The site levels are to remain as existing and the finished floor levels of the dwellings to be raised by 150mm above existing levels (at +6.37). Given it is a single storey development, the small increase in FFL and the fact that site levels will remain the same, the proposed scheme is acceptable in the street scene. In terms of the design of the dwellings proposed this largely reflects the scale and form of neighbouring dwellings. The materials proposed are red multi brick with grey roof tiles and white upvc windows, which given the mix of materials and styles in this locality is considered acceptable and accords with Policy DM15 (SADMPP 2016).

Residential Amenity

The construction of two single storey dwellings on the site would not cause a detrimental impact on neighbouring dwellings to the extent to warrant refusal of the application. While there is likely to be some inconvenience during the construction, a condition has been attached to the consent to require the submission of a Construction Management Plan for the site, which would include parking and delivery arrangements for construction vehicles, and is considered necessary given the narrow access road to the site. Furthermore a condition will also be added restricting hours of construction on site, to protect neighbour amenity.

The dwellings proposed are single storey only with the proposed boundary treatment to the rear and to the western side a 1.8m close boarded fence. To the front of the site on the western boundary the existing low level planting/ hedge will be retained. Taking into account the small increase in finished floor levels of 150mm, this would not give rise to any issues of overshadowing or overlooking to neighbouring dwellings. This relationship is considered to be acceptable.

In terms of the residential amenity of the new dwellings; the proximity of the existing petrol station immediately adjacent to the east of the application site does give rise to some concerns regarding the noise/ lighting from the petrol station and the impact of this on the proposed dwellings. This is especially the case for plot 1, the dwelling to the east. CSNN has requested that the applicant submit a report, completed by an appropriately qualified acoustician, to the LPA demonstrating that internal and external night time noise levels in the east facing bedroom in Plot 1 are compliant with the WHO guidelines on Community Noise. Based on the results of this, details of any necessary remediation measures will also need to be submitted and agreed by the Council. CSNN are satisfied that it would be possible to improve the acoustic performance of the window installation, such as by the type of glazing, passive ventilation etc.

Paragraph 182 of the NPPF refers to the need to effectively integrate businesses, and specifically that 'existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.' The existing petrol station should therefore not be restricted as a result of this development. The hours of operation of the petrol station are not conditioned, although currently it operates from 0600 to 2300 hours 7 days a week. Potentially these hours could increase further, and so the report and remediation measures referred to above should consider this. It is our view that there will be sufficient remediation measures in place to prevent complaints related to noise/ disturbance from these proposed dwellings, and thus the petrol station would not be restricted as a result. It is important to note that the petrol station is already surrounded by existing residential development.

Consideration has also been given to the safety implications of new residential development within close proximity of the petrol station. The eastern most dwelling (plot 1) is approximately 18m to the nearest fuel pump, and approximately 7m to the vent pipes. As detailed above Norfolk Fire and Rescue has not objected to the scheme given the distances between the petrol pumps, the vent pipes, the positioning of the new boundary wall and new dwellings proposed. It is necessary for the applicant to construct a solid brick wall approximately 2m in height along the eastern boundary of the site. This would act as a barrier in the case of any fire / blast incidents to the new dwellings. However there is a change in levels on site between the application site and the petrol station hard standing, therefore it is necessary to attach a condition to the planning consent requiring the applicant to submit full details of this boundary wall to be agreed by the Council. This will enable the officers to balance the safety requirements against the residential amenity.

On the basis of the above, the proposal complies with the NPPF, Policy CS08 of the Core Strategy and Policy DM15 of the SADMPP.

Other Material Considerations

The issues raised in the objections received to the application have largely been discussed above. Where concerns have been raised with regard to the operation of the petrol station, these are not for consideration as part of this application. In terms of the maintenance of the private access road, this is not a material consideration in the planning process but rather a civil matter and details would be contained within property/land deeds.

Flood risk – A small part of the site, to the far south, is identified in the Strategic Flood Risk Assessment as being at risk of surface water flooding. However the view has been taken that given this is for such a small area and will remain as garden land, a site specific flood risk assessment was not required. Foul and surface water drainage arrangements are conditioned.

CONCLUSION

The proposal constitutes the development of a pair of semi-detached bungalows within the existing built up area of West Winch, and within the development boundary for the village (Policy DM2 of the SADMPP 2016). While the land has a previous commercial use, the physical constraints of the site and proximity to neighbouring residential dwellings means that the scheme does accord with the criteria set out in Core Strategy policy CS10. The principle of residential development in this location is in line with the NPPF and Local Plan policies.

The Parish Council has objected to the scheme on the grounds of highway safety, and that 'BCKLWN and NCC appear to have been inconsistent in deciding what development is and isn't acceptable along this section of road (A10)'. However, the view of the Local Highway Authority is that given there is an existing commercial use on the land, in terms of traffic movement, the circumstances are different to if this were a site with limited use (such as garden land for example) and therefore they cannot substantiate an objection to this scheme.

Conditions are recommended to manage the relationship between the existing petrol filling station to the east of the site and the residential dwellings proposed, and on this basis CSNN does not object to the scheme.

The proposal is therefore considered to be sustainable development and accords with the provisions of the NPPF, Core Strategy Policies CS06, CS08, CS10 and CS11, Policies DM2, DM15 and E2.2 of the SADMPP (2016), and Policies WA07, WA10, WA11 and WA12 of the West Winch and North Runcton Neighbourhood Plan. The application is therefore duly recommended for approval.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos WESTWH-IWD-XX-XX-M2-A-2000 Rev P04, WESTWH-IWD-XX-XX-M2-A-2101 Rec P01, and WESTWH-IWD-XX-XX-M2-A-2102 Rev P1).
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Notwithstanding the details that accompanied the application hereby permitted, prior to occupation of the dwelling full details of the boundary treatment for the eastern boundary of the site shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment should be in the form of a solid brick wall and run the full length of the eastern boundary. The wall shall be constructed in accordance with the approved details prior to the occupation of the dwelling and retained in perpetuity.

- 3 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 4 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking area shall be levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 4 Reason To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 5 Condition Notwithstanding the details shown on the approved plans, prior to the first occupation of the dwellings hereby permitted a detailed scheme to protect the dwellings from noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before any of the dwellings are occupied and shall be retained and maintained in that condition thereafter
- 5 Reason In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 6 Condition Prior to commencement of development a construction management plan must be submitted to and approved by the Local Planning Authority; this must include deliveries/collections, the location of contractor parking, mitigation methods to protect residents from noise, dust and litter, and also communication methods to the residents of Regent Avenue regarding the construction phases and likely disruptions. The scheme shall be implemented as approved.
- 6 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 7 Condition Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
- human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with the Environment Agency's Land Contamination Risk Management (LCRM).

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

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

- 9 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 10 Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 8, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 9, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 10.

