

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



Planning Committee

Agenda

Monday, 6th March, 2023
at 9.30 am

in the

Assembly Room
Town Hall
King's Lynn

Also available to view at:

<https://www.youtube.com/user/WestNorfolkBC>



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

PLANNING COMMITTEE AGENDA

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

Please ensure that all mobile phones are switched to silent

DATE: Monday, 6th March, 2023

VENUE: Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

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 6 February 2023 (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.

Councillor appointed representatives on the Internal Drainage Boards are noted.

4. URGENT BUSINESS UNDER STANDING ORDER 7

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

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before a decision on that item is taken.

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

To receive the Schedule of Late Correspondence received since the publication of the agenda.

8. UPDATE REPORT - MVV ENERGY FROM WASTE COMBINED HEAT AND POWER FACILITY - TO FOLLOW

9. INDEX OF APPLICATIONS (Pages 7 - 8)

The Committee is asked to note the Index of Applications.

a) Decisions on Applications (Pages 9 - 169)

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

10. DELEGATED DECISIONS (Pages 170 - 199)

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

11. PLANNING ENFORCEMENT - QUARTERLY UPDATE REPORT (Pages 200 - 277)

The Committee is asked to note the attached report.

12. EXCLUSION OF PRESS AND PUBLIC

To consider passing the following resolution:

“That under Section 100(A)(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 1 of Part 1 of Schedule 12A to the Act”.

13. EXEMPT - PLANNING ENFORCEMENT - ROSEMARY WAY. DOWNHAM MARKET (Pages 278 - 291)

The Committee is asked to consider the attached report.

To: **Members of the Planning Committee**

Councillors F Bone, C Bower (Vice-Chair), A Bubb, C J Crofts, M de Whalley, A Holmes, M Howland, C Hudson, B Lawton, C Manning, E Nockolds, T Parish, S Patel, J Rust, Mrs V Spikings (Chair), M Storey, D Tyler and D Whitby

Site Visit Arrangements

When a decision for a site inspection is made, consideration of the application will be adjourned, the site visited, and the meeting reconvened on the same day for a decision to be made. Timings for the site inspections will be announced at the meeting.

If there are any site inspections arising from this meeting, these will be held on **Friday 10 March (time to be confirmed)** and the meeting reconvened on the same day (time to be agreed).

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.
- (3) **Public Speaking**

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday 3 March 2023**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

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

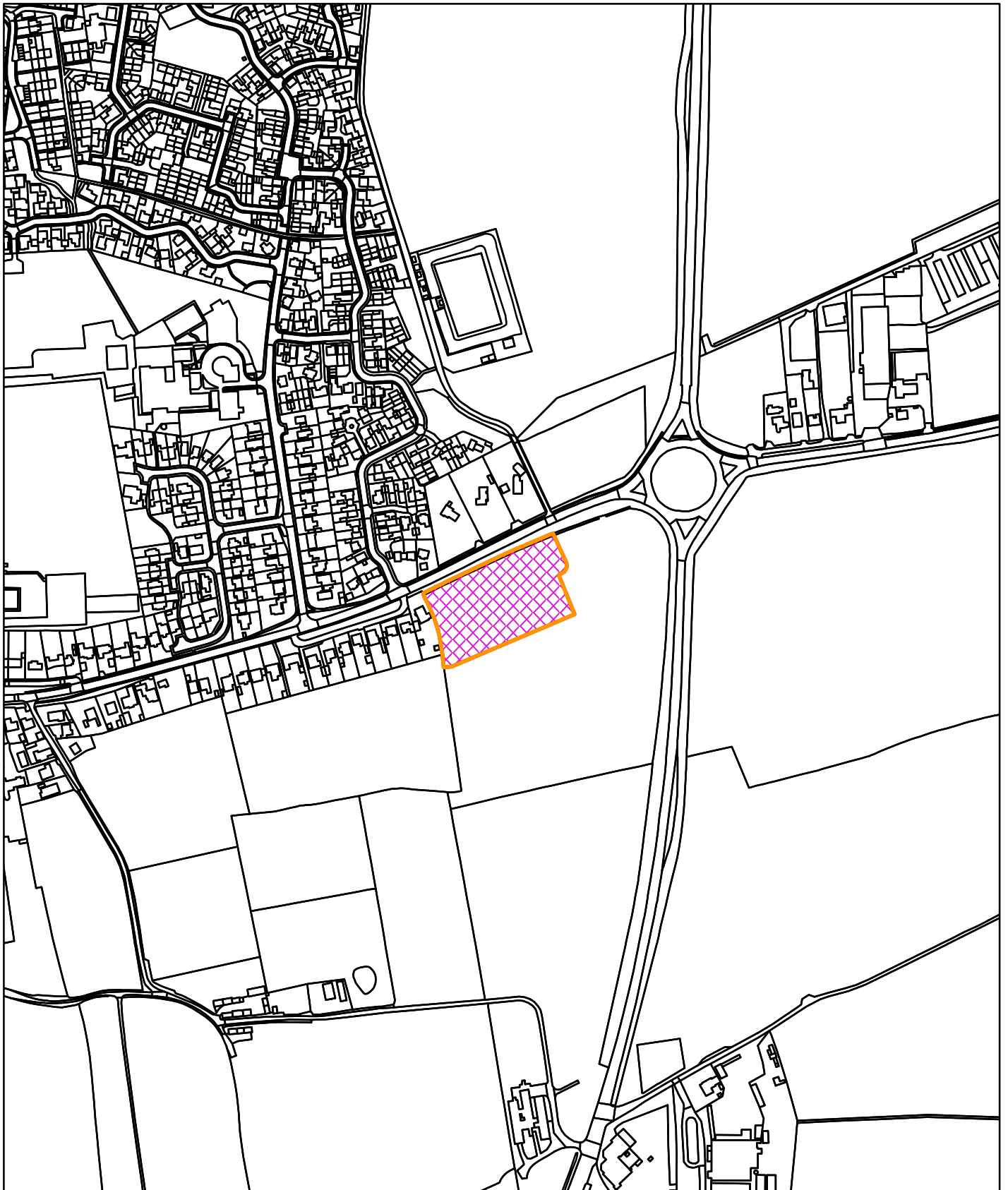
**INDEX OF APPLICATIONS
TO BE DETERMINED BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY
6 MARCH 2023**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
9/1	DEFERRED ITEMS			
9/1 (a)	20/01893/FM Land E of 160 And W of Roundabout, Bexwell Road, Downham Market, PE38 9LJ Erection of a new Lidl food store (Use Class E) with associated car parking and landscaping.	DOWNHAM MARKET	APPROVE	9
9/2	MAJOR DEVELOPMENTS			
9/2 (a)	22/01490/FM PIL Membranes PCL Ceramics Porelle, Estuary Road, King's Lynn, PE30 2HS The installation of a single wind turbine with a maximum blade tip of 100 m, with access and associated infrastructure	KINGS LYNN	REFUSE	45
9/3	OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE			
9/3 (a)	22/01797/O 204 Main Road, Clenchwarton, PE34 4AA Demolition of the existing single storey dwelling and replacement with a new residential development	CLENCHWARTON	APPROVE	60
9/3 (b)	22/02127/F Former Coal Yard and Dwelling at 28 and 30 Long Lane, Feltwell, Thetford, IP26 4BJ Proposed one detached two-storey dwelling	FELTWELL	APPROVE	75
9/3 (c)	22/01456/F 1 St Marys Street, Feltwell, Thetford, IP26 4AQ Change of use from Retail E(a) to Hot Food Takeaway (Sui Generis) with associated extraction at rear	FELTWELL	APPROVE	90
9/3 (d)	22/01540/F Church Farm, Church Farm Road, Heacham, PE31 7JB Conversion of 1No. existing building and erection of 6No. replacement buildings (following demolition of existing derelict buildings) for use as holiday accommodation	HEACHAM	APPROVE	101

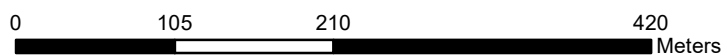
Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
9/3 (e)	22/00536/F Old Rectory, Hall Lane, South Wootton, PE30 3LG Proposed New Dwelling	SOUTH WOOTTON	APPROVE	127
9/3 (f)	21/01284/F The Croft, Narborough Road, Pentney, PE32 1JD Retention of static caravan for temporary residential accommodation in association with livestock farm.	PENTNEY	APPROVE	142
9/3 (g)	22/00284/F Land At Ratten Row, Walpole Highway, PE14 7QH 1 x pair of semi-detached dwellings and associated garaging	WALPOLE HIGHWAY	APPROVE	154

20/01893/FM

Land E of 160 and W of Roundabout Bexwell Road, Downham Market, PE38 9LJ



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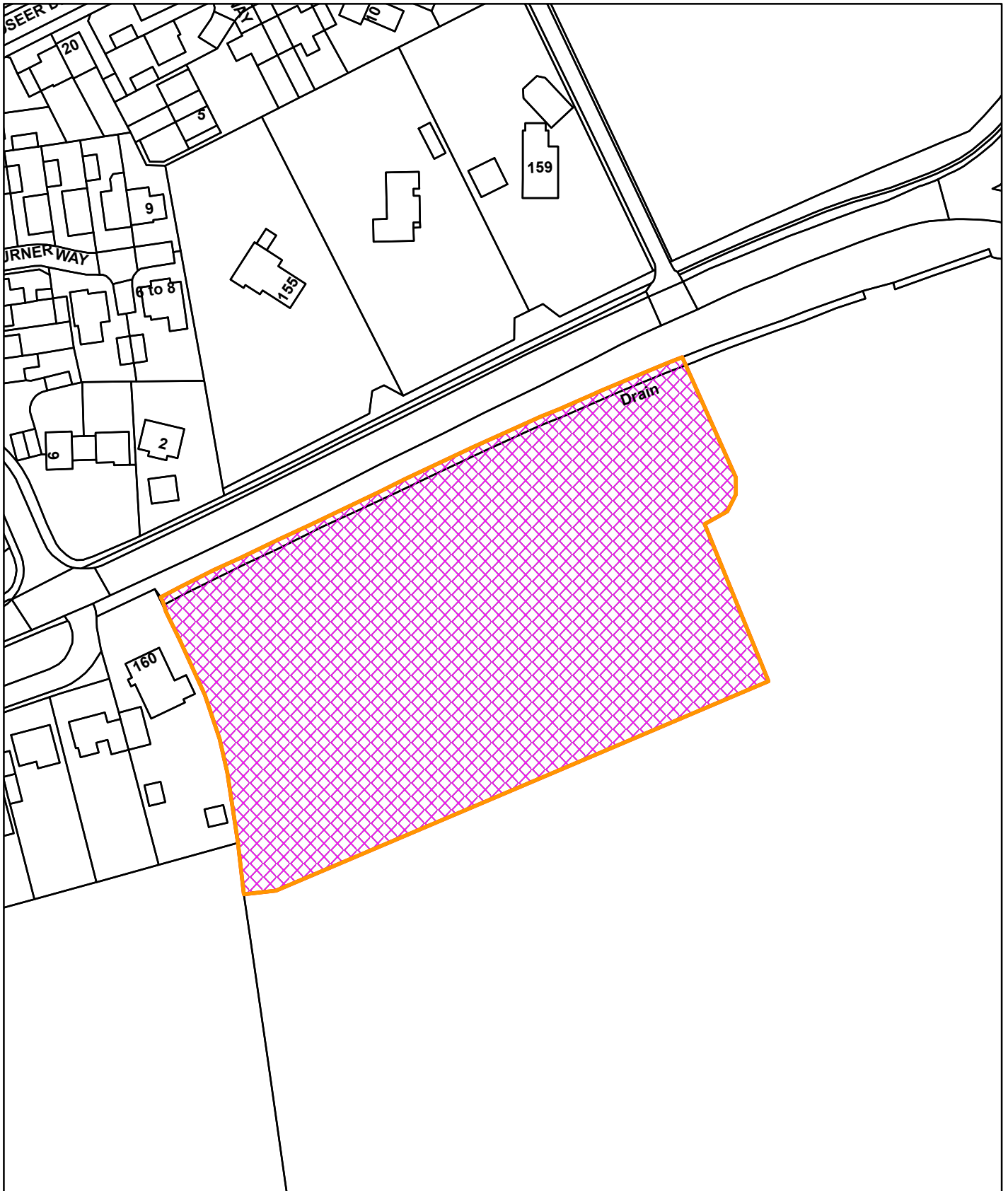


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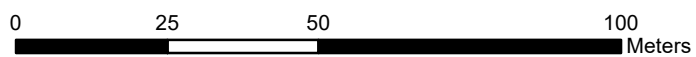


20/01893/FM

Land E of 160 and W of Roundabout Bexwell Road, Downham Market, PE38 9LJ



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23/02/2023

10



Parish:	Downham Market	
Proposal:	Erection of a new Lidl food store (Use Class E) with associated car parking and landscaping	
Location:	Land E of 160 And W of Roundabout Bexwell Road Downham Market Norfolk PE38 9LJ	
Applicant:	Lidl Great Britain Limited	
Case No:	20/01893/FM (Full Application - Major Development)	
Case Officer:	Lorna Gilbert	Date for Determination: 10 March 2023

Reason for Referral to Planning Committee – This planning application was originally approved at the May 2022 Planning Committee. The decision was subsequently challenged through the judicial review process and the decision was quashed. The application was deferred from the January 2023 Committee as plans were submitted after Late Representations had closed.

Neighbourhood Plan: No

Members Update

Members will recall that this application went to Planning Committee on both the 4th April 2022 and 9th May 2022. The application was approved at the 9th May 2022 Planning Committee, subject to a S106 agreement. However, this decision has since been quashed on 27th July 2022 by the High Court.

The application returned to Planning Committee on 9th January 2023 and was subsequently deferred, as additional information was submitted by the applicant prior to determination. Reference to the ‘eco-store’ has been omitted from the application. A further consultation has taken place. The application has returned to Committee for decision.

Case Summary

Full planning permission is sought for the construction of a Lidl food store with associated car parking and landscaping. The store would have a gross internal floorspace of 1895 square metres (compared with 2175 square metres previously), and a net sales area of 1251 square metres (originally 1414 square metres was proposed).

The site comprises of 0.93 hectares of land on the southern side of Bexwell Road and to the south-west of the roundabout junction with the A10. The site is in agricultural use. To the west and north of the site lies residential development and to the south and east agricultural fields.

Access is proposed off Bexwell Road via a new priority junction that links to the eastern side of the site. The scheme would provide 131 car parking spaces (136 car parking spaces were originally proposed) and space for 22 customer bicycles.

The site lies outside the development boundary for Downham Market and is classed as 'countryside' with respect to Local Plan policies. The western boundary of the site abuts the development boundary of Downham Market.

Key Issues

Principle of Development
Impact upon the Town Centre
Economic Benefits
Form and Character
Neighbours Living Conditions
Access and Highway Safety
Air Quality and Contaminated Land
Drainage
Ecology
Trees
Crime and disorder
Any other material considerations
Financial Contribution

Recommendation

APPROVE

THE APPLICATION

Full planning permission is sought for the construction of a Lidl food store with associated car parking and landscaping. The proposed store would have a floorspace of 1895 square metres (gross internal area) with a net sales area of 1251 square metres, of which 1001 square metres (approximately 80% of net floor space) will be for convenience good sales. A figure of 250 square metres (approximately 20% of net floor space) has been identified for comparison goods sales. Externally the store will appear the same as previously proposed, but internally the sales area will be reduced.

In January 2023, the plans and documents were resubmitted to the Council. Some of these were updated to ensure consistency, given the proposal has been amended through the course of the planning application. The number of car parking charging bays has also been amended. Reference to the 'eco-store' has now been removed from the application. The store itself is smaller than what was originally proposed, however it retains the same floorspace and net sales area as the proposal that was deferred at Planning Committee on the 9th January 2023.

The key changes over the course of the application are listed below:

- Reduced building size.
- Highways works updated to reflect detailed design.
- Building design updated with entrance doors on a 45 degree angle.
- Electricity substation added.
- Rapid EVC spaces moved, active and passive EVC spaces added.
- Parking spaces reduced from 136 to 131 spaces.
- Acoustic barrier on western boundary.
- Revised drainage strategy drawing to include the reduced store layout.
- Minor calculation update to take account of revised chamber positions and pipe lengths.

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- Updated lighting details.

The site comprises of 0.93 hectares of land on the southern side of Bexwell Road and to the east of Downham Market. It is located to the south-west of the roundabout junction of the A10 and B1512 (Bexwell Road). The site is presently in agricultural use. To the west and north of the site lies residential development and to the south and east agricultural fields.

The building would measure up to 70m in length, 33m in width and between 5m and 7m in height. The building would be of contemporary design and features a single height glazed entrance and shopfront in blue. The windows would have powder coated aluminium frames and the doors powder coated steel. Both window frames and doors would be blue in colour. The majority of the roof incorporates a slope of 3 degree angle made of profiled composite metal in aluminium colour. 592 solar panels would be installed on the roof each has a maximum capacity of 340W and the total size of the proposed system would be 201.6kW. The delivery bay contains a mini dock leveller with steel steps and balustrade painted in grey leading up to the dock.

It would provide 131 car parking spaces (6 DDA compliant spaces, 8 parent and child spaces and 2 active rapid charger bays, and 12 active fast chargers). A loading bay is proposed to the eastern side of the site. Eleven Sheffield bicycle stands will be provided to the east of the building which would accommodate 22 bicycles.

Access is proposed off Bexwell Road via a new priority junction that links to the eastern side of the site. Footways would be provided on both sides of the new access. An additional pedestrian access would be provided from the main road linking to the store entrance.

Landscaping buffers are proposed along parts of the site boundaries. The landscape plan shows the existing trees and vegetation to be retained as well as the proposed planting of shrubberies. A 45 cm high timber rail would be installed along the perimeter of the site and a 2m Euroguard fence installed along the footpath that surrounds the store. An acoustic fence is also proposed along the south-west boundary.

The proposal would generate employment for the equivalent of 40 full time employees.

The site lies outside the development boundary for Downham Market and is classed as 'countryside' with respect to Local Plan policies. The western boundary of the site abuts the development boundary of Downham Market.

The site is within Flood Zone - 1.

The application was accompanied by a Planning Statement, Retail Statement, Design and Access Statement, Statement of Community Involvement, Noise Assessment, Landscape and Visual Appraisal, Phase 1 and 2 Investigation Reports, Preliminary Ecological Appraisal (PEA), Updated PEA Walkover Addendum, Air Quality Assessment, Transport Assessment, Travel Plan, Flood Risk Assessment, Drainage plans, Lighting Calculations, Covering Letter and Plans.

SUPPORTING CASE

A supporting statement has been requested.

PLANNING HISTORY

20/00074/PREAPP: Possibility of Approval: 02/09/2020 - Pre-application enquiry (Full with consultations and meeting): Construction of foodstore with associated car parking, servicing and landscaping arrangements

RESPONSE TO CONSULTATION

Town Council (received 7th December 2022): SUPPORT Application

In light of the Borough Council's retail report from Alder King and the reduction in store size, DMTC recommends approval of this application, providing that Carstone is a major feature of the building and that there is sufficient screening and landscaping to minimize the impact of sound, light and air pollution to neighbouring properties.

Comments received 8th February 2023:

Continue to recommend approval of the application, on the provision that the updated documents submitted by Lidl contain no material changes to the plans considered by an Extraordinary meeting of the DMTC Full Council 6 December 2022. Cllrs welcomed the removal of previously ambiguous terms.

Highways Authority: NO OBJECTION

The indicative scheme of off site highways improvements and access are acceptable. We maintain that a more suitable access arrangement can be achieved however on balance accept that we can no longer substantiate an objection.

The off site works will be delivered by a Section 278 Agreement and the precise delivery mechanism will be determined as the works are brought forward. The applicant should be aware that there may be additional costs relating to the off-site works which will include a commuted maintenance amount as well as various fees including administration and supervision. The completed works will be subject to a Safety Audit and additional works may be required.

Recommends conditions.

Latest Comments: 30th January 2023:

Having reviewed the updated/revised documents submitted, I can confirm our stance hasn't changed. No changes are proposed with regard to the access arrangements, scheme of offsite highway works and site servicing previously agreed. The onsite parking provision has been revised with a significant EV element proposed which is welcomed. Whilst I would have preferred that the EV provision had also been provided for at least one accessible parking space I accept that this would not substantiate a highway related objection on this point alone. In addition, given the previous history to the proposals and length of time associated with these discussions I did not feel that it would be reasonable to insist on such a change.

Reiterate previous response that the off-site works will be delivered by a Section 278 Agreement.

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NCC LLFA: NO OBJECTION

We cannot see any material amendments that would significantly influence the proposed drainage scheme. Our final comments, informatives and conditions detailed in LLFA Response Letter still apply.

Subject to conditions being attached to any consent.

The FRA and DS is generally compliant with relevant national and local policy, frameworks, guidance and statutory/non-statutory standards. Where limitations may have occurred due to site constraints, these have generally been satisfactorily justified.

Latest Comments 22nd February 2023:

The LLFA continue to have no objection subject to conditions being attached to any consent if this application is approved and the applicant is in agreement with any pre-commencement or built-in accordance with conditions. However, we advise an update to the previously suggested condition.

Environmental Quality: NO OBJECTION

Recommends a condition.

Planning Policy:

Planning Policy Team are broadly supportive. We understand from our development management colleagues there is currently an outstanding technical issue regarding the sequential test.

A review of the Local Plan is well underway but has not yet reached the pre-submission consultation stage. Downham Market Town Council and local community are in the process of preparing a Neighbourhood Plan for Downham Market.

The proposed site is located outside of the development boundary, however it is reasonably related to it and in fact is adjacent to it.

Internal Drainage Board: NO OBJECTION

FRA would appear appropriate and reasonable. The proposed discharge rate would appear reasonable. The site is outside the Stoke Ferry IDB district, however it outfalls into the district, therefore an application for discharge consent should be made to the IDB. The developer should obtain all necessary agreements with riparian owners of the receiving watercourse.

CSNN: NO OBJECTION

Welcome the additional details and revised scheme regarding the surface water drainage. Unclear if a ditch will remain, be piped or removed. If retained how will it be accessed and maintained.

Welcome that waste will be stored internally and the installation of light shields. Request conditions with respect to lighting and noise – opening and delivery hours.

I note that following consultation with the applicant, the LLFA is satisfied with the proposed drainage arrangements for this development. The LLFA are the appropriate body in this

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application to determine suitability of the drainage proposals and as such the CSNN team have no further objection or comment to make in respect to this matter.

Latest comments 22 February 2023:

Requests amendments to the proposed conditions due to the submission of updated information.

Arboricultural Officer: NO OBJECTION

Requests landscaping scheme and replacement plant conditions.

Natural England: NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Latest comments 7 February 2023: The advice in our previous response applies equally to this amendment.

Norfolk Fire and Rescue Service: NO OBJECTION

Providing the proposal meets the necessary requirements of the current Building Regulation 2010 – Approval Document B (V2, 2019).

Norfolk Constabulary: NO OBJECTION. Provides guidance of Secured by Design. No additional comments to make.

Anglian Water: NO OBJECTION

Latest Comments: 31 January 2023

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that text to highlight this should be included within your Notice should permission be granted.

From the details submitted the proposed method of surface water management does not relate to Anglian Water operated assets.

Informatives requested.

Environment Agency: NO OBJECTION No issues with the drainage as submitted.

Cllr Ryves:

Has there been any discussion with Lidl perhaps funding a local bus service so that the town centre gets additional shoppers, especially on market days and also that the issue of sustainability is addressed as it seems that is incumbent to encourage non car based customers to be able to access a new Lidl? In Swaffham, there is a frequent service to and from Tesco which is of great assistance to those without cars. It is not obvious that a £50,000 payment by the applicant towards public realm improvements is really going to assist footfall in Downham Market. Please provide details of the projected increase in traffic

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on the A1122 with existing levels, extra traffic created as a result of McDonalds/Starbucks and then extra traffic likely to be generated by Lidl.

A LIDL in Downham will increase price competition and choice and is potentially a good thing. But the site proposed is out of town in an area considered countryside, it will encourage car use and will reduce footfall in the town centre. Officers had considered whether there is an alternative site available which would be supportive of the Town Centre, they found none.

The Council has a statutory duty to protect and maintain the viability of town centres, and LIDL accepts that their development will indeed be damaging so have proposed a somewhat token financial contribution to mitigate impacts from their store on the town centre.

It now seems that the generosity of LIDL is indeed restricted to a pocket money £50,000 and the Town Council has not been able to negotiate a more meaningful sum which would allow for significantly supportive actions. This is somewhat wretched - LIDL's sales in the UK in 2020 were almost £7bn with over 920 stores. For the planning committee which was "minded" to accept the application in what I consider a spineless reaction to populism and a blatant disregard for planning policies this might present a dilemma.

Additionally, there is no traffic impact statement on the consequences of the greatly increased traffic flow on the Bexwell Road (I estimate that LIDL's will generate around 3,000 vehicle movements a day on top of perhaps 2,000 happy eaters at McDonalds, the majority of whom will be drive thru. I fear gridlock on the Bexwell Road.

Possible outcomes-

(1) Should LIDL be refused I am sure that they would look at other options as there would be no reasons to appeal on planning grounds. Morrisons in their submission warned that if LIDL were to proceed then they would need to reconsider the future of their store. Recently, Morrisons, which in 2019 invested £1.5m in refurbishing this store, has closed stores in Crawley, Shirley, Swindon and Wigan. To my mind a transfer of ownership to LIDL could be the best outcome. Afterall, in October 2021, private equity interests purchased Morrisons so it is no longer the clear custodian of the family values which built it up.

(2) On planning grounds, it is clear that this application should be rejected. If the committee confirms its mindfulness to accept in spite of the miserliness of LIDL, than I believe that restrictions need to be placed on this site, both to prevent its transfer of ownership to a non discount supermarket , LIDL having been the stalking horse to get through planning, and to limit the damage to the town centre. The obvious such restriction will be to limit the number of Discounted lines that the site can offer. This could be reviewed over time to allow existing retailers to adapt to the new competitor.

(3) I would be more supportive if the amount offered by LIDL was meaningful and personally would like to see a local bus service underwritten by LIDL linking all parts of Downham to their store and to the town centre, and also to outlying villages to mitigate the increased car use their plans will create. Such a scheme increases consumer choice, supports the town centre as it transitions away from retail and supports those who do not have the vehicles necessary to take advantage of supposed lower prices.

(4) It remains within the remit of the planning committee to defer a decision until a more acceptable mitigation plan is put forward by Lidl's who I think got a bit greedy in their reading of the support implied by the committee who will now have had time to consider what represents acceptable mitigation. This is a discussion I look forward to hearing.

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Can you advise me please on the significance of the LIDL application being in the name of LIDL?

To my mind and from looking at the comments from the public and those from Councillors at the April meeting it seems that many are wanting a discount store in Downham Market such that it is highly relevant that the applicant is LIDL, in that if it were say Waitrose or ASDA it would be a less emotionally charged application.

What is the possibility of any decision to approve being capable of challenge by a party considering themselves financially compromised by a successful application where it can be demonstrated that the committee has favoured LIDL as an applicant and is minded to grant an approval over officer recommendations for the principal reason of the identity of the applicant?

Additionally, there is clearly a possibility of the applicant selling the land on to another party with planning consent - what can be done to ensure that if approved this site will be available only for a recognised discount retailer?

Cllr Howland:

The Planning Committee should consider the volume of traffic accessing both McDonalds and Lidl because the Lidl car park is nowhere large enough to accommodate the vehicle movements. I can envisage a gridlock situation and an accident hot spot and don't forget the lorry movements.

On average shoppers take 36 minutes to park and shop and shoppers who want a coffee or burger will leave their cars in the Lidl car park and simply walk across the road taking up space for incoming shoppers. Feel a bigger site with more car parking would be more acceptable.

REPRESENTATIONS

455 SUPPORT, 28 OBJECTION and 7 NEUTRAL comments summarised as follows:

SUPPORT:

- Will provide much needed jobs to the town and boost the economy.
- Lidl will be a huge asset to the community. Greatly needed for Downham Market.
- Will bring more people into the town from surrounding areas.
- Lidl offer value for money and choice.
- Living outside of the town and currently have no reason to go to Downham as the current stores (Tesco and Morrisons) are worse compared to the store in King's Lynn due to their size and lack of investment in the store due to lack of competition.
- Town is in need of modernisation.
- More convenient – less travelling for 'discount' stores being within walking distance.
- Ideal location for this part of the town – parking in the town centre is stretched to capacity at busy times.
- Welcome competition to the existing supermarkets in town.
- Better for the environment so people do not have to travel further for this kind of shop.
- Lidl would offer greater variety of shops and give consumers more choice.
- Will entice other businesses to come to Downham Market.
- Opportunity to revise the bus service in/around town, which would alleviate congestion on Bexwell Road.

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- Will provide close amenity within walking distance to new housing developments happening in town.
- Disagree there's an impact on town and countryside as opposite Starbucks and McDonalds. These were given permission.
- Doesn't detract from the High Street as it is open after most people finish work whereas the High Street isn't.
- Needed as fuel, energy and food prices are going up.
- There has to be a place like Lidl offering food choices from a European source as there is a mixed European representation in Downham Market and the villages.
- Retail Assessment by Alder King seems to be based on the Council's recommendation on refusing the application. The assessment fails to provide independent reference data to back up their conclusions and ignore the wider implications to BCKLWN's climate strategy.
- Aging population needs local stores.
- Would not impact wildlife, as the land was used for farming.
- Hope that a safe pedestrian crossing will be provided.
- Convenient parking.
- People will still visit town centre for other shops and facilities
- Lidl prepared to pay money into the town centre upkeep is a good thing
- Increase footfall in town as people visiting Lidl from surrounding villages may also visit town centre.
- Councillor's focus on impact on town centre must stop. A supermarket on the edge of town is much better for people in the surrounding area.
- Seems the hold up is a question of £50k. Would be appalling if development was rejected if Lidl didn't pay enough to the Council.
- Late councillor's comments are trying delaying tactics.
- May also help to relieve the parking problem which exists at present in Downham.
- Trying to squeeze more money out of Lidl may well be counterproductive, as it appears nobody seems to know what they would spend the 50K on.
- Will be easy to access store for people.
- Potential for LIDL to support community projects eg, building playgrounds.
- Keeping the town developing and therefore being attractive for further investment, better infrastructure and working age families.
- Giving people choice and supporting their democratic rights of voting for how they want their town to look and feel.
- Catering for a growing population.
- I thought ours was a free society, to have freedom of choice, and not to have our freedom denied by big business.
- Cannot understand why planners are not backing residents by upholding this application and letting it go ahead.
- Let residents have their say.
- Object to the Tesco Judicial Review to stop the opening of the new Lidl store.
- Needed as the town continues to grow.
- Support, but would like to see a more inspirational planting scheme. Use carrstone in areas of the build visible from the road. Would like to see Lidl show how they will have in place policies and arrangements that protect disabled people.
- If McDonalds etc an get permission then so should Lidl.
- Did Tesco challenge Sainsbury's in King's Lynn and how come there are other Lidl stores near big supermarkets.
- Hope the committee will once again grant permission, and if a competing retailer tries to challenge this, that the council will fight it.
- The two supermarkets in town are restricted in size and are not able to easily expand to accommodate larger number of shoppers now seen in the town.

- Parking is a nightmare in town.
- Allow us to shop locally.
- It is getting more difficult to park in town, especially for Blue Badge Holders, and with new housing being built, people will not come into town.
- I drive to Ely or Kings Lynn Lidl or Aldi. Would prefer to use the shops and market in our Town.
- Save fuel which would help the environment.
- New store would benefit town greatly, and not having the store would damage the town centre and the market.
- Should encourage growth of town as a regional centre for shopping and trade. Extra competition will encourage existing businesses to improve their offer/ customer service. Retention of staff locally will encourage training and better conditions for staff, will create a pool of locally trained employees. Any extra trade to town will help local shops and the store is capable of diverting trade from A10 to KL or Ely.
- Confusion regarding two applications with different store proposals. - Prefer to see original sized store, rather than a reduced size store. However, do wish to see an approval granted!
- Is the store then likely to want to extend in the future, as has happened elsewhere in the borough?
- Application should be determined as soon as possible, with proper scrutiny and consideration even if that means a postponement. (although this should only be for one meeting). Any last-minute objections get in the way of decision making and should be frowned upon.

OBJECTION:

- Increase traffic – proposed traffic management plan is poor. There is already planning permission for McDonalds/[Starbucks] on the opposite of the road and amount of traffic at peak times will lead to road incidents.
- Car park serving Lidl runs up the boundary of surrounding neighbours. As the store is open until 11pm, it will impact the standard of living of surrounding properties. Higher exhaust emissions, noise at night and light pollution impact from car park to surrounding neighbours.
- Impact on visual amenity and character – loss of green which does not enhance the Town.
- Site is not suitable.
- Plans suggest further retail development which will result in loss of trade to the centre of town.
- Submission documents do not provide an evaluation of the net jobs effected. Public consultation report submitted is incomplete – applicants have cut off the responses.
- Object to the plan and how it impacts the future of Downham Market as a historic town, the hazards it creates and the negative effects on sustainability (not to having a Lidl in Downham Market)
- Could impact town centre, leading to loss of shops and jobs.
- Location would increase accident risk. The risk needs to be assessed with the addition of other outside units.
- Concern with the ecological disturbance this development will bring. There is currently a large habitat suitable for endangered hedgehogs and development on this site will cause their destruction.
- Use of agricultural land as opposed to brownfield.
- Lidl is not convenient for people in town with no transport.
- As it is in an out of town location, it will not bring more people into the town.
- With McDonalds and Starbucks in that area, it is not a great place to have another business where there will be traffic in and out of the town.

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- Downham Market already has supermarkets in the town which brings people in and helps those who do not have access to transport.
- Proposal would be contrary to policies DM2 and DM110 and policy CS11. DM2 as it is located in the open countryside; DM10 for adversely impacting town centre by diverting from stores in the centre; and CS11 as the proposal would be car dependent.
- Fails to comply with paragraph 110 of the NPPF which requires development to give priority to pedestrians and cycle movements, both within the scheme and with neighbouring areas and create places that are safe, secure and attractive – minimising the scope for conflict between pedestrians, cyclists and vehicles. The development gives no priority to cycle movement, mixing them with motor vehicle movements.
- Another supermarket isn't needed
- Large multinational outlets reduce individuality from our lovely town centre.
- Morrisons is vulnerable to the impact of this development.
- Lidl refers to 2008 competition commission report and 2017 health check data.
- This is out of date information.
- Insufficient information has been given to shopping patterns and how these might change.
- Lidl have extended their product range since 2008 and should not be considered a 'limited assortment discounter'.
- Noise.
- Residential amenity.
- Lidl refer to a case in Leeds which is not relevant given the Downham Market proposal is much further from the town centre.
- There are no other retail outlets out of centre.
- Development is car dependant, contrary to CS11.
- Development would ruin gateway to the town.
- Carrstone cladding and a tiled roof could be insisted with little extra cost.
- Situated on land earmarked for new homes.
- Negative impact on historic market and open countryside.
- 2008 Competition Commission report which the applicant relies on is 14 years out of date. Lidl are increasing their market share and have extended their product range since 2008. No longer seen as a limited assortment discounter.
- Planning and Retail Settlement Statement (Jan 2022) claims that other discount retailers (King's Lynn, Chatteris, Ely) have a higher proportion of linked shopping to other retailers when compared eg. To Tesco/Morrisons. This is misleading because there are no other retail outlets with the exception of fast food provider multinationals.
- Roundabout is an important junction. This could also impact the Marham airbase traffic.
- Alternative sites should be considered due to traffic.
- The financial contribution would not outweigh the harm to the town centre.
- Sequential test was not correctly done.
- Not against Lidl's desire to build in Downham Market but I am against the site. Concerned with traffic and this is a greenfield site. Sure there are brownfield sites that can be developed.
- It will occupy farming land on a greenfield site.
- There is a request for a copy of the "updated November 2022 Planning Statement" supporting the current planning application, as it has not been uploaded as an application document and is mentioned in the advice from Alder King. It is also requested that any relevant information about the proposal that may be found in the documents for the previous 2022 application be provided or directed to.
- There are discrepancies in the descriptions of the "Eco Store (or Economy Store) format" provided by different sources, including Alder King and the council's Officer's Report. It is requested that the original information provided by Lidl be made available for review. There are concerns about the lack of information available about the nature

of the proposed store format and its potential impacts on retail assessment and public interest.

- It seems that the original information provided by Lidl to the council has been summarized or abstracted in some way. The request is for the original information to be provided, rather than the summary provided by the council. Additionally, more information is being requested about the nature of the differences between the "Eco Store (or Economy Store) format" and Lidl's standard format. The planning statement supporting the planning application has not yet appeared on the council's online planning register and there are concerns about its availability only two working days before the committee meeting. A request for deferral has been made to allow for more time to review the most up-to-date information.
- Requests more information is provided by the applicant on the qualitative differences between the Eco store and the standard format LIDL store.
- Queries application of development plan policies with regard to the retail impact, and also the breach of the development boundary and countryside protection policies.
- Refers to need for consideration of the impact of the proposed development as now amended.
- Representation queries the adequacy of the sequential assessment to consider alternative sites. The application site has poor accessibility when compared to alternative available opportunities

NEUTRAL:

- It will be good for the town and job opportunities
- More choice for weekly shop.
- Highway:
- Divers will not be able to come from the roundabout at 50mph like they do now.
- Will increase traffic on Bexwell Road and will make the roundabout very congested.
- Would like to see cycle path along Bexwell Road continuing along the Howdale so traffic free cycle route from and to the town centre and adjacent housing estates established.
- Would like NCC to establish 20mph speed limit along Bexwell Road.
- Would like Lidl to provide proper cycle parking areas near the entrance to the store than at the pack of the car park.
- Welcome Lidl in Downham but the site is too far away from the town centre to be of benefit to other trades in town.
- Lovely to have a choice
- Do not think the local roads of Downham Market will be suitable to sustain additional traffic.
- Natural beauty of the area is already spoiled by the approval of McDonalds.
- Will impact the town centre; people shop for convenience, out of town people will stay out of town.
- Design of the site may be detrimental to the aesthetics of the entrance to the town. Therefore, could any money paid by Lidl be used to improve entrances to the town.

LDF CORE STRATEGY POLICIES

Policy F1.1 - Downham Market Town Centre Area and Retailing

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS04 - Downham Market

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CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

CS06 - Development in Rural Areas

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM9 - Community Facilities

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM10 – Retail Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

Principle of Development
Impact upon the Town centre
Economic Benefits
Form and Character
Neighbours Living Conditions
Access and Highway Safety
Air Quality and Contaminated Land
Drainage
Ecology
Trees
Crime and Disorder
Any other Material Considerations.

Principle of Development

Although the site borders Downham Market's development to the west, it lies outside the development boundary and is therefore classed as 'countryside' for the purposes of the Local Plan. The site is currently in agricultural use.

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Paragraph 81 of the NPPF states that 'significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'.

Policy CS10 of the Core Strategy 2011 (CS) also supports economic growth and it states that:

'The local economy will be developed sustainably: to facilitate job growth in the local economy, ... Job growth will be achieved through the provision of employment land as well as policies for tourism, leisure, retail and the rural economy;' This policy also refers to rural employment sites and development in the countryside. It explains '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.'

Policy CS02 of the CS makes it clear that decisions on new development will be taken based on the settlement hierarchy. Policy CS04 relates to development in Downham Market and explains how 'the role of Downham Market will continue as a main town providing and supporting employment and essential services for the southern part of the borough.' The proposal is considered to accord with these policies in terms of the position of Downham Market in the settlement hierarchy and its intended role in the borough.

However, both national and local policies also seek to protect the viability and vitality of town centres by ensuring that careful consideration is given to retail development outside of town centres.

Furthermore, the impact of development within the countryside also needs to be considered.

Policy DM2 of the SADMPP explains how areas outside development boundaries will be more restricted and limited to that identified as suitable in rural areas.

Policy CS06 of the CS explains how in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all. Development of greenfield sites will be resisted unless essential for agricultural or forestry needs.

The proposal would not comply with Policies DM2 and CS06 as the site is within the countryside and the proposal is not consistent with the intrinsic character of the countryside. However, in locational terms, the site is adjacent to the settlement boundary of a town in a sustainable location.

In terms of the impacts of the proposal on the town centre (as opposed to its consistency with the role of Downham Market as a town) this is addressed further below. As part of this consideration, the applicant has undertaken a sequential test. This is considered in detail below. However, for present purposes – and consideration of the location of the proposed development in terms of the spatial policies of the development plan, it is considered relevant that the conclusion of the sequential test and its assessment by officers is that the sequential test has been met, so that suitable sites are not available (or expected to become available within a reasonable period) in the town centre or in edge of centre locations.