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

PLANNING COMMITTEE – 8 FEBRUARY 2021

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the January Planning Committee Agenda and the February agenda 175 decisions issued 170 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 60% 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 16/12/20 – 27/1/21

| | Total | Approved | Refused | Under 8 weeks | Under 13 weeks | Performance % | National Target | Planning Committee decision | |
|--------------|------------|------------|----------|---------------|----------------|---------------|-----------------|-----------------------------|---------|
| | | | | | | | | Approved | Refused |
| Major | 4 | 4 | 0 | | 4 | 100% | 60% | 1 | 0 |
| Minor | 69 | 65 | 4 | 64 | | 93% | 80% | 3 | 0 |
| Other | 102 | 102 | 0 | 100 | | 98% | 80% | 1 | 0 |
| Total | 175 | 171 | 4 | | | | | | |

Planning Committee made 5 of the 175 decisions, 3%

PLANNING COMMITTEE -

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

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

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

| DATE RECEIVED | DATE DETERMINED/ DECISION | REF NUMBER | APPLICANT PROPOSED DEV | PARISH/AREA |
|---------------|--|------------|--|-------------|
| 20.11.2020 | 13.01.2021 Application Permitted | 20/01963/F | 8 Gayton Road Bawsey King's Lynn Norfolk Extension and alterations to dwelling | Bawsey |
| 11.11.2020 | 18.01.2021 Application Permitted | 20/01772/F | Dublin Cottage Church Lane Boughton King's Lynn To erect a PVCU framed conservatory to the rear of the property | Boughton |
| 13.10.2020 | 16.12.2020 Application Permitted | 20/01575/F | 4 Boughey Close Brancaster King's Lynn Norfolk Bungalow extension with pitched roof | Brancaster |

| | | | | |
|------------|--|----------------|---|----------------|
| 05.11.2020 | 08.01.2021 Application Permitted | 20/01726/F | The Smithy Main Road Brancaster Staithe King's Lynn Installation of boat store | Brancaster |
| 27.11.2020 | 20.01.2021 Application Permitted | 20/01890/F | North House The Drove Brancaster Staithe KINGS LYNN Variation of Condition 2 attached to planning permission 19/01480/F for minor changes to the design | Brancaster |
| 22.09.2020 | 13.01.2021 Application Permitted | 20/01430/F | The Old Crabbe Hall 22 Front Street Burnham Market Norfolk Single storey linked extension, alteration and conversion of stables, proposed door canopy and alterations to dwelling | Burnham Market |
| 22.09.2020 | 15.01.2021 Application Permitted | 20/01431/LB | The Old Crabbe Hall 22 Front Street Burnham Market Norfolk Listed Building Application: Single storey linked extension, alteration and conversion of stables, proposed door canopy and alterations to dwelling | Burnham Market |
| 19.10.2020 | 21.12.2020 Application Permitted | 20/01687/F | Homestead 12 Station Road Burnham Market Norfolk Refurbishment of Cottage/Barn and single storey rear extension | Burnham Market |
| 21.12.2020 | 14.01.2021 Application Permitted | 19/00983/NMA_1 | Merrymeet 8 Kestrel Close Burnham Market King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 19/00983/F: Single storey rear extension to accommodate a new kitchen, with drainage into existing facilities, all as per attached drawings. | Burnham Market |

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| 02.11.2020 | 22.12.2020 Application Permitted | 20/01698/F | 5 Marsh Lane Burnham Norton Norfolk PE31 8DS Proposed cart shed and alterations to dwelling | Burnham Norton |
| 23.10.2020 | 07.01.2021 Application Permitted | 20/01731/F | Trafalgar House East Harbour Way Burnham Overy Staithe King's Lynn Variation of Condition 2 attached to Planning Permission 19/00137/F: Conservatory removal and replacement with new garden room, single-storey building to the front of the dwelling, new bedroom to first floor and re-modelling and extension to garage block to form ancillary accommodation | Burnham Overy |
| 04.11.2020 | 08.01.2021 Application Permitted | 20/01813/F | Windy Nook Tower Road Burnham Overy Staithe Norfolk Amendments to previously approved scheme 20/00844/F to include new window to the North Elevation, roof covering changed to dark grey zinc throughout, existing balcony at rear now clad in zinc, new wall finishes to be black stained cedar blanks for main house with knapped flint plinth line, knapped flint cladding for the rear extension | Burnham Overy |
| 28.10.2020 | 13.01.2021 Application Permitted | 20/01668/F | The Willows Newton Road Castle Acre King's Lynn Extension of outbuilding and change of use to guest annex | Castle Acre |

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| 02.12.2020 | 11.01.2021 Tree Application - No objection | 20/00239/TREECA | Ormonde House Stocks Green Castle Acre King's Lynn T1 Cherry - Reduction/removal of 1 x limb at approx. 3m West within a conservation area | Castle Acre |
| 18.11.2020 | 11.01.2021 Tree Application - No objection | 20/00127/TPO | Larkins Cottage 5 - 6 Lynn Road Castle Rising King's Lynn 2/TPO/00136: G1 7 x Ash Trees - Remove as showing signs of Ash Die-Back, T1 Sycamore - Remove 3 branches overhanging property | Castle Rising |
| 27.10.2020 | 04.01.2021 Application Permitted | 20/01663/F | 50 Robin Kerkham Way Clenchwarton King's Lynn Norfolk Proposed total internal re-planning of bungalow interior, with the conversion & extension of the existing garage, | Clenchwarton |
| 28.10.2020 | 27.01.2021 Application Permitted | 20/01671/F | 10 Linden Road Clenchwarton King's Lynn Norfolk Extension, garage conversion and new highway access | Clenchwarton |
| 17.07.2020 | 13.01.2021 Application Permitted | 20/01038/F | La Capilla St Andrews Lane Congham King's Lynn Single storey side extension and retrospective porch | Congham |
| 14.08.2020 | 23.12.2020 Application Permitted | 20/01255/F | Buttercup Cottage St Andrews Lane Congham KINGS LYNN Extension to dwelling and conversion of existing associated out house to form additional residential accommodation | Congham |

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| 06.11.2020 | 21.12.2020 Application Permitted | 20/01748/LB | Buttercup Cottage St Andrews Lane Congham KINGS LYNN Listed Building Application: Extension to dwelling and conversion of existing associated out house to form additional residential accommodation | Congham |
| 01.12.2020 | 27.01.2021 Application Permitted | 20/01913/F | Denver Playing Field Downham Road Denver Norfolk Construction of storage building following removal of three storage containers | Denver |
| 02.11.2020 | 22.12.2020 Application Permitted | 20/01697/F | 6 Kings Croft Dersingham King's Lynn Norfolk Single storey extension and loft conversion | Dersingham |
| 16.11.2020 | 27.01.2021 Application Permitted | 20/01797/F | 9 Bank Road Dersingham King's Lynn Norfolk Two story extension to side of property and single story extension to rear | Dersingham |
| 23.11.2020 | 14.01.2021 Application Permitted | 20/01844/F | 31 Pansey Drive Dersingham King's Lynn Norfolk Demolish conservatory and Construction of garden room with small balcony from master bedroom. | Dersingham |
| 04.12.2020 | 22.01.2021 Application Permitted | 20/01936/F | 41 Lynn Road Dersingham King's Lynn Norfolk Proposed single storey rear extension | Dersingham |

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| 15.09.2020 | 21.12.2020 Application Permitted | 20/01394/F | 1 Pitt Cottages High House Farm Cottage Stanhoe Road Docking 2 storey extension to cottage and new dormer windows | Docking |
| 15.10.2020 | 21.12.2020 Application Permitted | 20/01643/F | Robinia Cottage Station Road Docking King's Lynn Extension and alterations to dwelling | Docking |
| 29.10.2020 | 07.01.2021 Application Permitted | 20/01683/F | Robinia Cottage Station Road Docking King's Lynn REMOVAL OR VARIATION OF CONDITION 1 OF RESERVED MATTERS APPLICATION 20/01047/RM: Construction of a single dwelling | Docking |
| 11.11.2020 | 21.01.2021 Application Permitted | 20/01867/F | 7 Norfolk Barn Yard Docking King's Lynn Norfolk Erection of double garage | Docking |
| 12.11.2020 | 27.01.2021 Application Permitted | 20/01789/F | Seefeld Station Road Docking King's Lynn Extension, alterations and loft conversion to dwelling | Docking |
| 25.11.2020 | 06.01.2021 Tree Application - No objection | 20/00245/TREECA | The Old Rectory Sedgeford Road Docking KINGS LYNN T1 Pine - Fell tree close to house within a conservation area | Docking |
| 07.12.2020 | 20.01.2021 Tree Application - No objection | 20/00243/TREECA | Limagrain UK Ltd Station Road Docking Norfolk HEDGE: Reduce the height of the hedge by 1m to leave it approximately 12m in height. To trim back the sides of the hedge to tidy within a conservation area | Docking |

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| 14.10.2020 | 23.12.2020 Application Permitted | 20/01584/F | 13 Short Close Downham Market Norfolk PE38 9NT Single storey front and rear extension with a pitched tiled roof | Downham Market |
| 05.11.2020 | 13.01.2021 Application Permitted | 20/01729/F | 4 The Paddocks Downham Market Norfolk PE38 9JA Two storey rear extension to dwelling | Downham Market |
| 05.11.2020 | 22.12.2020 Application Permitted | 20/01830/F | 7 Churchill Way Downham Market Norfolk PE38 9RW Extensions and alterations to dwelling | Downham Market |
| 06.11.2020 | 15.01.2021 Application Permitted | 20/01737/F | 27 Lynn Road Downham Market Norfolk PE38 9NJ Extension to dwelling following removal of existing lean-to outbuilding and construction of a new outbuilding in rear garden | Downham Market |
| 06.11.2020 | 11.01.2021 Application Permitted | 20/01738/LB | 27 Lynn Road Downham Market Norfolk PE38 9NJ Listed Building Application: Extension to dwelling following removal of existing lean-to outbuilding and construction of a new outbuilding in rear garden | Downham Market |
| 11.11.2020 | 15.01.2021 Application Permitted | 20/01869/F | Mortons Barber Shop 67 Bridge Street Downham Market Norfolk Change of use from A1 business use (barber shop) to sui generis (Tattoo Parlour). | Downham Market |
| 09.12.2020 | 06.01.2021 Tree Application - No objection | 20/00252/TREECA | 8 Dial Close Downham Market Norfolk PE38 9JD T1 Bay Tree - Fell, T2 Silver Birch - Fell within a conservation area | Downham Market |

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| 25.11.2020 | 20.01.2021 Application Permitted | 20/01972/F | Farrant Cottage Broomsthorpe Road East Rudham King's Lynn Part demolition of rear lean-to extension and construction of new flat roof garden room with lantern | East Rudham |
| 08.10.2020 | 16.12.2020 Application Permitted | 20/01594/F | Perseverance Cottage 32 Gaultree Square Emneth Wisbech First floor extension and ground floor extension to dwelling, along with alterations and including the formation of a new window opening to side elevation and insertion of roof lights within the existing roof | Emneth |
| 04.11.2020 | 18.01.2021 Application Permitted | 20/01810/F | Claredon House Meadowgate Lane Emneth WISBECH Full planning approval for a replacement dwelling and detached car port | Emneth |
| 12.11.2020 | 22.12.2020 Prior Approval - Approved | 20/01870/PACU3 | 91 Church Road Emneth Wisbech Norfolk Notification for Prior Approval for change of use of agricultural building to dwelling (Schedule 2, Part 3, Class Q) | Emneth |
| 12.03.2019 | 22.12.2020 Application Permitted | 19/00449/F | Hall Farm 21 Bell Street Feltwell Thetford Variation of Conditions 1 and 10 of Planning Permission 14/00024/F: Conversion of existing buildings into 5 dwellings, conversion of farmhouse into 2 dwellings and erection of 12No new dwellings | Feltwell |

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| 10.05.2019 | 22.12.2020 Application Permitted | 19/00847/F | The Coach House (Plot 10) Hall Farm Close Feltwell Norfolk Variation of condition 1 of planning permission 14/00024/F | Feltwell |
| 16.10.2020 | 16.12.2020 Application Permitted | 20/01610/F | 24A Oak Street Feltwell Thetford Norfolk Extension and associated alterations | Feltwell |
| 23.11.2020 | 15.01.2021 Tree Application - No objection | 20/00121/TPO | Street Record Old Methwold Road Feltwell Norfolk 2/TPO/00006: Horse chestnut (T1) - Crown lift to 5.4m above ground level along road side only, only pruning secondary smaller branches to allow for vehicle clearance. Crown lift to 3m above ground level over green space allow sufficient space for seating and grounds maintenance | Feltwell |
| 27.11.2020 | 19.01.2021 Application Permitted | 20/01886/F | Hill Farm 38 Hill Street Feltwell Thetford Enlargement of existing detached garage and outbuilding to form a 'cart lodge' | Feltwell |
| 17.11.2020 | 21.01.2021 Application Permitted | 20/01808/F | Sycamore Lodge High Street Fincham Norfolk REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/01778/F: Extension and alterations to dwelling including new first floor accommodation | Fincham |

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| 07.12.2020 | 27.01.2021 Application Permitted | 20/01948/F | Peddars Way Peddars Way Fring Norfolk Replacement gymnasium and store building | Fring |
| 15.12.2020 | 22.12.2020 Application not required | 20/00135/TPO | Meadow View Back Street Gayton King's Lynn T1 Sycamore - Remove due to potential for failure at low union. T2 - T7 Sycamore - Pollard at 5 metres height T8 Sycamore - Remove | Gayton |
| 30.10.2020 | 23.12.2020 Application Permitted | 20/01691/F | The Dabbling Duck 11 Abbey Road Great Massingham King's Lynn Installation of a soil and vent and soil pipe to front elevation only | Great Massingham |
| 30.11.2020 | 13.01.2021 Tree Application - No objection | 20/00246/TREECA | Parsonage Farm 36 Weasenham Road Great Massingham King's Lynn T1 Sycamore - Remove second trunk/branch within a conservation area | Great Massingham |
| 24.09.2020 | 16.12.2020 Application Permitted | 20/01495/F | Ivy Farm House 37 Congham Road Grimston King's Lynn Proposed triple cart shed to rear of main house | Grimston |
| 30.10.2020 | 04.01.2021 Application Permitted | 20/01692/F | Maple House Little Lane Grimston King's Lynn Construction of a new two bay cart shed | Grimston |