Policy CS04 of the CS relates to Downham Market. It explains how the focus in the town centre will be on:

- Maintaining and enhancing a strong local convenience and service offer;
- Accommodating a balanced diversity of uses to strengthen the evening economy;
- Improving the local arts and culture offer;
- Promoting the town's role as a wider visitor centre

These issues are also addressed below.

It is concluded that there are material breaches of policies DM2 and CS06 due to the countryside location and the inconsistency of the proposed development with the intrinsic character of the countryside, but compliance with the other policies considered above – the impact on the town centre is considered below.

Impact Upon the Town Centre

Policy DM10 of the Site Allocations and Development Management Policies Plan 2016 (SADMPP) refers to King's Lynn, Downham Market and Hunstanton as major retail centres. New retail uses will be expected to be located in these town centres unless an alternative location is demonstrated to be necessary. If there are no suitable sites in the town centre, an edge of centre location will be expected. It goes on to say 'the Council will strongly resist proposals for out of town retail uses that either individually or cumulatively would undermine the attractiveness and viability of the town centres.'

Section 7 of the NPPF relates to ensuring the vitality of town centres. Paragraph 86 explains how 'planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation'.

NPPF paragraph 87 explains how 'local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered'.

Paragraph 88 of the NPPF states that 'when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilize suitable town centre or edge of centre sites are fully explored'.

The National Planning Policy Guidance (NPPG) offers guidance on the application of the sequential approach in decision-making and sets out a checklist of considerations (PPG 2b – 11 – 20190722. The application of the test should be proportionate and appropriate for the particular proposal. In summary:

- With due regard to flexibility, has the suitability of more central sites to accommodate the proposal been considered. If out of centre (or edge of centre) preference should be given to accessible sites that are well connected to the town centre;
- Is there scope for flexibility in the format and/or scale of the proposal? It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed.
- If there are no suitable sequentially preferable locations the sequential test is passed.

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Some further guidance on the terms used is provided in the judgment of the High Court in *Aldersgate Properties v Mansfield DC* [EWHC] 1670 (Admin – referred to in para 7.12 of the Applicant's Planning Statement):

- 'suitable' and 'available' generally mean suitable and available for the 'broad type of development which is proposed in the application by approximate size, type and range of goods'.
- 'flexibility' generally excludes the 'identity and personal or corporate attitudes of an individual retailer' and
- 'available' relates to the site's availability for the type of retail use which permission is sought and not its availability to a particular retailer.

The catchment area is 0-10 minutes drive-time which reflects the store's rural location and that Lidl stores serve a relatively compact catchment area. This is considered appropriate given our knowledge of the area. A focus on Downham Market as the main centre is supported in this defined catchment area, along with any out-of-centre sites well connected to the town centre.

The Planning Statement refers to the search parameters such as a minimum site area of 0.5ha; a site or vacant unit that can accommodate a minimum store size of 1800sq.m GIA; a site capable of offering adjacent surface level car parking; a prominent site with the ability to attract passing trade; accessible via a choice of means of transport; and can accommodate associated HGV's deliveries and manoeuvring; amongst other things. The Sequential Test within the Planning Statement highlights the minimum requirements necessary to accommodate the proposed foodstore. It offers an appropriate level of flexibility for consideration of potential sequential preferable sites, within the selected catchment area.

In consideration of 'availability' and 'reasonable period', it is a matter of planning judgment and is dependent on the case circumstances. The applicant refer to 3 years which is considered a reasonable period. Potential sites have been considered in Downham Market Town Centre; Howdale Park; Downham Market Club, 19 Paradise Road; and Playing fields, Downham Market Sixth Form. The site considered are deemed appropriate and it is considered there are no additional town centre, edge-of-centre or out-of-centre sites well connected to the town centre that need to be considered.

In terms of the town centre, the applicant highlights there are a number of listed buildings in the centre, limiting the ability to amalgamate units. Regardless, considering the available floorspace in the town centre vacant units together (1770sq m gross in October 2022, Table 1 of Appendix 2 of the Retail Study) would not accommodate the development, even if it was possible to amalgamate them.

Other sites put forward include public open space at Howdale, Downham Market Sixth Form Playing Fields and Downham Market Club at Paradise Road. However, the use of these sites would conflict with the development plan. This includes such as through the loss of open space/community facilities. Additionally, there are issues of sites not being suitable or available.

The applicant's assessment focused on suitable sites or vacant units in Downham Market Town Centre and in edge of centre locations within 300m of the Primary Shopping Area/Frontage. They also considered relevant criteria such as site size, access and space for vehicle manoeuvring for instance.

Third party comments have queried the sequential test. They highlight undeveloped employment land within the urban area, which forms part of Local Plan Allocation (Policy F1.2 – Land off St. John's Way, Downham Market), and that this adjoins other employment

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premises which they consider might be suitable for redevelopment. It is acknowledged this land is within walking distance of the town centre and railway station. The proposed site is also within walking distance of the town centre and has public transport links nearby. The allocated land is a continuation and extension of an existing industrial area, which is allocated for Use Classes B1 office, B2 general industrial and B8 storage or distribution. Use class B1 has since been omitted from the Use Class Order, and been replaced by Use Class E. This land is intended for the expansion of the industrial use, and to introduce the proposed retail use here would be at odds with the purpose of this allocation.

Tetra Tech Planning and Alder King reviewed the information on behalf of the Council. They considered that the sequential approach to site selection has been met; there is no sequentially preferable (including by reference to accessibility) site available or suitable to accommodate the development proposed. In terms of accessibility to Downham Market town centre, Bexwell Road is served by public transport and has street lighting, and there is a footway along the northern side of the road. A bus stop is located around 50m from the site. The application proposes linking the site to the existing footway on the southern side of Bexwell Road and would offer a pedestrian refuge to assist pedestrians crossing the road. More frequent bus services are located around a 20 minutes walk from the site. Downham Market is also served by a train station. Additionally, the site would also be able to be accessed by bicycle. Regard has been had to relative accessibility but no sites with greater accessibility which are appropriate for the proposal have been identified. Officers accept this advice and consider that on consideration of the sequential test in the NPPF and the checklist within the PPG that the sequential test has been passed.

Consequently, given the evidence presented by the applicant, it is concluded that the sequential approach to site selection has been met; and there is no suitable and available (or expected to become available within a reasonable period) site to accommodate the broad type of development proposed even on a flexible basis and within a reasonable time period. Consequently, the comments raised by the Policy team have now been addressed.

Paragraph 90 (NPPF) explains that 'when assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m² of gross floorspace). This should include assessment of:

- a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme)'.

Additionally, Paragraph 91 explains that 'where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the considerations in paragraph 90, it should be refused'.

The store would have a gross internal floorspace of 1895 square metres, and therefore is not greater than 2500sq.m, which would automatically trigger the need for an impact assessment under Paragraph 90 of the NPPF and Policy DM10 of the SADMPP.

However, an impact assessment has been undertaken by the applicant. Officers consider the impacts on the vitality and viability of the town centre to be material planning considerations and the assessment provides a helpful way of assessing these. The PPG advises that the impact test should be undertaken in a proportionate and locally appropriate

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way. Officers consider – given the local policy position as well as the national policy position – that it is necessary to consider whether out of centre proposals undermine the attractiveness and viability of town centres.

The applicant has supplied an up-to-date Downham Market Town Centre Health Check. There is a low vacancy rate of 8% of units and 6% floorspace which is below the national average. Downham Market contains a good proportion of local independent retailers and retail and leisure services which were considered key attractors for shoppers and day trippers.

The role of the Morrisons and Tesco supermarkets were also noted by the applicant, with most customers combining main food shopping and other town centre facilities. Linked trips accounted for 35-65% shoppers, which is fairly high. The Retail Statement dated November 2022 suggests that the town centre is performing well with regard to vitality and viability. However, it is noted that the role and function of the existing supermarkets within the town centre and their contribution to its health are important, as there are no existing out of centre stores and due to the identified levels of linked trips.

The applicant highlights that even if it was deemed that there was conflict with the retail impact test (or indeed the sequential approach to site selection) this could be overcome by countervailing factors and that giving appropriate weight to these factors was a matter of planning judgement, which Alder King concurs with.

From the information published for Iceland, Morrisons, and Tesco, existing supermarkets are on average undertrading by 5%. Therefore, there is a lack of evidence to back up the applicant's prediction that the Lidl store would under trade by 12%.

The applicant highlights there is a leakage of trade from the catchment area (£18.26m convenience goods) and is suggested some of this could be clawed back which seems reasonable. In addition, it is accepted there is likely to be some inflow of trade/pass by trade. The Retail Statement suggests that the impact on the town centre as a whole, which the applicant calculates to be 8.1% and 7.1% on combined convenience and comparison turnover of the town centre at 2027. Regardless, the role of these town centre stores has been identified as important given the linkage to the town centre identified and therefore direct and indirect impacts need to be considered.

The qualitative benefits of a discount foodstore in Downham Market, is that it would offer local choice and competition. It would be conditioned to ensure it is occupied by a deep discounter store. Additionally, some leakage would be able to be clawed back.

The Retail Statement indicates that Downham Market is in good health and vacancy levels are low and therefore it is positioned to cope with an element of impact from the proposal. However, it is again noted that there is evidence of linkages between the existing supermarkets and town centre. It is accepted that there are other attractions and facilities that draw people to the town centre, other than the supermarkets, and tourists have not been included in this assessment.

The latest Market Retail Assessment submitted by Rapleys on behalf of the applicant is dated November 2022. In response the council has employed Alder King planning consultants to scrutinise and assess the information submitted, and has considered the impact upon the town centre. Alder King's conclusion to this latest document is detailed below:

- This advice relates only to the retail tests relating to the sequential approach and impact. It considers the relevant evidence submitted on behalf of the application in the

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PS and RS dated January 2023. The representations on behalf of Morrisons and Tesco to the application proposal have also been considered.

- Under Policy DM10 and the NPPF, there is no requirement to undertake an impact assessment albeit that all impacts are material. It has been demonstrated that the proposed store will not impact on any in-centre investment. Moreover, the evidence has demonstrated that the impact arising from the new store size is unlikely to give rise to significant adverse levels of impact on Downham Market Town Centre. The impact will fall most heavily on the existing supermarkets and these will give rise to direct and indirect impacts, through lost spin-off trade, on the town centre. However, on balance, this is unlikely to reach significant levels.
- The latter is a finely balanced conclusion. On the balance of the evidence presented, it is concluded that the proposed Lidl store is likely to give rise to a direct impact on the town centre of 8.1% (10.7% on the convenience sector) at 2027 and, when coupled with the indirect effects, it will not give rise to significant adverse impact on the town centre. This reflects the good health of the centre, the important role of the existing supermarkets in Downham Market, level of linkage and trading performance of existing store.
- Conditions should be attached to any grant of planning permission as outlined in this report, to ensure the store trades as assessed as a limited assortment discounter.

Given the sequential test has established that there are no suitable town centre sites to accommodate the proposal, the proposed edge of centre location would be in accordance with the relevant part of Policy DM10 (SADMPP).

The impacts are material and, therefore it is necessary to consider whether out-of-centre proposal undermines the attractiveness and viability of the town centre. It has been established that the proposal is likely to give rise to both direct and indirect impacts on the town centre. These effects are adverse. The local context is that the town centre is performing well with regard to vitality and viability. Additionally, there is no in town centre investment to impact upon. Given the direct and indirect impacts identified officers consider that there would be some conflict with Policy DM10 in terms of undermining the viability of the town centre. This conflict needs to be considered in the planning balance.

The proposal would comply with paragraph 87 of the NPPF as the proposal has passed the sequential test, which resulted in the out-of-centre location being accepted.

In terms of Paragraph 88 of the NPPF, the site is on the edge of the town and is well connected to the town centre and is considered an accessible site. The site would be accessible from the town centre by pedestrians, cycling, bus and car. It would therefore be in compliance with Paragraph 88 of the NPPF.

The basis on which the impacts have been assessed, is the basis on which the store is proposed to operate as to be secured by condition. For instance through restricting the size of the store.

In relation to Paragraphs 86, 90 and 91 of the NPPF. An impact assessment was provided. The proposal will not impact on any in-centre investment. It has been demonstrated that the impact arising from the new store is unlikely to give rise to significant adverse levels of impact on Downham Market Town Centre. The impact will fall most heavily on the existing supermarkets and these will give rise to direct and indirect impacts, through lost spin-off trade, on the town centre. However, on balance, this is unlikely to reach significant levels. As such, the NPPF at paragraph 91 does not apply so as to advise that the planning

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application should be refused on retail impact grounds. The proposal also complies with the NPPF requirements in relation to the sequential test. Officers consider that the NPPF policies are material considerations in determining the application.

Economic Benefits

In term of the economic benefits of the scheme it would offer the equivalent of 40 full time jobs and would also provide construction jobs.

Form and Character

The NPPF, National Design Guide, National Model Design Code and the Local Plan refer to design. This includes reference to layout, form, scale, appearance, landscape, materials and detailing.

Policy CS04 of the CS 'Seeks to respect and enhance the built, historic and natural environment in the town. Maintain the landscape and the quality of open space in Downham Market.' Policy DM15 of the SADMPP explains how 'the scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials.'

As the site is considered countryside then Policy CS06 of the CS protects the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all.

Policy CS12 states that development proposals should demonstrate their location, scale, design and materials will protect and enhance the special qualities and distinctiveness of the area.

The site is an open agricultural field with sporadic trees and vegetation by the north-western and south-western boundaries. The surrounding area contains a mix of residential uses and agricultural fields with the A10 to the east. The site borders the built up area of Downham Market to the west.

Consequently, the proposal would clearly alter the current open, rural character of the site through the introduction of a large food store and associated car parking. It would be visible from both Bexwell Road and the nearby A10.

The Council's Landscape Character Assessment includes landscape planning guidelines for H1, which covers the site. It seeks to conserve the mostly rural character of the area; ensure that any new appropriate development responds to historic settlement pattern and is well integrated into the surrounding landscape; conserve and enhance the landscape setting of Downham Market and Bexwell and seek to screen (where possible) harsh urban edges; seek to conserve the largely undisturbed and tranquil nature of the area.

A Landscape and Visual Appraisal (LVA) was submitted as part of the planning application. It states that:

- Very limited local landscape and visual effects would occur with the development. Construction effects would be at most moderate adverse short-term and would be experienced at the scale of the Site and local area.
- Operational landscape effects have been assessed as moderate adverse at the scale of the Site and immediate local area through to negligible in the wider LCT H1 as the

changes resulting from the proposed development would be barely perceptible in the wider landscape.

- Operational visual effects have been assessed as a most moderate adverse for seven properties along Bexwell Road to the north of the Site and these predominantly in the winter months following autumn leaf fall.
- No other effects would be greater than slight adverse for occupiers of residential properties and users of the local PRow and highway network within 500m of the Site.
- It is therefore considered that the proposed development will result in only prominent adverse effects within the Site and immediate local landscape and for a small number of properties within the immediate vicinity of the site.

The site is located near to modern residential development to the west and north and A10 further to the east. The site is not in or adjacent to the historic part of Downham Market or heritage assets. Furthermore, planning permission has recently been granted for development on the north side of Bexwell Road, opposite the site; at 157 and 159 Bexwell Road, outline permission was granted for a 72 bedroom care home with associated parking and development (reference 21/01069/OM). The site is also close to where a coffee shop and drive thru and McDonald's restaurant with drive-thru (ref 19/02216/F) was approved by the A10 roundabout junction. The McDonald's and Costa coffee shop have been constructed. The proposal would change the open verdant character of the site itself, through the introduction of a large supermarket with car parking. Together with the loss of street trees this would harm the intrinsic character and beauty of the countryside which also provides in some respects an attractive entrance to Downham Market. However, it is recognised that the character of the area has begun to change through the construction of the nearby McDonalds and a coffee shop, and planning approval has been granted for larger development such as the care home close to the site. As such, officers consider that overall the area can be seen as transitional in character.

It is also acknowledged that Policy CS10 of the CS does support economic development within the countryside, which sits alongside the requirement to respect the intrinsic character and beauty of the countryside.

The Town Council has requested the use of Carrstone on the building. However, it is considered that the materials proposed would be acceptable in this locality, given the range of materials used along the street.

The proposal involves the loss of 7 trees and vegetation; however replacement tree planting would be provided. The proposal includes a mixture of ground cover ornamental shrub, wetland wildflower grass and tree planting towards the borders of the site which can be secured by way of an appropriate landscaping scheme. This would help to soften the proposed car parking and development from Bexwell Road and parts of the A10. The Town Council has asked for landscaping to be provided around the building. Landscaping is not proposed along the rear of the building given the proximity of the building to the site boundary. Although additional landscaping would help the building blend into the landscaping it is noted that there is existing landscaping along the A10 which would soften views of the rear of the building. Therefore, additional landscaping is not being sought. The landscaping is similar to what was previously proposed. Additionally, the Arboricultural Officer did not object to the original scheme.

The updated lighting plan identifies the use of lighting columns with backplates installed, recessed downlighters and LED luminaries. The columns would be located along the edges of the car park and access road, with the remainder of the lighting within the car park and on or close to the proposed store. Although there is currently no lighting immediately outside the site, lighting is present at the Bexwell Road/A10 junction and past the site soon after

entering Downham Market and given the site's proximity to the built up area of Downham Market it would be acceptable providing it is suitably conditioned.

The proposal would not be fully consistent with Policies CS04, CS06 of the CS and DM15 of the SADMPP as it would result in some harm to the intrinsic character and beauty of the countryside and entrance into Downham Market. However, it is also noted that the character of Bexwell Road is changing with the construction of a McDonalds and coffee shop near to the A10 roundabout, and with the approval for a large care home on the northern side of Bexwell Road, close to the development. Therefore, the identified harm would need to be weighed up against the benefits of the proposal.

Neighbours Living Conditions

The site is bordered to the south-west by 160 Bexwell Road (No.160) which is a one and a half storey property. This neighbouring property is between 1.7m and 5m from the site boundary. At its closest it would be 5m away from a car parking space within the site. This property would be 40m from the retail store and over 69m from the delivery area. Given the position of this neighbour in relation to the store, the proposal would not cause harm with respect to loss of light or be overbearing. No.160 has windows that overlook the application site at ground and roof level. The Landscape Plan indicates a 1.8m high timber acoustic fence would be located along the shared boundary by this neighbour, this would assist with providing both privacy and noise mitigation to the ground floor windows and garden area. Given it would replace existing vegetation and trees and due to its scale and position it would not adversely harm ground floor windows or outlook from the garden. This vegetation would be replaced by an acoustic fence and car parking. New ground cover ornamental shrubs would be located by this fence within the application site. No.160 would have views into the site from their upper floor flank windows. Therefore, there is potential overlooking and perceived overlooking from people within the car park. However, given the distance and height of the window it is not considered to be so significant to warrant refusal of the application. The delivery area is located to the north-east side of the building away from this neighbour.

Opposite the site on the northern side of the street is 2 Landseer Drive. This property is 29m away from the site. Houses 155, 157 and 159 Bexwell Road are set back on their plots and are at least 48m away from the site boundaries. Given the orientation, layout and distance the proposal would not harm these nearby residents with respect to loss of light, outlook or privacy.

Planning permission has been granted for a care home opposite the site. However, this has not yet been built. However, this is set back in its plot with car parking located at the front. It is not envisaged that the proposal would harm the amenities of the local care home residents given its scale and position.

A noise report was provided. External plant would be installed in a compound to the south-east of the store. The noise report assessed this to have a low impact both day and night time. It also considers deliveries which would have a low impact during daytime and a significant adverse impact during the night time. The unloading operations would be low levels at the closest residential properties. It recommends restricting delivery times and a 1.8m high acoustic barrier is recommended along the west site boundary in response to car park noise, which would result in low noise impact from car movements.

The Travel Plan anticipates there would be one to two dedicated deliveries per average day and up to three deliveries during seasonal peak periods, such as Easter and Christmas. Recycling and waste will be taken away by the same delivery vehicles, reducing the number

of vehicles visiting the store per day. Deliveries typically take place during store opening hours but outside usual highway peak hours.

CSNN has considered the information submitted and has requested the site layout and swept path drawings be conditioned. They also request that deliveries be conditioned to: Monday to Saturday (including Bank/Public Holidays, and 10:00-16:00 and Sundays. Furthermore, they request opening hours be conditioned to 07:00-23:00 Monday to Saturday (including Bank/Public Holidays) and 10:00-16:00 on Sundays. They also highlight that measures would need to be in place to control noise disturbance from audible reversing warning alarms from delivery vehicles. White noise alarms are preferred where reversing manoeuvres are required, automatic voice warnings or other alarm types can impact on residential amenity.

Given the proximity of nearby properties a construction management plan is recommended by way of condition.

CSNN have asked that lighting shields be conditioned on the three western lighting comments and the remaining lighting to be provided as per the Lighting Plan. This would avoid the proposal from harming nearby residents with respect to light pollution.

Consequently, the proposal is not found to adversely harm nearby residents living conditions.

Access and Highway Safety

Policy DM15 of the SADMPP notes development proposals should demonstrate that safe access can be provided and adequate parking facilities are available. Policy DM17 highlights parking provision will be negotiated having regard to the NCC standards. Policy CS11 of the CS also relates to transportation and promotion of sustainable forms of transport and use of contributions for necessary transport improvements.

Paragraph 113 of the NPPF requires development that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

Paragraph 105 (NPPF) highlights that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

The Travel Plan identifies opportunities for the promotion and delivery of sustainable transport initiatives such as walking, cycling and public transport.

The site would be accessed via a ghost island junction from Bexwell Road. Located approximately 90m west of the A10 roundabout. The Travel Plan has considered the improvements associated with application 19/02216/F which includes the widening of Bexwell Road and pedestrian provision to the bus stop located off the A10 roundabout on the southern side of Bexwell Road. Bexwell Road has a 30mph speed limit outside the site. Around 500m west of the site it reduces to 20mph and there is a zebra crossing around this location. Bexwell Road is served by public transport and has street lighting, there is a footway along the northern side.

A bus stop is around 50m from the site. The application proposes linking the site to the existing footway on the southern side of Bexwell Road and providing a pedestrian refuge near to the site to allow pedestrians crossing. A bus stop is around 50m from the site, however services are infrequent through the day, more frequent services are a further walk from the site (approximately 20 minute walk time away). Downham Market is also served by a train station that runs between King's Lynn and London.

22 cycle parking spaces would be provided on site for customers. Additional secure cycle parking for staff would be provided within the building. National Cycle Route 11 runs through the centre of Downham Market, which provides links through to King's Lynn and Ely. Although there is no cycle route along Bexwell Road, given the speed limit of the road it is a potential option to reach the site.

The applicant would cover the costs of the Travel Plan to allow its operation for a minimum of 5 years. Measures to promote sustainable transport options are covered within the Travel Plan.

A total of 131 car parking spaces would be provided (6 DDA compliant spaces, 8 parent and child spaces and 2 active rapid charger bays, and 12 active fast charging points).

The Transport Assessment noted three slight incidents had occurred over a 5 year period but did not consider this to lead to any significant concerns or demonstrate any discernible pattern along the highway network/junctions that could affect the proposed development. It also noted that additional traffic generated by Lidl has a negligible effect on network operation and the level of service currently provided. It concludes no residual impact arising from the proposals that could be considered severe in the context of the NPPF, such that it would lead to planning permission being refused on highways grounds.

NCC Highway Authority find the indicative scheme of off-site highway improvements and access to be acceptable. They do note that a more suitable access arrangement can be achieved but accept that they cannot substantiate an objection. The off-site works would be delivered through a Section 278 Agreement. They request relevant conditions if the scheme is minded for approval.

In response to the Councillor queries relating to projected traffic numbers, details are provided within the Transport Assessment and the Travel Plan submitted by the applicant and the responses from the Local Highway Authority which are available online.

The site would be accessible by a means of a variety of modes of transport, including walking, cycling and by public transport, as well as by car. Accordingly, it is considered it would satisfy the requirements of Paragraph 105 of the NPPF.

Accordingly, the proposal is considered acceptable on access and highway safety grounds.

Air Quality and Contaminated Land

The updated Air Quality Assessment (January 2023) concludes the 'development is considered unlikely to have significant adverse effects on local air quality, and ambient air quality with the development in place is not expected to have significant adverse effect on future site users.'

Environmental Quality considers it is highly unlikely, that the proposal would result in an exceedance of the air quality standards at nearby receptors. However, a Construction Environmental Management Plan is recommended to be conditioned to mitigate residents from construction dust.

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The information does not indicate the presence of significant land contamination. However, land quality request a contaminated land condition given the former use of the adjacent land as Downham Market Airfield.

Drainage

The site is within Flood Zone 1. The Flood Risk Assessment (FRA) concludes the site to be at low overall risk of flooding provided that surface water flooding risks are appropriately managed. It recommends finished floor levels are at least 150mm above external ground levels to protect against localised pooling of surface water during heavy prolonged rainfall. It states that the risk of flooding elsewhere should not be increased as a result of the development. The nearest surface watercourse is proposed to discharge surface water flows from the site at an attenuated rate. Permeable paving is proposed for the car parking spaces. The Drainage Strategy indicates the location of proposed surface water and foul water sewers piping and water collection areas such as the rainwater harvesting tank and surface water storage tank at the rear of the site.

The Flood Risk Assessment dated February 2022 states that 'the new site drainage will be designed with sufficient capacity not to flood during a 1 in 30 year storm event as well as to contain flood water generated from a 1 in 100 year plus climate change storm event within the site. The risk of off-site flooding would not increase as a result of the development and safe access and egress will be maintained.'

The Lead Local Flood Authority (LLFA) does not object, subject to the Flood Risk Assessment, revised drainage area plan drawings (January and February 2023) and relevant drainage drawings be conditioned. They also request an informative.

The Environment Agency finds the drainage to be acceptable. They provide advice on Sustainable Drainage Systems which can be included as an informative if the application were approved.

According to Anglian Water there is capacity for the foul drainage in the catchment of Downham Market Water Recycling Centre. They recommend informatives with respect to sewerage. They do not object to the proposal.

Additionally, the IDB does not object to the proposal but highlights the need for a discharge consent to be made to the IDB and highlights all necessary agreements with riparian owners of the receiving watercourse are obtained.

The scheme is therefore considered acceptable with respect to flooding and drainage.

Ecology

No impacts on Statutory Designated Sites were recorded within the Preliminary Ecological Appraisal. As the ecological impact is considered restricted to a site level, it concludes no impacts on non-Statutory Designated Sites. Three non-Statutory Designated Sites were located within the search radius with the nearest around 1.2km away.

Natural England has no objection to the proposal and considers that the development would not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Changes have been made to the Conservation of Habitats and Species Regulations 2017 (as amended) (2017 Regulations). The changes are made by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (2019 Regulations).

The 2017 Regulations are one of the pieces of domestic law that transposed the land and marine aspects of the Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives).

Protected Species (PS) have full protection 2017 Regulations. It's an offence to deliberately capture, injure or kill, or deliberately disturb PS. These requirements are enforced in the 2017 Regulations and any derogation is regulated and overseen by a system of licensing administered by Natural England (NE).

A Preliminary Ecological Appraisal was submitted as part of the application. No protected or notable species were recorded during the survey. There was no evidence of badgers. The site would be suitable for breeding birds within scattered trees and hedgerows along the site boundaries. Therefore, site clearance should be undertaken outside the bird breeding season. No impacts on bat roosts or foraging grounds/commuting lines or flora or invertebrate assemblages are predicted. No evidence of western European hedgehogs was apparent although the site is suitable. Therefore, precautionary measures in respect to site clearance is recommended.

In the Preliminary Ecological Appraisal it recorded sub-optimal habitat for amphibians and no impacts are predicted. The site is suitable for reptile species and the report recommends further surveys to ascertain presence/likely absence are taken. However, an email update on 24th March 2022 says the site has recently been revisited and that due to the presence of development near to the site and the A10 providing a barrier to dispersal, it is recommended that the site is stripped under a working method statement to include a finger tip search of the ditch and habitat manipulation of the site. This can be conditioned.

UK Priority Habitats within the site consist of hedgerows forming part of the site boundaries. The applicant's Ecologist however has confirmed the defunct nature and lack of connectivity does not meet the initial criteria for important hedgerows in relation to bats and that no further bat surveys are needed.

An Updated Ecology Walkover and Addendum Note dated 20th January 2023 has been submitted. It concludes that the findings of the 2020 PEA Report have been reviewed and remain applicable and valid. It confirms that no further updated surveys or additional mitigation measures in respect of protected species or habitats are necessary. No other potential impacts of the proposals on other ecological features have been identified.

The Preliminary Ecological Appraisal, email update (received 24.3.22) and the Updated Ecology Walkover and Addendum Note dated 20th January 2023 should be conditioned to ensure appropriate mitigation measures are incorporated. This also includes planting native species.

Trees

The landscape plan illustrates the planting scheme for the site. There will be some loss of trees and vegetation by the south-western boundary and By Bexwell Road. Three trees would be removed from inside the site and four further trees to accommodate the footpath. However, replacement planting of 9 trees is included within the site.

It would involve the loss of some street trees which are of aesthetic value when entering Downham Market.

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The Council's Arboricultural Officer has no objections but requests a landscaping scheme and replacement planting conditions.

Given the proposed planting scheme and replacement tree planting (9 trees) proposed, it is considered the planting would assist with softening the edges of the development and would be acceptable.

Crime and Disorder

The Designing Out Crime Officer has not objected but has offered advice to the applicant. They highlight clearly signposting the site including areas not open to the public. Lockable waste containers located in a secure position. Co-ordinating lighting and CCTV systems. To use certified roller shutters if needed. It also recommends an intruder alarm system. This advice can be included within an informative if the application were to be approved.

Any other Material Considerations

Norfolk Fire and Rescue Service do not object to the proposal. However, they highlight the need to meet necessary Building Regulations such as arrangements for emergency vehicles and the use of sprinklers. It is recommended their advice be included as an informative if the application is approved.

Downham Market Neighbourhood Plan and the emerging Local Plan are yet to be adopted so are given very limited weight at this stage.

If planning permission were to be granted then the development would be liable for a CIL payment. This would amount to approximately £269,973.78. This is a material consideration. Section 70(2) of the Town and Country Planning Act 1990 provides that a LPA must have regard to a local finance consideration as far as it is material.

Separate advertisement consent would be required for signage including on the store.

Financial Contribution

Lidl originally offered a sum of £50,000 for Downham Market Town Centre improvements, when the application was previously heard at Planning Committee. Since then, the scheme has been revised to include a reduction in retail floorspace.

Consideration needs to be given to the degree of impact on the town centre. Overall, it has been determined that the impact on the town centre is unlikely to reach significant levels. However, it is noted that there is some conflict with policy DM10 of the SADMPP in terms of undermining the viability of the town centre, given the direct and indirect impacts identified. However, the planning balance will determine whether the development is acceptable with or without a financial contribution. A contribution would only be sought if deemed necessary under the regulation 122 test in the CIL Regulations.

CONCLUSION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

Officers consider that the proposals as assessed to an extent conflict with a number of policies of the development plan. There is a conflict identified above in relation to the

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location of the proposed development outside the settlement boundary of Downham Market, albeit adjacent to it, and so in the countryside, and it being development of a nature that is inconsistent with the intrinsic character of the countryside – see policies DM2, and DM15 (SADMPP) and policies CS04 and CS06 of the Core Strategy.

The retail impact analysis above also identifies a conflict with Policy DM10 (SADMPP) as the proposal would materially undermine the viability of Downham Market Town Centre.

Officers' view is that when assessed as a whole the proposal does not accord with the development plan read as a whole for the purposes of section 38(6) of the above Act.

It is then necessary to consider whether or not there are other material considerations that taken together justify a departure from the development plan. The NPPF is a material consideration in this assessment.

In the above analysis officers have identified a number of material considerations alongside the analysis of the development plan policies. A number of these weigh in favour of the grant of planning permission.

In relation to the location of the development and its impact on the countryside (its intrinsic as well as its perceived character), the site is at the entrance into Downham Market, and just outside of the development boundary. There are new facilities being provided on the opposite side of the road (care home, take-away and restaurant facilities), which are also outside of the development boundary. Accordingly, the character of this part of Bexwell Road is changing and is considered to be transitional in character and in that respect the visual impact of the proposal would not be out of keeping in this context. In addition, whilst the NPPF requires the intrinsic character and beauty of the countryside to be recognized, it is also to a degree supportive of economic growth, and the impacts on the intrinsic character of the countryside must be balanced against the benefits provided by the proposal. Officers consider it relevant in this respect that a retail sequential test has been undertaken and passed.

Officers consider that based on the material submitted and its review on behalf of the Council, the proposal would impact adversely on the vitality and viability of Downham Market Town Centre. However, this would not as a matter of degree give rise to a significant adverse impact on the matters identified in paragraph 90 of the NPPF so as to warrant refusal under national retail policy. Therefore, although the development plan policy is breached in terms of its impact on the town centre, national policy is met. This is a material consideration which goes to the weight to be given to the degree of harm caused.

There are a number of important material considerations that weigh in favour of the scheme and/or reduce the weight that officers consider it appropriate to give to those breaches of the plan. Considerations considered significant by officers are:

- a) That the retail impacts on the town centre are material but not significant adverse effects to the matters identified at paragraph 90 of the NPPF;
- b) the town centre is performing well with regard to vitality and viability, and is in good health, which provides a local context for assessing the impact;
- c) the proposals will generate job creation and support the economic growth of the town;
- d) the proposals will broaden the retail offer available to the catchment through the introduction of a limited assortment discount retailer offering greater choice and potentially lower prices on certain products;
- e) it would incorporate environmental measures and so bring environmental benefits: such as solar panels on the roof of the store and EV chargers;

- f) there is trade leakage from the proposal's catchment area and the proposal may assist in retaining some of that expenditure as well as promoting the overall retail offer of Downham Market;
- g) the sequential test has illustrated there are no preferable sites that can accommodate the proposed development; and
- h) there is no town centre investment that would be adversely harmed by the proposal.

On balance, it is considered that these material considerations, including compliance with Section 7 of the NPPF, would outweigh any conflict with the Local Plan policies. It is consequently, considered unnecessary to require a financial contribution. Therefore, a contribution should not be sought as necessary under the regulation 122 test in the CIL Regulations.

The proposal therefore is acceptable as the conflict with the development plan has been weighed against the material considerations, and it is considered that the material considerations would outweigh the conflict with the Local Plan.

On this basis, the application is recommended for approval.

RECOMMENDATION

APPROVE, subject to the following conditions:

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: 7783L-06, 7783L-25 Rev.D, 7783L-26, 7783L-27, 7783L-28, 20-096-01 Rev.D, 16-2066-001, 16-2066-002, DWG-00 Rev.5, DWG-01 Rev.5, SCP/200469/SK05 Rev.C.
2. Reason: For the avoidance of doubt and in the interests of proper planning.
3. Condition: The development shall be built in accordance with the submitted flood risk assessment and drainage strategy (Flood Risk Assessment | Lidl, Downham Market | Cora IHT | Ref: Project No: 16-2066, Document No: T001 | Rev: Issue 4 | Dated: 18 January 2023) and the following additional supporting documents/drawings/reports:
 - The drawing titled Drainage Area Plan (Drainage Area Plan | Downham Market | Cora IHT | Drawing No: 16-2066-002 | Rev: P3 | Dated: January 2023).
 - The drawing titled Anticipated Exceedance Flow Plan (Exceedance Flow Plan | Downham Market | Cora IHT | Drawing No: 16-2066-003 | Rev: P2 | Dated: January 2023).
 - The drawing titled Impermeable Area Plan (Impermeable Area Plan | Downham Market | Cora IHT | Drawing No: 16-2066-004 | Rev: P2 | Dated: January 2023).

The schematic drainage layout adopted must be that demonstrated in the final submitted drainage strategy drawing (Drainage Strategy 1 of 2 | Downham Market | Drawing No:

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16-2066-001 | Rev: P6 | Dated: February 2023). The approved scheme will be implemented prior to the first use of the development.

3. Reason: To prevent flooding in accordance with National Planning Policy Framework (NPPF) paragraph 167,169 and 174 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.
4. Condition: Prior to the first use of the development hereby permitted the vehicular access shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways specification (for the first 10 metres into the site) and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway.
4. Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.
5. Condition: Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 15 metres from the near channel edge of the adjacent carriageway. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.
5. Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.
6. Condition: The gradient of the vehicular access shall not exceed 1:12 for the first 15 metres into the site as measured from the near channel edge of the adjacent carriageway.
6. Reason: In the interests of the safety of persons using the access and users of the highway.
7. Condition: Prior to the first occupation/use of the development hereby permitted visibility splays measuring 2.4 metres (as measured back from the near edge of the adjacent highway carriageway) x 70 metres shall be provided to each side of the access where it meets the highway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
7. Reason: In the interests of highway safety in accordance with the principles of the NPPF.
8. Condition: Prior to the first occupation/use of the development hereby permitted the proposed access/on-site car and cycle parking/servicing/loading/unloading/turning/waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
8. Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

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9. Condition: The development hereby approved shall be carried out in accordance with the Revised Construction Traffic Management Plan, dated 13th June 2022, received 22nd June 2022. The Revised Construction Traffic Management Plan shall be implemented throughout the construction period.
9. Reason: To ensure adequate off-street parking during construction in the interests of highway safety. This needs to be a pre-commencement condition as it deals with the construction period of the development.
10. Condition: For the duration of the construction period all traffic associated with (the construction of) the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority.
10. Reason: In the interests of maintaining highway efficiency and safety.
11. Condition: Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works (including the provision of a RHTL, pedestrian refuge island, frontage footway, footway links to the adjacent bus stops and DDA bus stop improvements) as indicated (in part) on Drawing No. (s) SCP/200469/SK05 revC) have been submitted to and approved in writing by the Local Planning Authority.
11. Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
12. Condition: Prior to the first use of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority.
12. Reason: To ensure that the highway network is adequate to cater for the development proposed.
13. Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
13. Reason: In the interests of protecting the environment and the future occupants of the development in accordance with the NPPF.

14. Condition: The development hereby approved shall adhere to the Construction and Environmental Management Statement dated May 2022. Any variations to this document must be agreed in writing by the Local Planning Authority before implementation.
14. Reason: In the interests of the amenities of the locality in accordance with the NPPF.
15. Condition: The lighting hereby approved shall be constructed strictly in accordance with Proposed Lighting Layout DWG01 Rev 5 dated 05/01/23, LIAS Design Notes and Luminaire Schedule DWG00 Rev 5 dated 05/01/23 and Lighting Calculation Doc ref: D-491050_CALC_LiDL_Downham Market_R5 dated 05/01/23. Lighting shields will be installed on the three western lighting columns as depicted on drawing DWG01 Rev 5.
15. Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
16. Condition: The development hereby approved shall be constructed in accordance with the Site Layout Plan drawing number 7783L-25 Revision D dated August 2022 and the Access Arrangement Tracking Drawing 001 dated 04/01/23. Delivery vehicles shall only use the turning route shown on these drawings.
16. Reason: To ensure that the amenities of neighbours are safeguarded in accordance with the NPPF.
17. Condition: No deliveries shall be taken at or despatched from the site outside the hours of 07:00-22:00 hours Monday to Saturday (including Bank/Public Holidays) and 10:00-16:00 hours Sundays.
17. 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.
18. Condition: The store opening hours shall only be between the hours of 07:00-22:00 hours Monday to Saturday (including Bank/Public Holidays) and 10:00-16:00 on Sunday, unless otherwise approved in writing by the Local Planning Authority.
18. 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.
19. Condition: All hard and soft landscape works shall be carried out in accordance with the approved details as shown on drawing number 20-096-01 Rev.D. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
19. Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
20. Condition: The foodstore hereby permitted shall be subject to the following restrictions:

- i. The total gross internal floorspace shall not exceed 1,895sq m including any mezzanine floorspace.
 - ii. The net retail sales area (excluding checkouts, lobbies, customer toilets and walkways behind the checkouts) shall not exceed 1,251sq m including any mezzanine floorspace.
 - iii. The total net retail sales area for the sale and display of convenience goods shall not exceed 1,001sq m including any mezzanine.
 - iv. The total net retail sales area for the sale and display of comparison goods shall not exceed 250sq m including any mezzanine.
 - v. the development shall only be used as a Class E(a) retail foodstore and shall be restricted to a 'Limited Assortment Discounter' and shall be used for no other purpose falling within Class E of the Town and County Planning (Use Classes) (Amendment) Regulations 2020 (or any order revoking or re-enacting or amending that order with or without modification). A 'Limited Assortment Discounter' shall be taken to mean the sale of no more than 4,000 individual product lines.
20. Reason: For the avoidance of doubt and to ensure that the permitted development does not have a negative impact on the vitality and viability of nearby defined centres in the locality in accordance with the NPPF and Development Plan.
21. Condition: The foodstore hereby permitted shall be used as a single unit, and shall not be subdivided into two or more retail units without express planning permission being granted by the Local Planning Authority.
21. Reason: To safeguard the vitality and viability of nearby defined centres.
22. Condition: No concession units shall be provided within the unit without express planning permission being granted by the Local Planning Authority.
22. Reason: To safeguard the vitality and viability of nearby defined centres.
23. Condition: The development shall be carried out in accordance with mitigation measures within the Preliminary Ecological Appraisal Survey Report (SQ-105) Rev.2, dated October 2020, and within the email from Estrada Ecology dated 24.3.22, and the Updated Ecology Walkover and Addendum Note dated 20 January 2023, which explained that the site be stripped under a working method statement to include a finger tip search of the ditch and habitat manipulation of the site. If any hedges/trees are removed within the breeding bird season (typically March to September inclusive) a pre-works breeding bird survey will be required.
23. Reason: To ensure the protection of protected species in accordance with Section 15 of the NPPF and the Conservation of Habitats and Species Regulations 2017.
24. Condition: The development shall be carried out in accordance with the Travel Plan by SCP reference SCP/200469/TP/2. The approved Travel Plan shall be implemented in accordance with the timetable and targets contained therein and shall continue to be implemented as long as any part of the development is occupied/used subject to approved modifications agreed by the Local Planning Authority as part of the annual review.
24. Reason: To encourage sustainable ways to access the store in the interests of sustainability and to comply with the NPPF.
25. Condition: An acoustic barrier shall be installed as per the location shown on the Proposed Site Plan Drawing 7783L-25 Revision D dated August 2022 to the

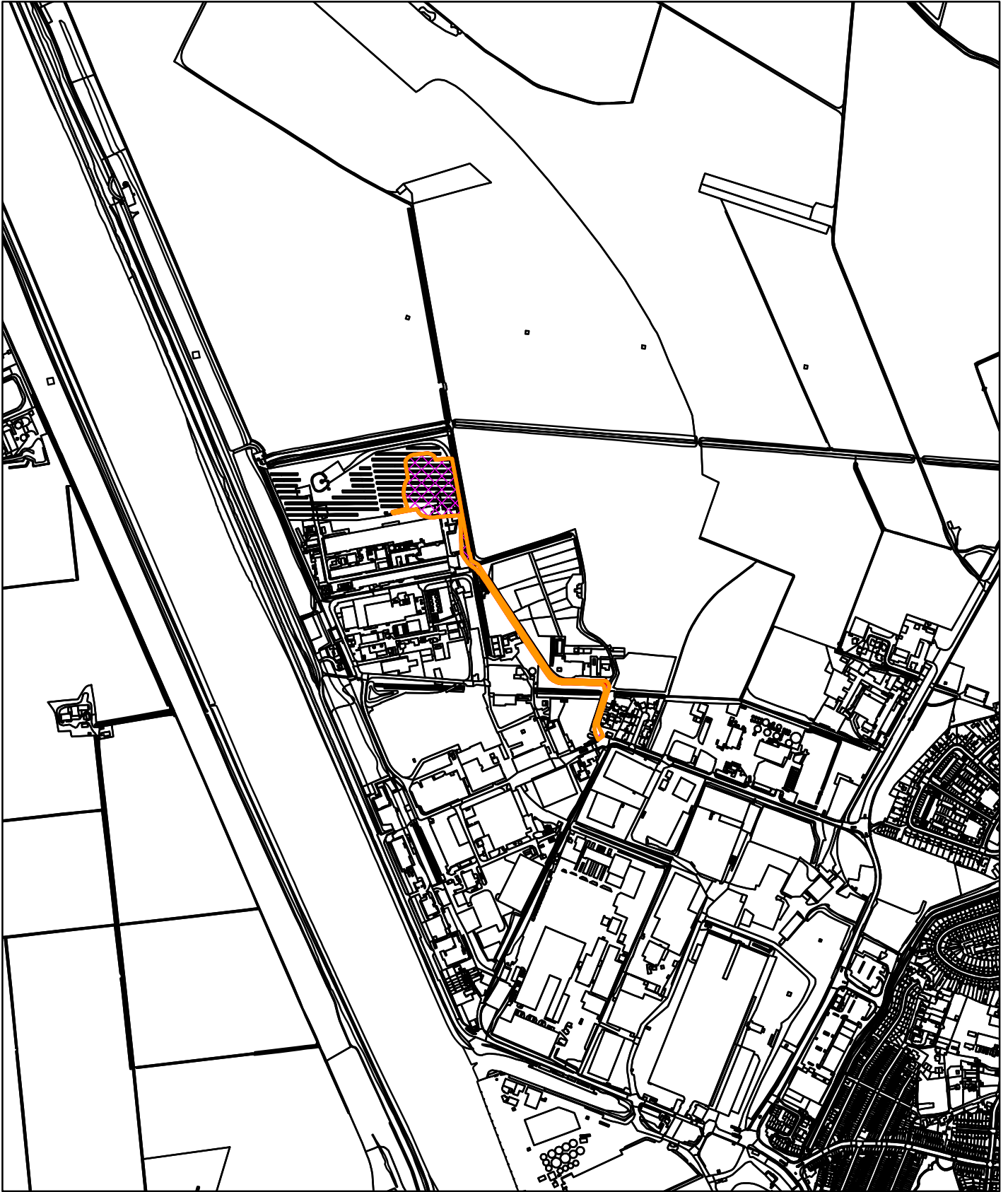
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specification detailed in the document called DISC_E Jakoustic Reflective Spec Sheet (21/06/22). The acoustic barrier shall be installed subject to a timetable to be agreed in writing by the Local Planning Authority and shall be retained and maintained thereafter in perpetuity.

25. Reason: In order that the LPA may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
26. Condition: The development shall be implemented in accordance with the Assessment of noise from proposed mechanical services, deliveries and car parking by Noise Assess Ltd reference 13091.03.v3 dated January 2023. .
26. Reason: To ensure that the amenities of neighbours are safeguarded in accordance with the NPPF.

22/01490/FM

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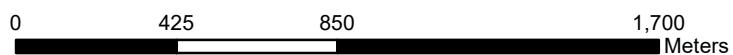


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AGENDA ITEM NO. 9/2 (a)

Parish:	Kings Lynn	
Proposal:	The installation of a single wind turbine with a maximum blade tip of 100 m, with access and associated infrastructure	
Location:	PIL Membranes PCL Ceramics Porelle, Estuary Road, King's Lynn Norfolk, PE30 2HS	
Applicant:	KL Technologies Limited	
Case No:	22/01490/FM	
Case Officer:	Kelly Sweeney	Date for Determination: 28/12/22 Extension of Time Expiry Date: 10/3/23

Reason for Referral to Planning Committee – The application is a major application which raises issues of wider than local concern.

Neighbourhood Plan: NO

Case Summary

The application proposal seeks full planning consent for the erection of a single wind turbine and associated infrastructure.

The turbine would have a hub height of 58m with a height to the tip of the blade of 100m and would be located within the KL Technologies site on the riverside industrial estate to the North of Kings Lynn Town Centre, an area defined as built environment type D on the adopted Local Plan inset maps.

Key Issues

The key issues are:

Principle of development
Effect on visual amenity and heritage
Ecology
Impact on amenity
Highway Safety
Impact Upon Aviation.
Other matters

Recommendation:

REFUSE

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THE APPLICATION

The application proposal seeks full planning consent for the erection of a single wind turbine with a maximum blade tip of 100 m, with access and associated infrastructure.

A planning application is made for the installation of a single wind turbine with a maximum blade tip height of 100 m, a new access track, crane hardstanding, turbine foundation, external transformer, cabling and associated infrastructure. Some of the existing solar panels will be removed to accommodate the new wind turbine. The installed capacity of the Development will be 1.5 MW.

The Development will be accessed via the existing site entrance of the KL Technologies premises off Estuary Road and existing internal access tracks, with an additional access splay and laydown/assembly area to be provided to enable the installation of the turbine.

The proposed turbine model is the Vensys 82 1.5 MW turbine with a hub height of 58 m and a rotor diameter of approximately 82.4 m.

SUPPORTING CASE

The applicant's Agent has provided a supporting statement with the application as follows:-

'This project is about jobs, about being a responsible employer and good neighbour.

KL Technologies as a high electricity user has previously invested in green energy on its Kings Lynn site in the form of 6000 solar panels (in 2013) and a wind turbine (in 2014). The purpose of these initial investments were to provide 80% of the site's electricity needs from the sun and wind, thereby emphasising to our customers and end users of our products, as well as our employees and the local community, that we are an environmentally conscious and sustainable business. It was also an opportunity to provide long term electricity price stability which was essential to encourage further investments on the site.

These initial projects have been very successful leading to an additional £6 million invested on the site and creating 20 more jobs in high quality manufacturing roles. This growth in our business despite energy reduction measures means today that only 50% of our electricity needs are from these sources, ¾ of which is generated by the wind turbine.

When we started this project almost 3 years ago in April 2019 our aim was very similar to the first set of green projects, moving the business towards net zero carbon and establishing a more sustainable business by providing 100% of the site electricity needs from renewable sources. A new wind turbine was chosen because it's much more efficient in generating electricity with limited land available and was a better fit with our 24/7 operation. However in the last 12 months with the Russian invasion of Ukraine and the impact this has had on global energy prices the priority has dramatically changed.

KLT, like most other high energy use businesses, agree long term supply contracts for its energy supplies to ensure stability and certainty of energy costs over the medium term. KLT is currently shielded from the current very high energy prices until the autumn of 2024 when these contracts expire. KLT and its businesses would not be able to operate at the current energy prices. This project is now about protecting the 200 jobs on the Kings Lynn site and others in the local supply chain. The necessity and timing of this project is now critical.

It was important and necessary that we demonstrated the huge public support for this project. A comprehensive set of reports and studies have been undertaken to satisfy all

consultees and interested parties. In February 2022 an extensive public consultation exercise was undertaken involving press releases, a project website and the leafleting of almost 3000 households, businesses and other interest groups. We received a massive 93.2 % in support of this project from the 250 people who responded. An amazing high level of community support.

KL T wants to erect a second wind turbine on its site in Kings Lynn, making a total of 3 wind turbines in the local area. Its original objectives were for environmental and sustainability reasons, but it has now become a necessity to protect jobs and livelihoods of 200+ families in the local community'.

PLANNING HISTORY

11/02164/F Erection of a wind turbine (maximum height to blade tip 100 m) and associated infrastructure including turbine foundation, crane hardstanding, external compact housing, underground cabling and access track. Approved 5/11/2012.

11/01159/F Erection of 1 No. 50 metre meteorological mast for the temporary period of two years. Approved 26/05/2011

10/01859/FM Erection of photovoltaic solar array and associated infrastructure including transformer cabin and underground HV cabling. Approved 07/11/2011

02/01290/F Erection of 2 stacks for new oil heater system. Approved 16/09/2002

Riverside Business Centre

14/01381/F Erection of a 500kw wind turbine, max height 75m, max tip height 102m. Refused 12th February 2015 for the following reasons:-

'The proposed turbine when seen in conjunction with the two existing turbines in the vicinity causes a detrimental cumulative landscape and visual impact contrary to the provisions of paragraphs 17,56,58,64 and 109 of the National Planning Policy Framework, the National Planning Practice Guidance and Policy CS06 of the Local Development Framework Core Strategy 2011 and Policy DM20 of the Draft Management Policies Document. The benefits of renewable energy do not outweigh the harm identified'

The proposed turbine causes harm to the setting of the King's Lynn's Conservation Area. Specifically from South Quay, the siting and scale of the proposed turbine with its moving blades will be unduly prominent and would fail to sustain the character of this part of the Conservation Area. The proposal is therefore considered to be contrary to paragraphs 131 and 134 of the National Planning Policy Framework, the provision of the National Planning Practice Guidance, Policy CS12 of the Local Development Framework Core Strategy 2011 and Policy DM20 of the Draft Development Management Policies. The benefits of renewable energy do not outweigh the harm identified'

A subsequent appeal was lodged and dismissed by the Planning Inspectorate. A copy of the appeal decision can be found at appendix 1.

RESPONSE TO CONSULTATION

Historic England: *'We advise that your authority should be satisfied that it has sufficient information in order to understand and assess the full range of impacts upon the setting of those heritage assets most likely to be affected so that the application can be determined in accordance with the requirements and tests of the NPPF.'*

CSNN: NO OBJECTION subject to safeguarding conditions.

Environment Agency: NO OBJECTION, *subject to compliance with the Flood Risk Assessment.*

Planning Policy Officer: The development would be contrary to the Development Plan.

Conservation Officer: Raises **OBJECTION** on the grounds that the development would cause harm to the visual amenity of the wider setting and to nearby heritage assets.

Ministry of Defence (MoD): OBJECTS due to the impact of the proposed wind turbine on the operation and capability of Air Traffic Control Radar sited at RAF Marham and the introduction of a physical obstruction to air traffic movements.

Civic Society: Whilst they do not object, they raise some concerns that two obvious views have not been considered in terms of impact upon visual amenity. The first looking east from the A17 and the second looking west from the A148 at Knights Hill.

'These are two principal approaches to the town and it would not take a lot of analysis to identify that these are important views that influence perceptions of the town. In the town skyline it would be appropriate to consider the setting of the Minster. We attach a recent photograph looking north, up the river, from the Minster tower. We are not suggesting that being able to see wind turbines from the Minster tower should always preclude their planning consent, but we are asking for clear parameters to be set for future planning. There must be a lot of other companies in Lynn who could benefit from a renewable energy source such as a large wind turbine. How many 100m turbines around the town will be visually acceptable? We support the planning officer's view that the actual proposed turbine should be represented in the application – not a generic version'.

Natural England: NO OBJECTION

NCC Highways: NO OBJECTION

Environmental Quality: NO OBJECTION subject to safeguarding conditions in relation to contamination.

NATS Safeguarding: No safeguarding objections.

Norfolk Wildlife Trust: NO OBJECTION

REPRESENTATIONS

THREE representations have been received, **TWO OBJECTING** to the proposed development **ONE** raising some queries with respect to the proposal. The objections are as follows:

- The Borough council refused permission for a similar turbine in this vicinity, ref.14/01381/F, which went to appeal and was dismissed.

- There are already two turbines very nearby the proposed site and the Planning Inspector, at APP/V2635/W/15/3005780, agreed that a third turbine 'causes a detrimental cumulative landscape and visual impact' and 'causes harm to the setting of the King's Lynn Conservation Area.'
- The Borough Council should refuse permission for this development as all the previous objections are still relevant.
- The proximity to wind turbines causes considerable disturbance to residents.
- The flickering shadows created by the blade rotation are very visually unpleasant.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM20- Renewable Energy

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance: Renewable and Low Carbon Energy published 2015.

National Design Guide 2019

ETSU-R-97: The assessment and rating of noise from Wind Farms.

The Strategic Road Network and the Delivery of sustainable Development (2013).

LEGISLATION

Town and Country Planning (safeguarded aerodromes, technical sites and ,military explosives storage areas) direction 2002.

PLANNING CONSIDERATIONS

The main considerations are:

Principle of Development
 Effect on Visual Amenity and Heritage
 Ecology
 Heritage assets

Amenity- noise and shadow flicker
Highway safety
Aviation
Other material consideration

Principle of Development

This application seeks permission for the construction of a wind turbine with a tip height of 100m.

Policy CS08 of the Council's adopted Core Strategy supports and encourages the generation of energy from renewable sources and states that applications will be permitted unless there are unacceptable locational or other impacts that could not be outweighed by wider environmental, social, economic and other benefits. In this case whilst there may be some benefits to the business as identified by the applicant there does not appear to be significant wider economic or sustainability benefits to the wider community.

Development Management Policy DM 20 – refers to renewable energy being determined on the basis of the benefits that they bring in terms of the energy generated and whether they outweigh impacts upon:-

- Sites of international, national or local nature or landscape conservation importance, whether directly or indirectly, such as the Norfolk Coast Area of Outstanding Natural Beauty (AONB), Sites of Special Scientific Interest (SSSIs) and Ramsar Sites;
- The surrounding landscape and townscape;
- Designated and un-designated heritage assets, including the setting of assets;
- Ecological interests (species and habitats);
- Amenity (in terms of noise, overbearing relationship, air quality and light pollution);
- Contaminated land;
- Water courses (in terms of pollution);
- Public safety (including footpaths, bridleways and other non-vehicular rights of way in addition to vehicular highways as well as local, informal pathway networks); and
- Tourism and other economic activity

In addition to the consideration of the above factors, the Borough Council will seek to resist proposals where:-

- a) There is a significant loss of agricultural land; or
- b) Where land in the best and most versatile grades of agricultural land is proposed to be used.

Development may be permitted where any adverse impacts can be satisfactorily mitigated against, and such mitigation can be secured either by planning condition or by legal agreement.

Whilst the above policy gives some scope to the provision of new renewable energy technologies and associated infrastructure the amplification to this policy located on page 68 of the development plan explicitly states that it does not relate to wind energy proposals and that decisions relating to wind energy will rely on national policy.

The National Planning Policy Framework (NPPF) encourages the transition to a low carbon future in a changing climate through the use of renewable resources whilst ensuring any adverse impacts are addressed satisfactorily.

Chapter 14, 'meeting the challenge of climate change, flooding and coastal change' supports the delivery of renewable and low carbon energy and recognises the responsibility on communities to contribute to 'energy generation' from renewable or low carbon sources. Paragraph 156 refers to the need to support the 'delivery of renewable and low carbon energy and associated infrastructure' and states that Local Planning Authorities should support community-led initiatives for renewable and low carbon energy. In determining planning applications LPAs should expect new developments to comply with any development plan policies.

However footnote 54 in relation to this policy states that the exception to the above is for applications relating to new turbines. It states that 'wind energy development involving one of more turbines should not be considered acceptable' unless it is in an area identified as suitable for wind energy development in the development plan. It is noted that there is no such allocation of this site for wind energy development.

Recent National Guidance has been issued; 'Planning Practice Guidance for Renewable and Low Carbon Energy' (issued 2015). This document identifies issues that should be considered when determining applications for wind turbines. This includes matters pertaining to noise, safety, electromagnetic transmissions, ecology, heritage, shadow flicker and reflected light. Advice is also given on how cumulative landscape and visual impacts should be assessed.

One wind turbine within the ownership of the applicant has already been erected within close proximity to the site (11/02164/F) with a maximum height to blade tip 100m. As such due regard needs to be paid to the potential proliferation of having a further wind turbine within such close proximity to the already existing wind turbine. As discussed further in the report the Council have objections to the introduction of a further wind turbine in this location.

It should also be noted that in dismissing the appeal in relation to application ref:14/01381/F which was similar to this application the inspector states ' the proposed development would harm the character and appearance of the surrounding area, particularly in respect to cumulative impacts'.

The site is located within close proximity The Wash Site of Special Scientific Interest (SSSI) and designated Wash Special Protection Area (SPA) and The Wash Ramsar site and therefore particular consideration must be afforded to its potential impact on protected areas and species in addition to the remaining issues identified. There are two grade 2 listed building within 1km of the site on Estuary Road and approximately 1.7km from the site are a high number of listed buildings forming part of the conservation area within the historic centre of Kings Lyn. As such due regard to the impact the development would have on these heritage assets must be taken into consideration.

The proposal has been screened in accordance with the EIA regulations and is not considered to require an Environmental Statement.

Overall the development would be unacceptable in principle. It has not been identified that the development would have wider economic or sustainability benefits, nor does the Council's Development Plan give any weight to allowing new wind turbine development within the Borough. Furthermore it is evident from National Planning Policy as well as other material planning considerations such as the appeal decision relating to application ref: 14/01381/F that the development is unacceptable contrary to Policy CS008 of the Core Strategy, Policy DM20 of the Development Plan Document and Chapter 14 of the National Planning Policy Framework (NPPF).

Effect on Visual Amenity and Heritage

Policy DM15 of the Development Management Plan states that all new development must not cause harm to the visual amenity of an area. Core Strategy Policy CS12 relating to green infrastructure and its impact upon infrastructure, landscape, character, biodiversity and geodiversity states that new development should be sensitive to the surrounding area, and not detract from the inherent quality of the environment.

Paragraph 013 of the PPG – Historic Environment states that;

“When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change”

The proposed wind turbine would be of a significant height and would have a visual impact upon the wider area. Moreover as discussed above it would be the second of two wind turbines located very close to one another and as such there would be concerns that the proposed development in this case would lead to the unacceptable proliferation of wind turbines and other visually prominent apparatus within proximity to the site.

Kings Lynn is a low lying town on the River Ouse which has been the lifeline and source of wealth for the town since at least the 11th century when a small town seems to be present in Domesday Book. The river Ouse has clearly been important as the buildings surrounding the Quays in Kings Lynn are all of some status, these buildings include, Bank House and Customs House, the latter of which is a grade I listed building.

The ABP Port of Kings Lynn is an extension to the dock environment and, although the buildings are much larger, it is read as an extension to the industrial port environment. The silo shapes are similar to the shapes of historic buildings on Common Staithe such as the grade II listed Conservancy board and pilots’ office.

The view back to the Conservation Area from West Lynn gives a feel for the importance of the views of the town from the water. The iconic buildings of Kings Lynn, such as the grade I listed Church of St Margaret (Kings Lynn Minster), the Grade I listed Clifton House viewing tower and the Grade I listed Customs House, as well as the spire of the grade I listed Chapel of St Nicolas, are all notable above the rooflines of buildings. The landscape to the north of the ABP port is also notably more rural. This provides a rural setting to the Conservation Area which draws the eye along the line of the Ouse to the sea beyond. This is particularly noticeable when viewed from the historic Ferry across the Ouse which has possibly been in existence since the 13th century.

There have been additions such as pylons and two wind turbines which are tall and detract from the rural setting but they also draw the eye away from the river and towards the land, the focus of the view is no longer the flat rural land and the tidal waters but tall, moving structures that appear alien and out of context in this environment.

There is an existing wind turbine and two pylons as well as two other white cylindrical projection which are particularly visible. The addition of a third turbine would add to the vertical projections in this area and add a second rotational moving blade which would begin to make a group in this location. The impact of a group of turbines in this location, which would be the first thing visible when entering the town along the water, would begin to dominate the wider landscape and diminish the importance of the historic buildings which currently act as tall landmarks within the roofscape of the town.

The Grade II listed Coastguard Cottages are present to the south of the proposed turbine and the view of them would be entirely dominated by the proposed development. This would

have a detrimental impact upon their significance. The heritage assessment submitted with the application has identified that there would be less than substantial harm to these assets (page 5). We do not dispute this assessment and consider that this should be weighed in the planning balance.

Overall, the flat, predominantly rural and mostly undeveloped landscape forms an important rural backdrop to the Kings Lynn Conservation Area. Despite the present modern additions, the water provides the dominant characteristic of the town. The buildings are built off of the wealth of the merchants who traded from the port and the historic buildings that are dominant within the streetscape of the historic core, are all reflective of the maritime importance of the town. The wide flat river leaves the quays and ports of the town and runs through a rural and flat landscape which provides the setting for the town. The introduction of a further turbine within this environment would create a group of rotationally moving, high structures into this setting which would result in a spread of industrial character that would erode the visible rural setting to the Conservation Area and the listed buildings within it.

For the reasons set out above the Council's conservation Officer raises objection to the proposed development and considers that overall the provision of an additional turbine would result in less than substantial harm to the character and significance of the Kings Lynn Conservation Area. As such the application does not therefore accord with paragraphs 189, 199, 200 and 202 of the NPPF or the requirements of Development Plan policy CS12 and DM15.

Ecology

The site is located close to The Wash a designated SSSI, SPA, Ramsar site and home to internationally important breeding and migrating birds.

An Ornithology Impact Assessment by Arcus has been provided by the applicant. It states that surveys were carried out between October 2019 and September 2021 (inclusive) to determine the ornithology baseline at the Site.

The results of the surveys, combined with desk study information, were used to identify bird species of conservation concern and protected sites of ornithological importance that could potentially be affected by the development. An Ornithological Impact Assessment (OIA) was then completed to determine potential effects on each of these species and sites during construction and operation of the development.

Based on a review of available data, the following species and protected sites were identified as having the potential to be affected by the Development: The Wash Special Protection Area (SPA), Ramsar site, National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI), black-headed gull, pink-footed goose, turnstone, redshank, herring gull, lesser black-backed gull and peregrine. However, through Collision Risk Modelling (CRM), it was determined that these species were at low to negligible risk of collision from the Development. This is supported by bird flight paths in relation to the existing wind turbine at the Site and the low number of bird carcasses found, both of which indicate that many species appear to avoid the existing wind turbine and are likely to do the same for the proposed additional wind turbine. Similarly, the potential for effects due to habitat loss and disturbance/displacement was considered to be of negligible to low magnitude for all bird species and protected sites.

The OIA concluded that, subject to embedded mitigation to protect breeding birds and prevent pollution, there would be no significant adverse effects on any bird species or protected sites of ornithological importance.

It is noted that Natural England raise no objection to the development.

The proposal in this regard would comply with Policy CS12 of the adopted Core Strategy.

Amenity-Noise and Shadow Flicker

The site is in a relatively isolated position with commercial activities taking place to the south and agricultural uses to the north and east. Nevertheless, there are sporadic residential properties to the north of the site and to the west separated by the River Great Ouse. The Council's Community Safety and Neighbourhood Nuisance team (CSNN) have assessed the surveys submitted in relation to noise and shadow and have confirmed that there will be no detrimental impact in terms of noise and shadow flicker upon nearby residents.

The site is located on an industrial estate with the closest residential property in excess of 500m away where noise generated from the turbines will not result in a material loss of amenity.

Shadow flicker which has the potential to cause disturbance and annoyance to residents could affect some of the dwellings found in the industrial estate. This however is dependent on a number of factors including weather conditions, rotation of the turbines, intervening structures and cannot be predicted. In the event of an approvable scheme a condition requiring details of the measures necessary to address the impacts of shadow flicker (likely to include turning the turbine off at certain times) could be added to the decision in order to address this matter.

The proposal would comply with Policy DM15 of the Development Management Policies Plan (2016).

Highway Safety

Norfolk County Council, Highways have confirmed that they have no objection to the proposal. Given the nature of the proposal it is considered that the development would not lead to conditions that would be prejudicial to pedestrian and highway safety.

Impact upon Aviation

Paragraph 97 of the National Planning Policy Framework states that planning policies and decisions should promote public safety and take into account wider security and defence requirements.

The Ministry of Defence (MOD) have objected to the proposed development as set out below:

'The principal safeguarding concerns of the MOD with respect to this development relate to the impact of the proposed wind turbine on the operation and capability of Air Traffic Control Radar sited at RAF Marham and introduction of a physical obstruction to air traffic movements.

Air Traffic Control (ATC) Radar

The turbine will be 18.3 km from, detectable by, and will cause unacceptable interference to the ATC radar used by RAF Marham. Wind turbines have been shown to have detrimental effects on the performance of Primary Surveillance Radars. These effects include the desensitisation of radar in the vicinity of the turbines, shadowing and the creation of "unwanted" aircraft returns which air traffic controllers must treat as aircraft returns. The desensitisation of radar could result in aircraft not being detected by the radar and therefore not presented to air traffic controllers. Controllers use the radar to separate and sequence both military and civilian aircraft, and in busy uncontrolled airspace radar is the only sure

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way to do this safely. Maintaining situational awareness of all aircraft movements within the airspace is crucial to achieving a safe and efficient air traffic service, and the integrity of radar data is central to this process. The creation of "unwanted" returns displayed on the radar leads to increased workload for both controllers and aircrews. Furthermore, real aircraft returns can be obscured by a turbine's radar return, making the tracking of both conflicting unknown aircraft and the controllers' own traffic much more difficult.

An operational assessment of this proposal has been conducted by an ATC subject Matter Expert (SME) who considered the position of the turbine weighed against a number of operational factors. Close examination of the proposal has indicated that the proposed turbine would have a significant and detrimental effect on operations and on the provision of air traffic services at RAF Marham.

MOD therefore objects to this development. In addition to the previous paragraph, reasons for this objection include, but are not limited to:

- a. Restrictions the development would impose upon departure routes including Standard Instrument Departures (SIDS)
- b. Restrictions the development would impose upon approach and arrival procedures
- c. Restrictions the development would impose upon traffic patterns, in particular the Radar Training Circuit
- d. Restrictions the development would impose upon traffic patterns, in particular the Radar to Visual profile
- e. Restrictions the development would impose upon LARS/ZONE traffic patterns
- f. Restrictions the development would impose upon special tasks conducted by the Unit
- g. Restrictions the development would impose upon aircraft operating areas
- h. Restrictions the development would impose upon final approach routes
- i. The position of the development in relation to routeing points utilised by air systems using the Low Flying System
- j. The MOD's future airspace and operational requirements
- k. The frequency of the provision of Traffic Service and Deconfliction Service in the vicinity of the proposed windfarm
- l. Air traffic density in the vicinity of the proposed windfarm
- m. Existing clutter or windfarms in the vicinity of the proposed windfarm
- n. The type and characteristics of aircraft routinely using the airspace in the vicinity of the proposed windfarm
- o. The performance of the radar
- p. The complexity of the ATC task
- q. The Traffic Services provided by RAF Marham aircraft.
- r. The proximity of light aircraft, microlight, glider or para dropping sites.
- s. the position of the development in relation to the handover points.

Physical Obstruction

In this case the development falls within the Low Flying Area 5 (LFA 5), an area within which fixed wing aircraft may operate as low as 250 feet or 76.2 metres above ground level to conduct low level flight training. The addition of turbines in this location has the potential to introduce physical obstruction to low flying aircraft operating in the area.

From the above comments it is evident that the development would lead to in principle safeguarding with respect to aviation matters that would have a negative impact upon public safety contrary to Policy DM15 of the development Plan and Paragraph 97 of the National Planning Policy Framework.

Other Matters

There are no objections from the Environment Agency as such it is considered that there would not be any issues relating to flood risk.

There are no issues relating to crime and disorder.

CONCLUSION

Neither the Council's Development Plan nor the National Planning Policy Framework support the introduction of new wind turbines as such it is evident that the development is unacceptable in principle. Furthermore, it has not been demonstrated that the benefits of this development would outweigh the harm in terms of its cumulative impact on the immediate area. It is considered that the development would have a negative impact upon the character and appearance of wider area as well as the character and appearance of the nearby conservation area and special character of nearby heritage assets. Furthermore, the Ministry of Defence have objected to the development on the grounds that the development would lead to the introduction of a physical obstruction to air traffic movements. Refusal of the application is therefore recommended.

RECOMMENDATION

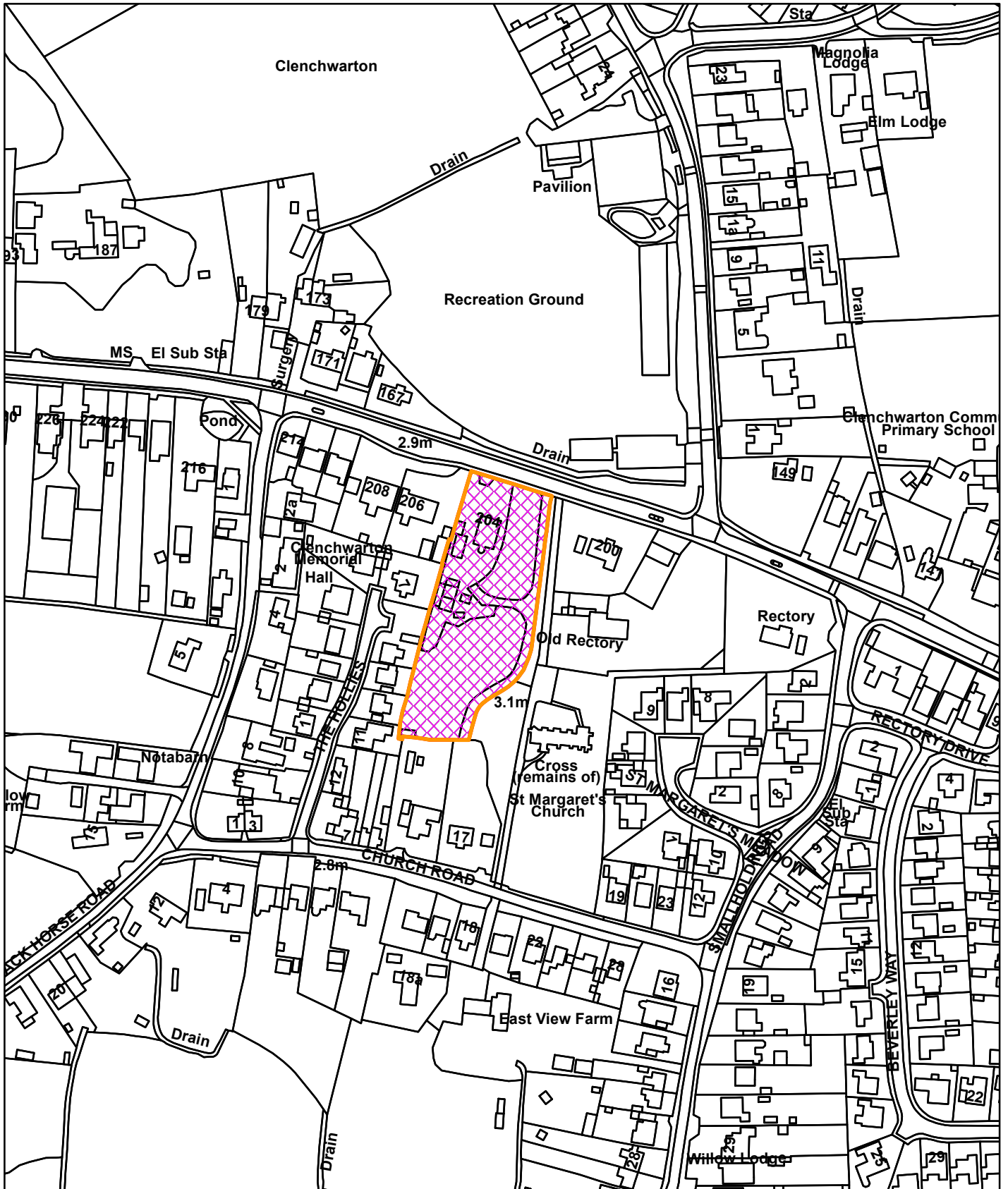
REFUSE for the following reasons:

1. In the absence of any allocation for windfarm development in this locality the proposed wind turbine would be unacceptable in principle. The development is therefore considered to be contrary to chapter 14, footnote 54 of the National Planning Policy Framework, National Planning Practice Guidance, Policy CS12 of the Local Development Framework Core Strategy 2011 and Policy DM20 of the Development Management Policies Document.
2. The proposed turbine when seen in conjunction with the existing turbines in the vicinity would cause a detrimental cumulative landscape and visual impact contrary to the provisions of the National Planning Policy Framework, the National Planning Practice Guidance and Policy CS06 of the Local Development Framework Core Strategy 2011 and Policy DM20 of the Management Policies Document. The benefits of renewable energy do not outweigh the harm identified.
3. The proposed turbine would cause harm to the setting of the King's Lynn's Conservation Area. Specifically, from South Quay, the siting and scale of the proposed turbine with its moving blades will be unduly prominent and would fail to sustain the character of this part of the Conservation Area. The proposal is therefore considered to be contrary to the National Planning Policy Framework, the provision of the National Planning Practice Guidance, Policy CS12 of the Local Development Framework Core Strategy 2011 and Policy DM20 of the Development Management Policies Document. The benefits of renewable energy do not outweigh the harm identified.
4. The proposed turbine would result in conditions that would be harmful to aviation and public safety. The in principal safeguarding concerns of the MOD with respect to this development relate to the impact of the proposed wind turbine on the operation and capability of Air Traffic Control Radar sited at RAF Marham and introduction of a physical obstruction to air traffic movements. The proposal is therefore considered to be contrary to Paragraph 97 of the National Planning Policy Framework, National

Planning Practice Guidance, Policy CS12 of the Local Development Framework Core Strategy 2011 and Policy DM20 of the Development Management Policies Document.

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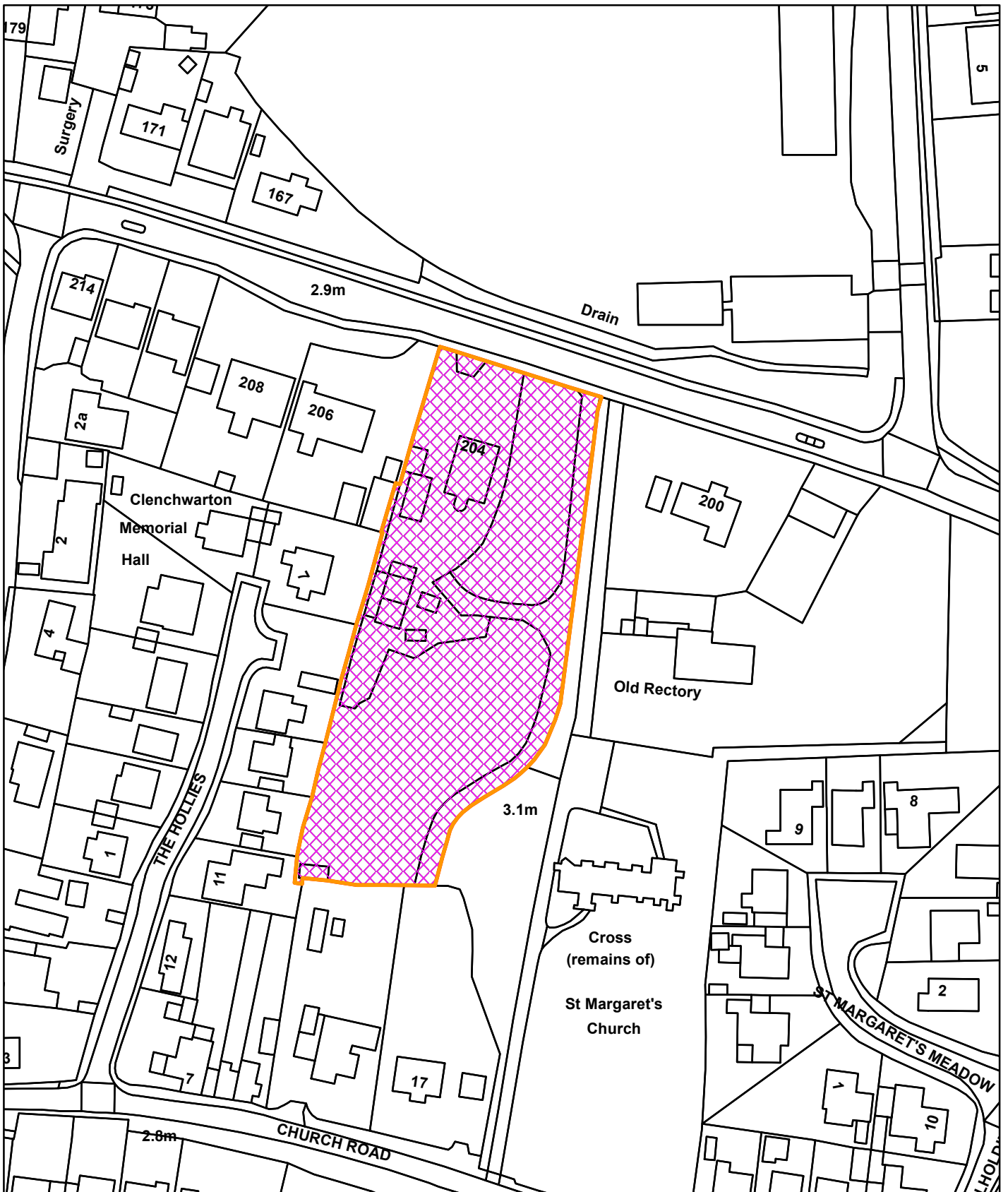
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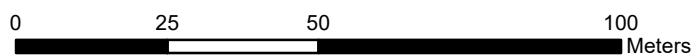


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Parish:	Clenchwarton	
Proposal:	Demolition of the existing single storey dwelling and replacement with a new residential development	
Location:	204 Main Road Clenchwarton KINGS LYNN Norfolk PE34 4AA	
Applicant:	CLIENT OF DISTINCT DESIGNS UK LTD.	
Case No:	22/01797/O (Outline Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 23 December 2022 Extension of Time Expiry Date: 10 March 2023

Reason for Referral to Planning Committee – The views of the Parish Council are contrary to the officer recommendation and called in at the request of Cllr David Whitby.

Neighbourhood Plan: No

Case Summary

The site comprises an area of 0.54ha on the southern side of Main Road, Clenchwarton. It contains a vacant modest bungalow and garden with numerous outbuildings and the remainder is currently laid to grass.

The site lies within the defined development area of the village as shown on Inset G25 on Page 216 of the Site Allocations & Development Management Policies Plan (SADMPP) 2016. It is virtually surrounded by residential development with playing fields to the north and St Margaret’s Church and its graveyard to the SE of the site.

The bungalow has an existing access in the NW corner of the site and a field access in the NE corner.

The application seeks outline permission for residential development with all matters reserved for future consideration. It is accompanied by a Supporting Planning Document, Heritage Statement and a site-specific Flood Risk Assessment.