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| 03.11.2020 | 13.01.2021 Application Permitted | 20/01803/F | Hayfields 9A Chequers Road Pott Row Norfolk Extension to dwelling | Grimston |
| 27.11.2020 | 19.01.2021 Application Permitted | 20/01884/F | 115 Lynn Road Grimston King's Lynn Norfolk Proposed rear extensions to existing dwelling | Grimston |
| 01.12.2020 | 22.01.2021 Application Permitted | 20/01914/LB | Elder Farm Elder Lane Grimston King's Lynn Listed Building Application: Variation of 20/00583/LB - adjustment to internal floor layout | Grimston |
| 23.10.2020 | 18.01.2021 Application Permitted | 20/01640/F | 7 Manor Farm Barns Rudham Road Harpley King's Lynn Extension To Rear, Alterations to Front Elevation & Internal Alterations | Harpley |
| 26.10.2020 | 23.12.2020 Application Permitted | 20/01652/A | 1A Lodge Road Heacham King's Lynn Norfolk ADVERT APPLICATION: An aluminium and vinyl non illuminated fascia sign measuring 2150mm x 550mm with the business name and contact details | Heacham |
| 26.10.2020 | 21.12.2020 Application Permitted | 20/01653/F | 9 Station Road Heacham King's Lynn Norfolk Proposed extensions, internal alterations and outbuilding. | Heacham |
| 02.11.2020 | 17.12.2020 Application Permitted | 20/01705/F | Martins Farm Station Road Ten Mile Bank Norfolk Erection of continous flow dryer and two hopper silos with accompanying bulk handling equipment | Hilgay |

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| 16.10.2020 | 17.12.2020 Application Permitted | 20/01605/F | The Beeches Fakenham Road Hillington KINGS LYNN First floor extension and alterations | Hillington |
| 16.11.2020 | 06.01.2021 Application Permitted | 20/01801/F | Buck Farm Lynn Road Hillington King's Lynn Proposed extension & alterations including the erection of a porch | Hillington |
| 23.06.2017 | 11.01.2021 Application Permitted | 17/01207/LB | Houghton Hall Houghton Park Bircham Road Houghton Removal of steel roller shutter from West archway to the square and replacement with timber doors currently located in the East archway, East archway to be fitted with wrought iron gates. Removal of three steel stiffening arches from East entrance and replacement new ties concealed in the floor structure at first and second floor levels | Houghton |
| 01.07.2020 | 07.01.2021 Application Permitted | 20/00944/F | 30 Seagate Road Hunstanton Norfolk PE36 5BD 2 storey rear extension. | Hunstanton |
| 05.10.2020 | 22.12.2020 Application Permitted | 20/01523/F | 2 Avenue Road Hunstanton Norfolk PE36 5BW New Access to Private dwelling including alterations to openings and replacement of windows and doors with heritage style upvc and removal of one chimney | Hunstanton |
| 15.10.2020 | 14.01.2021 Application Permitted | 20/01590/F | 71 South Beach Road Hunstanton Norfolk PE36 5BA Three storey extension and alterations to dwelling | Hunstanton |

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| 29.10.2020 | 04.01.2021 Application Permitted | 20/01678/F | The Pier Entertainment Centre The Green Hunstanton Norfolk Proposed extension of basement floor for additional area for family amusements | Hunstanton |
| 04.11.2020 | 14.01.2021 Application Permitted | 20/01721/F | 1 Downs Close Hunstanton Norfolk PE36 5HU Extensions and alterations to dwelling | Hunstanton |
| 19.11.2020 | 14.01.2021 Application Permitted | 20/01826/F | The Beach House 101B South Beach Road Hunstanton Norfolk Balcony extension and internal alterations | Hunstanton |
| 27.11.2020 | 23.12.2020 Application Permitted | 20/01055/NMA_1 | 27 Lighthouse Lane Hunstanton Norfolk PE36 6EN NON-MATERIAL AMENDMENT to Planning Permission 20/01055/F: Extension and alterations to dwelling | Hunstanton |
| 02.11.2020 | 22.12.2020 Application Permitted | 20/01704/F | Kingsleigh 143 Lynn Road Ingoldisthorpe KINGS LYNN Extension to the rear of the property | Ingoldisthorpe |
| 21.04.2020 | 18.12.2020 Application Permitted | 20/00588/F | Formerly Royal Mail BT Parking Garages Paradise Road King's Lynn Norfolk The proposal is for the replacement of the roof pod as part of the approved application 07/01985/FM - Construction of 12 Flats at Land at Paradise Road, King's Lynn, Norfolk approved on 17/12/2007, with two additional flats | King's Lynn |

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| 22.04.2020 | 18.12.2020 Application Permitted | 20/00600/F | Unit C Hardwick Retail Park Campbells Meadow King's Lynn REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 10/00496/FM: Variation of Condition 2 imposed on planning permission 2/91/1201/F to permit the sale of toys and pet food | King's Lynn |
| 25.08.2020 | 19.01.2021 Application Permitted | 20/01285/F | Vacant 9 High Street King's Lynn Norfolk Change of use from retail to restaurant/bar (A4 use) with replacement 1st floor windows, installation of polycarbonate weather cover and internal works | King's Lynn |
| 15.09.2020 | 14.01.2021 Application Permitted | 20/01391/A | VPZ 45 High Street King's Lynn Norfolk ADVERT APPLICATION: 1No external fascia sign with individual 3D flat letters and 1No projecting sign | King's Lynn |
| 23.09.2020 | 13.01.2021 Application Permitted | 20/01492/F | 105 Norfolk Street King's Lynn Norfolk PE30 1AQ Proposed change of use of first floor shop store to first floor flat | King's Lynn |
| 05.10.2020 | 15.01.2021 Application Permitted | 20/01519/F | 2 Gaywood Road King's Lynn KINGS LYNN Norfolk Change of use of Shop and Workshop Areas to provide additional residential accommodation and independent office space. | King's Lynn |