Key Issues

- Principle of Development
- Form and Character
- Impact on Setting of Listed Building
- Neighbour Amenity
- Highway Safety
- Flood Risk
- Affordable Housing Contribution
- Any other matters requiring consideration prior to determination of the application

Recommendation

- a) **APPROVE** subject to a Section 106 agreement covering affordable housing contribution being completed within 4 months of a resolution to approve and subject to certain conditions stated below; and
- b) If the Section 106 agreement has not been completed within the above timescale, **REFUSE** on the basis of failure to secure an affordable housing contribution in accordance with the provisions of Policy CS09 of the Core Strategy (2011).

THE APPLICATION

The site comprises an area of 0.54ha on the southern side of Main Road, Clenchwarton (a Key Rural Service Centre in the settlement hierarchy). It contains a vacant modest bungalow with numerous outbuildings, railway carriages, static caravan and a detached single garage. Part of the site is curtilage to the dwelling and the remainder is currently laid to grass.

The site lies within the defined development area of the village as shown on Inset G25 on Page 216 of the Site Allocations & Development Management Policies Plan (SADMPP) 2016. There are residential properties to the west (bungalows on The Hollies and Main Road), to the south (Church Road) and a chalet (No.200) plus the Old Rectory to the east set between the Church of St Margaret and Main Road. The Church and its graveyard lie to the SE of the site. There are playing fields to the north on the opposite side of Main Road.

A footpath lies adjacent to the eastern side boundary which leads to the Church and links through to Church Road.

The bungalow has an existing access in the NW corner of the site and a field access in the NE corner.

The application seeks outline permission for residential development with all matters reserved for future consideration. Indicative plans show 5 no. detached dwellings which equates to a density of 9 dwellings per hectare. The dwellings would have to be a minimum of 1½ storeys due to flood risk implications and the need to elevate the finished floor levels plus no ground floor sleeping accommodation.

SUPPORTING CASE

The agent submits the following statement in support of this application:

“It is important to state at the start that this application is for ‘outline, all matters reserved planning approval’.

The site is located within the centre of the village of Clenchwarton on the main road. The site is within 250m of the primary school and 300m of the convenience store and post office. The bus stops for both directions, i.e. King’s Lynn and all the villages to Holbeach are located on the main road adjacent to the site. A separate school bus is also provided to take secondary school students to the high school once they leave the primary school. The property is also located with 150m of the village hall, local fish and chip shop and is directly opposite the village playing field. How therefore can this be classed as ‘not sustainable’?

Being in the centre of the village, the site is clearly within the BCKLWN development boundary for the village and as this village is classed as a key rural service centre where

development is promoted this application should be supported, this together with the fact that the consultees responses have been positive, this clearly indicates that the scheme complies with all of the current council's planning policies.

The objections have been raised by the local councillors and local residents and appear to be as follows:

Biodiversity – We would argue that this is the most sustainable site in the village as demonstrated above with access to excellent public transport links and local services, in fact several new houses have been constructed at the Western end of the village opposite the Partridge public house without any issues, if these are classed as sustainable and comply with current council planning policies then how can the proposed ones not be?

Ancient Hedge – A photograph indicating the property in the late 1950s is submitted. As can be seen there is no hedge present, so how can any hedge in existence now be classed as a 'heritage hedge'? We would also raise the point, who said the existing landscaping was going to be removed? It clearly was not the developer as stated in the objections as no developer is currently involved with this project!

Heritage Asset - This point has clearly been attended to in the Heritage Statement highlighting that existing houses are closer to the church than this proposal, therefore this cannot be an issue.

Highway Hazard - How can this be so when Norfolk Highways do not have an objection?

Overlooking and Shadowing - As mentioned at the start, this application is for outline all matters approved, therefore the layout, design and materials are all subject to approval via a reserved matters application process, therefore these points are not relevant to this application.

Conclusion

This proposal is in accordance with all the relevant planning policies for this village, hence why the planning department are in full support of this application and recommend approval. Therefore, we believe that this application should receive the full support of the councillors and be approved."

PLANNING HISTORY

M1167/1: Approved 20/12/57: Access and site for erection of bungalow (outline application)

M1167/2: Approved 26/04/58: Access and erection of bungalow

RESPONSE TO CONSULTATION

The comments below relate to the amended scheme unless otherwise stated:

Parish Council: (Initial submission) OBJECT on the grounds that no social housing was included, one house was too close to an existing property, there was the possibility of flooding and access to the road and pavement was not well designed.

(Amended scheme) No response to consultation at the time of writing this report.

Highways Authority: (Initial submission) NO OBJECTION - Having examined the information submitted with the application. In terms of highway considerations, at this stage, I have no objection to the principle of the development. However, the applicant would need to provide an appropriate design at a reserved matters stage to address the following points in accordance with the adopted standards: i) Visibility splays. ii) Access iii) Parking provision in accordance with adopted standard.

(Amended scheme) No further comments.

Norfolk County Council (Public Rights of Way): NO OBJECTION - We have no objections on Public Rights of Way grounds as there are none in the vicinity.

King's Lynn Internal Drainage Board: NO OBJECTION – advice offered on byelaw matters.

Environment Agency: NO OBJECTION subject to condition relating to mitigation measures in Flood Risk Assessment being implemented.

District Emergency Planning Officer: NO OBJECTION – suggests signing up to EA's flood warning system and preparation of an evacuation plan. [Case Officer note: Usually dealt with via informative note rather than condition due failing tests applied to the use of conditions with regards to enforceability.]

Environmental Health & Housing – Environmental Quality: NO OBJECTION – subject to a suite of conditions relating to contamination given former use of the site.

Housing Development Officer: NO OBJECTION – subject to section 106 agreement securing affordable housing contribution.

Historic Environment Services: NO OBJECTION – no known archaeological implications.

Historic England: NO COMMENTS - We suggest that you seek the views of your specialist conservation and archaeological advisers.

Conservation Officer: NO OBJECTION to the principle of the development. However, retaining the setting of the listed church should take priority. Therefore, the boundary between the two sites should be retained and protected, and if possible, enhanced.

Conservation Areas Advisory Panel: NO OBJECTION in principle but would like to see reinforced tree planting on the boundary between the Church and the development.

REPRESENTATIONS

A total of **ELEVEN** items of correspondence received raising **OBJECTION** on the following summarised grounds:

- Overlooking, overbearing and overshadowing effects;
- Overdevelopment of the site;
- Impact on wildlife;
- Impact on trees;
- Flood risk and surface water issues;
- Previous refusal;
- Boundary treatments adjoining neighbouring properties;
- Security during construction;

- Disturbance during construction;
- Impact on local services; and
- Invitation to see proposal from neighbouring property.

Cllr Alexandra Kemp: Raises the following comments:

BIODIVERSITY - This site is not sustainable for development, as it is one of the last picturesque, wild open spaces in the centre of Clenchwarton, very much part of the village character. Residents have told me the developer says he would even destroy and demolish the ancient hedge running parallel to the neighbouring properties on the Hollies. This cannot be allowed. The hedge is a haven for birds and other wildlife. This would create a biodiversity net loss.

HERITAGE ASSET - The proposed development would adversely affect the setting, and views of, historic St Margaret's Church, adjacent to the site.

HIGHWAY HAZARD - The proposed exit would be too near the Clenchwarton Road/ Hall Lane mini-roundabout and create driver distraction and hazard.

OVERLOOKING AND OVERSHADOWING - The proposed development would overshadow and overlook properties on the Hollies, particularly on the south end of the Hollies.

The site is therefore not sustainable for development.”

Cllr David Whitby: Raises the following comments:

“This application 22/01797/O 204 Main Road Clenchwarton if minded to passing it, I would like to call it in to the planning committee as it would be overbearing and overlooking, being built out of the ground due to the flood risk and three stories tall in an area of mainly bungalows. The entrances are too close to the small roundabout at Hall Rd. For the amount of traffic that could be leaving the site possible 4 cars per household being 4 and 5 bedrooms.”

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are considered to be as follows:

- Principle of Development
- Form and Character
- Impact on Setting of Listed Building
- Neighbour Amenity
- Highway Safety
- Flood Risk
- Affordable Housing Contribution
- Any other matters requiring consideration prior to determination of the application

Principle of Development

As stated above, the site lies within the defined development area of the village as shown on Inset G25 on Page 216 of the Site Allocations & Development Management Policies Plan (SADMPP) 2016. There are residential properties to the west (bungalows on The Hollies and Main Road), to the south (Church Road) and a chalet (No.200) plus the Old Rectory to the east set between the Church of St Margaret and Main Road. The Church and its graveyard lie to the SE of the site. There are playing fields to the north on the opposite side of Main Road. It is therefore effectively surrounded on three sides by residential properties.

Policy CS02 of the Core Strategy (CS) 2011 states inter alia:

“Key Rural Service Centres
Limited growth of a scale and nature appropriate to secure the sustainability of each settlement, will be supported within the Development Limits of the Key Rural Service Centres. In accordance with Policy CS06 Development in rural areas...”

Policy CS06 states:

“CS06 Development in Rural Areas

The strategy for rural areas is to:

- promote sustainable communities and sustainable patterns of development to ensure strong, diverse, economic activity;
- maintain local character and a high quality environment;
- focus most new development in key rural service centres selected from the Settlement Hierarchy Policy CS02;
- ensure employment, housing (including affordable housing), services and other facilities are provided in close proximity.”

Policy DM2 of the SADMPP also applies which states:

“Development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan.”

This site lies close to the recognised heart of the village, comprising the primary school and shops, and is within easy walking distance to all the facilities that Clenchwarton has to offer – Primary School 240m, shops & Post Office 320m, village hall 180m and playground/pavilion 280m. There is a regular bus service along Main Road (bus stops 30m away) connecting to King’s Lynn and the site is therefore considered to be in a highly sustainable location.

The application is in outline form with all matters reserved for future consideration. The principle of the development is therefore considered to be acceptable and accords with Policies CS02, CS06 and DM2 of the Development Plan.

Form and Character

In terms of form and character, as stated above, there are bungalows to the west of the site, bungalows and houses to the south on Church Road, and a chalet (No.200 Main Road) and The Old Rectory (house) immediately to the east. Residential properties on this site would not be out of character or context with those adjoining. The Old Rectory constitutes development in depth and a similar layout could be acceptable on this considerable area of land.

The application forms and an indicative layout plan refer to five detached dwellings on the site.

In terms of density this would equate to approx. 9 dwellings per hectare (dph) which is lower than the adjoining cul-de-sac of bungalows to the west, The Hollies, which is 19 dph and St Margaret’s Meadow to the east of the Church which is 18 dph. To the east of the site there are 4 dwellings - The Old Rectory (house), The Rectory (house), 198 & 200 Main Road (barn conversion and chalet respectively) with a lower density of 6 dph, however these are set within mature landscaped/treed grounds whereas this site is mostly open.

A transition between high- and low-density development would be suitable for this site and accords with Paragraph 124 of the NPPF.

Whilst scale is not for consideration, the flood risk implications (see below) result in finished floor levels of the dwellings being raised by approx. 800mm above existing ground levels (similar to the dwellings constructed on the allocated sites under Policy G25.3 opposite The Partridge PH some 360m to the west along Main Road). There cannot also be bedrooms at ground floor so in this context chalets (single storey construction with roof accommodation) would be most appropriate and it is possible for this constraint to be secured via condition.

In terms of form and character a small cul-de-sac of up to 5 chalet style dwellings is considered to be acceptable on this site and would not conflict with the form and character of this locality.

The proposal complies with the provisions of the NPPF, Policies CS06 & CS08 of the Core Strategy and Policy DM15 of the SADMPP.

Impact upon Setting of Listed Building

The site lies to the north-west of St Margaret’s Church which is a Grade 2* listed building. There is a footpath and graveyard alongside the eastern boundary and a mature belt of hedging and some trees which create an effective natural screen from Main Road.

Historic England have no comments on the proposal and suggest that the views of our specialist conservation and archaeological advisers are sought.

Historic Environment Services and our Conservation Officer and Conservation Areas Advisory Panel raise no objection to the principle of the proposed development. However, inference is made to retaining the setting of the listed church which should take priority, so the boundary between the two sites should be retained and protected and, if possible, enhanced.

The agent informs that the hedge and trees alongside the eastern boundary of the site lie in the ownership/grounds of the church and are therefore beyond the control of the applicants. An arboricultural impact assessment and method statement can be secured via condition to accompany the reserved matters application which will identify root protection areas and protection measures during construction. Under the landscaping element of reserved matters, additional hard and soft landscaping could be secured to embellish this edge of the site without significantly infringing upon the developable area.

Public views of the church tower are restricted to the west along Main Road over the rooftops of frontage dwellings and aforementioned landscape belt. There is only a direct view of the tower from a very limited section of Main Road close to the bus stops. This would not change if the site is developed and views through would be considered at the reserved matters stage (as shown on the indicative plans). It is therefore concluded that the proposal would have less than substantial impact upon the setting of St Margaret's Church.

Paragraph 202 of the NPPF states: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

In light of the issues raised earlier in this report, the benefits of this scheme would indeed secure its optimum viable use without creating significant harm to the setting of the church. However, this will be fully addressed at the reserved matters stage. Overall, the proposal complies with the provisions of the NPPF, Policies CS08 & CS12 of the Core Strategy plus Policy DM15 of the SADMPP.

Neighbour Amenity

The indicative plans have created some confusion for third parties in that the layout, scale and appearance of the dwellings are not for determination at this stage – only the principle of residential development of the site is currently sought.

The indicative plans show that technically the site could accommodate 5 dwellings. It is recognised that ground floor accommodation will need to be elevated and bedrooms contained within the roofspace/second storey due to flood risk issues (see below). Significant boundary treatments and the use of screens to stepped platforms have been used to negate these issues in settlements lying within Flood Zone 3 (e.g. former nursery site on Marshland Street, Terrington St Clement). Modifications to the current indicative plans would have to be undertaken in order to ensure that overlooking, overbearing and overshadowing impacts would not impinge on adjacent dwellings. However, this could be designed out given the possible separation distances between the site and existing adjoining dwellings. Land levels and boundary treatments will be secured as part of the reserved matters application.

The development is therefore capable of complying with Policies CS08 of the Core Strategy and DM15 of the SADMPP.

Highway Safety

The application seeks outline planning permission and the means of access is not to be considered at this stage. The indicative layout plan shows two accesses to be formed – the existing bungalow access serving four dwellings and the field access serving a further unit on the frontage. The Local Highway Authority has raised no objection to the principle of this proposed development, but appropriate visibility splays, access and parking provision would need to be demonstrated at the reserved matters stage.

Appropriate visibility splays will require the roadside mixed thorn hedge to be cut back or possibly removed. Preference would be to retain the hedge but if that is not possible, a new hedgeline could be introduced parallel to the road of a type commensurate to a residential development.

The access to the bungalow being used to serve additional properties would allow the trees alongside the western boundary to be retained.

Concerns have been raised by third parties and councillors regarding access onto Main Road close to the mini-roundabout junction with Hall Road, however the LHA do not share these and there is no reason to believe that safe access cannot be achieved. The proposal can therefore comply with Policy CS11 of the Core Strategy and Policy DM15 of the SADMPP.

Flood Risk

As indicated earlier in this report, the site lies in an area at risk of flooding (Flood Zone 3a in the Strategic Flood Risk Assessment and Tidal Hazard Mapping Zone of Environment Agency mapping). Both national (the NPPF and NPPG) and local (the Development Plan) policy seeks to steer new development away from areas at risk of flooding by virtue of applying the sequential test.

The whole village lies within Flood Zone 3a and Tidal Hazard Mapping Zone so there are no alternative sites available at a lower risk of flooding; hence complying with sequential testing as endorsed in Paragraph 162 of the NPPF.

Paragraph 163 also applies in that the exception test must still be passed. For the exception test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where, possible, will reduce flood risk overall.

In relation to the first element, as demonstrated above, the site is in a highly sustainable location. As such it is considered that the development clearly provides wider sustainability benefits that outweigh the risks associated with flooding. There would be up to 5 homes provided, and a financial contribution to off-site affordable housing, contributing to social, economic and environmental factors (Paragraph 8 of NPPF) related to this Key Rural Service Centre.

In relation to the second element, the site-specific Flood Risk Assessment has satisfied the Environment Agency that the development can be made safe and would not increase flood risk elsewhere.

The FRA states that to safeguard against the risk of tidal defences being overtopped or breached, finished floor levels will be a minimum of 3.2m aOD with flood resistant measures incorporated into the design and construction of the properties up to 600mm above finished floor level. This equates to the finished floor levels being approx. 800mm above existing ground levels. There would also be no bedrooms at ground floor level. This may be secured via condition as recommended the EA.

Conditions are suggested by our Emergency Planning Officer but may be covered via an informative note on the decision notice, rather than conditions, due to enforceability issues.

The proposal therefore accords with the provisions of the NPPF, NPPG and Policy CS09 of the Core Strategy.

Affordable Housing Contribution

As the site area just exceeds 0.5ha in size and is in a designated rural area, an affordable housing contribution would be required in accordance with Policy CS09 of the CS.

In this instance a financial contribution towards off-site provision of £48,000 would be required. This is calculated as 20% of 4 new dwellings (net increase taking away existing bungalow) = 0.8 units; then 0.8 x £60,000 per equivalent affordable unit = £48,000.

A S.106 agreement will be required to secure the affordable housing contribution. The agent/applicants are aware of this requirement and are content to comply.

Other matters requiring consideration prior to the determination of this application:

Crime and Disorder - The proposal raises no specific issues in relation to crime and disorder. Due to the outline nature of the proposed development it is not possible to fully consider Secured by Design issues.

Drainage - Details of both foul and surface water may be secured via pre-commencement condition. Foul water is likely to be via mains and surface water via soakaways.

Noise and disturbance - During the construction phase this is to be expected but would be relatively short-lived. Any statutory nuisance would be addressed by Environmental Health legislation.

Contamination - Given the history of the site our Environmental Protection team have recommended a condition to address any unexpected contamination issues. The bungalow is likely to have asbestos-containing materials however the disposal is covered under separate legislation.

Damage/security to adjacent property during construction work - This would be a civil matter between the developers of the site and adjoining property owners. Developers have a responsibility under Health and Safety legislation to maintain a secure building site.

Previous refusal – There is no record of an earlier application to develop this site beyond those for the existing bungalow in the late 1950s.

Biodiversity – As stated above, the majority of the site is laid to grass and garden with little merit and limited landscape features. There are hedgerows and trees adjoining the site which can be retained and protected during construction via condition. There may be issues with the roadside hedge as indicated above with regards to achieving appropriate

access/visibility to the site. Additional/compensatory planting of hedges and trees will be addressed at the reserved matters stage and with the advent of Biodiversity Net Gain in legislation later this year, enhancement measures can be secured via condition.

CONCLUSION

The site lies within the defined development area of a Key Rural Service Centre where residential development of an appropriate scale will be supported. It is a highly sustainable site close to the recognised heart of the village and the facilities it has to offer.

It is considered that the site could be developed without substantial harm to the setting of the listed church, visual amenity of the locality, highway safety or neighbour amenity. Technical issues such as flood risk and drainage can be secured via condition and affordable housing contribution secured via Section 106 agreement.

It is therefore considered that the proposal generally accords with the provisions of the NPPF, NPPG and with Policies CS01, CS02, CS06, CS08, CS09, CS11 & CS12 of the Core Strategy (2011) and Policies DM1, DM2 & DM15 of the SADMPP (2016).

RECOMMENDATION

- a) **APPROVE** subject to a Section 106 agreement covering affordable housing contribution being completed within 4 months of a resolution to approve and subject to certain conditions stated below:
- 1 Condition: Approval of the details of the means of access, layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
 - 1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
 - 2 Condition: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
 - 2 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
 - 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
 - 3 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
 - 4 Condition: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
 - 4 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 5 Condition: The development hereby permitted shall be carried out within the area defined on the location plan Drawing No. (GA)1000 Revision F.
- 5 Reason: For the avoidance of doubt and in the interests of proper planning.
- 6 Condition: There shall be no more than 5 dwellings developed on this site.
- 6 Reason: To define the terms of this permission.
- 7 Condition: The dwellings hereby approved shall be of single storey construction and roof accommodation only.
- 7 Reason: To define the terms of this permission in the interests of the impact upon the character and appearance of the locality, in accordance with the provisions of the NPPF, Policies CS06 & CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).
- 8 Condition: The development shall be implemented in accordance with the mitigation measures proposed in the Flood Risk Assessment (FRA) ref: ECL0843/DISTINCT DESIGNS produced by Ellingham Consulting Ltd and dated October 2022 submitted as part of this application. In particular, the FRA recommends that:
- Finished floor levels (FFLs) will be set at 3.2m AOD;
 - Flood resistant and resilient construction will be incorporated to 0.6m above FFLs; and
 - There will be no ground floor sleeping accommodation.
- 8 Reason: To protect future residents at times of high risk of flooding and to accord with the provisions of the NPPF, NPPG and Policy CS08 of the Core Strategy (2011).
- 9 Condition: As part of the reserved matters application referred to in condition 1, an Arboricultural Impact Assessment and Method Statement to protect trees and hedges adjoining the eastern and southern boundaries of the site shall be submitted.
- 9 Reason: To ensure that the existing trees and hedges adjoining the site are properly surveyed and full consideration is made of the need to retain and protect them during the development of the site, due to their contribution to the setting of St Margaret's Church, and in accordance with the NPPF and Policies CS12 and DM15 of the Development Plan.
- 10 Condition: The development shall be undertaken in accordance with mitigation measures to be detailed in an Ecological Impact Assessment to be submitted as part of the reserved matters required in Condition 1 of this permission.
- 10 Reason: In the interests of the biodiversity of the site and its locality and to accord with the provisions of the NPPF and Policy CS12 of the Core Strategy (2011).
- 11 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 11 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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

- 12 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

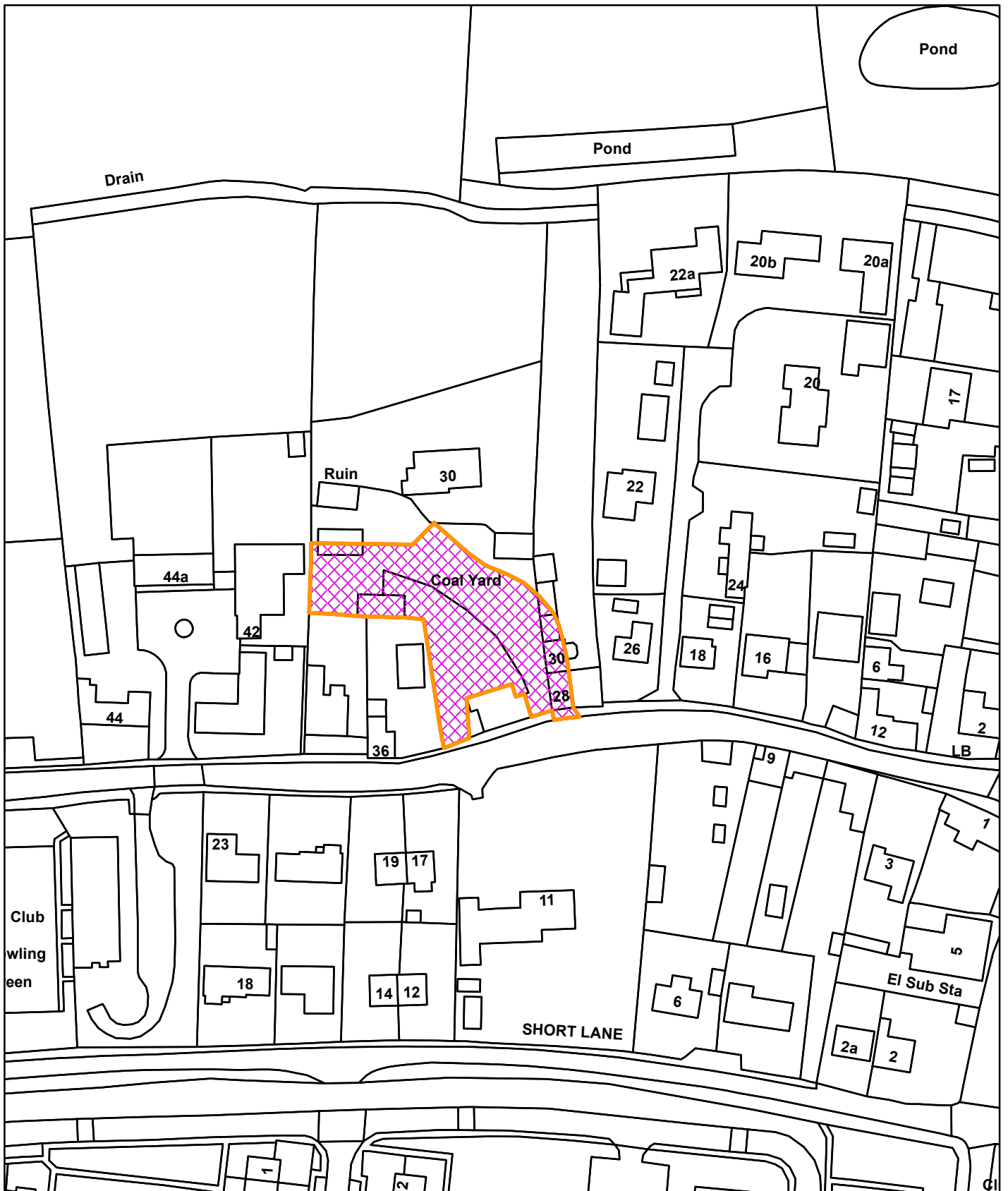
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

- 12 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

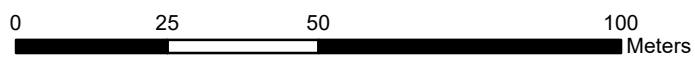
- b) If the Section 106 agreement has not been completed within the above timescale, **REFUSE** on the basis of failure to secure an affordable housing contribution in accordance with the provisions of Policy CS09 of the Core Strategy (2011).

22/02127/F

Former Coal Yard and Dwellings at 28 and 30 Lond Lane, Feltwell, Thetford, IP26 4BJ



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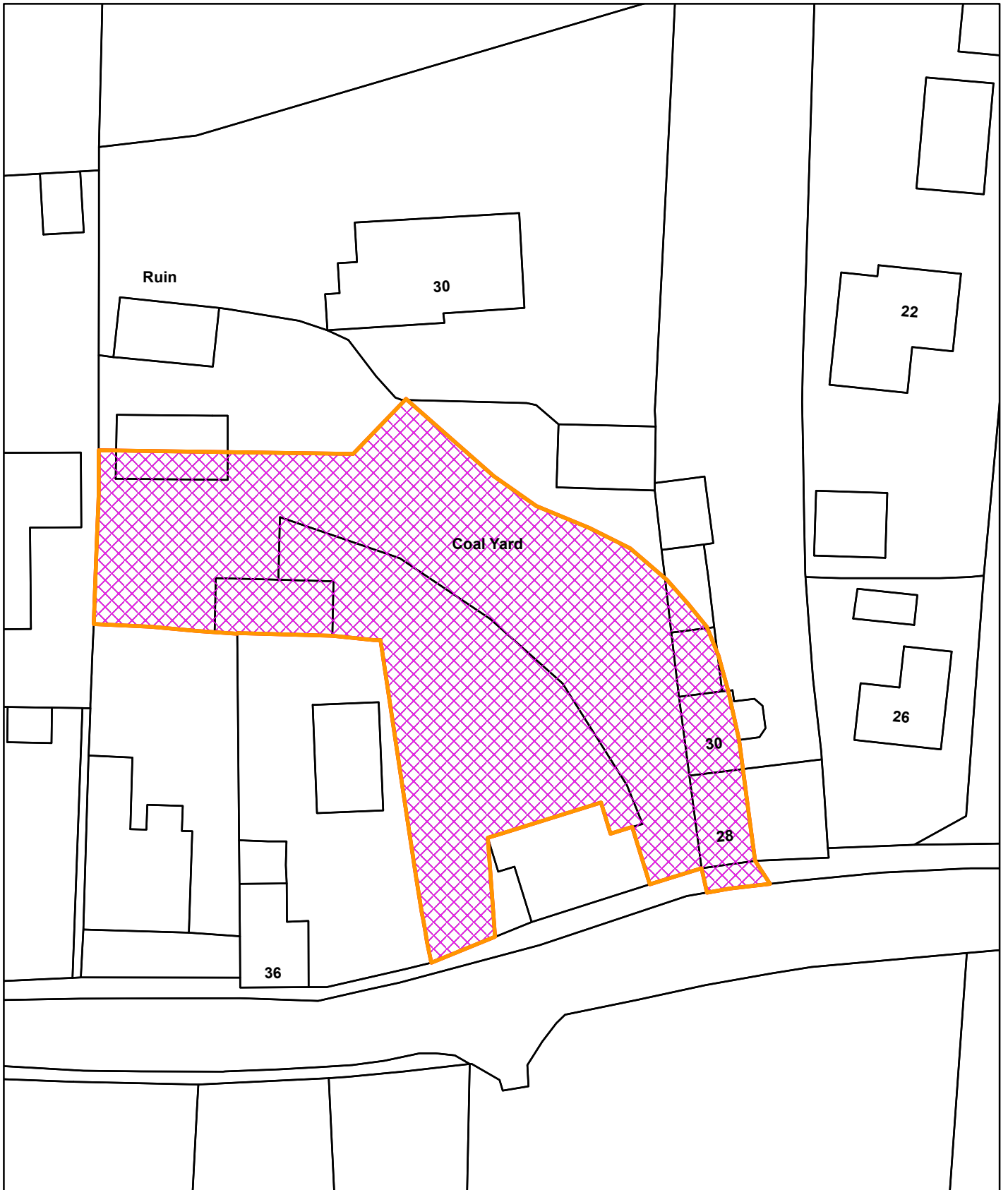
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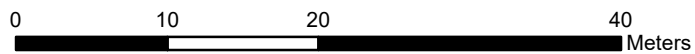


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Former Coal Yard and Dwellings at 28 and 30 Lond Lane, Feltwell, Thetford, IP26 4BJ



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23/02/2023

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AGENDA ITEM NO 9/3 (b)

Parish:	Feltwell	
Proposal:	Proposed one detached two storey dwelling	
Location:	Former Coal Yard And Dwellings At 28 And 30 Long Lane Feltwell Thetford IP26 4BJ	
Applicant:	Hemingford Construction Limited	
Case No:	22/02127/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 26 January 2023 Extension of Time Expiry Date: 9 March 2023

Reason for Referral to Planning Committee – Parish Council objection contrary to officer recommendation and referred by sifting panel.

Neighbourhood Plan: No

Case Summary

The application site lies wholly within the development boundary of Feltwell, a Joint Key Rural Service Centre (with Hockwold). The site is located to the north of Long Lane, to the rear of an existing Chinese Takeaway. It is proposed the application site shares an existing access off Long Lane to the land immediately adjacent.

This planning application seeks consent for the conversion of, and extensions to, an existing chalk barn to form a single detached two storey dwelling within a wider development site.

The application site is within a larger development site which was granted consent for 19 dwellings under planning consents 18/01320/OM and 21/00066/RMM (and 22/00116/F). The construction of the 19 dwellings is underway and all 19 dwellings will be social housing. The proposed development would take the total number of dwellings on site to 20.

Key Issues

Principle of Development (including Planning History)
Highways/ Access
Form & Character
Residential Amenity
Ecology
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies wholly within the development boundary of Feltwell, a Joint Key Rural Service Centre (with Hockwold). The site is located to the north of Long Lane, to the rear of an existing Chinese Takeaway. It is proposed the application site shares an existing access off Long Lane to the land immediately adjacent.

This planning application seeks consent for the conversion of and extensions to an existing chalk barn to form a single detached two storey dwelling within a wider development site.

The application site is within a larger development site which was granted consent for 19 dwellings under planning consents 18/01320/OM and 21/00066/RMM (and 22/00116/F). The construction of the 19 dwellings is underway and all 19 dwellings will be social housing. The proposed development would take the total number of dwellings on site to 20.

The chalk barn will form the kitchen, dining and living area, and the new build extension will house the bedrooms, office and storage. The dwelling has a double projecting gable on the front and rear elevations, with a recessed front door. The materials proposed are M.Surrey blend brick with old English dark red tiles. The existing external barn walls and materials are to be retained. The front elevation of the new build projecting gable will also include stone/brick detailing to match the colour and finish of the barn. The ridge heights at the highest point are 6.5m on each of the projecting gables. This is in comparison to the permitted dwelling on plot 1 with a ridge height of approximately 8.5m.

The site layout proposes three parking spaces to the front of the dwelling with a private garden to the rear. The boundary treatments include the retention of the boundary wall and the installation of a 1.8m fence to enclose the rear garden. Open landscaping is proposed to the front of the dwelling.

SUPPORTING CASE

The application seeks full permission for the construction of a detached two storey dwelling situated between 19 affordable dwellings under construction by Flagship Housing, and two existing dwellings at 36 and 38 Long Lane, Feltwell.

The proposed dwelling would be constructed on a similar building line to the new housing approved to the north, and the dwelling would incorporate an existing chalk and flint barn as part of the residential accommodation.

The previous approval for the affordable housing showed the chalk barn to be retained and used as a possible future workshop/outbuilding ancillary to the closest affordable unit (Plot 1).

Instead, the application proposes to incorporate the underused building to form a wing to the new detached house. The chalk and flint barn, although not listed or situated within a conservation area, is still considered to represent an important heritage asset, both in its own right and also for the contribution it makes to the character and appearance of the area.

The design of the remainder of the house is sensitive to the barn and the local area and includes a roof and eaves line which reflect the proportions of the retained barn and which do not dominate the historic structure.

By incorporating the chalk barn structure within a suitably complimentary designed dwelling, it is envisaged this non-designated heritage asset will be retained and maintained in perpetuity as part of the overall residential property.

The indicated plot size, including space to the side and rear of the proposed single dwelling, and appropriate parking provision, is fully commensurate with other development in the locality and does not result in overdevelopment of the application site.

The Parish Council has objected to the proposal, stating that the developer already has permission to build 19 dwellings and any additional housing will over-intensify this site.

It is respectfully noted that the current application site is located adjacent to the 'build' area of the 19 dwelling site, and instead comprises land shown to be connected with the future use of the chalk barn as a workshop/home office to the tenants of Plot 1. The density of the approved scheme would not therefore change, just that a new dwelling would be constructed on a reasonably generous sized plot beyond the originally approved 'build zone' and on land not retained or controlled for any specific future use.

In conclusion, it is asserted that the site does not increase the density of the affordable housing development and would result in a practical reuse of a locally important historic structure within a plot of a suitable scale to accommodate the proposed development. Green space adjacent to the site, and rear of the Long Lane takeaway would be retained as such. The proposal would represent the appropriate development of vacant land in a sustainable location and protection of a heritage asset, in accordance with the NPPF and Policies CS01, CS02, CS06, CS08, CS12 of the adopted Core Strategy 2011 and Policies DM1, DM2, DM15 and DM17 of the SADMP Plan 2016

PLANNING HISTORY

22/00116/NMA_1: Application Permitted – Delegated decision: 18/10/22 - NON-MATERIAL AMENDMENT to Planning Permission 22/00116/F: Variation of condition 1 of planning permission 21/00066/RMM to amend drawings to add PV panels and air source heat pumps to all units - Long Lane Farm

22/01004/F: Application Refused – Delegated decision: 16/11/22 - Proposed two detached two storey dwellings - Former Coal Yard And Dwellings At 28 And 30 Long Lane

22/00116/F: Application Permitted – Delegated decision: 15/03/22 - Variation of condition 1 of planning permission 21/00066/RMM to amend drawings to add PV panels and air source heat pumps to all units - Long Lane Farm

18/01320/NMAM_1: Application Permitted – Delegated decision: 11/01/22 - NON-MATERIAL AMENDMENT for Planning Permission 18/01320/OM: Outline Application: Residential development for a maximum of 19 dwellings following demolition of existing - Long Lane Farm

18/01320/VAR1A: Variation of Legal Agreement: 01/11/21 - Modification of S106 Agreement, ref: LC/S106/19/06 in respect of Planning Reference 18/01320/OM - Long Lane Farm

21/00066/RMM: Application Permitted – Delegated decision: 07/07/21 - RESERVED MATTERS: Residential development of 19 dwellings - Long Lane Farm

18/01320/OM: Application Permitted – Committee decision: 29/03/19 - Outline Application: Residential development for a maximum of 19 dwellings following demolition of existing - Long Lane Farm

RESPONSE TO CONSULTATION

Parish Council: OBJECT

The developer already has planning permission to build 19 new and any additional housing will over-intensify this development site.

Highways Authority: NO OBJECTION subject to conditions

With reference to the application relating to the above development (as shown on drawing 870-P rev C), in relation to highways issues only, notice is hereby given that Norfolk County Council recommends that any permission which the Borough Council may give shall include conditions relating to the proposed access and the on-site car parking.

Internal Drainage Board: NO COMMENTS

Natural England: NO OBJECTION subject to appropriate mitigation being secured

Without appropriate mitigation the application would:

- Have an adverse effect on the integrity of designated sites listed within the Norfolk GIRAMS report.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- A financial contribution of £185.93 per new dwelling is secured towards the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS), to mitigate for increased recreational disturbance. For further details please see the current Norfolk GIRAMS document.

An appropriate planning condition or obligation should be attached to any planning permission to secure these measures.

Housing Enabling Officer: NO OBJECTION

The conversion of existing buildings does not require an affordable housing contribution therefore no affordable housing will be sought here.

Environmental Quality: NO OBJECTION subject to conditions

The applicant has provided a screening assessment indicating the site has already been remediated under 21/00066/RMM and 18/01320/OM. The proposed plans are a change of design on the initial application which aims to convert the barn.

Due to the age of the property on site there is the potential for asbestos containing materials to be present. With this in mind an informative should be attached.

The information submitted does not indicate the presence of significant land contamination. However, the former use as coal yard means that it's possible that some unexpected contamination could be present. Therefore, recommend a condition is attached accordingly.

REPRESENTATIONS

THREE OBJECTIONS have been received to the application; the issues are summarised below:

- The proposed detached two storey dwelling will overlook our courtyard and we will lose our privacy.
- 19 dwellings are already too many for the site. The limit was already agreed at 19 dwellings.
- The area of land should be used as parking.
- 22/01004/F for two dwellings was refused due to one of the units being likely to suffer residential amenity issues from the noise and odour from the adjacent hot food takeaway. The applicant has still been unable to provide any mitigation to address the potential impacts of this neighbouring use on proposed unit. Living at 40, Long Lane, I can vouch for the fact that we are subject to the odours from the Takeaway. This unit will have a greater problem, with the added factor of noise from the unit and its customers.
- Feltwell Parish Council and BCKLWN have failed to address the danger posed by the traffic entering Long Lane from the site. Should measures be put in place to restrict traffic from making right turns from the Development exit road, as visibility is restricted by the Fast Food Outlet and is made even more dangerous during trading hours by customers parking on Long Lane whilst waiting to be served. Further consideration should be made by the developers to allow parking on the space planned for the development for parking for these customers, to reduce the chance of an accident on this blind exit onto a very busy road.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM17 - Parking Provision in New Development

DM2 – Development Boundaries

DM8 – Delivering Affordable Housing on Phased Development

DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

- Principle of Development (including Planning History)
- Highways/ Access
- Form & Character
- Residential Amenity
- Ecology
- Other Material Considerations

Principle of Development (including Planning History)

The site lies wholly within the development boundary for Feltwell and in accordance with policy DM2 of the Site Allocations and Development Management Policies Plan (SADMPP) new development is permitted provided it is in accordance with the other policies in the Local Plan. The principle of development is therefore supported subject to compliance with other relevant national and local planning policy and guidance.

The application site is situated within a larger site currently under construction for 19 dwellings. Within this site was an existing chalk barn and the outline consent (18/01320/OM) included a condition to specifically retain and incorporate the chalk barn into any reserved matters application. This would secure its retention in the interests of the amenity of the locality.

When the reserved matters application (21/00066/RMM) was submitted the barn was included within the red line. The application, on behalf of Flagship Housing, stated the proposed use of the barn as a home office/ workshop. The social housing provider did not want to encompass the barn into one of the 19 dwellings because it would not meet their required standards of space, design etc. The use of the Chalk Barn was discussed and amended throughout the application process to ensure this fell within the conditions of the outline consent and met the requirements of the applicant. Therefore, it was proposed that the barn could be utilised as a home office/ workshop in conjunction with Plot 1 and was conditioned accordingly (Condition 7).

Highways/ Access

The application seeks to utilise the shared access approved under the previous applications on site and there are no changes proposed to the existing site access/ road. The Local Highway Authority has no objections to the proposal. A local resident has raised concerns regarding the safety of the access junction, and the parking issues created as a result of the neighbouring takeaway business. These issues were raised and discussed as part of previous applications. Given there are no highways objections it is not considered that one additional dwelling would cause harm/ highway safety issues as a result of this development. The new dwelling will have three parking spaces, so is adequately catered for in that regard. The development proposed, subject to a condition regarding the parking/ turning arrangements, is in accordance with the NPPF and policy CS11 of the Core Strategy (2011) and policy DM15 of the SADMPP (2016).

Planning Committee
6 March 2023

Form & Character

The scheme centres around the redevelopment of an existing chalk barn with alterations and extensions to this building to form a detached two storey dwelling. The design of the dwelling is described previously in this report. Given the nature of the site and the location there would be minimal impact on the street scene of Long Lane or the wider locality as a result of the development. The development would be viewed against the surrounding new residential development. The design proposed is considered acceptable and would secure the undesignated heritage asset which previous consents have sought to retain.

A previous scheme was submitted for two dwellings within the application site (22/01004/F), proposing an extra dwelling on the area to be retained now as open space, in addition to the current scheme submitted as part of this application. Car parking was proposed for both dwellings alongside the access road and the application was refused on the grounds that this area of on street parking for two dwellings would collectively have a detrimental impact on the street scene and represent a poor form of design. In this case given there is now a single unit proposed, the number of parking spaces required is a lesser number, and the open space is to be retained, therefore this would no longer warrant refusal of the application.

The scale, appearance and materials and site plan (including the landscaping and boundary treatments) are appropriate and in accordance with the NPPF, policy CS08 of the Core Strategy and Policy DM15 of the SADMPP.

Residential Amenity

Land to the north and east of the application site is currently under construction for 19 dwellings. To the west and south of the application site are existing residential dwellings and an existing Chinese Takeaway.

The previous scheme for two dwellings within the application site (22/01004/F) was refused due to the proximity of unit 20 to the takeaway, and the fact that as a result the resident would likely suffer residential amenity issues from the noise and odour of the adjacent use. The adjacent business is not within the same ownership as the application site and as a result cannot be controlled/ managed, and the applicant is unable to provide sufficient mitigation to address the potential impacts of this neighbouring use. However, the second unit (previously unit 21 and now referred to as unit 20), was considered of sufficient distance away that this relationship was acceptable. Therefore, the revised scheme proposes one additional dwelling. The CSNN officer did query the details/ location of the ASHP and a condition has been attached for this information to be submitted and agreed.

The currently proposed dwelling is designed as such that the first-floor windows on the front elevation face the access, front garden and open space, and so there are no neighbour amenity impacts to the east as a result of the development. A neighbouring dwelling to the west (no. 42) has raised objections on the grounds that the dwelling would overlook their private courtyard area. There is a single first floor window proposed on the rear elevation of the dwelling which serves a bedroom. The distance between the bedroom window to the shared boundary is 11.7 m in distance. This separation distance and the slight angle to the neighbours courtyard are such that officers consider that this relationship is acceptable. There are no first-floor windows on the side elevations of the dwelling, and the landing window between the ground and first floor is considered to be acceptable, spanning a non-habitable room/ area of the house.

The development is therefore in accordance with the NPPF, Policy CS08 of the Core Strategy and Policy DM15 of the SADMPP.

Ecology

Natural England has no objection to the proposed development in terms of its impact on the nearby Breckland Farmland SSSI / Breckland SPA subject to appropriate mitigation in the form of a financial contribution of £185.93 per new dwelling towards the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS), to mitigate for increased recreational disturbance. The applicant has already made the GIRAMS payment for the dwelling and as a result a condition or Section 106 agreement is not required.

The Ecology report submitted and conditioned as part of extant consents (18/01320/OM and 21/00066/RMM) described the barn as having potential roost features in the form of cracks in the walls, with limited opportunities apparent in the roof timbers and structures itself. In terms of recorded activity at that time this was in the form of some passing common pipstrelle bats and foraging bats outside and briefly inside the barn. Bat roosts were considered absent at that time.

The Ecology report does state that it is not considered that additional surveys are required for the ecological assessment of the site. However, if a delay of more than two years elapses between the bat surveys and the start of works then re-surveys are recommended. Work is well underway on site and so there are extant consents in place, although little works have been undertaken on the barn itself to date. That said two years has passed since the last surveys and given there was potential for bat roosts in the barn it is suggested that a 'worst case scenario' is applied, that one could potentially be present.

Changes have been made to the Conservation of Habitats and Species Regulations 2017 (as amended). The changes are made by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. The 2017 Regulations are one of the pieces of domestic law that transposed the land and marine aspects of the Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives). Protected Species (PS) have full protection under the 2017 Regulations. It's an offence to deliberately capture, injure or kill, or deliberately disturb PS. These requirements are enforced in the 2017 Regulations and any derogation is regulated and overseen by a system of licensing administered by Natural England (NE).

In exercising its functions, including determining planning applications, a Local Planning Authority is required to have regard to the requirements of the Habitats Directive in so far as they may be affected by the exercise of those functions. It is not the role of responsibility of the LPA to monitor or enforce NE's obligations under the regulations. However, if a development proposal could potentially result in a breach of the Directive, the LPA is required to form a view on the likelihood of a licence being granted under the Regulations by NE in order to fulfil its own obligation to have regard to the Directive requirements.

NE will only grant a licence if satisfied that the three statutory tests prescribed under the directive and regulations have all been met. The tests are:

1. There are imperative reasons of overriding public interest (IROPI);
2. There are no satisfactory alternatives; and
3. It would not be detrimental to the maintenance of the population of the species at favourable conservation status

The obligation on the LPA is to consider the likelihood of a licence being granted by NE, not to determine definitively whether or not the licence will, in fact, be granted. It therefore has to

review the three tests, in the context of a planning application, to then form a view on the likelihood of NE granting a derogation licence under the Regulations.

In this case, the previous survey work submitted concluded that the barn had potential roost features in the form of cracks in the walls, with limited opportunities apparent in the roof timbers and structures itself. Therefore, potentially the development could result in the loss of an area of bat roost potential within the barns, and that if the development were to proceed there is the possibility of a breach of the Directive. Additional survey work is required between the months of May to September prior to commencement of development, and it may be necessary that an EPS licence is required from Natural England prior to commencing works on site.

LPA's consideration of the tests:

1. IROPI – NE's guidance advises that IROPI can potentially include developments that are required to meet or provide a contribution to meeting a specific need such as complying with planning policies and guidance at a national, regional and local level. In this case, the site is located within the development boundary for Feltwell and thus contributes to the Council's deliverable supply of housing.
2. No satisfactory alternatives – The conversion of this barn would retain a non-designated heritage asset in an existing built up location surrounded by residential development. The conversion could not be moved elsewhere and it is therefore considered to be reasonable to conclude that there are no satisfactory alternatives.
3. Population maintenance – it appears unlikely that the conversion of this barn, subject to the appropriate mitigation measures, will affect the conservation status of the protected species.

The LPA can therefore reasonably form the view, from the information submitted to it for this planning application, that should a licence be required that NE would be likely to grant a derogation licence under the Regulations in relation to this development.

As a result, the additional survey work which will inform the appropriate mitigation measures and the EPS licence, in addition to the mitigation measures outlined in the Ecology Assessment can be conditioned accordingly.

Subject to the relevant conditions attached, the proposal is compliant with the NPPF and adopted plan, specifically policy CS12 Environmental Assets.

Other Material Considerations

Contamination – The site has already been remediated under 21/00066/RMM and 18/01320/OM. However, due to the age of the property on site there is the potential for asbestos containing materials to be present and therefore an informative is attached accordingly.

The information submitted does not indicate the presence of significant land contamination. However, the former use as coal yard means that it's possible that some unexpected contamination could be present and therefore a condition is attached.

Flood Risk - The footprint of the proposed dwelling lies within Flood Zone 1 and is therefore at lowest risk of flooding. The wider site does include an area at risk of flooding but this is from a drainage channel. The New Cut Drain is a Board maintained drain and the chance therefore of this intensely maintained drain flooding is slight. Furthermore, much of this area at a higher risk provides the access and landscaping.

Affordable Housing contribution – The conversion of existing buildings does not require an affordable housing contribution. However, this conversion has included a sizeable extension to create an additional dwelling. That said an additional dwelling would not require any additional units and the adjacent site has secured 19 affordable dwellings for Flagship Housing Group, as a result no additional affordable units are required.

Public Open Space – As part of the reserved matters application for the wider development site (21/00066/RMM), there was an area of open space to be provided which has been carried forward into this application. There was not a policy requirement for this open space as part of the reserved matters application. It was stated at that time that this area of open space was to be maintained by the affordable housing provider. However, the provision of an additional dwelling on this site triggers the need to consider Policy DM16 of the SADMPP.

Policy DM16 requires the provision of open space for schemes of 20 units or more, and for 20 dwellings this would equate to approximately 340 square metres (17 square metres per dwelling). Policy DM16 requires that the open space should comprise of approximately 70% for amenity, outdoor sport etc and 30% for equipped children's play space, with arrangements for the management and future maintenance of that open space.

However, policy DM16 refers to where the townscape or other context of the development is such that the provision of open space is not desirable, a flexible approach can be taken with regard to this provision. Firstly, the open space is located immediately adjacent to the rear of a Chinese takeaway and is not a favourable position for an equipped play space. Furthermore, the scheme has secured the retention of an undesignated heritage asset. It is not considered that equipped play space at this minimal scale (for 20 dwellings) would be beneficial. There is an existing park with a range of play equipment at Paynes Lane approximately 350m away in distance, which is within 5 minutes walking distance of the site. Fields in Trust refer to a general walking distance of 10 minutes to open space provision however for Local Areas of Play (LAPs) they recommend a 100 m distance. Balancing out these issues alongside the fact that the applicant has proposed approximately 650 square metres of open space, which is far in excess of the policy requirement of 340 square metres, it is suggested that a flexible approach should be taken. It is recommended that a condition is attached to the consent to secure a scheme for the maintenance and management of the open space to be submitted and agreed prior to the occupation of the dwelling. With the condition in place the scheme is in accordance with DM16 of the SADMPP.

CONCLUSION

The application seeks full planning consent for the conversion of and extensions to an existing chalk barn to form a two-storey detached four-bedroom dwelling, with parking to the front and a private garden to the rear. The application site lies within the development boundary for Feltwell and as such is in accordance with the NPPF and the adopted Local Plan. It will also ensure the long-term retention of the former barn, a non-designated heritage asset. There are no statutory objections to the scheme subject to conditions, however the Parish Council do not agree an additional dwelling should be developed within the existing wider development site. However, the barn is capable of being converted and extended to create a dwelling which suitably fits into the overall character of the area. To conclude the discussions above, the proposed development is in accordance with the NPPF, Core Strategy (2011) Policies CS06, CS08, CS11 and CS12 and Policies DM2, DM15, DM16 and DM17 of the SADMPP (2016) and is duly recommended for approval.

RECOMMENDATION

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

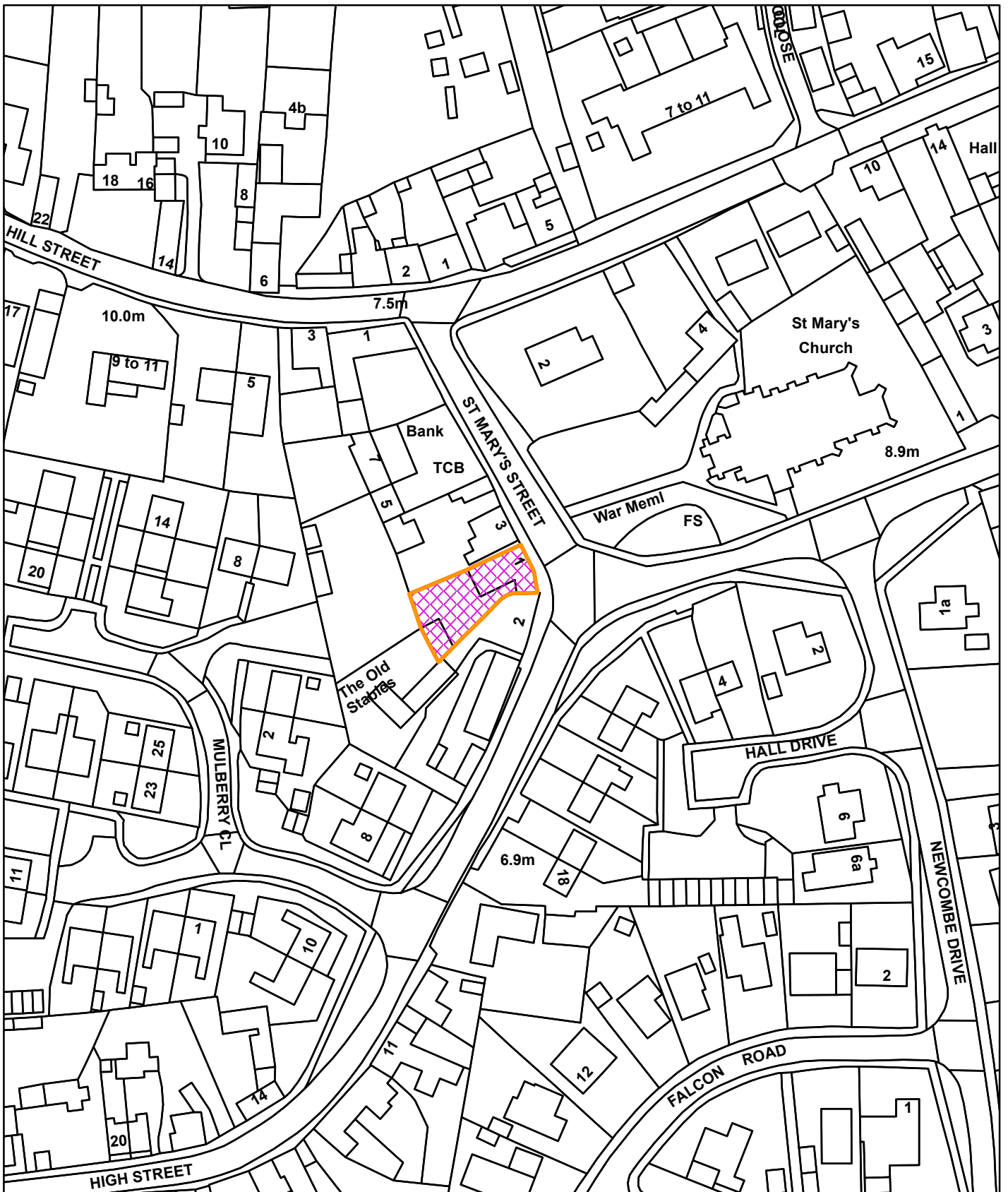
- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans Drawing Nos - 875-P A, 850-P C, 853-S A, 854-E C, and 870-P C
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the development hereby permitted the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
- 3 Reason: To ensure satisfactory development of the site.
- 4 Condition: Prior to the first occupation of the development hereby permitted the proposed access and on-site car parking shall be laid out, demarcated, 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 in accordance with the NPPF.
- 5 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
- 5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 6 Condition: The development hereby permitted shall be carried out in full accordance with paragraphs 7.10, 7.12 and 7.13 of the Ecology Assessment that accompanied the application dated 04 August 2017 by Dr GW Hopkins CEnv MCIEEN that accompanied the application unless otherwise agreed in writing by the Local Planning Authority.
- 6 Reason: In the interests of protecting the environment and protected species in accordance with the NPPF and Core Strategy Policy CS12 of the LDF.

- 7 Condition: Notwithstanding Condition 6, prior to the commencement of the development hereby permitted, including any site clearance works, further surveys to identify the extent of bat populations on or adjacent to the development site shall be undertaken in accordance with a written survey proposal, which shall have been submitted to, and approved in writing by, the Local Planning Authority prior to the survey taking place.
- 7 Reason: In the interests of protecting the environment and protected species in accordance with the NPPF and Core Strategy Policy CS12 of the LDF.
- 8 Condition: The results of the survey required under Condition 7 above shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby permitted, including site clearance works. The results shall also provide for any mitigation/enhancement measures appropriate for any bat populations recorded in order to minimise the impact of the development upon the bats both during construction and upon completion. A timetable for the implementation/completion/maintenance of the mitigation/enhancement works shall also be submitted with the results. The mitigation/enhancement works shall be completed and maintained in accordance with the agreed details and timetable, other than with the prior written approval of the Local Planning Authority.
- 8 Reason: In the interests of protecting the environment and protected species in accordance with the NPPF and Core Strategy Policy CS12 of the LDF.
- 9 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 9 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 10 Condition: The boundary treatments hereby approved shall be completed before the occupation of the dwelling hereby permitted or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained in perpetuity.
- 10 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 11 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement of the dwelling house consisting of an addition or alteration to its roof shall not be allowed without the granting of specific planning permission.
- 11 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.

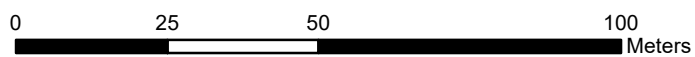
- 12 Condition: Notwithstanding the details shown on the approved plans, prior to the installation of any air source heat pump(s) a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the boundaries with neighbouring dwellings, plus provide details of anti-vibration mounts, and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 12 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 13 Condition: Prior to the occupation of the dwelling hereby approved a scheme shall be submitted detailing the maintenance and management of the area of public open space shown on Drawing No 870-P C and identified as 'Area of Land Retained (Grassed Area)'. The scheme shall be implemented in accordance with the approved details and retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
- 13 Reason: In order to secure the management and maintenance of the public open space as required by Policy DM16 of the Site Allocations and Development Management Policies Plan 2016.

22/01456/F

1 St Marys Street, Feltwell, Thetford, IP26 4AQ



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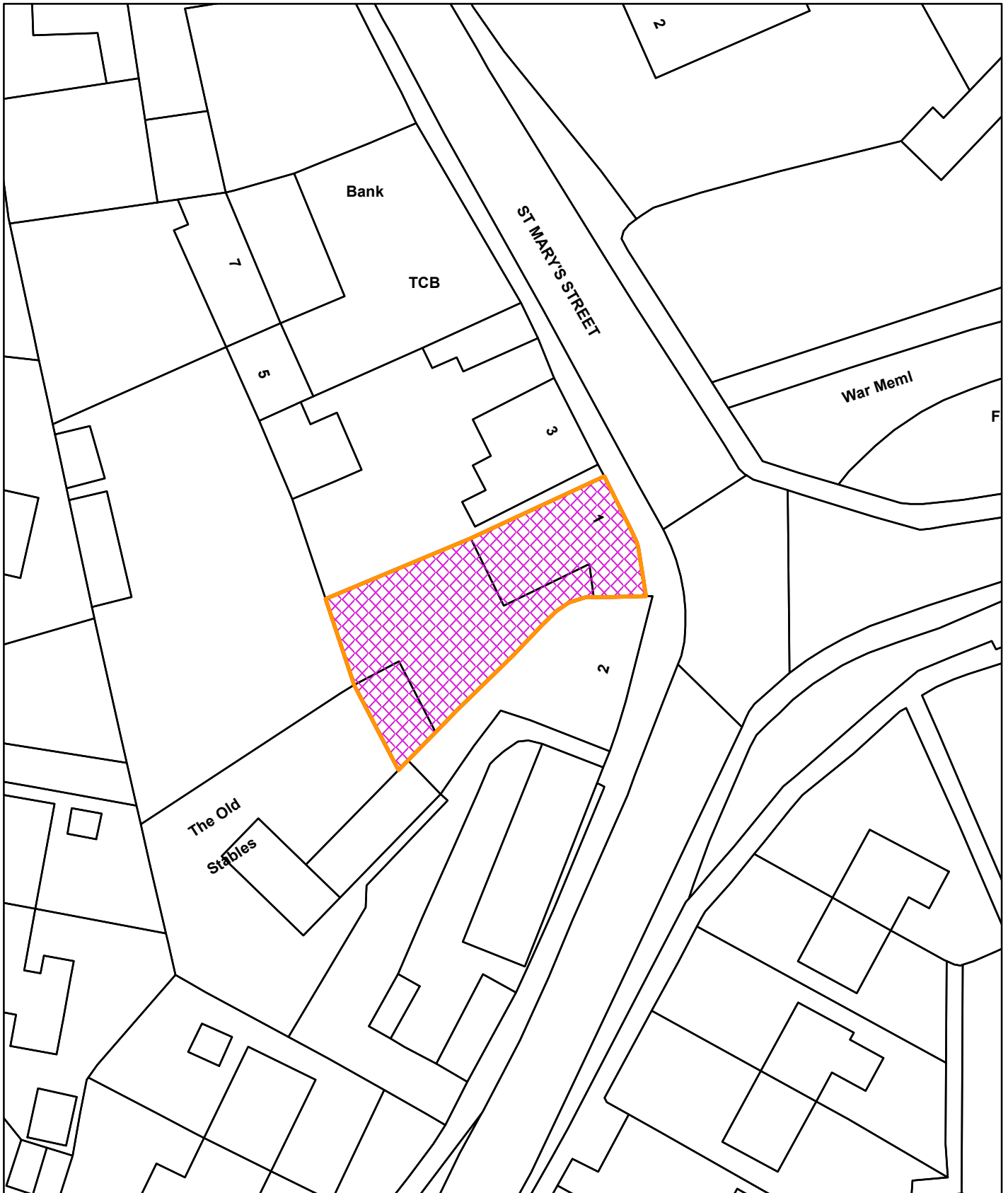
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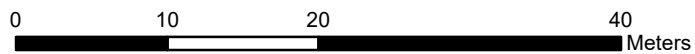


22/01456/F

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23/02/2023

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Parish:	Feltwell	
Proposal:	Change of use from Retail E(a) to Hot Food Takeaway (Sui Generis) with associated extraction at rear	
Location:	1 St Marys Street Feltwell Thetford Norfolk IP26 4AQ	
Applicant:	Mr I Yasan	
Case No:	22/01456/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 10 October 2022 Extension of Time Expiry Date: 9 March 2023

Reason for Referral to Planning Committee – Parish Council objection contrary to officer recommendation and referred by Sifting Panel.

Neighbourhood Plan: No

Case Summary

The proposal is for a change of use of building, from retail (Use Class E(a)) to a takeaway along St Mary's Street in Feltwell. The proposal includes the installation of an extraction fan on the rear elevation. No material changes will be made to the external appearance of the building.

The application site is located on the west side of St Mary's Street, in-between No 2 High Street to the south and No 3 St Marys Street to the north. In the wider setting, is St Mary's Church, a Grade I Listed Building opposite.

Key Issues

- Principle of Development
- Form and Character
- Impact on Neighbours from the use
- Highway Safety
- Other Material Considerations

Recommendation

APPROVAL

THE APPLICATION

The application site lies centrally within Feltwell village. It is located on the west side of St Mary's Street, in-between No 2 High Street to the south and No 3 St Marys Street to the north. In the wider setting, is St Mary's Church, a Grade I Listed Building opposite.

The proposal is for a change of use of building, from a retail (Use Class E(a)) to a takeaway use (which means a use class on its own) along St Mary's Street in Feltwell. The site is a former shop and as such the traditional shopfront already exists. The proposal includes the installation of an extraction fan on the side elevation, however no other material changes will be made to the external appearance of the building.

The application was originally submitted early in 2022 but was withdrawn following Community Safety and Neighbour Nuisance (CSNN) comments requesting further information regarding potential impacts on noise, odour, and public amenity from the proposed change of use. This information has now been submitted, discussed and revised as part of the current application.

SUPPORTING CASE

- We are looking to establish a family run business in Feltwell. Our family has been in hot food takeaway business for over 25 years and we pride ourselves on maintaining high standards to our work and over the years we have always achieved 5 star hygiene rating and excellent customer service. Want to become part of the local community.
- We are not people who will "not care about littering the place and bringing antisocial behaviour to the street". Instead we promise to deliver good customer service and tailoring our business to the preferences of the community.
- All the technical reports and management plans submitted to you show our detailed and considerate approach to this application. Happy to work on the appearance of the shop to address objections.
- One of the main concerns raised by all of the objections is "the antisocial behaviour in the area will aggregate and move to this area" due to the new business in place. We have the experience to deal with such challenging incidents. From our experience over the years and most recently managing our restaurant of 200 seating for the last three years (Pera Palace Chatteris) we have learnt that antisocial behaviour exists BUT can be controlled and dealt with appropriately.
- The Highways Development Management does not see any objection on highway safety grounds. In addition to this I would like to say that this will be a fast-food shop and as such we are obliged to serve our customers fast and swiftly send them away.
- All of the objections mentioned litter/ vermin concerns. We guarantee 5* star hygiene rating standards and litter/pest control management plans will be in place. Over the years we have worked out a good practice of regular pest controls and an effective pest management programme in place that prevents the introduction of pests and also makes sure to reduce the conditions that would encourage presence. Our appropriate practice is always supported by an appointed pest control contractor. We adhere to Safer Food Better Business rules of the Food Standards Agency and keep a daily written file of our practice, which is regularly controlled by the Government Body. Details of refuse storage and grease traps and grease collection are included in the application. Briefly - bin collection arranged weekly and big litter bins are tucked in the garage of the

property. The bins are then washed regularly. We would not litter Feltwell, we have the responsibility of installing bins accordingly in (and if needed around) the shop and keep them emptied and cleaned daily, add anti-litter signs around shop, and also staff members are committed to regular picking up rubbish outside our business. Litter picking is a practice that we have perfected over the 25 years.

- CSSN and the local community raised concerns about cooking smell and noise. Detailed plans/ reports have been submitted to CSSN. They do not object to the development. Over the years of experience in my opinion residents and passers-by do not like standing around at a takeaway shop for longer than needed to wrap up the food to be taken away and we certainly work swiftly to achieve that. Saying that we have adjusted/reduced the working hours/days as requested.
- We hope that the above information supported with the technical reports might also be an answer to Parish Council's concerns. We strongly hope that working towards achieving the suggested conditions by CSSN would make this project more acceptable to the community. Keeping in mind that the objections are only a minor number of the village population, we keep our hopes high and look forward to finding an opportunity to become a part of the community.

PLANNING HISTORY

22/00609/F: Application Withdrawn: 31/05/22 - Change of use from Retail E(a) to Hot Food Takeaway (Sui Generis) with associated extraction at rear. - 1 St Marys Street

RESPONSE TO CONSULTATION

Parish Council: OBJECTION

Feltwell Parish Council strongly objects. St Mary's Street is not the right location for this type of business which will produce excess rubbish, noise, smell, parking issues and disruptions to the neighbouring properties. It will encourage youths to congregate late at night and being opposite St Mary's Church, the churchyard may become a gathering place.

Local Highway Authority: NO OBJECTION

Ultimately the proposed class use would attract on-street parking similar to that of the existing permitted class uses the site presently holds. I observe that there have been no recorded accidents at the site within the past 5 years and as a result, on balance, I believe that it would be difficult to substantiate an objection on highway safety grounds.

CSNN: NO OBJECTION subject to conditions

Having reviewed the recent Neighbourhood Management Plan (NMP) (V3) dated 13th February 23, and previous comments regarding the two main concerns of noise and odour, we would point out that the primary concerns of noise and odour are valid, and have set out a number of conditions that should seek to control those aspects whilst taking into consideration the requirement for all conditions to be necessary, relevant, enforceable, precise and reasonable.

We recognise and appreciate the fact that the applicant has submitted extensive information regarding noise and odour mitigation but in order to entirely satisfy requirements we have requested a condition requesting details of the specific equipment to be used for ventilation

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as this has not been detailed on the plans and this is needed in order to form part of the planning consent, if granted. This condition may be reconsidered should the relevant information be submitted as late correspondence and be deemed acceptable prior to consent being granted.

Further conditions are recommended:

- Self-closing external doors
- Hours of operation of plant/ machinery
- Opening hours
- Hours of delivery
- Refuse collection
- Noise protection

An information should be attached re the Environmental Protection Act 1990.

Conservation Officer (verbal response): NO OBJECTION

Pleased the flue/ extraction equipment is to be painted black and the fact it is tucked into the rear. Signage should stay within the existing fascia and have regard to the historic church opposite. Would welcome the building being 'tidied up'.

REPRESENTATIONS

THIRTY-SIX representations of **OBJECTION**. The issues are summarised as:

- Already have food takeaways, not needed.
- Proximity to residential properties will mean impossible to prevent noise and air pollution.
- Feltwell quiet rural location - any extraction equipment would generate noise/ disturbance.
- This would bring litter, noise and smell to neighbouring residents.
- Vermin problems would be created.
- Insufficient parking on the street.
- Increased traffic levels - highway safety.
- Location not suitable at road junction.
- Location opposite church is inappropriate/ damaging to visual amenity.
- Increase in anti-social behaviour.
- Impact on value of neighbouring properties.
- Impact on drainage as a result of grease into sewers.

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS06 - Development in Rural Areas

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The key issues are:

Principle of Development
Form and Character
Impact on Neighbours from the use
Highway Safety
Other Material Considerations

Principle of Development

The application site lies centrally within the village of Feltwell and within the development boundary. Feltwell is categorised as a joint Key Rural Service Centre in the adopted Local Plan. As such development is permitted under DM2 of the Site Allocations and Development Management Policies Plan (SADMPP) (2016) subject to this being in accordance with the other policies in the adopted Local Plan.

Policy CS10 of the Core Strategy seeks to retain premises currently or last used for employment purposes. This is reiterated in Paragraph 84 of the NPPF which states planning decisions should enable the sustainable growth and expansions of all types of businesses in rural area, both through the conversion of existing buildings and well-designed buildings. The application site is currently a vacant building, last used for retail (Use Class E(a)). The change of use would retain the premises for employment use by converting an existing building and therefore meet local and national planning policies. It would also provide an additional facility for the village.

The principle of development, to change the premises to a takeaway from a retail, is supported by Policy DM2 of the Site Allocations and Development Management Policies Plan (SADMPP) (2016), Policy CS10 of the Core Strategy (2011), and provisions with the NPPF, namely paragraph 84.

Form and Character

The existing building was previously used as a shop and has an existing traditional shopfront, therefore the proposed structure and appearance of the unit will not be dissimilar to the existing.

The submitted plans show extraction equipment is to be installed on the west elevation of the main building. This will be behind the front elevation of the building and not is considered to cause material harm to St Mary's Church, a Grade I Listed Building opposite the site. Notwithstanding this, it is proposed to be painted black, to reduce its impact even further and is conditioned accordingly.

Signage is shown on the front elevation of the building. This would require Advert consent separately and is therefore not considered as part of this planning application.

In terms of form and character, the proposed development would meet the NPPF, Policy CS08 of the Core Strategy (2011), and Policy DM15 of the SADMPP (2016).

Impact on Neighbours from the Use

A number of objections received to the scheme include concerns raised about the impact of the use on the residential amenity of neighbouring residents. Specifically, that the business would result in noise and disturbance, generate odour issues within the locality and create litter. Furthermore, that it may create drainage issues for residents. It would also increase anti-social behaviour within the locality.

The applicant has worked with CSNN throughout the application process to respond to and address the concerns raised. A noise management plan has been submitted (and subsequently revised), alongside an odour assessment, details of the proposed extraction system, details on the grease traps and waste management information. While there is still some outstanding information required, based on the latest information submitted CSNN do not object to the proposal subject to the inclusion of planning conditions. Recommended planning conditions are detailed below:

- Ventilation and extraction system - requesting details of the specific equipment to be used for ventilation as this has not been detailed on the plans to date and this is needed in order to form part of the planning consent.
- Requirement for self-closing external doors
- Restricted hours of operation for plant/machinery (including ventilation and extraction systems) shall be operated at the premises outside of the hours of 12pm to 9pm Monday to Thursday, 12pm to 9.30pm on Fridays and Saturdays and at no time on Sundays Bank or Public Holidays.
- Opening hours – The premises shall only be open to public between the hours of 12pm to 9pm Monday to Thursday, 12pm to 9.30pm on Fridays and Saturdays and at no time on Sundays, Bank or Public Holidays unless otherwise approved in writing by the Local Planning Authority.
- Hours of delivery - No deliveries shall be taken outside the hours of 11.00am to 2pm Monday to Friday.
- Refuse collection - No refuse collections shall take place outside the hours of 8.00am to 1pm Monday to Friday.
- Noise protection - A detailed noise management plan shall be produced and implemented prior to commencement of the use hereby permitted and shall become operational thereafter.
- Noise Protection Plan – requesting additional information to that supplied to date.

On receipt of this information, CSNN consider the concerns raised can be suitably addressed and managed and would not warrant the refusal of this application.

Consideration has to be given however to whether the conditions detailed above meet the tests set out in the NPPF paragraph 56. Namely that they are necessary, relevant, enforceable, precise and reasonable. In terms of the conditions regarding the delivery hours

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and the refuse collection; the hours do not need to be restricted to such an extent and therefore have been amended accordingly. It is also suggested that a condition is attached to secure the provision of a litter reduction scheme including a litter bin for public use.

On this basis it is considered that subject to the conditions/ additional information the proposal is in accordance with the NPPF, Policy CS08 and Policy DM15.

Highway Safety

Objections to the development raise concerns about insufficient parking, and highway safety implications of the increased traffic levels at the road junction. The Local Highway Authority acknowledges the change of use of the premises would attract on-street parking that is similar to that of the existing permitted class use. There have been no incidents of traffic related accidents recorded on St Mary's Street, Feltwell, in the past 5 years. Therefore, on balance, the Local Highway Authority have no objection on highway safety grounds.

Other Material Considerations

Objections to the proposal include concerns that the use would increase anti-social behaviour. However, the opening hours are restricted, and this would be down to the management of the takeaway. This issue is included within the noise management plan which the applicant will be required to monitor and is secured via condition.

Neighbours raise concerns that the use would devalue the neighbouring dwellings, however, this is not a planning reason to warrant refusal of the application.

A query has been raised regarding the ownership of the premises and whether the application form has been completed correctly. The applicant has the leasehold on the property with the freehold owned by the owner of Londis next door. The applicant has confirmed that the freeholder is aware of, and has given consent for, the application.

CONCLUSION

The application seeks planning consent for the change of use of a former retail use to a hot food takeaway, in the centre of the village of Feltwell. Objections to the application raise concerns regarding the generation of noise and disturbance, odour, litter and vermin, anti-social behaviour. The applicant has worked with CSNN to address these concerns and CSNN are satisfied with the scheme proposed, subject to the necessary conditions. The development is considered to be in accordance with the NPPF, Core Strategy Policies CS06, CS08, CS10, and CS11, and SADMPP Policies DM2, DM15 and DM17.

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 P-104B and P102B.

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- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding the submitted details the use hereby permitted shall not commence until a detailed scheme for the ventilation and extraction of fumes/cooking odours has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the precise details of the flue extraction equipment to be used, including: the stack height; the design and position of all ductwork; the noise/power levels of the fan(s); the number, type and attenuation characteristics of any silencers; details of anti-vibration mounts and jointing arrangements in the ductwork; the number of air changes per hour, and the efflux velocity, any odour attenuation, such as grease filters, electrostatic precipitators and carbon filters as recommended in the noise and odour surveys. The scheme shall be implemented as approved prior to the commencement of the use and thereafter maintained as such, including regular servicing as per the manufacturer's specification.
- 3 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 4 Condition: All doors with openings to external areas of the premises shall be self-closing to minimise the emission of odours and/or noise from the premises, and should not be kept open for any period of time except for normal access and egress and for purge ventilation.
- 4 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 5 Condition: No plant/machinery (including ventilation and extraction systems) shall be operated at the premises outside of the hours of 12pm to 9pm Monday to Thursday, 12pm to 9.30pm on Fridays and Saturdays and at no time on Sundays Bank or Public Holidays.
- 5 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 6 Condition: The premises shall only be open to public between the hours of 12pm to 9pm Monday to Thursday, 12pm to 9.30pm on Fridays and Saturdays and at no time on Sundays, Bank or Public Holidays unless otherwise approved in writing by the Local Planning Authority.
- 6 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 7 Condition: No deliveries shall be taken outside the hours of 0800 to 1700 Monday to Friday.
- 7 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 8 Condition: No refuse collections shall take place outside the hours of 0800 and 1700 Monday to Friday.
- 8 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.

- 9 Condition: Notwithstanding the submitted details, a detailed noise management plan shall be produced and implemented prior to commencement of the use hereby permitted and shall become operational thereafter. The noise management plan shall be provided at any time on request within 28 days to the Local Planning Authority and shall be reviewed at least annually and at any point that there is an operational change that would impact measures in the plan. The plan should include measures to mitigate, control and prevent noise and a complaint handling procedure. All staff on the premises shall be made aware of the plan and trained accordingly.

The noise plan shall encompass the Noise Management Plan V3 as supplied as part of this application and should also include all potential noise sources including those specified below:

- Measures to reduce vehicle noise from delivery drivers (grouping orders, prohibit engine idling and vehicle music, limit first and last orders)
- Measures to reduce noise from customers including vehicular noise (signage, regular outdoor checks, basic customer management, last entry and last orders and system to record, address and where necessary, report any instances of Antisocial Behaviour in a timely manner)
- Reference to the regular servicing and maintenance of all mechanical noise making equipment such as the extraction and ventilation system.
- Contact details of those responsible for handling complaints of noise and antisocial behaviour alongside the overall complaints handling procedure.

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

- 10 Condition: Notwithstanding the details shown on the approved plan, prior to the commencement of use the flue and duct work identified on Drawing No P104 B shall be painted matt black and retained as such thereafter.

- 10 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

- 11 Condition: Notwithstanding the submitted details, prior to the commencement of the use hereby permitted a litter reduction scheme shall be submitted and approved in writing by the Local Planning Authority. This scheme shall include the provision of litter bins. The scheme shall be implemented as approved and retained as such in perpetuity.

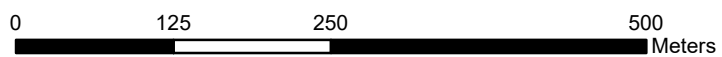
- 11 Reason: For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.

22/01540/F

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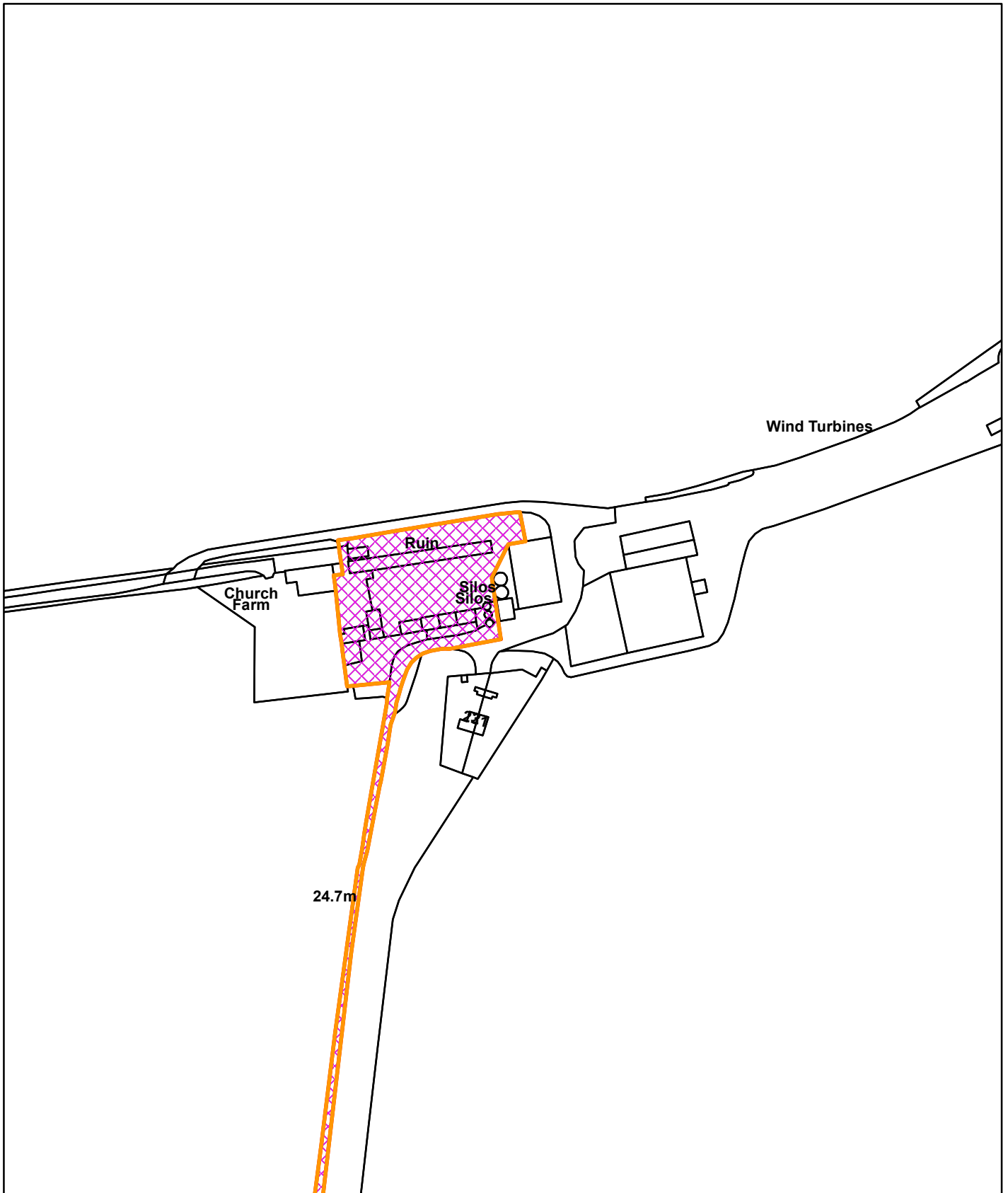
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AGENDA ITEM NO 9/3 (d)

Parish:	Heacham	
Proposal:	Conversion of 1No. existing building and erection of 6No. replacement buildings (following demolition of existing derelict buildings) for use as holiday accommodation	
Location:	Church Farm Church Farm Road Heacham Norfolk PE31 7JB	
Applicant:	Mel-Able Farming Ltd	
Case No:	22/01540/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 29 November 2022 Extension of Time Expiry Date: 10 March 2023

Reason for Referral to Planning Committee – Called in by Cllr Parish and Referred by the Assistant Director

Neighbourhood Plan: Yes

Case Summary

This application is a resubmission of a previously refused application (21/00943/F) for the development of a complex of 1 and 2-bed holiday accommodation by the conversion / repairing of 1No. two-storey detached building and the construction of 6No. single-storey, semi and terrace, replacement buildings.