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| 08.10.2020 | 20.01.2021 Application Permitted | 20/01552/F | 13 Saddlebow Road King's Lynn Norfolk PE30 5BQ To provide a vehicle parking hardstand and dropped kerb for a disabled access at the front of property. | King's Lynn |
| 08.10.2020 | 22.12.2020 Application Permitted | 20/01609/F | Lynn Commercials Ltd Hamlin Way Hardwick Narrows King's Lynn Proposed recladding of walls and roof to existing building removal of 3No. derelict external stores. | King's Lynn |
| 19.10.2020 | 18.12.2020 Application Permitted | 20/01694/RM | Land North of 20 Saddlebow Road King's Lynn Norfolk PE30 5BH Reserved Matters Application following Outline Planning Permission 17/01684/O | King's Lynn |
| 22.10.2020 | 17.12.2020 Application Permitted | 20/01636/A | Wm Morrisons Supermarkets Plc Coburg Street King's Lynn Norfolk 6 x internally illuminated Morrisons letters signs, internally illuminated PFS Totem Sign, internally illuminated PFS Kiosk Sign, internally illuminated Car Wash Sign | King's Lynn |
| 29.10.2020 | 13.01.2021 Application Permitted | 20/01681/F | Sledmere House 81 Gayton Road King's Lynn Norfolk Proposed single storey side extension, with projecting bay window & internal alterations | King's Lynn |
| 03.11.2020 | 23.12.2020 Application Permitted | 20/01717/F | 75 Grafton Road King's Lynn Norfolk PE30 3EX Proposed annex in existing garage position | King's Lynn |

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| 06.11.2020 | 23.12.2020 Application Permitted | 20/01739/F | Land At Freebridge Farm Clenchwarton Road Freebridge Services West Lynn King's Lynn Variation of conditions 9, 10 and 11 of planning permission 18/01533/OM | King's Lynn |
| 09.11.2020 | 16.12.2020 Application Permitted | 20/01756/F | 8 Lamport Court King's Lynn Norfolk PE30 4XS Two storey extension to dwelling | King's Lynn |
| 10.11.2020 | 07.01.2021 DM Approval Req/Grant Prior | 20/01818/DM | R G Carter Ltd Maple Road Saddlebow Industrial Estate King's Lynn Prior Approval for Demolition: Two storey and single storey adjoining office building | King's Lynn |
| 13.11.2020 | 05.01.2021 Application Permitted | 20/01891/F | 24 Horton Road King's Lynn Norfolk PE30 4XU Single storey side extension forming new kitchen area | King's Lynn |
| 19.11.2020 | 19.01.2021 Application Permitted | 20/01824/F | B S A Mouldings Ltd Larch Road Saddlebow Industrial Estate King's Lynn Proposed extension to existing external storage canopy | King's Lynn |
| 25.11.2020 | 18.01.2021 Would be Lawful | 20/01976/LDP | Vacant 36 - 38 St James Street King's Lynn Norfolk Change of use from Shop (Class E) to Office (Class E). | King's Lynn |
| 30.11.2020 | 21.01.2021 Application Permitted | 20/01894/F | 11 Brancaster Close King's Lynn Norfolk PE30 3EW Extension | King's Lynn |

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| 04.12.2020 | 21.01.2021 Application Permitted | 20/01935/F | 117B High Street King's Lynn Norfolk PE30 1DD Replacement of existing door and windows with new | King's Lynn |
| 09.12.2020 | 13.01.2021 GPD HH extn - Not Required | 20/02040/PAGPD | 12 Brancaster Close King's Lynn Norfolk PE30 3EW Single storey rear extension which extends beyond the rear wall by 4 metres with a maximum height of 3.6 metres and a height of 2.6 metres to the eaves | King's Lynn |
| 11.01.2021 | 22.01.2021 Tree Application - No objection | 21/00001/TREECA | 9 Stonegate Street King's Lynn Norfolk PE30 5EF Trees in a Conservation Area: T1 Scots Pine - reduction of 1.5 - 2m from the crown and up to 3 m on the laterals over the adjacent property and car park. T2 Scots Pine - Fell. T3 Silver Birch - Fell | King's Lynn |
| 28.05.2020 | 23.12.2020 Application Permitted | 20/00755/F | Hill Top Cottage 80 Brow of The Hill Leziate Norfolk Vehicle access (dropped kerb) | Leziate |
| 14.10.2020 | 17.12.2020 Application Refused | 20/01586/F | Zenon House 62 East Winch Road Ashwicken KINGS LYNN Change of use of purchased land to south of property to garden area and replacement of existing 1.2m high boundary fence with 1.2m high slatted timber fence | Leziate |
| 29.10.2020 | 14.01.2021 Application Permitted | 20/01679/F | Farm Cottage 1 Chilver Farm Cottages Chilver House Lane Bawsey Erection of two storey side extension and front porch. | Leziate |

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| 04.12.2020 | 21.01.2021 Application Permitted | 20/02024/F | The Spinney 23 East Winch Road Ashwicken King's Lynn Installation of replacement vehicular access gates. | Leziate |
| 24.11.2020 | 22.01.2021 Application Permitted | 20/01864/F | Kismet The Street Marham King's Lynn Two storey extension to existing semi-detached dwelling and a two-storey detached double garage | Marham |
| 07.09.2020 | 22.12.2020 Application Permitted | 20/01405/F | Woodsmoke 250 Smeeth Road Marshland St James Wisbech Single storey rear extension and alterations to dwelling. | Marshland St James |
| 16.10.2020 | 22.12.2020 Application Permitted | 20/01666/RM | Land NE of 36 School Road Marshland St James Norfolk Reserved Matters Application: construction of four dwellings | Marshland St James |
| 25.08.2020 | 16.12.2020 Application Refused | 20/01277/F | 15 Feltwell Road Methwold Hythe Thetford Norfolk Construction of one dwelling | Methwold |
| 06.11.2020 | 21.12.2020 Application Permitted | 20/01846/F | British Sugar PLC Wissington Sugar Factory College Road Wissington Horizontal cylindrical tank 8.5m long by 3m diameter installed on the outside of an existing building on an open steel structure. | Methwold |
| 23.09.2020 | 22.12.2020 Application Permitted | 20/01440/F | White House School Road Middleton King's Lynn Conversion and extension of part of stables to create a two storey self-contained annexe for use as a holiday let | Middleton |

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| 02.11.2020 | 17.12.2020 Application Permitted | 20/01791/F | Toynbee Wormegay Road Blackborough End King's Lynn REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/01446/F: First floor extension to existing bungalow | Middleton |
| 20.08.2020 | 22.12.2020 Application Permitted | 20/01243/F | Rustings 21 West Street North Creake Fakenham Extension and alterations to garage | North Creake |
| 02.11.2020 | 22.01.2021 Application Permitted | 20/01702/F | Southfork Manor Common Lane North Runcton Norfolk Proposed single storey side extension, conversion of existing double garage and construction of detached double carport | North Runcton |
| 23.10.2020 | 17.12.2020 Application Permitted | 20/01725/F | 41 Carlton Drive North Wootton King's Lynn Norfolk Extension to dwelling | North Wootton |
| 26.10.2020 | 23.12.2020 Application Permitted | 20/01646/F | 5 Meadow Close North Wootton King's Lynn Norfolk Proposed alterations to dwelling and construction of detached garage and store | North Wootton |
| 02.12.2020 | 21.01.2021 Application Permitted | 20/01927/F | 10 Priory Road North Wootton King's Lynn Norfolk Extension and Detached Garage (revised design) | North Wootton |

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| 25.11.2020 | 17.12.2020 Application Permitted | 20/00334/NMA_1 | 7 West End Barns West End Northwold Norfolk NON-MATERIAL AMENDMENT to Planning Permission 20/00334/F: REMOVAL OR VARIATION OF CONDITIONS 1 AND 5 OF PLANNING PERMISSION 19/02155/F: Variation or removal of conditions 2, 5, 6 and 8 of planning permission 10/01380/EXF: (Extension of time for the implementation of a planning permission reference 07/02109/F) Construction of dwelling and garage | Northwold |
| 03.12.2020 | 21.01.2021 Application Permitted | 20/01930/F | Beech Lodge Whittington Hill Whittington King's Lynn Variation of Condition 2 attached to planning permission 19/02054/F to amend the location of the access | Northwold |
| 08.12.2020 | 13.01.2021 AG Notification NOT REQD Prior - | 20/01959/AG | The Pines 90 Methwold Road Whittington Thetford Extension to agricultural building | Northwold |
| 27.10.2020 | 22.12.2020 Application Permitted | 19/01369/NMA_1 | 9 Smugglers Close Old Hunstanton Hunstanton Norfolk NON-MATERIAL AMENDMENT TO PLANNING APPLICATION 19/01369/F: Proposed extensions, garage conversion and internal alterations | Old Hunstanton |

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| 24.11.2020 | 18.01.2021 Application Permitted | 20/01859/F | 14 Kelsey Close Old Hunstanton Hunstanton Norfolk Conversion of integral garage to bedroom, provision of new bay window and disabled access ramp, all associated works | Old Hunstanton |
| 26.11.2020 | 20.01.2021 Application Permitted | 20/01981/F | Fairway 24 Wodehouse Road Old Hunstanton Hunstanton Replacement of existing attached garage with store/carport, erection of single storey rear extension and replacement of rear dormers | Old Hunstanton |
| 02.10.2020 | 15.01.2021 Application Permitted | 20/01556/F | Aubaine Farm Langhorns Lane Outwell WISBECH Extension and alterations to dwelling | Outwell |
| 09.10.2020 | 21.12.2020 Application Permitted | 20/01598/F | The Barns 139 Church Drove Outwell WISBECH Raising of the roof over the outbuilding by 0.5m with a rear extension to connect to the main dwelling | Outwell |
| 23.10.2020 | 15.01.2021 Application Permitted | 20/01732/F | Riverbank Between Arc Rouge And Up To Date Cottage Lowside Outwell Norfolk Timber fishing platform and steps for instructing children | Outwell |
| 28.10.2020 | 06.01.2021 Application Permitted | 20/01667/F | Berlis The Cottons Outwell Norfolk Erection of a detached double garage with storage above involving the change of use of paddock land to residential and the resiting of existing stable building | Outwell |

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| 03.11.2020 | 13.01.2021 Application Permitted | 20/01802/F | 1 Pretoria Cottage Hall Road Outwell Norfolk Conversion of loft space to form habitable accommodation, including the construction of dormer extensions | Outwell |
| 06.11.2020 | 21.01.2021 Application Permitted | 20/01740/F | Land Rear of Kirton House Langhorns Lane Outwell Wisbech Proposed Dwelling and Garage Building. | Outwell |
| 01.07.2020 | 13.01.2021 Application Permitted | 20/00943/F | 53 Pentney Lakes Common Road Pentney Norfolk New 2 storey log cabin for holiday use | Pentney |
| 26.11.2020 | 27.01.2021 Application Permitted | 20/01979/F | 18 Church Close Pentney King's Lynn Norfolk Construction of single storey front and rear extension. 2 storey side extension | Pentney |
| 30.11.2020 | 21.01.2021 Application Permitted | 20/01897/F | Pentney Lodge Pentney Lane Pentney Norfolk Proposed wood store extension to existing garage and retrospective addition of garage doors. Retrospective approval sought for covered veranda to dwelling and associated timber tool/garden store | Pentney |
| 12.10.2020 | 16.12.2020 Application Permitted | 20/01611/F | Pumping Station At Ringstead Reservoir Sedgeford Road Ringstead Norfolk UV plant and associated pipework, housed within a container (retrospective) | Ringstead |

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| 14.10.2020 | 25.01.2021 Application Permitted | 20/01621/LB | The Gin Trap 6 High Street Ringstead Hunstanton Listed Building: Extension of kitchen and cold store at ground floor and office and staff room at roof space | Ringstead |
| 27.10.2020 | 23.12.2020 TPO Work Approved | 20/00213/TPO | The Old Rectory 59 High Street Ringstead Hunstanton 2/TPO/00083: T1 Horse Chestnut - Fell and replace | Ringstead |
| 12.11.2020 | 22.01.2021 Application Permitted | 20/01878/F | 28 High Street Ringstead Norfolk PE36 5JU Covered parking, garden wall, glazed entrance, insertion of windows, velux and minor internal alterations including bathroom and insulate wall lining to sitting room gable wall. | Ringstead |
| 12.11.2020 | 20.01.2021 Application Permitted | 20/01879/LB | 28 High Street Ringstead Norfolk PE36 5JU Covered parking, garden wall, glazed entrance, insertion of windows, velux and minor internal alterations including bathroom and insulate wall lining to sitting room gable | Ringstead |
| 13.10.2020 | 18.12.2020 Application Permitted | 20/01574/F | Rose Cottage 49 School Road Runcton Holme King's Lynn Two storey extension to semidetached cottage including moving the highway access | Runcton Holme |

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| 26.10.2020 | 16.12.2020 Application Permitted | 20/01645/F | Downham Country Garden Store Stonecross Road Bexwell Downham Market Proposed cafe extension due to Covid19 Restrictions following demolition of existing covered seating area | Ryston |
| 27.11.2020 | 21.01.2021 Application Permitted | 20/01984/F | B & P Business Park Bexwell Road Bexwell DOWNHAM MARKET Proposed new light industrial storage units | Ryston |
| 03.11.2020 | 14.01.2021 Application Permitted | 20/01710/F | Yarrum House Docking Road Sedgeford Hunstanton Single storey rear extension and part garage conversion | Sedgeford |
| 12.02.2020 | 23.12.2020 Application Permitted | 20/00226/OM | Land North of Poppyfields Drive Snettisham Norfolk Outline Application (all Matters Reserved except Access): erection of up to 69 homes including 30 percent affordable dwellings, together with the creation of a new priority junction, provision of public open space and associated infrastructure | Snettisham |
| 04.11.2020 | 14.01.2021 Application Permitted | 20/01811/F | 14 Tapping Close Snettisham Norfolk PE31 7FF New first floor window to side elevation | Snettisham |