The site lies outside of the development boundary within countryside and the Norfolk Coast Area of Outstanding Natural Beauty. The site forms part of a farm complex.

The application was refused by Committee on 4 April 2022 for the following two reasons:

- 1. The proposed development, by reason of the already wide provision for tourist accommodation within the locality and the impact on beautiful views, fails to preserve or enhance the AONB and is therefore contrary to paragraphs 174 and 176 of the NPPF, Policy CS12 of the Core Strategy 2011 and Policy DM11 of the SADMPP 2016.*
- 2. The proposed development, by virtue of proximity of the holiday accommodation to the existing farm buildings, would fail to provide a safe and high-quality layout. The proposal therefore fails to accord with Paragraphs 97 & 130 of the National Planning Policy Framework, Policy CS08 of the Core Strategy (2011) and Policy DM15 of the Site Allocations & Development Management Policies Plan (2016).*

To address the reasons for refusal a Landscape and Visual Appraisal, Health and Safety Report and Tourism – Economic Benefit Assessment accompany this application.

The remainder of the report remains largely unaltered from that which was seen by Committee in April 2022.

Therefore, for ease, additional commentary / assessment is emboldened in the following report.

Key Issues

Principle of Development
Form and Character and Impact on the Area of Outstanding Natural Beauty
Highway Safety
Residential Amenity
Safety of Users of the Proposed Development
Ecology
Crime and Disorder
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks the conversion and repair of 1No. two-storey, detached building and the construction of 6No. single storey, semi and terrace, replacement buildings, for use as 1 and 2-bed units of holiday accommodation.

The site lies outside of the development boundary for Heacham (countryside) within the North Norfolk Coast Area of Outstanding Natural Beauty (AONB.)

The site lies within the 2km buffer zone of a SSSI and is ranked as 'Medium' in terms of groundwater risk.

New materials will comprise brick, carrstone, natural timber cladding, pantiles and powder coated grey aluminium (the latter for the window and doorframes.) Existing materials will be reused where possible.

Foul drainage is to be via septic tank with surface water drainage via soakaways.

The land is agricultural and is therefore not classed as previously developed land in planning terms.

The application form suggests that the proposal would result in the creation of 2No. full-time equivalent jobs (e.g. cleaning, maintenance and gardening.)

Of the 7No. resultant holiday lets, 5 would be 2-bed units and 2 would be 1-bed units. Each unit would have its own private patio, garden area, 1No. car park space and secure bike storage. Soft landscaping will be used throughout the rest of site.

Extra parking is proposed to the south of the new units.

Church Farm can currently be accessed by two entrance points, from the northwest via Church Farm Road and from the South via the B1454. However, the existing highway access via the B1454 will provide access to both the existing and continued agricultural operations on Mel-Able Farm as well as the proposed development of holiday lets. To cater to both types of traffic, the existing private driveway to the B1454 will be upgraded with passing places to reduce any potential conflict between agricultural vehicles and

holidaymakers. **Additionally, an access spur, approved under application 22/01169/AG, when constructed, would ensure farm vehicles do not come near to approaching the holiday accommodation.**

The application is accompanied by a Design and Access Statement, Business Plan, Structural Survey, Protected Species Survey Risk, **Landscape and Visual Appraisal, Health and Safety Report and Tourism – Economic Benefit Assessment.**

SUPPORTING CASE

This is a resubmission of the previous application, which was refused in April 2022 on the basis that Heacham already has enough tourist accommodation, the site would not be safe due to its proximity to the farm and the potential impact on the AONB.

The revised application fully addresses and resolves these concerns.

Our proposal provides a very different type of holiday accommodation in contrast to the typical coastal Heacham caravan park. It provides barn-style rural accommodation in a farm-stay setting and provides access to both the countryside and the coast. An *Economic Benefits Report* has been prepared and outlines that our proposal has the potential to create between 4-17 new jobs. It also calculates that the estimated contribution of the development to the local economy would be in the region of £768k. The proposal also has links to wider tourism by relieving pressure on the sensitive coastal environment.

The revised application includes new safety measures, including a new 6ft close-board fence set in concrete posts to create a hard boundary between the holiday let complex and the farm, and a new farm access spur will ensure that farm vehicles do not come near to approaching the holiday let part of the property. The access route also has two potential passing places along the drive to ensure that vehicles can pass safely and that any conflict is minimised.

A *Health and Safety Assessment* was conducted on the site, which indicates the Council's safety concerns are extremely unlikely and are mitigated as much as possible by the fence and access spur.

A *Landscape and Visual Impact Assessment* has concluded that there will only be slight or neutral effects on landscape character at the site and in the local landscape setting. The zone of visual influence will be relatively small. There are few potential visual receptors and effects on views are again assessed to be slight or neutral. No heritage receptors appear to be affected.

Church Farm is discreetly located in the landscape and the development is small in scale when considered in its farmyard and landscape context. The proposed scheme offers the potential to create high-quality, energy-efficient holiday accommodation with minimal impact on the wider landscape or AONB.

The development will support farm diversification and sustainability, improve and enhance the local visitor economy and, by bringing traditional buildings back into use, will reinforce and enhance local character.

This proposal will assist with sustaining Mel-able Farming Ltd. by providing additional supplemental income to the farm operation allowing it to diversify its income stream

by making efficient use of under-utilised buildings on the farm and will support the local tourist economy.

The existing barns are an eyesore and are dilapidated. The proposal for holiday accommodation reflects the footprint and ridge heights of the existing farm buildings. The proposal keeps the buildings subordinate to the surrounding farm buildings and does not seek to overdevelop or alter the existing layout of the site. Rather than detract from the AONB, the redevelopment of the barns into a viable tourism operation will conserve and enhance the landscape as well as bring about local economic benefits for generations to come.

The proposal will help to relieve pressure on local housing to meet both residential and tourist needs.

Overall, the development proposal will bring about a number of social, economic and environmental benefits through the redevelopment of these dilapidated and unsightly barns into a diversified farm operation offering tourist accommodation that will benefit the wider local economy, conserve the landscape and reduce pressure on local housing for holiday purposes.

PLANNING HISTORY

22/01169/AG: Prior Approval NOT REQUIRED: 02.08.22 - Agricultural Prior Notification: Part of farm track to be repositioned for safer access to the Church Farmyard

21/00943/F: Committee Refusal: 08/04/22 - Conversion of 1No. existing building and erection of 6No. replacement buildings (following demolition of existing derelict buildings) for use as Holiday Accommodation.

12/02081/F: Application Permitted: 18/02/13 - Proposed agricultural general-purpose building to store farm implements etc.

07/01931/F: Application Permitted: 13/11/07 - Proposed agricultural general-purpose building to store grain.

RESPONSE TO CONSULTATION

Parish Council: OBJECT. Heacham Parish Council still object even with the Amendments.

- Overdevelopment of area outside the village and in an area of natural beauty (AONB)
- The application is against the Heacham Neighbourhood Plan policy 4; Principal Residency requirement
- Against Policy 6: Residential Parking, two-bedroom dwellings required a minimum of two parking spaces (Policy DM17 of BCKLWN SADMP)
- Heacham Neighbourhood Plan Policy 9 item 7, Holiday Accommodation. Does not demonstrate benefits to the local area even though the agent's additional information tries to prove it.

According to the RAC it is 1.27 miles from Church Farm to Tesco in Lynn Road and still over a mile to LIDL on the A149. The nearest pub is a little further, over 1.5 miles.

As for Historic Buildings, yes, we have a few, and only the church is open to the public in Heacham.

Highways Authority: NO OBJECTION. The improved southern entrance would have adequate width and visibility to cater for the likely increases (21 daily vehicle movements) associated with the development.

Should your Authority be minded to the grant of consent, I would seek to append the conditions relating to vehicular access (B1454 Heacham Road only) and parking provision.

Norfolk Coast Partnership: NO OBJECTION. We had concerns over the location of this development which was previously refused partly on the grounds of the impact to the AONB.

Having read the accompanying LVA and looking at the photomontages the development itself will only have a neutral to slight impact. However, there will be an increase of movement and traffic on site and potentially visual disturbance depending on landscaping and signage etc. Therefore, this needs some consideration.

NPPF 176 states that great weight should be given to 'conserving and enhancing the AONB which have the 'highest status of protection in relation to these issues'. Enhancement due to the location being in a high-quality area of the AONB and outside of the development boundary is even more crucial.

Enhancement/Mitigation has been mentioned in the Protected Species Survey, and we would welcome the enhancements suggested through a condition.

Soft landscaping has also been suggested to help soften the development into the landscape and provide ecological benefit. Certainly, some native hedging would be beneficial. In this instance hedges are preferable so as not to cause a visual block in the landscape which may impact long views. Again, we would want to see a condition that native planting is included particularly in the north and south of the site. It's important that the site remains rural and doesn't become too suburban with hard boundary treatments, gates etc. This would make the development more obvious in the landscape. This is mentioned in our Landscape Character Assessment:

'Due to the open and expansive landscape here the introduction of suburban features, including gardens, fencing, lighting and entrance driveways, which can cumulatively alter the rural character of the landscape should be avoided'.

The glazing is relatively modest although there will be some increase of localised light pollution when the buildings are in use. External lighting would need to be conditioned so as to protect our dark skies, a special feature of the AONB.

The LVA has demonstrated some compliance with CSO6, CS07 and DM11. However, the site, which is currently redundant, will be in more use. Therefore, there will be an element of disturbance in this landscape. It's important to stress that the NCP supports farm diversification and the needs of the local economy. We recognise that buildings will be brought back into use. However, this should not be at the expense of the designation which in itself is an asset.

The Local Authority needs to consider as part of their Duty of Regard that the rising number of holiday lets in the AONB, outside of the Development Boundary, will cause cumulative damage to the designation and therefore will degrade the asset that is bringing people to live, work and visit the area.

If the Local Authority is minded to approve this application, we would ask that the conditions suggested above are included to mitigate impacts to the AONB.

Environmental Health & Housing – Environmental Quality: NO OBJECTION. The application is for the demolition of the current structures and construction of 6 replacement buildings to create 7 holiday lets.

The applicant has provided a screening assessment stating no known contamination.

We have reviewed our files and the site has been developed for the duration of our records with most of the current structures seen in historic maps dated 1891-1912. There is record of a petroleum site to the west of the site that was changed to DERV in 1984. The surrounding landscape is largely agricultural with some residential properties.

The information submitted does not indicate the presence of significant land contamination. However, the extensive former agricultural use and proximity to a former petroleum site means that it's possible that some unexpected contamination could be present. Therefore, I recommend a condition relating to unexpected contamination.

Historic Environment Service: NO OBJECTION. There are no known archaeological implications.

Natural England: NO OBJECTION. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

European sites: Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. **To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.**

Sites of Special Scientific Interest: Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

CSNN: NO OBJECTIONS. To protect residential amenity of any non-associated dwellings I would recommend conditions relating to construction hours, party sizes (as per the Business Plan), drainage and informatives relating to asbestos removal and noise / dust.

Please condition external lighting as requested by the NCP Officer.

REPRESENTATIONS

NONE received at time of writing report.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NEIGHBOURHOOD PLAN POLICIES

Policy 5: Design Principles

Policy 9: Holiday Accommodation

Policy 11: Green Infrastructure

Policy 13: Dark Skies

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

Principle of Development

Form and Character and Impact on the Area of Outstanding Natural Beauty

Highway Safety

Residential Amenity

Safety of Users of the Proposed Development

Ecology

Crime and Disorder

Other Material Considerations

Principle of Development

The application falls under the 'banner' of both farm diversification and rural tourism. Both of which are supported at national and local level. Other relevant policy and guidance primarily revolves around protecting the natural environment (AONB and countryside), although other issues such as highway safety and residential amenity are obviously key material considerations too.

The NPPF covers the rural economy at paragraphs 84 and 85:

84. 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.*

85. Planning policies and decisions should recognise that sites to 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. 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.

Development Management Policy DM2 allows development within the countryside where it complies with Core Strategy Policies CS06 and CS10, and Development Management Policy DM11 the latter of which relates specifically to Holiday Accommodation.

Core Strategy Policy CS06 states: *The strategy will be supportive of farm diversification schemes and conversion of existing buildings for business purposes in accordance with Policy CS10 providing any proposal:*

- Meets sustainable development objectives and helps to sustain the agricultural enterprise*
- Is consistent in its scale with its rural location*
- Is beneficial to local economic and social needs*
- Does not adversely affect the building and the surrounding area or detract from residential amenity.*

Core Strategy Policy CS10, where it relates to tourism, states: *The Council will promote opportunities to improve and enhance the visitor economy:*

- Supporting tourism opportunities throughout the borough*
- Promoting the expansion of the tourism (including leisure and culture) offer in Hunstanton to create a year-round economy*

- *Smaller scale tourism opportunities will also be supported in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to our valuable natural environment.*

The Council will permit the development of new tourism accommodation in rural areas subject to the following criteria being met:

- *It should be located in or adjacent to our villages and towns*
- *It should be of a high standard of design in line with national guidance*
- *Will not be detrimental to the landscape*
- *Mechanisms will be in place to permanently retain the tourism related use.*

The application falls under the 'banner' of both farm diversification and rural tourism and is considered to meet the criterion listed above.

Development Management Policy DM11 states: *Proposals for new holiday accommodation sites or units or extension or intensification to existing holiday accommodation will not normally be permitted unless:*

- *The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area*
- *The proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and the historical and natural environmental qualities of the surrounding landscape and surroundings*
- *The site can be safely accessed*
- *It is in accordance with national policies on flood risk*
- *The site is not within the Coastal Hazard Zone indicated on the Policies Map, or within areas identified as tidal defence breach Hazard Zone in the Borough Council's Strategic Flood Risk Assessment and the Environment Agency's mapping.*

Small scale proposals for holiday accommodation will not normally be permitted within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) unless it can be demonstrated that the proposal will not negatively impact on the landscape setting and scenic beauty of the AONB or on the landscape setting of the AONB if outside the designated area. Proposals for uses adversely affecting Sites of Special Scientific Interest (SSSIs) or European Sites will be refused permission.

Policy DM11 also requires certain restrictive conditions relating to holiday use.

In relation to the points raised above the LPA responds as follows:

1. A suitable business plan, that suggests how the site will be managed, will provide two part-time equivalent posts and will support tourism, accompanied the application
2. The layout has taken careful consideration of the impact of the development with the main areas of outside space and parking in a central position surrounded by the proposed replacement buildings. Landscaping will be suitably conditioned if permission is granted.
3. The local highway authority raises no objection subject to all traffic using the site (both agricultural and tourism) accessing the site from the B1454
- 4 and 5. The site does not lie in an area at risk of flooding or within the Coastal Hazard Zone.

It is therefore considered that the proposed development accords with Policy DM11 of the SADMP.

The Heacham Neighbourhood Plan (HENP) is also now adopted and therefore forms part of the Development Plan and must be given full weight in the planning balance.

Heacham Neighbourhood Plan Policies relevant to this application are: Policies: 5 (Design Principles), 6 (Residential Parking), 9 (Holiday Accommodation) and 13 (Dark Skies.)

Taking each in turn:

Policy 5: Design Principles

'Development proposals should deliver high quality design. As appropriate to their scale, nature and location development proposals should:

1. *Preserves or enhances the village of Heacham, be sensitive to its surroundings, and demonstrate that it minimises adverse impacts on neighbouring residences*
2. *Recognise and reinforce the character of the local area in relation to height, scale, spacing, layout, orientation, design, and materials of neighbouring buildings*
3. *Homes and streets are designed to be tenure-blind*
4. *Streets are designed to provide sufficient resident and visitor parking that is well integrated and does not dominate the street. Street design should also encourage low vehicle speeds and allow them to function as social spaces*
5. *Incorporate measures which increase energy efficiency and which reduce energy and resource loss, e.g. installation of solar panels, use of grey water, use of alternatives to plastic*
6. *Provide sufficient external space for:*
 - *Refuse and recycling storage*
 - *Bicycle parking*
 - *Child and disabled facilities where appropriate*
 - *The integration of meter boxes, lighting, flues and ventilation ducts, gutters and pipes, satellite dishes, aerials and telephone lines*
7. *New dwellings should have gardens commensurate with the intended occupancy*
8. *Ensure that car parking provision is large enough to fit a modern family sized car (for example a VW Golf or Ford Focus) and allow the driver to get out of the car easily, and is positioned and designed to have minimal impact on the streetscene*
9. *Where appropriate, respect and protect designated and non-designated local heritage assets and their settings*
10. *There is no unacceptable adverse impact (visual or otherwise) on the area's landscape, and proposals for development will be expected to demonstrate how they have minimised landscape impacts on the open countryside and coastline*
11. *Incorporate adequate landscaping to mitigate the visual impact of the development and to ensure that proposals are in keeping with the existing village context. Where possible,*

sites are screened through the use of landform, native trees and locally appropriate planting

12. *For major residential developments applicants should produce a report to demonstrate that their scheme accords with national design standards (BFL 12 or equivalent)*
13. *Where practicable, provide adaptable homes through the lifetime homes standard in order to cater for a changing demographic*
14. *Where practicable, make better connections to other areas of the parish, including access to local services and public open spaces*
15. *Retain mature or important trees (NPPF 2019 Section 175 applies) 37*
16. *Ensure new boundary treatments reflect the distinct local character and incorporate semi-mature street planting and hedges to boundaries with open countryside*
17. *Access to the site is provided/improved to highway authority standards*
18. *Where appropriate, proposals make a positive contribution towards open spaces, whether respecting the amenity, recreational and wider environmental value of existing spaces or, especially for developments of more than 8 dwellings, provide additional public open space to meet the needs of new residents.*

In relation to the policy criteria above the LPA comments as follows:

1. Covered later in this report; there are no neighbouring residencies
2. The parameters of the replacement buildings are very similar to those they replace and are of an appropriate height, scale, etc. Materials will be suitably conditioned if permission is granted
3. N/A
4. N/A
5. The current site benefits from three wind turbine and solar panels on the main barn. It has been confirmed that the proposed units will be connected to these
6. Appropriate for the type of development sought
7. Appropriate for the type of development sought
8. Appropriate for the type of development sought
9. N/A
10. Covered later in this report
11. Can be suitably conditioned if permission is granted
12. N/A
13. N/A
14. Not proportionate given the scale and type of development sought
15. N/A; no trees will be affected by the proposed development
16. Can be suitably conditioned if permission is granted
17. It is
18. Not appropriate given the scale and type of development sought.

Notwithstanding issues that are covered later in this report, it is considered that the proposed development is in general compliance with Policy 5 of the HNP.

Policy 6: Residential Car Parking

Off-street car parking should be provided for each new dwelling based on two car parking spaces for both one and two-bed units.

Parking provision, 1 adjacent to each unit and an additional space to serve each unit to the south of the complex, accords with this required.

The proposed development is therefore in accordance with Policy 5 of the HNP.

Policy 9: Holiday Accommodation

In order to maintain and improve Heacham's attraction as a quiet uncommercialised holiday centre, applications for further holiday accommodation beyond existing defined holiday areas, will only be supported where the proposals:

- 1. Maintain the distinction between the contrasting holiday centres of Heacham and Hunstanton and do not diminish the physical separation between these centres; and*
- 2. Do not have any unacceptable impact on local infrastructure, including green infrastructure; and*
- 3. Minimise any visual and physical impact on the village by including, where appropriate, a landscaping plan incorporating the use of landform, native trees and locally appropriate planting ; and*
- 4. Are not directly adjacent to any residential areas; and*
- 5. Do not need to be accessed through the village centre of Heacham; and*
- 6. Incorporates high quality accommodation for which adequate parking and servicing arrangements are provided and*
- 7. Can demonstrate a link to wider tourism or land use initiatives that provide demonstrable benefits to the local area.*

In relation to the policy criteria above the LPA comments as follows:

1. The site does not diminish the physical separation between these centres
2. Heacham is a Key Rural Service Centre with many services and facilities. It is not considered that the scale of the proposed development would have an unacceptable impact on local infrastructure
3. A detailed landscaping plan could be suitably conditioned if permission is granted
4. The development is not directly adjacent to any residential areas
5. The site does not have to be accessed through the village centre
6. The proposed units are a scale, mass, design and utilise appropriate materials, and appropriate parking is proposed
7. The development would provide additional tourism accommodation and provide new employment opportunities.

A Tourism – Economic Benefit Report (EBR) was submitted with the application to demonstrate that the development would have a demonstrable benefit to the local area. The EBR acknowledges that there is no set method given in the HENP to do this

so looks specifically at likely economic benefits. The approach to doing this is stated to be consistent with the Economic Development Resource Centre, University of Greenwich Report on the Economic Impact of the Rural and Coastal Self-Catering Sector in England as well as Visit Norfolk data.

The key points from the EBR are that the development has the potential to create between 4-17 FTE jobs through direct and indirect employment and an estimated contribution to the local economy in the region of £768k.

These figures are reached by inputting local data into acknowledged methodologies.

The report suggests the following five demonstrable benefits to the local area would arise from the proposed development:

1. The proposed development would assist with the development and diversification of an existing agricultural operation and land-based business. The direct spend on accommodation at the development would have economic benefits for the existing local business, existing employment and the local supply chains engaged by the existing business.
2. The economic development will stimulate direct spending from tourism, this spend will spill-over to other areas of the economy making further contributions. The operation of the business will take several measures to encourage 'spend' is made locally to encourage further local benefit.

In this regard the Business Plan has been updated to engage local supply chains and encourage spend within the local area. This can be summarised as:

- All aspects of management (i.e. maintenance tradesmen, gardeners, window cleaners etc.) will be outsourced to local companies
 - Local cleaning and laundry companies will be used (applicant intend to use Stay pressed and clean laundry service with the village of Heacham
 - Local tourist attractions, services and shops will be promoted by in-depth information booklet provided in the properties (including locations, contact details, opening hours, locations, etc.). There will be leaflets and flyers available to guests within the properties too
 - Seeking to work with local businesses to provide discount and promotion schemes to help direct spend
 - Properties will include luxury welcome hampers which will be stocked with local Norfolk produce.
3. The proposed development has the potential to create between 4-17 FTE jobs because of the direct industry spend. There would be more jobs elsewhere in the economy as a result of the total economic contribution of the proposed development.
 4. The proposed development will support policy agendas. It will provide a year-round modernised accommodation type which is attractive to domestic tourists. This supports local agendas to achieve strong year-round business and national discourse to embed domestic travel as a sustained customer behaviour by offering an attract domestic stay offer. In accordance with Policy 9 of the HENP, the proposal has a link to wider tourism through according with wider policy agenda.

5. **Direct and total economic contributions made from the proposed development are consistent with intended management strategies for the AONB. The proposal is in a rural area and will assist with relieving pressure on the coast. The submitted LVA demonstrates minimal impact on the wider landscape or AONB. The economic contribution made by the development will help sustain and enhance natural and built physical environments. Not least by the sensitive development of the current site and its condition.**

The applicant has provided a substantial assessment to demonstrate a link to wider tourism or land use initiatives that provide demonstrable benefits to the local area.

It is therefore considered that the development would offer a demonstrable benefit to the local area as required by HENP Policy 9.

Policy 13: Dark Skies

External lighting associated with development proposals should be sensitively designed to safeguard the dark skies environment of the neighbourhood area and minimise the extent of any light pollution. In particular:

- *External lighting should be designed to minimise the risk of light spillage beyond the development site boundary; and*
- *Light-emitting diode down lighting, including lights at lower levels, should be used wherever practicable and be in keeping with the existing LED lighting stock.*

Lighting can be suitably conditioned if permission is granted to ensure compliance with Policy 13 of the HNP.

Policy 17: Settlement Breaks

Development proposals outside the development boundaries of Heacham (and as shown in Inset G47 of the SADMP) will only be supported where they:

- *Do not cause unacceptable harm to the landscape setting and distinct identity of Heacham*
- *Do not detract from the visual separation of Heacham from Hunstanton*
- *Do not detract from the views or settings of the Norfolk Coast AONB*
- *New development must not result in the coalescence of Heacham with Hunstanton to the north.*

In relation to the policy criteria above the LPA comments as follows:

- Impact on the landscape (and AONB in particular) is covered in more detail later in this report
- The development would not detract from the visual separation between the settlements.

In summary, it is considered that the principle of development is to be supported and that the development accords with the overarching policy criterion outlined above. However, the site lies within an AONB and therefore careful consideration needs to be given to the impact of the development on this nationally designated area.

Form and Character and Impact on the Area of Outstanding Natural Beauty (AONB)

Paragraph 176 of the NPPF states: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of

Outstanding Natural Beauty which have the highest status of protection in relation to these issues...The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Paragraph 177 continues by stating: When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development* other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy
- b) The cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

* The NPPF states that 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

Your officers do not consider that the development is major development for the purposes of the NPPF. However, there is still a need for all development to either conserve or enhance the AONB.

The proposal will replace a series of dilapidated barns which unfortunately are not capable of conversion due to their poor state of repair. This is confirmed in the structural survey report that accompanied the application.

The footprint of the new development closely follows the existing and thus reducing the impact on the character of the surrounding area and landscape. The applicant considers that the design represents a modern interpretation of the traditional vernacular and uses a local materials palette of carrstone and red brick elevations and clay pantile roofing to further reflect the character of the area.

The layout ensures that the outside areas, including parking, are in a central position surrounded by the buildings. This not only places these areas in the most direct sunlight, it also shields them from public view.

The proposed replacement buildings are single-storey, the same as those they replace, and follow the same footprint as the buildings they are to replace. Additionally, it is the intention to use as many of the existing materials as possible. However, in this regard it is inherently difficult to do this when there is such little material of quality left. Notwithstanding this, a materials schedule can be conditioned if considered necessary.

Whilst it is considered that the replacement buildings are a scale, mass, design and appearance that relate adequately to the site and the surrounding farm complex and would not in their own right be of detriment to the AONB, the use of the buildings (holiday let rather than agricultural buildings) will have an impact on this protected locality.

This will be principally by activity associated with the use. There will be greater vehicular activity, general activity and light pollution. The latter is considered to be acceptable given the reduction in glazing elements and external lighting can be suitably conditioned.

In relation to the former issue, activity, Members will need to consider whether this would result in conservation of the AONB and if the benefits to the existing agricultural enterprise and wider economy outweigh the harm these activities will have on the character of the AONB.

Your officers believe, on balance, given the only long view of the site is from the B1454 to the south, that the development would conserve the AONB and that any harm is outweighed by the benefits.

However, impact on the AONB comprised part of the first reason for refusal of the previous application:

The proposed development, by reason of the already wide provision for tourist accommodation within the locality and the impact on beautiful views, fails to preserve or enhance the AONB and is therefore contrary to paragraphs 174 and 176 of the NPPF, Policy CS12 of the Core Strategy 2011 and Policy DM11 of the SADMPP 2016.

Since this time a Landscape and Visual Appraisal (LVA) has been undertaken and submitted with this application.

The LVA concentrated on six views to assess the potential visual effect on specific receptors in the local setting.

View 1: Looking north from the B1454

Receptor: Relevant to road users.

Distance: C.770m from the proposed development.

Comments: A partial and fairly distant view of the renovated buildings may be possible for a section of road around 500m long. Road users are likely to be concentrating on the road and not sensitive to changes to landscape of this type. The expected magnitude of change is low or negligible; the level of visual effects slight or neutral.

View 2: Looking northeast from BOAT14 (access to Heacham recycling centre)

Receptor: Relevant to road users.

Distance: C.1450m from the proposed development.

Comments: The view illustrated that in the wider setting, even the largest buildings at Church Farm are difficult to see and the proposed renovation will generally be unseen. The magnitude of change is considered to be nil; the level of visual effect from the development will be neutral.

View 3: Looking southeast from Ringstead Road

Receptor: Relevant to road users.

Distance: c.800m from the proposed development.

Comments: The upper parts of the larger structures at Church Farm are visible from this position, but the proposed renovation will not be (views south from Ringstead

Road are mainly blocked by roadside hedges.) The magnitude of change is considered to be nil; the level of visual effect will be neutral.

View 4: Looking southwest from a gateway on Ringstead Road

Receptor: Relevant to road users.

Distance: Approximately 800m from the proposed development.

Comments: The top of the wind turbines at Church Farm are just visible, but no other structures are, and the proposed development will be hidden. The magnitude of change will be nil; the level of visual effects neutral.

View 5: Looking north from Eaton Drove (Heacham RB 16)

Receptor: Relevant to PROW users.

Distance: Approximately 1800m from the proposed development.

Comments: The farm will be distantly visible but changes to the outbuildings will be difficult to discern. The magnitude of change will be negligible; the level of visual effects neutral.

View 6: Looking north from the farm entrance

Receptor: Relevant to road users.

Distance: Approximately 700m from the proposed development.

Comments: The renovated buildings will be visible but will not create a significant alteration to the current view. The magnitude of change is considered to be low; the level of visual effect will be slight or neutral.

The LVA concludes that 'There will only be slight or neutral effects to landscape character at the site and in the local landscape setting. The zone of visual influence will be relatively small. There are few potential visual receptors and effects to views are again assessed to be slight or neutral. No heritage receptors appear to be affected. Church Farm appears to be discreetly located in the landscape and the development is small in scale when considered in its farmyard and landscape context.'

The Norfolk Coast Partnership (NCP) have reviewed the LVA and consider its conclusions acceptable. Unlike the previous application, the NCP no longer object to the proposed development on the grounds and consider impact can be suitably conditioned by appropriate landscaping and lighting.

Given the findings of the LVA and that neither Natural England (the statutory consultee) nor NCP raise any objection to the proposed development on the AONB it would difficult to draw a different conclusion.

Your officers therefore consider that the proposed development complies with the NPPF and Development Plan Policies CS01, CS08, CS12 and DM15.

Highway Safety

The Local Highway Authority (LHA) has confirmed that the access of the site to the B1454 to the south is adequate in terms of width and visibility to cater for the proposed development as well as the existing agricultural activity.

The LHA request a condition ensuring all traffic using the site (existing and proposed) do so via this access which is preferable to utilising an existing access to the west of the site that enters the main highway network (the A149) via Chapel Farm Road and Ringstead Road through residential areas.

The proposal therefore complies with the NPPF and Development Plan Policy CS11.

Residential Amenity

There are no non-associated residential properties in the immediate vicinity of the site and given the holiday nature of the accommodation the inter-development relationships are considered acceptable.

Safety of Users of the Proposed Development

Members considered that the proximity of the holiday accommodation to the existing farm complex and buildings was not acceptable and this concern was manifested in the second reason for refusal:

The proposed development, by virtue of proximity of the holiday accommodation to the existing farm buildings, would fail to provide a safe and high-quality layout. The proposal therefore fails to accord with Paragraphs 97 & 130 of the National Planning Policy Framework, Policy CS08 of the Core Strategy (2011) and Policy DM15 of the Site Allocations & Development Management Policies Plan (2016).

A Health and Safety Assessment (HAS) was commissioned and carried out by LMS Health and Safety Training and Consultancy.

The HAS states that:

- the existing agricultural access will be forked off prior to the accommodation, redirecting any farm traffic away from the area, this will be developed as part of a safety strategy to reduce vehicle movements and allow the public a safer access and egress point to the accommodation, directional signage will also be in place
- a six-foot fence will be placed in between the grain dryer, silos and the accommodation to prevent unauthorised access. This will also retract the noise that is admitted from the grain dryer away from the accommodation. The grain dryer and silos are only used in an emergency and have only been used once in the past 10 years
- The access platforms to the silos will be lined with a plated covering to prevent climbing of the structure and the ladder access will be locked off and secured
- Safety signage will be installed as an extra precaution
- The diesel tank automatically feeds the grain dryer, this is a bunded tank, at height, and will be located behind the 6ft fence that is being erected
- The liquid fertiliser fibreglass tank next to the silos, will be relocated away from the site this will eliminate the risk as will the water tank and chemical store that is used to fill the sprayer be relocated
- The metal tank currently at the front of the derelict buildings, which is used to store scrap metal, will be completely removed from site, eliminating the risk.

Your officers consider that appropriate measures, that could be suitably conditioned if permission is granted, have been taken to address the health and safety concerns previously raised.

Ecology

A Protected Species Survey (PSS) accompanied the application.

The PSS concluded:

Amphibians and Reptiles: The project will not impact on any suitable habitat for these species.

Bats: The field surveys and desk study conclude bats are unlikely to be present within the barns. No further surveys are required, but lighting should be suitably conditioned.

The development is not considered to have a significant impact upon community or foraging bats and there will be no severing of connectivity.

Birds: There were birds roosting within Unit 1 and barn owl pellets were also objection within this building. No further surveys are required. However, any works to Unit 1 should take place outside of the bird nesting period, or if that is not possible, confirmation will be required from a qualified ecologist that nesting birds are absent.

An alternative Barn Owl roosting / nesting box shall be provided within 200 metres of the development site at least 30 days before any development works commence, in a position to be approved by condition.

Enhancements:

- Four bat access tiles to be installed onto the southern aspect of the roof of the new units 2 and 3. Alternatively two ridge access points can be created by using spacer to create a gap 20mm x 50mm in the mortar under the tiles
- A bat box to be installed on the side elevations of Units 1 and 3. A wall mounted bat box would be suitable
- Two bird boxes to be installed; one on the eastern gable of Unit 7 and one on the western gable of Unit 2.
- Post works landscaping could also incorporate bat friendly planting to enhance foraging opportunities on site.

It is therefore concluded, subject to conditions, that the development would not have an unacceptable impact on ecology / protected species.

Crime and Disorder

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

Other Material Considerations

The Green Infrastructure and Recreational Avoidance Mitigation Strategy fee of £185.93 per unit, as required by Policy DM19, accompanied the application. Natural England has confirmed that the LPA can conclude that the development would not have a likely significant

effect on protected sites, and therefore no additional consideration / assessments are required in this regard.

CONCLUSION

Applications for planning permission should be determined in accordance with the Development Plan and any other material considerations. The application falls under the 'banner' of both farm diversification and rural tourism. Both of which are supported at national and local level, subject to other relevant planning policy and guidance and for the reasons outlined in the report above it is considered that the development is in general accordance with these enabling policies.

The site lies within an AONB. However, an LVA has satisfied the Norfolk Coast Partnership (who previously objected to the proposed development) that the development would not object to the proposed development on the grounds of its impact on this nationally designated area.

It is considered that the scale, mass, design and appearance of the proposed replacement buildings are acceptable in their farm complex setting. However, it is acknowledged that there would be some impact from the proposed use (holiday accommodation.) Notwithstanding this, it is considered, on balance, that this impact would not be significant and would not result in material harm to the AONB. Furthermore, the proposal comes with benefits both to the existing agricultural enterprise and also to the tourism offer **as well as demonstrating a demonstrable benefit to the local area.**

The proposed development would not result in any highway safety or neighbour amenity issues, **and previous safety concerns for visitors could be addressed by a diversion of the access track and compliance with measures outlined in the Health and Safety Report that accompanied the application.**

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

RECOMMENDATION

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 17.4018.265 PLO1 Rev.L
 - 17.4018.265 PLO2 Rev.L
 - 17.4018.265 PLO3 Rev.L
 - 17.4018.265 PLO4 Rev.L
 - 17.4018.265 PLO5 RevL
 - HIGHWAYS PLAN.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.

3 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use. Your attention is drawn to Informative 2 of this decision notice in relation to this condition.

3 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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

4 Condition: Means of vehicular access to and egress from the development hereby permitted shall be derived from and to the B1454 Heacham Road only

4 Reason: In the interests of highway safety and traffic movement in accordance with the NPPF and Development Plan.

5 Condition: Prior to the first use of the development hereby permitted the proposed on-site car parking, turning areas, passing places and access spur as shown on the HIGHWAYS PLAN shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

5 Reason: To ensure the permanent availability of the parking and manoeuvring areas and passing places in the interests of satisfactory development and highway safety in accordance with the NPPF and Development Plan.

6 Condition: Prior to any demolition a schedule of the materials to be salvaged for reuse in the redevelopment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

6 Reason: To ensure that materials that are capable of re-use are retained in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the fundamental details linked to the conservation of materials which need to be planned for at the earliest stage in the development.

7 Condition: No development shall take place on any external surface of the development hereby permitted until samples of all materials (not covered under condition 6 of this permission) to be used for the external surfaces of the building(s), including roof materials, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

7 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

8 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 8 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 9 Condition: Prior to any works above ground floor finish floor level of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 9 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 10 Condition: Prior to the first use of the development hereby permitted or within the first planting season all hard and soft landscape works shall be carried out in accordance with the details approved under Condition 9 of this permission. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 10 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 11 Condition: Prior to the installation of any external lighting relating to the development hereby permitted a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation / angle of the luminaries, the spacing and height of the lighting columns, the extent / levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed. Your attention is drawn to Informative 3 of this decision in relation to the lighting within the AONB.
- 11 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 12 Condition: The development hereby permitted shall only be occupied for holiday purposes and shall be made available for rent or as commercial holiday lets.
- 12 Reason: The site lies within in an area in which the Local Planning Authority would not normally permit permanent residential development. This permission is granted because accommodation is to be used for holiday purposes only in accordance with the NPPF.
- 13 Condition: The development hereby permitted shall only be used for short-stay holiday accommodation (no more than 28 days per single let) and shall not be occupied as a person's sole or main place of residence.

- 13 Reason: The site lies within in an area in which the Local Planning Authority would not normally permit permanent residential development. This permission is granted because accommodation is to be used for holiday purposes only in accordance with the NPPF.
- 14 Condition: The owners / operators of the development hereby permitted shall maintain an up-to-date register of lettings/occupation and shall make this available at all reasonable times to the Local Planning Authority.
- 14 Reason: The site lies within in an area in which the Local Planning Authority would not normally permit permanent residential development. This permission is granted because accommodation is to be used for holiday purposes only in accordance with the NPPF.
- 15 Condition: The holiday let hereby permitted shall at all times be held, owned and operated in association with Church Farm, Church Farm Road, Heacham and shall not be sold off separately.
- 15 Reason: For the avoidance of doubt and to ensure that the building is not used for unrelated purposes that would be incompatible with the provisions of the NPPF and Policy DM11 of the SADMPP 2016.
- 16 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.
- Following completion of measures in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
- 16 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.
- 17 Condition: Prior to the first use of the development hereby permitted the parking area to the south shall be screened with a boundary the details of which shall be submitted to and approved in writing by the LPA. The boundary treatment shall thereafter be maintained and retained in perpetuity.
- 17 Reason: In the interests of the visual amenity of the locality in accordance with the NPPF and Development Plan.
- 18 Condition: Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.
- 18 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.

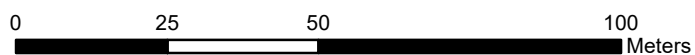
- 19 Condition: The development hereby permitted shall be constructed and operated in accordance with the Health and Safety Report that accompanied the application (produced by LMS Health and Safety Training and Consultancy dated 21st November 2022)
- 19 Reason: To ensure satisfactory operation of the site in accordance with the NPPF and Development Plan.
- 20 Condition: The development hereby permitted shall be operated in full accordance with the Business Plan that accompanied the application.
- 20 Reason: To ensure satisfactory operation of the site in accordance with the NPPF and Development Plan.
- 21 Condition: The development hereby permitted shall be constructed and maintained in full accordance with the mitigation and enhancements contained within the Protected Species Survey that accompanied the application (Ref: 2127-GE-JH, produced by Glaven Ecology, dated August 2022)
- 21 Reason: In the interests of conserving and enhancing the natural environment in accordance with the NPPF and Development Plan.