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| 24.11.2020 | 04.01.2021 GPD HH extn - Approved | 20/01919/PAGPD | 18 The Beach Shepherds Port Snettisham Norfolk Single storey rear extension which extends beyond the rear wall by 6m with a maximum height of 3m and a height of 3m to the eaves | Snettisham |
| 25.11.2020 | 11.01.2021 Tree Application - No objection | 20/00236/TREECA | Sutton Lea Manor 4 Bircham Road Snettisham Norfolk T1 Cedar - Fell as poor specimen that has shed some major limbs in recent years. Precarious location with majority of weight overhanging house within a conservation area | Snettisham |
| 22.10.2020 | 17.12.2020 Application Permitted | 20/01629/F | Sunnydene Farm The Common South Creake Norfolk Agricultural store, for storage of equipment used in connection with maintenance including grass mowers, hedge cutters and other equipment associated with the general agricultural use of the land. | South Creake |
| 30.10.2020 | 07.01.2021 Application Permitted | 20/01693/F | The Old Stables 101 Burnham Road South Creake Norfolk Rear extension | South Creake |
| 14.09.2020 | 18.12.2020 Application Permitted | 20/01382/F | The Limes 8 Church Lane South Wootton Norfolk Construction of single dwelling | South Wootton |

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| 16.10.2020 | 22.12.2020 Application Permitted | 20/01600/F | Land West of Bryanville 6 Ryalla Drift South Wootton King's Lynn Variation of Conditions 2 and 8 of planning permission 20/00345/F: Construction of new residential dwelling | South Wootton |
| 16.10.2020 | 22.12.2020 Application Permitted | 20/01602/F | Land North And West of Bryanville 6 Ryalla Drift South Wootton King's Lynn Retrospective: Construction of double garage with access from existing stables track | South Wootton |
| 26.10.2020 | 22.12.2020 Application Permitted | 20/01735/F | 38 Deas Road South Wootton Norfolk PE30 3PE Remove existing conservatory from rear of property and extend kitchen area | South Wootton |
| 29.10.2020 | 23.12.2020 Application Permitted | 20/01682/F | Fairmead 8 Pine Road South Wootton King's Lynn First floor rear extension | South Wootton |
| 05.11.2020 | 22.12.2020 Application Permitted | 20/01730/F | 12 Thetford Way South Wootton King's Lynn Norfolk Demolition of existing conservatory and construction of new flat roof sun room with glazed lantern | South Wootton |
| 10.11.2020 | 04.01.2021 Application Permitted | 20/01762/F | The Swan Inn 21 Nursery Lane South Wootton Norfolk Replacement of conservatory polycarbonate roof with insulated warm roof system with imitation tiles | South Wootton |

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| 26.10.2020 | 16.12.2020 Application Permitted | 20/01648/F | Peartree House 22 Upgate Street Southery Downham Market Two storey and single storey extension to dwelling | Southery |
| 05.10.2020 | 16.12.2020 Application Permitted | 20/01520/F | Station Farm Cottage Station Road Stanhoe King's Lynn Variation of condition 2 of planning permission 20/00603/F to increase the length of the dwelling by 1m | Stanhoe |
| 03.11.2020 | 22.12.2020 Application Permitted | 20/01714/F | Ivy Cottage Docking Road Stanhoe Norfolk First floor side extension and Front Porch to Dwelling House | Stanhoe |
| 01.12.2020 | 26.01.2021 Application Permitted | 20/01908/F | The Old Norfolk Hero Bircham Road Stanhoe King's Lynn Erection of Detached Oak Framed Garage | Stanhoe |
| 17.08.2020 | 22.12.2020 Application Permitted | 20/01218/F | Holly Cottage Oxborough Road Stoke Ferry Norfolk Conversion and extension of existing residential garage to dwelling. | Stoke Ferry |
| 29.10.2020 | 06.01.2021 Not Lawful | 20/01758/LDE | Horsemans Rest Stoke Ferry Bypass (A134) Stoke Ferry KINGS LYNN Lawful Development Certificate: To be able to live in the existing caravan on site whilst proceeding to apply for a permanent dwelling | Stoke Ferry |
| 02.11.2020 | 23.12.2020 Application Permitted | 20/01703/O | 20 Hootens Row Barroway Drove Downham Market Norfolk Outline Application for the construction of a single dwelling | Stow Bardolph |

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| 07.12.2020 | 27.01.2021 Prior Approval - Refused | 20/02025/PACU3 | Stow Road Farm Outwell Road Stow Bridge Norfolk Change of use of agricultural buildings to 5 residential dwellings (1 large and 4 small) | Stow Bardolph |
| 15.10.2020 | 22.12.2020 Application Permitted | 20/01593/F | Land West of Broadlands Docking Road Syderstone King's Lynn Vairation of condition 2 of planning permission 18/01917/F to revise the design on Plots 3, 4 and 5 | Syderstone |
| 19.10.2020 | 22.12.2020 Application Permitted | 20/01684/F | Tamsin Websters Yard The Street Syderstone King's Lynn Single storey extension | Syderstone |
| 30.10.2020 | 21.01.2021 Application Permitted | 20/01689/F | Thurnby House The Street Syderstone Norfolk The works comprise of the side extension, internal alterations to create a larger kitchen space with dining/breakfast room space and the connection to part of the next- door building, purchased by the applicant | Syderstone |
| 30.10.2020 | 20.01.2021 Application Permitted | 20/01690/LB | Thurnby House The Street Syderstone Norfolk Listed building application for side extension, internal alterations to create a larger kitchen space with dining/breakfast room space and the connection to part of the next- door building, purchased by the applicant | Syderstone |

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| 05.10.2020 | 06.01.2021 Application Permitted | 20/01522/F | 14 Tower Road Terrington St Clement King's Lynn Norfolk 2 Storey side extension with single storey rear extension | Terrington St Clement |
| 20.10.2020 | 21.12.2020 Application Permitted | 20/01616/F | 18 South Green Terrington St Clement King's Lynn Norfolk Proposed single storey rear extension | Terrington St Clement |
| 28.10.2020 | 17.12.2020 Application Permitted | 20/01669/F | West View 36 Wanton Lane Terrington St Clement King's Lynn Alterations and extension to bungalow | Terrington St Clement |
| 02.11.2020 | 15.01.2021 Application Permitted | 20/01776/F | 51 Chapel Road Terrington St Clement King's Lynn Norfolk Construction of single dwelling | Terrington St Clement |
| 02.11.2020 | 23.12.2020 Application Permitted | 20/01794/F | Adj Chestnut House (Plot 1) Market Lane Terrington St Clement KINGS LYNN Variation of condition 1 of planning permission 18/00378/RM to replace drawings and remove conditions 2 and 3 | Terrington St Clement |
| 03.11.2020 | 12.01.2021 Application Permitted | 20/01715/F | Poplar Tree Farm Hargate Lane Terrington St Clement King's Lynn Renovation and remodelling of existing dwelling, extensions and volumetric increases to specific roof spaces | Terrington St Clement |
| 13.11.2020 | 08.01.2021 Application Refused | 20/01795/F | Land To The Rear of Chase Cottage 12 Lynn Road Terrington St Clement King's Lynn Proposed Residential Development | Terrington St Clement |