22/00536/F

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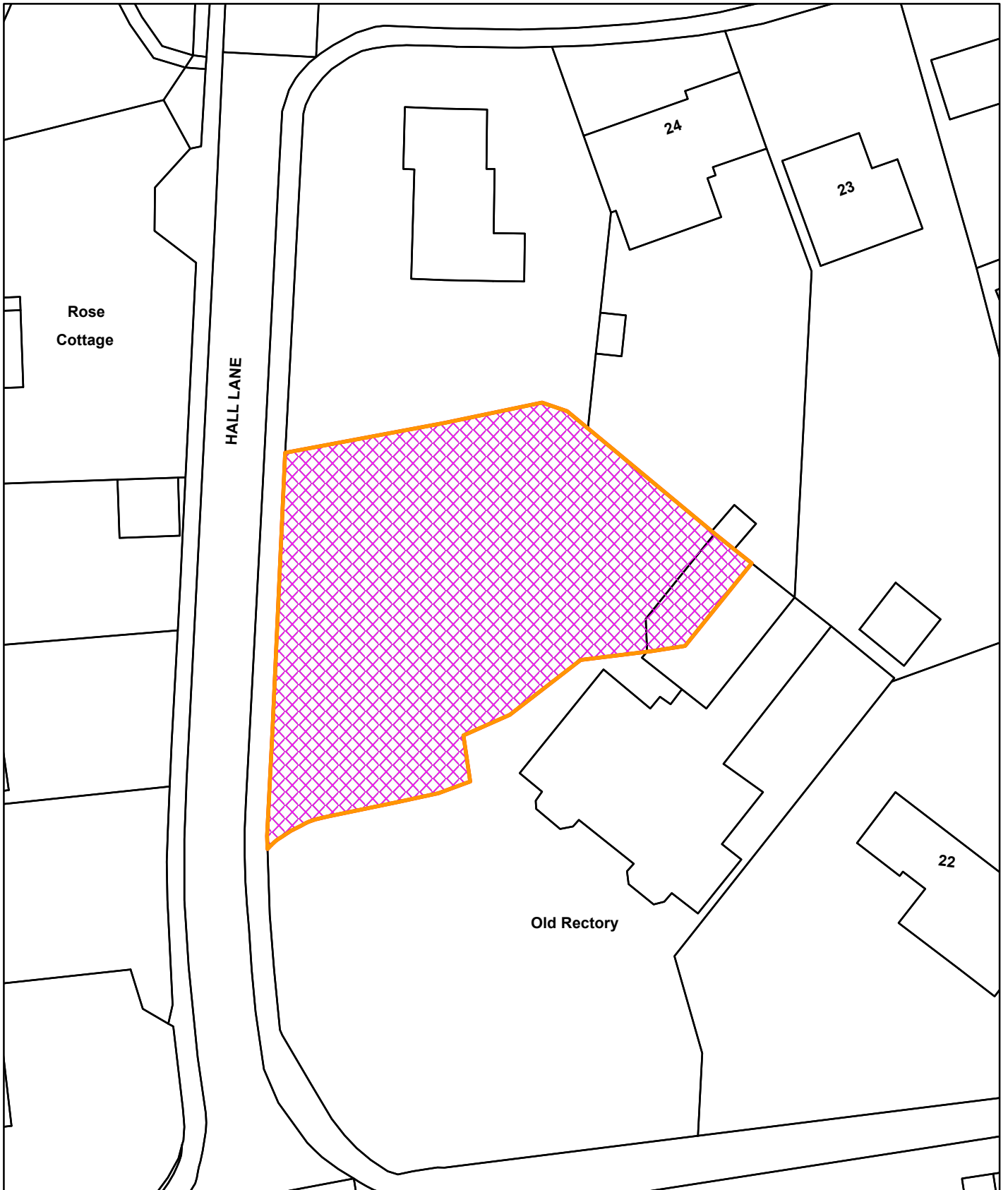
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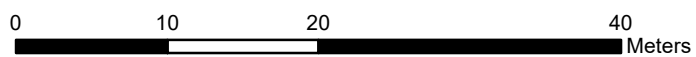


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Parish:	South Wootton	
Proposal:	Proposed New Dwelling	
Location:	Old Rectory Hall Lane South Wootton King's Lynn PE30 3LG	
Applicant:	Mr Azam Gabair	
Case No:	22/00536/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 26 May 2022

Reason for Referral to Planning Committee – Officer recommendation is contrary to the views of the Parish Council and contrary to a previously dismissed appeal.

Neighbourhood Plan: Yes

Case Summary

The application relates to the construction of a new dwelling on garden land to the north of The Old Rectory, Hall Lane, South Wootton. The application site falls within the development boundary and within the South Wootton Neighbourhood Plan Area. Outline permission for a new dwelling has been granted three times in the past, including as recently as 2016. The 2016 application was determined after the adoption of the South Wootton Neighbourhood Plan (2015).

The most recent application on site, ref 20/00346/F was refused by Planning Committee and the Appeal Dismissed (attached), on the grounds of the cumulative impact of loss of trees on the surrounding street scene.

The application site is situated on the east side of Hall Lane and the application seeks full planning permission for a new two-storey dwelling.

The site is covered by a group Tree Preservation Order (TPO). The proposal involves the removal of 11 trees, primarily of trees which are of poor quality, are subject to excessive decay, or have limited positive impact on the street scene.

Key Issues

The key issues are:

- Principle of development
- Appeal History
- Form and Character and Impact on Trees
- Impact on Neighbour Amenity
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application involves the construction of a new dwelling on garden land to the north of The Old Rectory, Hall Lane, South Wootton. The application site falls within the development boundary and within the South Wootton Neighbourhood Plan Area. To the front of the site is a group of large trees (a mix of species including Cypress, Yew, Beech, Holly, Eucalytus, Juniper, Oak, Ash, Robinia), which are covered by a group Tree Preservation Order.

Hall Lane is characterised by two-storey detached dwellings, set back from the road within comfortable plots. The surrounding dwellings are constructed from a variety of different materials including carrstone and brick. The donor dwelling, which is constructed from carrstone and brick, is larger than the other dwellings in the lane and appears to be older.

The proposed dwelling would be constructed from brick and would be roofed with slate tiles. It would provide four bedrooms, as well as off-street parking, and would sit in line between the donor dwelling and the dwelling to the north of the site.

The dwelling is of standard proportions, with eaves height of approximately 5.75m and ridge at 9.3m. The total width of the dwelling as viewed from Hall Lane is approximately 14m with a maximum depth of 13m and is positioned a minimum of 10m north of the donor dwelling and 17.2m south of the adjoining neighbour.

The site is covered by a group Tree Preservation Order (TPO). In contrast to the most recent application on site, the proposal includes the use of the existing access point which results in the removal of fewer trees from the application site. A total of 11 trees are proposed to be removed to facilitate the development, primarily of trees which are of poor quality, are subject to excessive decay, or have limited positive impact on the street scene.

SUPPORTING CASE

Requested, but not received to date.

PLANNING HISTORY

22/00074/TPO: TPO Partial: 23/11/22 - 2/TPO/00036:T1 - Old Rectory

20/00346/F: Application Refused: 09/12/20 - New dwelling - Old Rectory - Appeal Dismissed - 19/11/2021 - COMMITTEE DECISION

15/01994/O: Application Permitted: 09/02/16 - New dwelling - Old Rectory – DELEGATED DECISION

12/01768/O: Application Permitted: 21/12/12 - Construction of new dwelling - Old Rectory – DELEGATED DECISION

09/00736/O: Application Permitted: 07/07/09 - Outline Application: construction of dwelling - Old Rectory Hall Lane – DELEGATED DECISION

2/97/1227/F: Application Permitted: 11/09/97 - Extension to dwelling - 24 The Boltons South Wootton – DELEGATED DECISION

RESPONSE TO CONSULTATION

Parish Council: OBJECT on the following grounds:

- Hall Lane is characterised by two storey detached dwellings, set back from the road within large plots. The proposed dwelling represents an undesirable overdevelopment of the site, resulting in an unacceptable cramped form of development, detrimental to the donor dwelling and local area. The proposal is therefore contrary to the NPPF policies and policies H2 and H3 of the South Wootton Neighbourhood Plan.

-The proposed dwelling will result in the loss of trees within and along the west of Hall Lane, which would be detrimental to the character and appearance of the locality, the proposal is therefore contrary to the NPPF and South Wootton Neighbourhood Plan Policies E1 and H2.

Local Highway Authority: NO OBJECTION recommended conditions relating to the laying out of the access and visibility splays

Environmental Quality: NO OBJECTION No potential sources of contamination are identified in our records, or in the information provided by the applicant. no objection regarding contaminated land

Arboricultural Officer: NO OBJECTION with the following comments (summarised):

- Significantly fewer trees to be removed as part of this application than on previous attempts
- Two of the most important trees are found to be decayed and could not be retained
- Root Protection Area of T17 (Oak) is likely to be more affected than RPA drawing currently indicates - Pollarding of Oak Tree (T17) has previously been approved to 5m
- Lack of space for replacement planting
- The dwelling will be impact in terms of shading and light loss
- If approved, additional details of temporary ground protection and no-dig surfacing should be provided
- Removal of deadwood proposed in report is unlikely to lead to significant impacts on form and character

REPRESENTATIONS

ONE letter of **OBJECTION**, stating comments in agreement with the Parish Council. The proposed development does not improve the size and style of development or the impact on trees.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS11 – Transport

CS01 - Spatial Strategy

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Policy H2 - Encouraging High Quality Design

Policy H3 - Infill Developments

Policy H4 - Local Character

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations are:

Principle of Development

Appeal History

Form and Character and Impact on Trees

Impact on Neighbours

Other material considerations

Principle of Development

The application site comprises garden land within the development boundary, therefore the principle of a new dwelling in this location is generally considered acceptable provided the proposal complies with all relevant planning policies.

It is also important to note that whilst outline planning permission for a new dwelling on the site has previously been granted three times in the past, the most recent application for full planning permission was refused and the subsequent appeal dismissed. Any development on the site must overcome the reasons for refusal of application ref 20/00346/F, as follows:

- Hall Lane is characterised by two-storey detached dwellings, set back from the road within comfortable plots. The proposed dwellinghouse represents an undesirable overdevelopment of the site, resulting in an unacceptable cramped form of development, detrimental to the donor dwelling and local area. The proposal is therefore contrary to the provisions of the NPPF (2018), policy CS08 of the Council's Core Strategy (2011), policy DM15 of the Site Allocations and Development Management Policies Plan (2016), and policies H.2 and H.3 of South Wootton's Neighbourhood Plan (2015).

- The proposed dwellinghouse will result in the loss of 28 trees altogether, within and along the west of Hall Lane, which would be detrimental to the character and appearance of the locality. The proposal is therefore contrary to the provisions of the NPPF (2018), policy CS08 of the Council's Core Strategy (2011), policy DM15 of the Site Allocations and Development Management Policies Plan (2016), and policies E.1 and H.2 of South Wootton's Neighbourhood Plan (2015).

The issues and the changes to the proposal scheme are discussed within the text below. A full copy of the relevant appeal is attached.

Form and Character

Hall Lane is characterised by two-storey detached dwellings, set back from the road within comfortable plots. The surrounding dwellings are constructed from a variety of different materials including both carrstone and brick. Large trees on boundaries are common and add to the character of the area.

The proposed dwelling will consist of a main two-storey element and a two-storey front projection. It is of standard construction and simple design, constructed with facing brick and roofed with slate tiles. The dwelling will be smaller in scale than the donor dwelling and will benefit from space either side to the boundaries.

The front projection will break up the bulk of the building, and the combination of form and materials will reduce its prominence in the street-scene. The garden area is sufficiently large and; given the dwelling to plot ratio and the extent of the garden area, the proposal is not considered to be a cramped form of development or overdevelopment of the plot.

The design of the dwelling submitted as part of this application is identical to that proposed under the refused application.

The Inspector, at Paragraphs 10 and 13 of the appeal decision, found no conflict in terms of the design of the dwelling (siting, scale, form and materials) and therefore, the dwelling's impact on the form and character of the area is considered acceptable. The inspector considered the proposal would comply with Policy H3 of the Neighbourhood Plan in regards to siting and design of the dwelling, stating the following:

'10. The introduction of a large two-storey dwelling and the resultant garden for the proposed dwelling and The Old Rectory would be comparable in size with other dwellings and gardens within the area. It would be well-spaced from The Old Rectory and properties along The Boltons. The proposed front elevation would broadly align with the build line of properties along Hall Lane. The proposed siting and plot size would be in-keeping with that of the surrounding development and as a result, it would not appear as an overly intensive form of development. In terms of its proposed siting, scale, form and materials, I find the appeal dwelling is well designed and it would relate appropriately to the established pattern, form and character of the surrounding context.'

'13. The Council's first reason for refusal also cites a conflict with Policy H3 of the NP. However, given my findings above, in relation to the proposed siting, scale and design of the appeal dwelling, I therefore find no conflict with this policy.'

Having regard to the Inspector's decision, the proposal is considered to comply with Policy CS08 of the King's Lynn & West Norfolk Borough Council Core Strategy (2011), Policy DM15 of the King's Lynn & West Norfolk Site Allocations and Development Management

Policies Plan (2016) and Policies E.1, H.2, H.3 and H.4 of the South Wootton Neighbourhood Plan (2015).

Impact of Loss of Trees

Three trees on site (T10, T17 Oak, T25 Yew and T37 Yew) are Category B, three trees are Category U (T9 Lawson Cypress, T29 Holly and T38 Plum) the remaining 32 trees (a mix of species) are Category C.

The appeal application 20/00346/F resulted in the removal of the following trees (28 total):

- 4 No. Lawson Cypress Trees (T1-3, T9), 2 No. Beech (T5, T7), Holly (T6) and a Eucalyptus (T10) along the east boundary of the site
- A group of 6 No. Lawson Cypress trees (T11-T16) in the centre of the site
- The removal of an Ash tree (T19), A Robinia (T20), 7 No. Holly trees (T23, T24, T26, T28, T29, T30, T31), a Yew Tree (T25), 3 No. Ash (T27, T32, T33) and a Plum tree (T38) alongside the front boundary and to allow the construction of the access point.

Works also included the pollarding of an overmature oak tree (T17) to 5m and the removal of deadwood from multiple trees along the front boundary (west) T21, T34, T35, T37 and T39).

The Appeal Inspector's key concern related to the visual impact of the loss of trees on the character of the surrounding street scene. Whilst the Inspector agreed that the loss of category U trees (T9 Lawson Cypress, T29 Holly and T38 Plum) and the eucalyptus was acceptable and would not cause harm, they note the cumulative impact of the removal of the Category C and one Category B tree would lead to harm to the character and appearance of the area.

The most mature trees are confined to site boundaries and form an important part of the local landscape. The inspector draws particular attention to the loss of trees that were previously required for the proposed access point along the front boundary.

The changes to the proposed access point, to share the existing driveway with the donor dwelling have significantly reduced the number of trees that are required to be removed to facilitate development – from 28 trees in the previous iteration to 11 as part of this application.

A Yew tree (T25) specifically noted by the Inspector to contribute to the character and appearance of the area is now proposed to be retained.

In contrast, the Tree Report submitted as part of this application states a total of 11 trees must be removed to facilitate the development:

- A Beech Tree (T7 - Cat C), A Lawson Cypress (T9 Cat U) and a Eucalyptus (T10 – Cat. B with wound to main stem) along the east boundary of the site
- A group of 6 No. Lawson Cypress trees (T11-T16 – Cat U) in the centre of the site
- A Holly Tree (T29 – Cat U) and a Plum Tree (T38 – Cat U) alongside the front boundary. No trees are required to be removed to facilitate access to the development, which is now shared with the donor dwelling.

T7, T9 and T38 have existing consent for removal under application ref 22/00074/TPO, T17 has existing consent for pollarding to 5 metres.

The Tree Report for this application also recommend the removal of deadwood from a number of trees along the front boundary that were previously proposed to be removed. This will allow the retention of these trees with only limited impact on the form and character of the street scene.

The Arboricultural Officer has stated that the proposed changes to the front boundary, including the removal of deadwood and pollarding of the Oak tree, will not lead to adverse impacts on the street scene. Conditions are recommended to ensure full details of proposed ground protection measures and no-dig surfacing for the driveway are submitted prior to the commencement of ground works. This will further control impacts on trees.

The number of trees required to be removed has been significantly reduced as part of this revised scheme and it is considered that the retention of trees, particularly those along the front boundary of the site, is sufficient to overcome the previous reason for refusal. Whilst some trees are proposed to be removed, considering the extant TPO consent for some works and the position of the trees within the site, the impact of the loss of 11 trees on the form and character is not considered to warrant refusal.

Comments from the Arboricultural Officer regarding the lack of suitable space for replacement trees and potential additional pressure are noted however the Inspector has found that the design and siting of the dwelling is acceptable.

Consideration has been given to controlling permitted development rights as part of any approval. In light of existing controls regarding works to TPO trees, it is not considered necessary to remove permitted development allowances in this instance. TPO Consent would be required for any extensions or alterations that are likely to lead to damage to any tree retained on site.

The application is considered to comply with Paragraph 131 of the NPPF (2021), Policy CS08 of the King's Lynn & West Norfolk Borough Council Core Strategy (2011)(CS), Policy DM15 of the King's Lynn & West Norfolk Site Allocations and Development Management Policies Plan (2016)(SADMPP) and Policies E.1 and H2 of the South Wootton Neighbourhood Plan (2015).

Impact on Neighbours

The proposed dwelling will be a sufficient distance from surrounding properties to limit the potential for adverse impacts on neighbours.

Windows on the rear elevation will provide a viewpoint towards the very rear gardens of No. 24 and 23 The Boltons. Given the TPO trees along this boundary are primarily to be retained, combined with the distances involved, no significant impact on these dwellings is likely.

Whilst located to the south of No. 25, with in excess of 18m distance between the proposed dwellings, the proposal is not considered likely to lead to overshadowing or overbearing to an extent that would warrant refusal.

To the south, the proposed dwelling will share an access with and be in closer proximity to the donor dwelling, known as The Old Rectory. Given the nature of the development, with windows to non-habitable rooms and parking area proposed to the south of the dwelling, the proposal is not considered likely to lead to any significant adverse impact on the donor

dwelling. Windows on the side elevation of the donor dwelling will not have any direct views into private amenity space given the angles involved.

The proposal therefore complies with Policy H2 of South Wootton's Neighbourhood Plan, Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Other Material Considerations

Highway Safety – The proposed access point, to Hall Lane meets the requirements set out by the Local Highway Authority who raise no objection to the proposal. The shared access point can achieve sufficient visibility splays without adverse impacts on the trees which border the road. The development complies with Policy CS11 and DM15 in regards to the provision of a safe access.

Contamination – The Environmental Quality team raise no objection in regards to contaminated land. A screening assessment has been provided which states there is no known contamination and no potential sources of contamination are identified in the Environmental Quality Team's records. The proposal complies with Policies CS08 and CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016) in regard to contamination.

CONCLUSION

The principle of development is acceptable, and previous appeal history confirms that the siting, scale and design of the proposed dwelling would not cause significant harm to the form and character of the area or to neighbour amenity or highway safety.

The previous appeal raised concern over the cumulative impact of the loss of trees on the character of the street scene. With the number of trees to be removed decreased from 28 to 11, the proposed development is not considered likely to lead to loss of trees to an extent that would lead to any significant impact on the character of the street scene. Proposed conditions relating to ground protection and the no-dig surfaced driveway will further control and limit and adverse impact on the health of the trees to be retained.

The proposal therefore complies with Policies CS01, CS02, CS08 and CS12 of the Borough Council of King's Lynn and West Norfolk's Core Strategy (2011), Policies DM15 and DM17 of the Site Allocations and Development Management Policies Plan (2016), the provisions of the National Planning Policy Framework (2019), and the policies within the South Wootton Neighbourhood Plan (2015). It is therefore recommended that planning permission be approved subject to the conditions outlined below

RECOMMENDATION

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

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

*1259-06e

*1259-07b

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The development hereby permitted shall be implemented in strict accordance with the Arboricultural Implications and Tree Protection Plan (Revision December 2022) and Tree Report written by Heritage Tree Specialists Ltd received via email dated 14 December 2022.
- 3 Reason: In the interests of the amenities of the locality in accordance with the NPPF.
- 4 Condition: Notwithstanding the details submitted as part of this application, prior to the commencement of development full details of all temporary ground protection measures, and the No-Dig surface for the driveway including proposed materials, in line with Section 6.2 of the approved tree report shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the agreed details.
- 4 Reason: For the avoidance of doubt and in the interests of ensuring trees are suitably protected to prevent adverse impacts on the amenities of the locality, in accordance with the NPPF.
- 5 Condition: Visibility splays measuring 2.4m x 43m metres (north) and 2.4m x 25m (south) shall be provided to each side of the access where it meets the nearside carriageway edge. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 5 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 6 Condition: Prior to the first occupation of the development hereby permitted the proposed access /on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with the NPPF.
- 7 Condition: No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 7 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.



Appeal Decision

Site Visit made on 28 June 2021

by E Brownless BA (Hons) Solicitor (non-practising)

an Inspector appointed by the Secretary of State

Decision date: 19 November 2021

Appeal Ref: APP/V2635/W/21/3268017

Old Rectory, Hall Lane, South Wootton, PE30 3LG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Azam Gabair against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref: 20/00346/F, dated 3 March 2020, was refused by notice dated 9 December 2020.
 - The development proposed is a new dwelling.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. A revised National Planning Policy Framework (the Framework) was published on the 20 July 2021 and the parties have been provided an opportunity to comment on the implications of this for their case.
3. The appeal site has a planning history. This includes three previous outline planning applications each for a dwelling, the most recent of which was an outline planning permission approved by the Council (ref: 15/01994/O) with matters of access, layout, scale, appearance and landscaping all reserved for future consideration. The plans accompanying the application were specified to be 'indicative only'. As indicative plans these show how the site might be developed. To my mind, whilst consistency in decision making is important, the indicative plans do not advocate that the proposed location of the dwelling and the access have been found to be acceptable by reason of the previous grant of outline planning permission.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the surrounding area with particular regard to the effect on trees.

Reasons

Character and appearance

5. The appeal site is located a short distance along Hall Lane within a predominantly residential area. Hall Lane is generally characterised by two-storey detached dwellings albeit varied in terms of their style and treatment. Typically, properties are positioned within generous sized plots and are set back from the highway with well-stocked front gardens. Mature trees are

- mainly confined to site boundaries and form an important part of the local landscape. Overall, Hall Lane has a pleasant, spacious and verdant character.
6. The appeal site forms part of the large garden to the side of The Old Rectory, a substantial detached three-storey dwelling occupying a corner plot at the junction of Hall Lane with Edward Benefer Way and Low Road. The Old Rectory is set within a generous plot which is larger than those within the vicinity. It contains a significant number of trees, the majority of which are subject to a preservation order¹. Many of these trees are mature, substantial in size and are prominent and attractive features in the streetscene, particularly those positioned along the front boundary adjacent to the highway. Consequently, these trees provide a sylvan setting and, overall, the appeal site makes a significant positive contribution to the character and appearance of the area.
 7. The appeal scheme would involve the removal of a large number of trees, in the region of 28 out of a total of 39 trees, as specified within the appellant's Arboricultural Report (AR). This includes 26 trees which have been identified as either Category 'U' or 'C' trees. The AR suggests these trees are unsuitable for retention, either by reason of their condition such that they cannot realistically be retained for longer than 10 years, or, they are trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mms. In addition, two trees for removal have been identified as category 'B'. These are considered to be trees of moderate quality with an estimated remaining life expectancy of at least 20 years. However, the appellant's Tree Decay Detection Report (TDDR) goes on to identify notable decay within one of the 'B' category trees with a very limited long-term prospect such that its removal is recommended.
 8. In the interests of good landscape management and maintenance, I find no harm would be caused by the removal of the category U trees and, similarly, the Category 'B' – Eucalyptus, given the findings of the TDDR. Whilst I acknowledge that Category 'C' trees are not normally recommended for retention, I find that the cumulative impact of the removal of these trees together with the removal of the Category 'B' tree, a Yew tree on the boundary with Hall Lane would have a harmful impact on the character and appearance of the area despite the retention of a number of trees elsewhere within the appeal site, particularly in the absence of any mitigation. In reaching this view, whilst I acknowledge that the Council's tree officer did not offer an objection to their removal, I have taken account of the prominent position of these trees adjacent to the boundary with the highway and consider that the majority are in a condition and of an age to collectively make a significant contribution to the visual amenity of the area for a number of years to come.
 9. Despite a scheme of mitigation being absent from the proposal, to my mind any replacement planting which could be secured through an appropriately worded condition, is unlikely to make a similar contribution to the character and appearance of the surrounding area particularly given that it would take a considerable amount of time to become established. Furthermore, given the siting of the proposed access and the position of the trees to be retained, this is likely to limit the opportunity for any new planting in such an area where they would provide a comparable contribution to the character and appearance of the surrounding area as those existing trees which are proposed for removal.

¹ Tree Preservation Order 1972, No.2

10. The introduction of a large two-storey dwelling and the resultant garden for the proposed dwelling and The Old Rectory would be comparable in size with other dwellings and gardens within the area. It would be well-spaced from The Old Rectory and properties along The Boltons. The proposed front elevation would broadly align with the build line of properties along Hall Lane. The proposed siting and plot size would be in-keeping with that of the surrounding development and as a result, it would not appear as an overly intensive form of development. In terms of its proposed siting, scale, form and materials, I find the appeal dwelling is well designed and it would relate appropriately to the established pattern, form and character of the surrounding context.
11. In conclusion, I find that, due to the loss of trees, the proposed development would be unduly harmful to the established character and appearance of the area. There would be conflict with Policy CS08 of the King's Lynn & West Norfolk Borough Council Core Strategy (2011)(CS), Policy DM15 of the King's Lynn & West Norfolk Site Allocations and Development Management Policies Plan (2016)(SADMPP) and Policies E.1 and H2 of the South Wootton Neighbourhood Plan (2015)(NP). Among other things, these policies require high quality development that is sensitively designed to take account of village character and local distinctiveness.
12. In addition, there would be conflict with the Framework insofar as it recognises at Paragraph 131 that trees make an important contribution to the character and quality of urban environments.
13. The Council's first reason for refusal also cites a conflict with Policy H3 of the NP. However, given my findings above, in relation to the proposed siting, scale and design of the appeal dwelling, I therefore find no conflict with this policy.

Other Matters

14. My attention has been drawn to a number of similar schemes. However, these are provided in support of the appellant's case relating to the overdevelopment of the plot, which I have not found to be harmful in this instance. It has therefore not been necessary for me to give consideration to these schemes. Additionally, there is little information relating to the particular circumstances of these developments and whether the circumstances are therefore comparable to the appeal proposal. As such, a comparison to these schemes is of little relevance in this instance and I have considered the appeal before me on its individual planning merits.
15. Reference is made to the sifting process undertaken by the Council. However, this is not a matter for me to determine as part of this appeal.
16. It has been put to me by the appellant that the Council have incorrectly applied Policy E.1 of the NP by reason of the appeal site being located outside of the growth site boundary. However, this is not a view I share. Whilst the extract of the proposals map shows the appeal site positioned outside of the growth site boundary, this policy also makes specific reference to the quality of existing residential areas amongst mature trees. To my mind, taking account of the wording of the policy together with the supporting text, I find Policy E.1 is relevant to the determination of this appeal.
17. The appeal scheme would contribute an additional dwelling to housing supply. Future occupants would contribute to the vitality and vibrancy of the local area

and economy. However, any benefits arising as a result of the appeal scheme would be very modest.

Conclusion

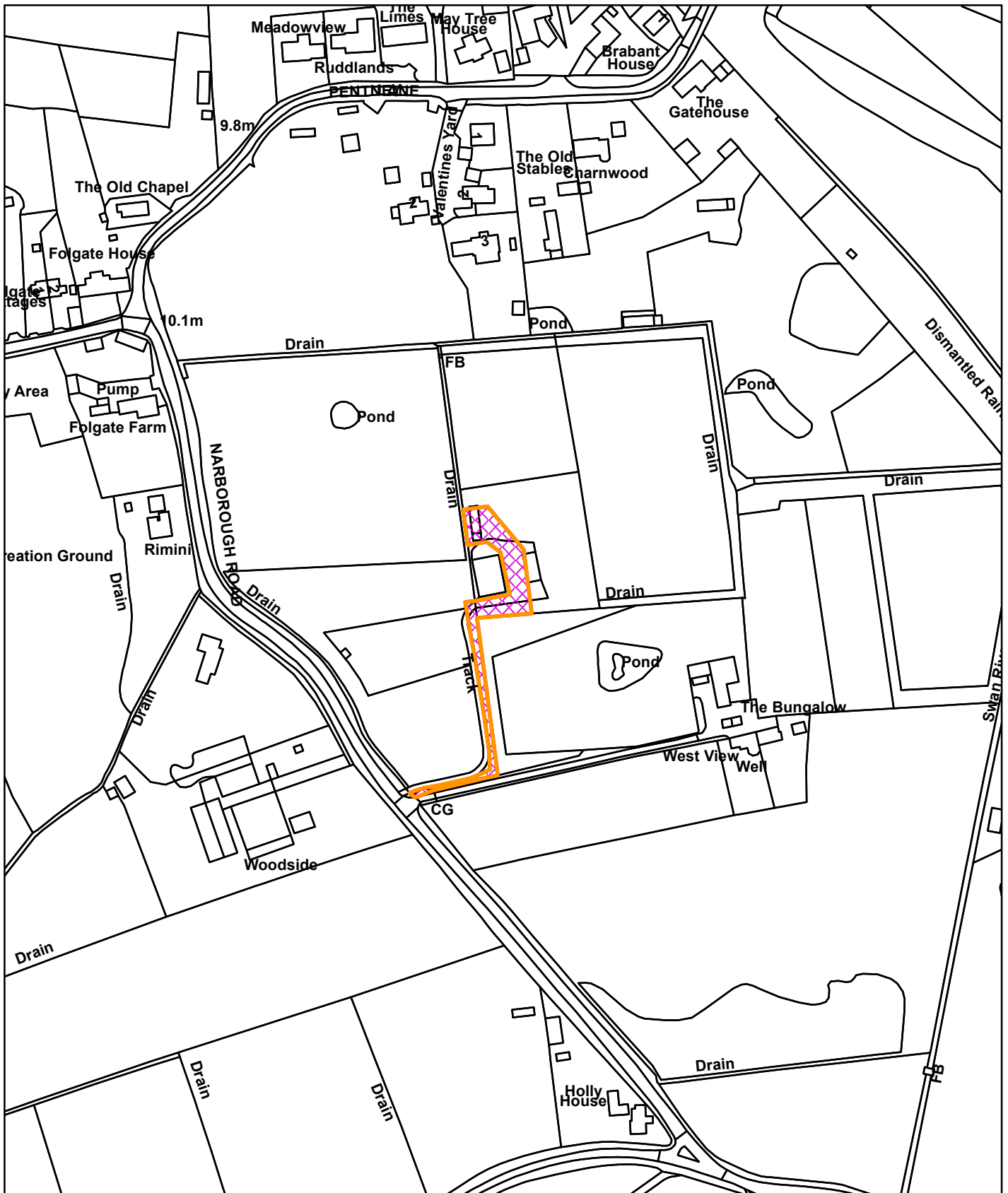
18. I have found there would be no conflict with regards to NP Policy H3 with regards to the proposed siting, scale and design of the appeal dwelling. However, there would be conflict with Policy CS08 of the CS, Policy DM15 of the SADMPP and Policies E.1 and H2 of the NP. As a result of the scheme's adverse impact on the character and appearance of the area. This is a matter that weighs significantly against the proposal. As such, the appeal scheme is contrary to the development plan and in this instance the material considerations weighing in favour of the appeal scheme are of insufficient weight to justify the development proposed. Accordingly, for the reasons given above I conclude that the appeal is dismissed.

E Brownless

INSPECTOR

22/01284/F

The Croft, Narborough Road, Pentney, PE32 1JD



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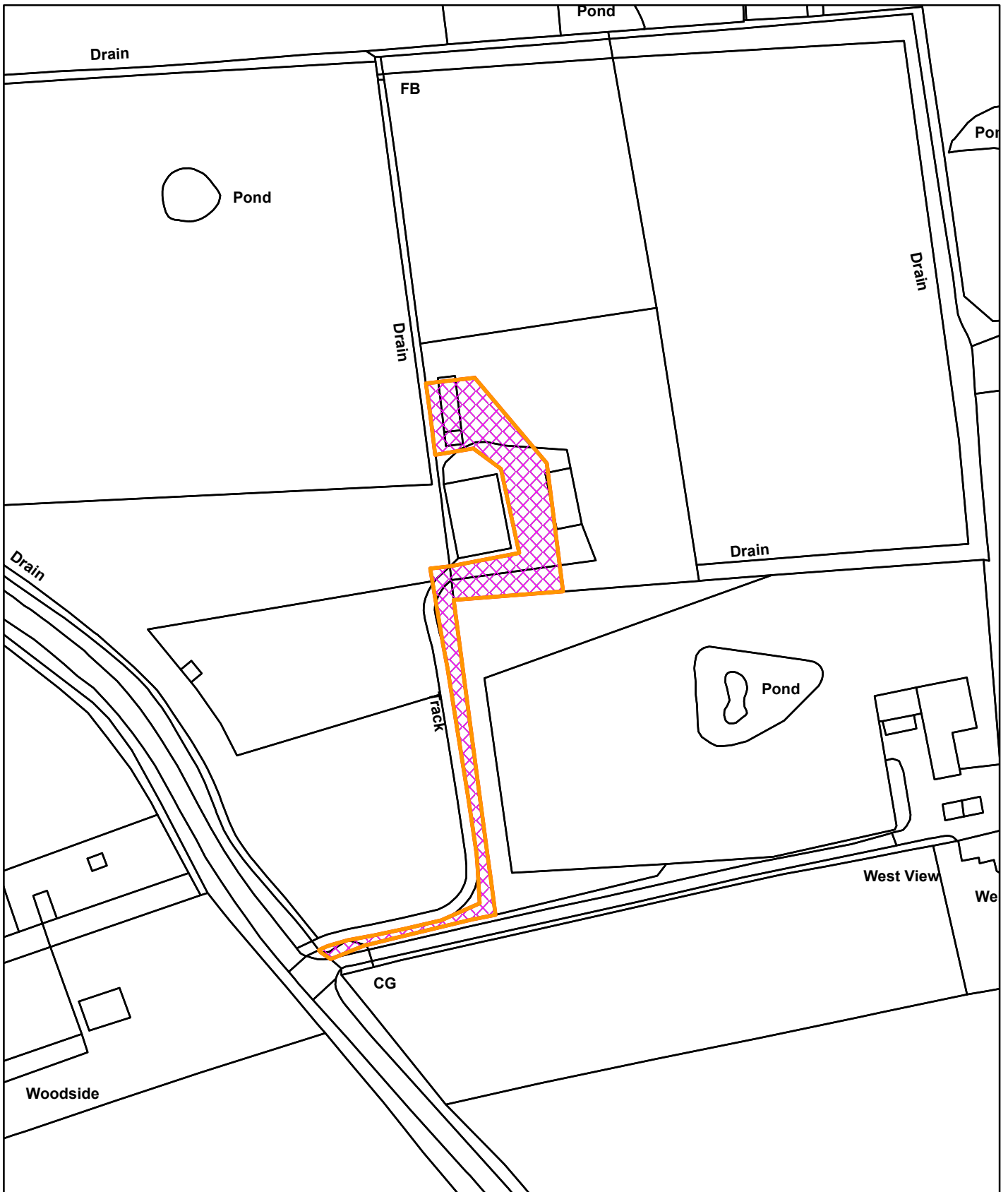
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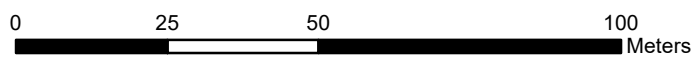


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Parish:	Pentney	
Proposal:	Retention of static caravan for temporary residential accommodation in association with livestock farm.	
Location:	The Croft Narborough Road Pentney KINGS LYNN PE32 1JD	
Applicant:	A Burrell & P Macintosh	
Case No:	21/01284/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 23 August 2021 Extension of Time Expiry Date: 13 March 2023

Reason for Referral to Planning Committee – The Parish Council object to the proposal which is contrary to the officer recommendation, and the application has been referred to Committee by the sifting panel.

Neighbourhood Plan: No

Case Summary

The application relates to full planning permission for the retention of a static caravan to be used for temporary residential accommodation in association with a livestock farm. The proposal represents development within the countryside but is considered to be in accordance with para 80 of the NPPF and Policy DM6 of the Site Allocations and Development Management Policies plan 2016 as there is a functional need to live on site.

Key Issues

- Principle of Development
- Design and Scale
- Impact on neighbour amenity
- Highways Safety
- Flood Risk
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site is located to the east of Narborough Road, Pentney and is accessed along an existing farm track. The application site is located within a field to the rear (east) of the roadside field and is screened by a native hedgerow to the west. The application site is set within a larger agricultural field of 4.1 acres (1.66 hectares) which is used for grazing livestock. Also, within the wider site are two agricultural buildings which are used for lambing, with the field divided up by a mix of permanent and temporary stock fencing.

The application is for the retention of a static caravan to be used as residential accommodation in association with the livestock unit, which if approved would be conditioned for an initial period of three years, in accordance with the usual policy requirements for such applications.

SUPPORTING CASE

The applicants have owned the site at Pentney since 2016 but have kept sheep and some cattle since 2012.

The Pentney site forms the central hub of the sheep farm operations, the mainstay of their business, with the number running annually at 600 head of sheep, including 8 rams. 500 acres of grazing land in neighbouring parishes accommodate the majority of the ewes, and the Pentney site is located in a central location to the grazing areas.

The benefit of this central Pentney location is the presence of two substantial lambing sheds for the four lambing seasons which span from January to October, depending on the different sheep breeds. The Pentney site is central to the lambing and welfare requirements of the holding: An on-site presence here enables close supervision and medical attention for orphaned and sickly lambs, ewes following lambing or hurt in the field, the separate housing of rams for breeding, and the storage and maintenance of equipment and vehicles used for the business.

Profit and loss accounts, details of grazing tenancies, rental arrangements and DEFRA registration details have all been provided as part of the planning application submission.

A mobile home has been located at the site for a number of years and this has been used for temporary accommodation for the applicants during lambing seasons, which have now increased in number and frequency as the flock has grown. Given the sustained viability of the business, the significant investment in the premises at Pentney by the construction of a further lambing shed, machinery and vehicles used for the business and additional stock, the applicants require the mobile home to provide full-time accommodation at the key Pentney site.

Mr MacIntosh is a trained shepherd and visits the grazing fields daily to check on grazing stock and arranging transport as necessary. His partner maintains the Pentney site, administering to the lambs, ewes and rams housed at Pentney. They work together at Pentney during the lambing seasons and arrange stock movements.

The details provided in connection with this application fully satisfy the functional and financial tests in connection with the applicants' business requirements. Accordingly, the occupation of the mobile home on a full-time basis would meet the necessary tests set out under Section 80 of the NPPF, and Policy DM6 of the adopted SADMP.

Due to the intensive nature of the business based from the Pentney site, it is essential for on-site supervision to ensure the welfare of vulnerable livestock as well as during and after lambing times. Other properties and locations have been considered by the applicants, but the business requires an on-site presence with a direct line of sight to the animals tended there on a 24/7 basis.

In highway terms, the Highway Authority has no objection to the proposal based on traffic movements resulting from an on-site presence. In countryside and landscape terms, the mobile home is not visible in the street scene and is well screened by established field boundaries. The site is located within flood zone 1.

The Parish Council has objected to the proposal on the basis that the site is located in countryside and there are issues relating to surface water drainage in the area. It is fully acknowledged that the site is located in the countryside and therefore an exception to policy on the basis of essential agricultural need is being requested. If surface water drainage is a significant concern, and considered to be material to the consideration of the occupation of the mobile home on a full-time basis, the Planning Authority could request such details to be submitted as a condition on any forthcoming permission.

Given that the necessary policy requirements have been fully addressed, it is respectfully requested that Members endorse the officer recommendation and approve this application.

PLANNING HISTORY

20/01433/F: Application Permitted: 22/10/20 - Construction of Agricultural Building (Lambing shed). - Land E of Woodside Narborough Road Pentney

17/00127/F: Application Permitted: 26/06/17 - Create a new gated entrance to field, gate to be set back 15 meters into the field - Farm Buildings Narborough Road Pentney

RESPONSE TO CONSULTATION

Parish Council: OBJECT for the following reasons:

- The site is designated as countryside.
- The site has been surveyed by the Parish Council and is prone to flooding due to the overtop of the River Swan and therefore not suitable for full time residential use.
- Parish Council understood the temporary accommodation was only ever intended for lambing season.
- The site surface water drainage provision and maintenance is poor and contributed to flooding in the area, the plans do not show how this is to be managed. Pentney is registered with the Norfolk Strategic Flood Alliance because of the impact of new buildings and the lack of infrastructure to support them to prevent flood and drought.
- The neighbourhood plan is at draft regulation stage 14 (submitted to KLWN Planning Dept) and does not include this site for development.