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| 18.11.2020 | 21.12.2020 DM Prior Notification NOT Required | 20/01815/DM | St Clements High School Churchgate Way Terrington St Clement King's Lynn To demolish swimming pool building | Terrington St Clement |
| 20.11.2020 | 21.01.2021 Application Refused | 20/01837/O | Land Between 5 And 6 Brellows Hill Terrington St Clement Norfolk Proposed new single storey dwelling | Terrington St Clement |
| 08.10.2020 | 21.12.2020 Application Permitted | 20/01553/F | Thornham Deli High Street Thornham Norfolk Extensions to existing restaurant | Thornham |
| 29.10.2020 | 23.12.2020 Application Permitted | 20/01757/F | Plot 3 Adj Tanglewood High Street Thornham Erection of detached summer house | Thornham |
| 29.10.2020 | 22.12.2020 Application Permitted | 20/01759/F | Stoncroft Ploughmans Piece Thornham Hunstanton Extension to the rear of the property and conversion of loft space into habitable space and construction of a dormer window to front elevation | Thornham |
| 29.10.2020 | 15.01.2021 Application Permitted | 20/01760/F | Stoncroft Ploughmans Piece Thornham Hunstanton Construction of cartshed to the front of the property | Thornham |
| 11.11.2020 | 22.12.2020 Application Permitted | 04/01501/NMA_1 | Street Record St Georges Court Thornham Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 04/01501/F: Construction of 13 houses | Thornham |

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| 12.11.2020 | 22.01.2021 Application Permitted | 20/01875/F | Tucks Close High Street Thornham Hunstanton Rear two storey and single storey extension addition of dormers | Thornham |
| 04.12.2020 | 27.01.2021 Application Permitted | 20/01937/F | Marshview Bank Cottages The Green Thornham Two storey rear extension to dwelling. | Thornham |
| 14.12.2020 | 07.01.2021 Application Permitted | 20/00188/NMA_2 | Oldfield The Green Thornham HUNSTANTON NON-MATERIAL AMENDMENT FOR PLANNING PERMISSION 20/00188/F: Replacement dwelling | Thornham |
| 29.07.2020 | 16.12.2020 Application Permitted | 20/01116/F | TF Motorcycles New Road Tilney St Lawrence Norfolk Proposed extension for Cafe and extended showroom and extended associated amenity space | Tilney St Lawrence |
| 23.07.2020 | 15.01.2021 Application Permitted | 20/01070/RM | Land South East of New Road Upwell Norfolk Reserved Matters Application for erection of 5 dwellings with garages (Plot 5) | Upwell |
| 26.10.2020 | 16.12.2020 Application Permitted | 20/01736/A | Fen Regis House 9 Town Street Upwell Wisbech Advertisement application for 1 x internally illuminated fascia sign, 1 x non illuminated fascia sign, 1 x internally illuminated flagpole sign, | Upwell |
| 16.11.2020 | 07.01.2021 Application Permitted | 20/01799/F | Susans Green Cottage 46 Dovecote Road Upwell Wisbech Proposed single storey extension | Upwell |

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| 25.09.2020 | 15.01.2021 Application Permitted | 20/01508/FM | Land West And South of Walpole Substation Walpole Bank/Walpole Marsh Walpole St Andrew Norfolk Installation of renewable led energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, inverter/transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements | Walpole |
| 24.06.2020 | 20.01.2021 Application Permitted | 20/00915/F | The Cottage 82 Station Road Walpole St Andrew Wisbech Proposed two storey extension to dwelling | Walpole Cross Keys |
| 15.10.2020 | 17.12.2020 Application Permitted | 20/01655/F | New Field Farm West Drove South Walpole Highway Wisbech Erection of triple garage and garden store with attic room over | Walpole Highway |
| 10.08.2020 | 13.01.2021 Application Permitted | 20/01179/F | Camsiscan Station Road Walsoken WISBECH Demolition of an existing agricultural barn and a proposed new residential development will be constructed in its place | Walsoken |
| 22.10.2020 | 21.01.2021 Application Permitted | 20/01630/F | Paradise Farm Biggs Road Walsoken Norfolk Proposed relocation and extension to existing manege | Walsoken |

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| 06.11.2020 | 22.12.2020 Prior Approval - Approved | 20/01831/PACU3 | Rosalie Farm Lynn Road Walsoken Norfolk Notification for Prior Approval for change of use of agricultural building to dwelling (Schedule 2, Part 3, Class Q) | Walsoken |
| 09.11.2020 | 13.01.2021 Prior Approval - Approved | 20/01849/PACU3 | Manor House Farm Nurseries Green Lane Walsoken Wisbech Notification for Prior Approval for change of use of agricultural buildings to 5 dwellings (Schedule 2, Part 3, Class Q) | Walsoken |
| 06.08.2020 | 23.12.2020 Application Permitted | 20/01165/F | 7 & 8 Rowan Close Fen Road Watlington Norfolk Substitution of house types for plots 7 & 8 including change of materials and positioning (ref: 06/00145/FM) | Watlington |
| 11.11.2020 | 04.01.2021 Application Permitted | 20/01771/F | 62 Downham Road Watlington King's Lynn Norfolk Extension to dwelling | Watlington |
| 27.11.2020 | 08.01.2021 Application Permitted | 18/00258/NMA_1 | 17 Paige Close Watlington King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 18/00258/F: Variation of condition 2 of planning permission 17/01708/F to change approved plans | Watlington |

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| 19.11.2020 | 20.01.2021 Tree Application - No objection | 20/00120/TPO | Rudham Court Lynn Road West Rudham Norfolk T4 - Pine - Reduce crown of stem leaning over garden. Reduce extended horizontal limbs by up to 4 metres. Reduce height by 3 metres. Undertaking this work in order to lessen the loading on the union at approximately 2m. To reduce the risk of future failure. Also raise crown to 7 metres. (Remove lowest two limbs). Tidy previous pruning deadwood stubs. | West Rudham |
| 13.10.2020 | 21.12.2020 Application Permitted | 20/01570/F | Land Between 3 And 5 Trafford Estate West Walton Norfolk Variation of condition 2 of planning permission 17/01592/F to amend road and plot positions | West Walton |
| 15.10.2020 | 16.12.2020 Application Permitted | 20/01673/F | West Walton Village Hall Mill Road West Walton Norfolk Demolition of The Old School House (attached to West Walton Village Hall) to create side extension storage room and patio area | West Walton |
| 06.11.2020 | 13.01.2021 Application Permitted | 20/01838/F | Rudd Marquees Storage Garage Lane Setchey Norfolk Proposed Extension of storage shed | West Winch |
| 02.10.2020 | 17.12.2020 Application Permitted | 20/01513/F | 104 St Peters Road Wiggshall St Peter King's Lynn Norfolk Erection of shed (Retrospective) | Wiggshall St Germans |

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| 03.09.2020 | 08.01.2021 Application Permitted | 20/01334/O | Land Rear of 1 To 7 Naphans Lane Wimbotsham Norfolk OUTLINE APPLICATION: Residential development | Wimbotsham |
| 24.11.2020 | 19.01.2021 Application Permitted | 20/01863/F | 46 Church Road Wimbotsham King's Lynn Norfolk Extension to side of dwelling following removal of existing lobby. | Wimbotsham |