Highways Authority: NO OBJECTION

The proposal appears to use an existing track to Narborough Road (C74) within a 30mph speed limit. Should your Authority accept that a human presence is justified on site then I would have great difficulty in maintaining that the proposed caravan would generate sufficient additional traffic to justify any objection.

I assume any permission granted would restrict occupancy to persons working in agriculture.

Environment Agency: NO COMMENT

Natural England: NO COMMENT

Please refer to Standing Advice.

REPRESENTATIONS

ONE letter of **OBJECTION** covering the following:

- Neighbouring residential properties not notified of application.
- Floodlighting which is required for lambing should have been detailed within the planning applications for this site. There have been large floodlights at the site from one of the barns facing towards the residential houses for months.
- The site of 4 acres seems larger than it is as not all is grazeable.
- This was initially a small hobby farm with a small number of animals. This has grown with hundreds of sheep passing through the site.
- A permanent static caravan exceeds that which would be considered reasonably necessary to satisfy the functional needs of the holding. Even accepting that the holding requires 1 full time worker with additional help from her partner at lambing season, why do they need to be on site full time for 12 months of the year?
- Security is given as a reason for requiring a presence. Given their main dwelling (unless it is rented) is left empty for long periods, would be a bigger security worry.
- On previous applications and this no mention is made of any waste plan (human and animal) or where foul water is going.
- Monitoring livestock from the site is one of their requirements for full time use at the site, however would their house in Wereham not be better as it is nearer to Foul登?
- There has been a variety of housing on the market at Pentney prior to the application ranging from £139,000 to £700,000 (plus renting) so there could have been alternative property which would suit their needs with modern technology monitoring the site.
- The plan is not robust with the volume of sheep at the site being increased in the last two years. The number of lambs being born are less than the ewes, in a well-managed flock this should be 1.5 times the number of ewes and there is no robust five-year plan.
- Is the transport of 300 ewes to the site sustainable, given they farm as far away as Foul登 and it would involve a large number of journeys.

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

DM6 - Housing Needs of Rural Workers

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

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

PLANNING CONSIDERATIONS

The main considerations are

- Principle of development
- Design and Scale
- Impact on neighbour amenity
- Highway safety
- Flood risk
- Any other matters requiring consideration prior to determination of the application

Principle of Development

The application site is located within the countryside as defined within the Site Allocations and Development Management Policies Plan (SADMPP) 2016. The National Planning Policy Framework (NPPF) 2021, specifically paragraphs 79 and 80 states that 'housing should be located where it will enhance or maintain the vitality of rural communities,' and that Local Planning Authorities 'should avoid isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.' Whilst the application site is not physically isolated in the sense that there are lambing sheds immediately adjacent to the proposal and some dwellings in the locality, it is not a sustainable location with regard to proximity to services, and the access leads onto a road with no footpath etc, exacerbating the reliance on vehicular transport.

Policy DM6 (Housing needs of rural workers) of the SADMPP states that development proposals for new occupational dwellings must demonstrate the stated intentions to engage in farming, forestry or any other rural-based enterprise are genuine, are reasonably likely to materialise and are capable of being sustained. Proposals should show that the needs of the intended enterprise require one or more of the people engaged in it to live nearby. The policy goes on to state that if a temporary occupational dwelling is essential to support a new rural based activity, it should normally, for the first three years, be provided by a caravan, or other temporary accommodation.

5. New temporary dwellings should only be allowed to support rural based activities providing:

- a) The proposal satisfies criteria 3a) and 3b) below (as set out in the wider policy);
 - 3 (a) There is a clearly established functional need, requiring occupants to be adjacent to their enterprise in the day and night.
 - 3 (b) The need could not be met by existing dwellings in the locality.
- b) The application is supported by clear evidence of a firm intention and ability to develop the enterprise concerned (for example significant investment in new farm buildings is often a good indication of intentions);
- c) The application is supported by clear evidence that the proposed enterprise has been planned on a sound financial basis.

The application was accompanied by a business statement, stock numbers and financial details as well as additional information requested by the planning officer.

3a) There is a clearly established existing functional need, requiring occupants to be adjacent to their enterprise day and night:

The agricultural enterprise was first established in 2012 with the purchase of the first flock of sheep which has expanded since this time. In November 2016 the land at Pentney was purchased as there was an existing barn on site and it was considered a good location for lambing as it was contained and fairly centrally located in relation to the enterprises grazing land. A touring caravan was located on site to serve as a welfare unit during lambing season with the applicants dwelling located in Wereham (rented).

Since this time the stock numbers have grown considerably with the enterprise now having approximately 600 sheep. The sheep are grazed on separate parcels of land around the Borough and in Breckland, as well as some land used for growing animal feed (Ashwicken 104.5 acres rented from Sibelco; Foulden 227.5 acres rental limited to 200 ewes; Salters Lode 25 acres; Oxborough 25 acres; land at Kilverstone and Wereham is currently dormant and not used for grazing). The enterprise is managed by both applicants with Mr Macintosh a qualified shepherd who visits the flocks on the other parcels of land during the day, attending to the livestock, mending fencing and tending to any sick animals who are brought back to Pentney for care if necessary, alongside the ewes to be lambed. Ms Burrell tends to the animals at the Pentney site, being on hand for the animals' care and welfare, which can also include tending sick animals and orphaned lambs.

Initially lambing occurred once per year and therefore the touring caravan was only used at this time, however the enterprise now lambs in three separate flocks taken to the Pentney site by a livestock haulier so one trip per group, (January-February, March-April, and April-May) and additional lambing of Dorset sheep takes place in October. Therefore, since the enterprise has grown, lambing now occurs throughout most of the year with lambing starting in January and going through to October, with the subsequent rearing/care that is required after birth. As the enterprise has grown the applicants have spent more time at the site until a constant presence is now required. The applicants' former home in Wereham was rented occupation and not directly associated with the grazing land. As more time was required at Pentney the rental dwelling in Wereham was relinquished.

As well as animal welfare, security of the site, in particular the animals and equipment are a further reason for requiring an on-site presence.

Based upon the information submitted with the application it is considered that it has been demonstrated that there is a clear functional need which requires the applicants to be adjacent to the enterprise day and night.

3b) The need could not be met by existing dwellings in the locality:

Given the functional requirement to live adjacent to the livestock, the availability of dwellings has been prohibitive. The agent has confirmed that no alternative dwellings have been available in direct line of site of the animals/lambing yard and there are not properties available in Pentney (shown on Rightmove) adjacent to the site.

Therefore, based upon the currently available information it is considered that there are not alternative dwellings in the locality that could meet the needs to the enterprise.

5b) The application is supported by clear evidence of a firm intention and ability to develop the enterprise concerned

The information submitted states that the land was purchased in 2016 and since this date a lambing shed has been erected at the site (planning reference 20/01433/F). It is also clear from the stock numbers and financial details submitted with the application that the enterprise has grown considerably over recent years. It is therefore demonstrated that the applicants have the firm intention and ability to develop the enterprise concerned.

5c) The application is supported by clear evidence that the proposed enterprise has been planned on a sound financial basis

During the course of the application, profit and loss accounts were submitted for the three-year period April 2018 to April 2021. These accounts demonstrate that whilst large profits were not being made during that time period, the turnover grew considerably as the business expanded. This demonstrates a clear intention to develop the enterprise and that financial profit can be made. Should a subsequent application be made in future it would have to be demonstrated that the enterprise is capable of supporting a more permanent unit of accommodation.

Overall, based upon the information submitted, the applicant has demonstrated that sufficient profit was generated to grow the business and therefore the proposal meets the financial test for this temporary consent.

The Parish Council object to the proposal as it is located within the countryside, however there is policy relating to housing for rural workers as set out above.

There is a third-party objection to the proposal which questions elements of the enterprise and whether the applicants need to be on site for 12 months of the year. They have stated that the site was originally a hobby farm and has now grown so that hundreds of sheep now pass through the site. The application site is located on agricultural land and is an agricultural enterprise which is acceptable in this location. The objector queries whether it is sustainable to bring so many sheep to the site given the parcels of land farmed around the local area and Breckland. In response the agent has stated that the land in Pentney was considered most suitable because it is more contained, had an existing barn and an additional one has been erected, and the site is relatively central to the other parcels of land utilised for the livestock when they are not lambing. The objector queries why various other housing for sale or rent in Pentney prior to the application has not been considered and whether the livestock could be monitored remotely; however the LPA agrees with the applicant that the number of livestock at the site requires an on-site presence for welfare reasons and that there was not suitable housing in close proximity to the site which would fulfil the functional requirements of the enterprise.

Based upon the information submitted it is considered that the application complies with Policy DM6 of the SADMP with regard to the criteria necessary to allow a temporary occupational dwelling. The proposal therefore also complies with para 80 of the NPPF with regard to the essential need for a rural worker to live permanently at or near their place of work in the countryside.

Design and Scale

The proposal is for the temporary siting of a static caravan which complies with the definition of a caravan as set out within the Caravan Sites and Control of Development Act 1960 and the Caravans Sites Act 1968, as amended. The caravan, which is already on site is of a

standard appearance with cream/off panels of a horizontal clad appearance and a terracotta 'pantile style' roof.

The site is well screened to the west by mixed native hedging which incorporates mature trees and whilst it can be viewed from across the fields from the north and west, it is of a scale and distance that it will not materially harm the character and appearance of the surrounding countryside. The proposal is therefore considered to comply with para 130 of the NPPF, and Policies CS06 and CS08 of the Core Strategy 2011.

Impact on Neighbour Amenity

There are no immediate residential neighbours to the application site and therefore the proposal would not have any material impact with regard to being overbearing, overshadowing or overlooking.

There is an objector who states that floodlighting at the application site during lambing is a problem and that this should be included in this application. However, this application is solely for the use of the static caravan as a residential dwelling and cannot control other elements within the wider land which do not relate to this application.

At the time of the site visit no floodlighting was evident and so it is not known whether temporary mobile lighting (which would not require consent) is used during certain times of the year. In addition, the lambing shed is not fully enclosed and so it is possible that internal lighting from this barn is visible across the field to the north.

The proposal is therefore considered to comply with para 130 of the NPPF and Policy DM15 of the SADMPP 2016.

Highway Safety

The application site is accessed off Narborough Road and an existing track. There are no objections from the Highways officer given the existing uses at the site which are agricultural in nature. Should the application be approved a condition would be placed on the decision notice limiting the occupation of the caravan to an agricultural worker and therefore it could be argued that the number of vehicular movements to site could be reduced if there is an onsite presence.

The proposal is therefore considered to comply with the principles of the NPPF and Policies DM15 and DM17 of the SADMPP 2016.

Flood Risk

The application site is located within flood zone 1 and the Environment Agency have stated that they have no comments to make.

The Parish Council has objected to the proposal on the grounds that the site is susceptible to flooding due to overtopping of the River Swan (which is approximately 250m from the application site). The site is also in an area identified as susceptible to groundwater flooding (between 25% and 50% with surface water 1% AEP with climate change). The agent has confirmed that in the time the applicant has been at the site it has flooded once where a watercourse was blocked, but that once this was resolved there have been no further issues.

Given a caravan has been at the site for welfare reasons for a number of years, the presence of a residential caravan for a temporary period of time is not considered to exacerbate the groundwater issues. In addition, the application form indicates that surface

water goes to a soakaway and this, in addition to the fact the static caravan is raised above ground levels means a condition relating to surface water drainage arrangements is not considered to be necessary. Notwithstanding this the agent has indicated that the applicant would be willing to accept a surface water drainage condition should Members consider it necessary.

The proposal is therefore considered to comply with para 159 of the NPPF and Policy CS08 of the Core Strategy 2011.

Other matters requiring consideration prior to the determination of this application

The Parish Council has objected on the grounds that the application site is not in an area designated for development in their draft Neighbourhood Plan. The Neighbourhood Plan is not at a stage where it has been examined and adopted and therefore has no weight in the determination of this application. Notwithstanding this, as set out within the report above, residential development within the countryside is acceptable in principle if it is justified with regard to a rural enterprise where the occupants need to live at their place of work for functional reasons. The application is considered to comply with para. 80 of the NPPF and Policy DM6 of the SADMPP in this regard.

Natural England have stated that they do not wish to comment on the application and refer the LPA to their Standing Advice. Following a site visit the conditions at the site do not meet the criteria where the LPA would require an ecology report.

There was a third-party objection to the proposal, some of the issues have already been discussed above. The objector states that neighbours were not notified of this application or previous applications at the site. The correct procedure was carried out as set out within the relevant regulations and a site notice was erected at the access to the site by Narborough Road. The LPA is not obliged to also notify neighbours in writing; however, the Borough Council does notify immediate neighbours to an application site. In this instance, the surrounding land is agricultural, so the site notice was the only method of notification used in this instance. Notwithstanding this, the objector has been made aware of the application and has made comments on it.

Crime and Disorder Act 1998

No issues arise where the submitted application may give rise to additional crime and disorder. Indeed, an argument is made that the proposal will increase security on site due to an on site presence.

CONCLUSION

The site is within a countryside location where in principle a new dwelling would not usually be permitted. However, this application seeks consent for an agriculturally tied residential caravan for a temporary period of time which could potentially be acceptable subject to consideration against the relevant policy framework, particularly DM6 of the Site Allocations and Development Policies Plan 2016.

It is your officer's opinion that from this application the duties involved in the running of the agricultural enterprise demonstrate that there is a requirement for someone to live on site during the day and night which could not be met by an existing dwelling in the locality. The proposal is considered to meet the principles of the NPPF, in particular the provisions of paragraph 80, Policies CS06 and CS08 of the Core Strategy 2011 and Policies DM2 and DM06 of the Site Allocations and Development Management Policies Plan 2016.

In light of national guidance, development plan policies and other material considerations Members are requested to approve the development as proposed.

RECOMMENDATION

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

- 1 Condition: Permission for the mobile home shown on Drawing No.1673 and on the 'location plan', shall expire on 6th March 2026 and, unless on or before that date an application is made for an extension of the period of permission and such application is approved, the following works shall be carried out:
 - (a) the mobile home shall be removed from the application site, and
 - (b) works necessary to reinstate the application site to its condition prior to the siting of the mobile home and the implementation of this temporary permission shall be carried out.

- 1 Reason: In order that the Local Planning Authority may retain control over the development where a permanent permission may give rise to conditions detrimental to the amenities of the locality; in accordance with the provisions of the NPPF and the Local Development Plan.

- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans; Ordnance Survey 'Location Plan' and Drawing no.1673 both received by the LPA on 14th June 2021.

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

- 3 Condition: The application hereby permitted is for the siting of one static caravan only as defined within the Caravan Sites and Control of Development Act 1960 and the Caravans Sites Act 1968, as amended.

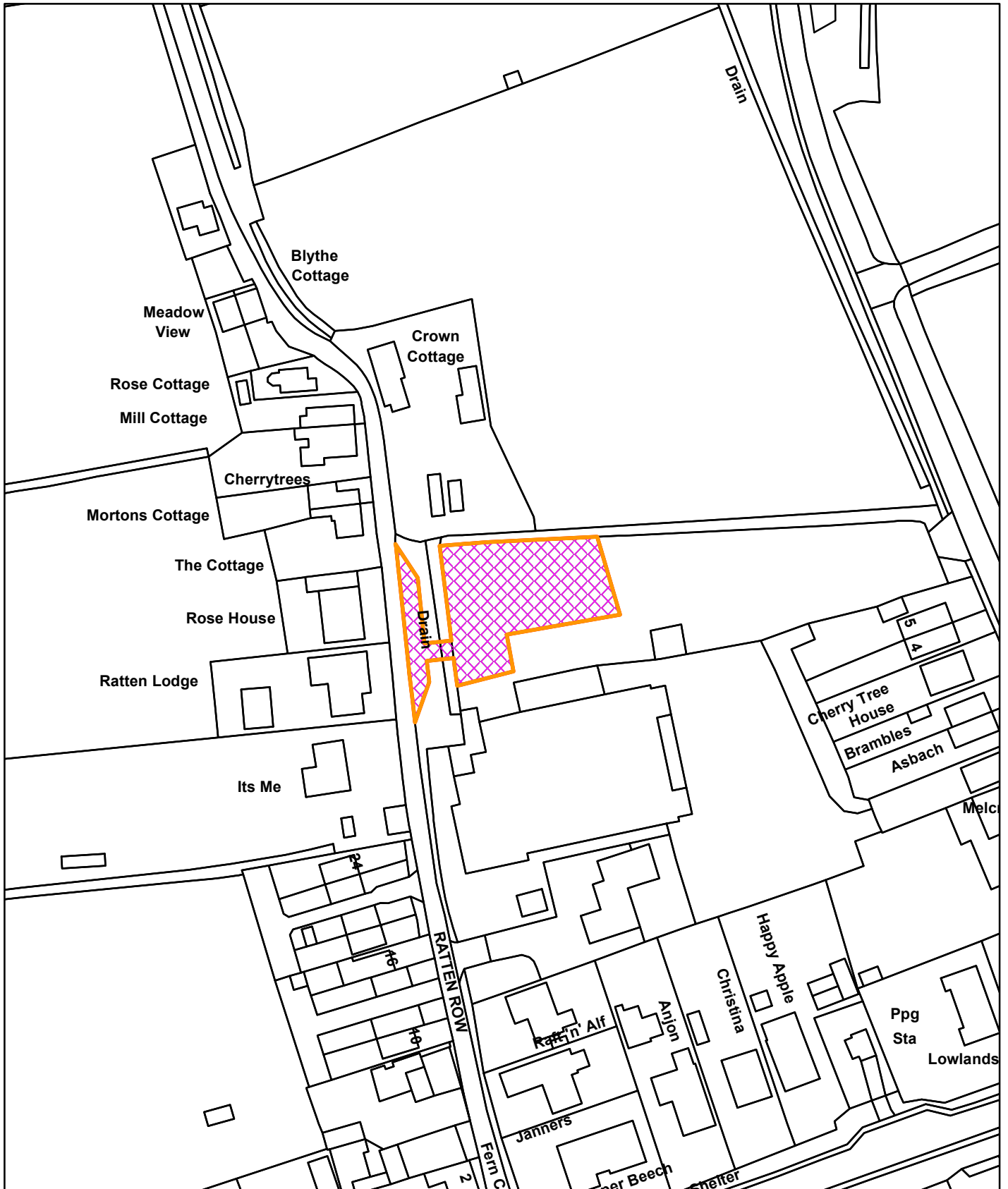
- 3 Reason: For the avoidance of doubt and to define the terms of the consent.

- 4 Condition: The occupation of the static caravan hereby approved shall be limited to a person(s) solely or mainly working, or last working in the locality in agriculture or forestry as defined by Section 336 of the Town and Country Planning Act, 1990, or a widow or widower of such a person, and to any resident dependants.

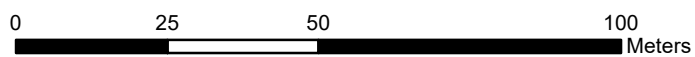
- 4 Reason: The site lies in an area where the Local Planning Authority would not normally grant permission for new dwellings. This permission is granted in recognition of the special need for the dwelling in connection with a rural enterprise in accordance with the NPPF.

22/00284/F

Land at Ratten Row, Walpole Highway, PE14 7QH



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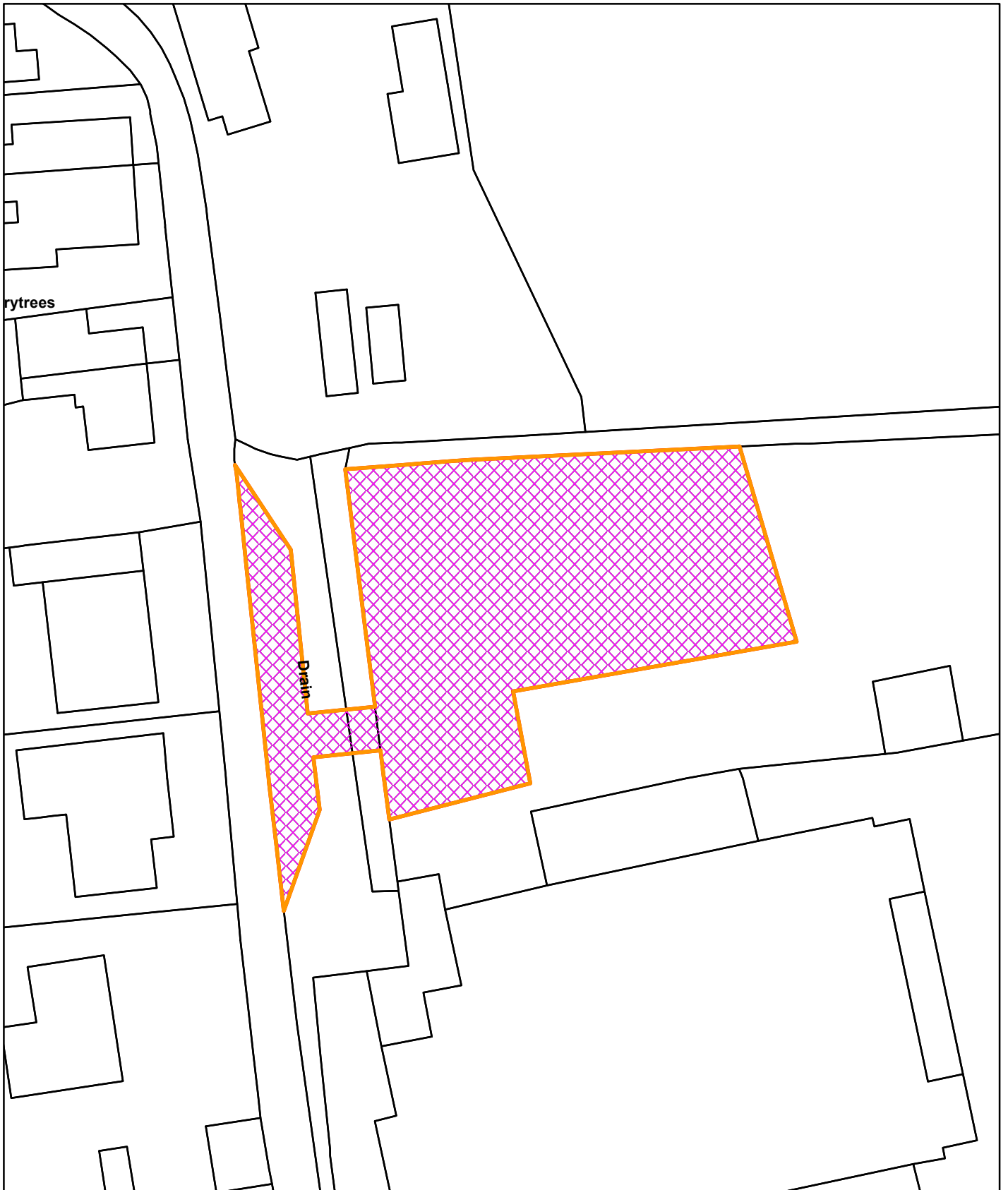
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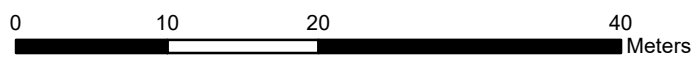


22/00284/F

Land at Ratten Row, Walpole Highway, PE14 7QH



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Parish:	Walpole Highway	
Proposal:	1 x pair of semi-detached dwellings and associated garaging	
Location:	Land At Ratten Row Walpole Highway Norfolk PE14 7QH	
Applicant:	Mr M McInerny	
Case No:	22/00284/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 27 April 2022 Extension of Time Expiry Date: 13 March 2023

Reason for Referral to Planning Committee – The Parish Council object to the proposal which is at variance with the officer recommendation. Councillor Kirk has also called the application into Planning Committee.

Neighbourhood Plan: No

Case Summary

The application is for full planning permission for the erection of one pair of two storey semi-detached dwellings with an associated garage. The application site is brownfield land which lies immediately adjacent to the development boundary of Walpole Highway and does not represent a projection of the built form further out into the open countryside. The site is considered to be in a sustainable location.

Key Issues

- Principle of development
- Form and character
- Impact on neighbour amenity
- Highway safety
- Flood risk
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site is located immediately to the north of Skaters, a roller-skating rink in Walpole Highway. At the current time the site is accessed from the Skaters car park, which is accessed off Mill Road and is in the same ownership.

The site was formerly part of a motorcycle training centre and in July 2018 (18/00972/CU) was granted a change of use to form part of an overflow carpark for Skaters. At the time of the site visit there were a number of cars parked within the site, a container and an amount of waste, including some old fridges.

The application site is separated from the wider Skaters car park by a 1.8 m close-board fence (east), the western boundary has some dense vegetation with a ditch to the roadside (Ratten Row), the northern boundary is a mix of close-board fencing and is open to the Skaters building and a Nissan hut, with tall poplar trees and hedging forming the northern boundary.

The application seeks full planning permission for one pair of semi-detached dwellings and associated garaging.

SUPPORTING CASE

This application for a pair of semi-detached houses is the culmination of many conversations with the Planning Officer, Tree Officer, Highways and the Drainage Board. We now have an application which is acceptable to all parties involved.

The Parish Council have suggested part of the land is not in ownership of the applicant and is owned by Mr and Mrs Lord of Coopers Mill. We have written to Mr and Mrs Lord of Coopers Mill and have since spoken to their solicitor, Stella Anderson, Conveyancing Executive of Hawkins Ryan Solicitors from Kings Lynn. Mrs Anderson has confirmed to us that this area of land is NOT in the ownership of Mr and Mrs Lord of Coopers Mill.

It is our understanding that this land is Highways and Drainage Board land, both of whom have no objections to this application.

We hope you find this application acceptable and vote in support and go with Officers recommendation.

PLANNING HISTORY

18/00972/CU: Application Permitted: 23/07/18 - Change of use from Fenland Motorcycle training area to overflow car park for skaters and use of existing access - Skaters Roller Rink Ratten Row Walpole Highway

11/01441/CU: Application Permitted: 18/10/11 - Continued use of land for motorcycle training - Land Adjacent Skaters Mill Road Walpole Highway

05/02526/CU: Application Permitted: 25/01/06 - Change of use of land to motorcycle training centre (renewal) - Land Adjacent Skaters Mill Road Walpole Highway

04/01948/CU: Application Permitted: 10/01/05 - Change of use of land to motorcycle training centre - Land Adjacent Skaters Mill Road Walpole Highway

2/01/1712/CU: Application Permitted: 19/02/02 - Retention of temporary site offices and facilities for use during construction of sewerage scheme at Walpole St Andrew and Walpole St Peter – Adj. Skaters Mill Road Walpole Highway

2/98/0186/F: Application Permitted: 13/03/98 - Temporary site offices and materials testing laboratory for A47 Walpole/Tilney bypass (Renewal) - Skaters Car Park Mill Road Walpole Highway

2/94/0282/F: Application Permitted: 12/04/94 - Temporary site offices and materials testing laboratory for A47 Walpole - Tilney bypass – Skaters Mill Road Walpole Highway

2/93/0817/O: Application Refused: 02/11/93 - Site for residential development - Hog Holm Field Mill Road Walpole Highway
Appeal Dismissed 21/09/94

RESPONSE TO CONSULTATION

Parish Council: OBJECTION

The applicant has declared that he is the outright owner of the land. The land bordering Ratten Row to the west of the KLIDB drain previously was the site and grounds of a cottage which housed a worker for the former Coopers Mill. The cottage was demolished, and the retired owner of the Mill used the site as his vegetable plot. The Mill properties were sold and are now operated as a care home for the disabled at Coopers Mill. We have a map showing the site and position of the cottage.

A few years ago, the Parish Council applied to NCC highways for a passing bay in this location to relieve parking and traffic issues in Ratten Row. We were informed that they only owned the verge and the rest of the land was in private ownership. We note that there have been comments on the planning application from neighbours wishing to claim possession, but we believe ownership rests with the proprietors of Coopers Mill.

Highways Authority (NCC): NO OBJECTION

Following amendments which identifies the principle that carriageway widening would be provided across the frontage of the site to help mitigate the impacts of the development. The detail of the widening does require revision as it only needs to provide an overall carriageway width of 4.8 m rather than provide that as an additional width. Ultimately, I am satisfied that this could be covered by conditions. The private access and parking arrangements are detailed to accord with adopted standards and as a result I recommend conditions and the applicant may wish to check their available land meets these. Conditions recommended relating to withdrawing permitted development rights regarding gates etc, parallel visibility splay, parking turning provision and off-site highway improvement works,

Environment Agency: NO OBJECTION

We have reviewed the FRA and have no objection, but strongly recommend the mitigation measures are undertaken. The site is within the district of the Kings Lynn IDB and they should be consulted regarding flood risk associated with their watercourses and surface water drainage proposals. It is for the LPA to undertake the Sequential Test, and if necessary, the Exception Test. Advice also given for applicant.

Internal Drainage Board: NO OBJECTION

The applicant has indicated that they intend to dispose of surface water via infiltration. Should this not be feasible and surface water is then discharged to a watercourse then consent would be required from the Board under Byelaw 3.

We are pleased that the dwellings have been relocated to more than 9 metres away from the brink of the Board maintained watercourse. The applicant has made an application to relax Byelaw 10 for the remaining works within 9 metres of the Board watercourses. The applicant has also applied to the Board to alter the open watercourse for access (consent granted).

Emergency Planning Officer: NO OBJECTION

Due to the location in an area at risk of flooding it's advised that the occupants' sign up to the EA FWD service and prepare a flood evacuation plan.

Community Safety and Neighbourhood Nuisance: NO OBJECTION

We agree with the King's Lynn IDB that further information is required regarding drainage and therefore recommend conditions relating to foul and surface water drainage arrangements. Conditions also recommended regarding external lighting, air source heat pump details, and site hours of construction and a protection scheme relating to construction.

Environmental Health & Housing - Environmental Quality: NO OBJECTION

The application site is an open area to the north of the 'Skaters' building. The applicant has submitted a contaminated land screening assessment based on the applicant's knowledge of the site. The screening includes a photograph. However, this is not very clear and doesn't show much detail of the site's current use. The site's current use is reported to be commercial and previous uses commercial and agricultural. No sources of contamination are identified in the screening assessment; however, this assessment is not detailed. The proposed residential use is one which is sensitive to land contamination.

Aerial photography on our files and also available on google earth, shows the site to be partially covered with hardstanding and occupied by vehicles, outbuildings and possibly some heaps of waste materials. There is insufficient information on the past and current use of the site to assess if the site has been contaminated as a result of past activities and if it can be made suitable for the proposed use. Therefore, full conditions and an informative are recommended.

Norfolk Fire & Rescue NO OBJECTION

No objection provided the proposal meets the necessary requirements of Building Regulations 2010 – Approved Document B (volume 1 – current edition, or as revised) including any requirements in relation to B5:Access and Facilities for the fire service arrangements for emergency service vehicles, as administered by the Building Control Authority.

The boundary distance between the proposed building and the existing Nissan hut, which is described as being retained, should be in accordance with Approved Document B, volume 1, where relevant.

Public Rights of Way (NCC): NO OBJECTION

The PROW known as Walpole St Peter Footpath 5 is aligned to the northern boundary of the site. Following the submission of a Highways Boundary plan showing the legal extent of the footpath, there are no objections. The full legal extent of the footpath must remain unobstructed, open and accessible for the duration of the development and subsequent occupation.

REPRESENTATIONS

SEVEN letters of **OBJECTION** from four different objectors, covering the following issues:-

- Ratten Row is very narrow and poorly maintained so not suitable for additional traffic.
- Inconsiderate parking reduces the road width further.
- More vehicles, which often travel too fast, make the road less safe.
- Ratten Row meets the main road via a narrow junction where school children cross so additional traffic is a safety issue.
- Other housing was refused further along Ratten Row due to traffic.
- Ratten Row would be better if it was made a one-way system.
- The trees have been there for over 100 years and are under a preservation order.
- The road often floods when it rains so filling in the dyke to build an access would increase flooding.
- It would be better to access the site from the Skaters entrance off Mill Road.
- The applicant doesn't own the land they wish to build on as they don't own the dyke.
- Objector has been maintaining the land adjacent to Ratten Row for 20 year so wishes to claim adverse possession.
- The access is directly opposite housing, so could drive into the neighbour's house.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

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

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

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

Planning Committee
6 March 2023

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Form, character and design
- Impact on neighbour amenity
- Highway safety
- Flood risk
- Any other matters requiring consideration prior to determination of the application

Principle of Development

The application site lies directly north of the development boundary for Walpole Highway, which is identified as a rural village in policy CS02 of the Core Strategy 2011. The current development boundary runs directly to the north of the adjacent Nissan Hut until it meets Ratten Row, and then runs north around the dwellings on the western side of Ratten Row.

The application site is part of a parcel of land which was a former motorcycle test centre and in 2018 (18/00972/CU) consent was granted to change the use of the land, which included land to the east of the application site and the existing access onto Mill Road, to be used by Skaters, as their access and an overspill car park (removing the original access to Skaters which was further south along Mill Rd). This application was implemented, with the access to Skaters being relocated and the land to the east of the application site becoming additional parking.

Paragraph 119 of the National Planning Policy Framework (NPPF) 2021 states that 'planning policies and decisions should promote the effective use of land...' with paragraph 120 stating that 'decisions should give substantial weight to the value of using brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, derelict, contaminated or unstable land.' Brownfield or previously developed land is defined as 'land which is or was occupied by a permanent structure, including the curtilage of the developed land, and any associated fixed surface infrastructure.' This definition 'excludes... land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.' Whilst there are no permanent buildings on the site there are areas of hardstanding which remain from its previous economic use as a motorcycle test centre and it is therefore considered brownfield land; it is also material that the site has an existing economic use with extant consent to be used as a car park.

Despite being located outside the development boundary, the application site is for a pair of semi-detached dwellings, located between Skaters to the south and east, Royal Cottage further north, and opposite a number of dwellings in Ratten Row which stretch further north along the western side of Ratten Row. Whilst outside the development boundary and therefore contrary to Policy DM2 of the SADMPP 2016, the proposal is considered to comply with paragraph 79 of the NPPF 2021 which supports sustainable development in rural areas, and states that housing should be located where it will enhance or maintain the vitality of rural communities. This brownfield site is a logical rounding off of the boundary.

The land, as stated above, has a previous economic use and has current consent for the existing business at Skaters. Policy CS10 of the Core Strategy 2011 states that the Council will seek to retain land or premises currently or last used for employment purposes. The proposal would not impact upon the Skaters business which is not affected by the proposed residential dwellings, and the application site at the rear of the existing overspill car park, is surplus to requirements and not necessary in the running of the existing business.

Overall, the application site is brownfield land immediately adjacent to the development boundary of Walpole Highway and does not represent a projection of the built form further out into the open countryside. It is considered to be in a sustainable location which would help maintain the vitality of the village and its rural services in accordance with paragraphs 79 and 120 of the NPPF and Members are recommended to consider this in their determination.

Form, Character and Design

Following amendments, the proposal is for one pair of semi-detached dwellings which would be accessed from Ratten Row. Amended plans have been received which show that the existing dyke which runs along the eastern side of Ratten Row would be culverted (consent for this has already been obtained from the IDB).

Ratten Row is a narrow road which runs north from its junction with Lynn Road, the main road through Walpole Highway. It is characterised by both single and two storey dwellings which are linear in form and on both sides of Ratten Row, which becomes sparser on the eastern side to the north of the Skaters roller-skating rink building. The proposed semi-detached dwellings would continue this linear form of development and would not be out of character with regard to scale and form.

The design of the proposed dwellings is fully acceptable, with a symmetrical frontage and fenestration with front projecting gables on each semi with recessed front doors under a centralised canopy. The proposed materials would be a red multi (Audley Antique) and red clay pantiles which are acceptable in this location.

Overall, the proposal is considered to comply with para 130 of the NPPF, Policies CS06 and CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Impact on Neighbour Amenity

The proposed dwellings would be sited opposite dwellings on the western side of Ratten Row and would be located in excess of 21 m from the frontage of these dwellings, causing no material impact with regard to overlooking, overshadowing or being overbearing.

The dwelling located to the north of the application site, Royal Cottage is located approx. 35 m from the northern boundary and on the other side of some tall poplar trees which are to be retained. The proposal would have no material impact upon this dwelling with regard to being overbearing or overshadowing. The only proposed first floor side windows would serve a bathroom and so would not cause any material overlooking, in addition they are well in excess of 21metres from the dwelling.

Para. 187 of the NPPF states that decisions should ensure that the new development can be integrated effectively with existing businesses and community facilities. Existing businesses should not have unreasonable restrictions placed upon them as a result of development permitted after they were established. Where the operation of an existing business could have an adverse effect on new development in its vicinity, the applicant should provide suitable mitigation.

The proposal itself would be located 15 m to the north of the Skaters building and a Nissan Hut which is to be retained by Skaters and the dwellings themselves are not considered to negatively impact the Skaters business. Amended plans have been received which allow more spatial separation from the business, and allow sufficient room for the fire escape in the northern elevation of Skaters, which is the only opening on this northern elevation.

Given the orientation there may be some overshadowing of the dwellings amenity space during winter when the sun is low, however there would be no overshadowing of any habitable rooms (which face east/west) nor would there be an overlooking or overbearing impact upon the proposed dwellings.

There are no objections to the proposal from the CSNN team with regard to possible noise and disturbance from the Skaters building and the proposed openings facing the Skaters building are limited to a first floor bathroom window and utility room door. Recommended conditions relate to drainage, air source heat pump installation and external lighting. Conditions have been recommended regarding a construction scheme and a restriction of site building hours in order to reduce amenity issues to the neighbouring dwellings during construction, however these are not considered necessary given the scale of the proposal or only two dwellings and the distance to the neighbouring dwellings.

Overall, the proposed semi-detached dwellings would not cause any issues with regard to neighbour amenity and comply with para 130 of the NPPF, Policies CS06 and CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Highway Safety

The proposed dwellings would be accessed from Ratten Row and there are a number of third-party objections to the proposal with the fact the road is narrow, poorly maintained and not suitable for further development being the main reasons cited. Concerns are expressed that additional cars will make the road less safe and that the proposal would be more acceptable if Ratten Row was made one-way. There is also an objection that an application for a dwelling was refused further north along Ratten Row (16/00569/O) and one of the reasons for refusal was related to highway safety. This application was further along Ratten Row in a location where it was considered that the poor road alignment (a bend in the road by the site), restricted width, and lack of passing provision was a safety issue.

Notwithstanding these objections, there are no objections to the proposal from the Highways Officer in this instance, who is satisfied that highway mitigation can be provided in the form of a widening of the highway across the sites frontage to provide a passing bay and this can be conditioned. In addition, the Highways officer is satisfied that the access and parking arrangements are in accordance with adopted standards.

Overall, the proposal complies with para 110 of the NPPF, Policy CS11 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Flood Risk

The application site is located within flood zone 3 of the Council's Strategic Flood Risk Assessment 2018. It is the responsibility of the Local Planning Authority to steer development to areas with the lowest probability of flooding. The majority of the village is within Flood Zone 3 with some areas located within Flood Zone 1 and 2. The current proposal is for a pair of semi-detached dwellings and therefore sites which could accommodate a similar scale development have been considered when applying the Sequential Test. In order to carry out the Sequential Test the SFRA 2018 was considered, alongside any potential extant planning permissions within areas at a lower risk of flooding. No sites at a lower flood risk were identified and therefore the proposal passes the Sequential Test.

As the proposal is in flood zone 3 then the Exception Test needs to be passed as well as the Sequential Test. Para 164 of the NPPF states that it should be demonstrated that a) the

development would provide wider sustainability benefits to the community that outweigh the flood risk; and b) the development will be safe for its lifetime taking into account the vulnerability of its users, without increasing flood risk elsewhere, and where possible reducing flood risk overall. Both of these elements need to be satisfied for the development to pass the Exception Test.

The Environment Agency are satisfied that the site-specific flood risk assessment demonstrates that the development will be safe for its lifetime provided the mitigation measures within the FRA are secured by condition. In addition, the proposal is considered to be in a sustainable location which could help maintain the vitality of the village and its rural services. Therefore, the benefit of providing sustainable housing is a benefit which would outweigh the flood risk and therefore both elements are passed in accordance with para 165 of the NPPF.

The open drain to the front (west) of the application site is a Board maintained drain and therefore the IDB Byelaws apply to the proposal. Amended plans have been received to ensure that the built form is not within 9m of the brink of the drain and consent has already been obtained from the IDB to culvert the drain. Surface water is proposed to soakaways, but should this not be feasible then consent will be required to discharge water to a watercourse. Foul and surface water drainage details have been requested from CSNN and this has been agreed by the agent (within an email dated 11th August 2022).

There is an objection to the proposal from a third party who states the road often floods when it rains, however this is not a reason to refuse the proposal when it is possible to obtain acceptable surface and foul drainage details prior to construction.

Overall, the proposal complies with paras 159-165 of the NPPF and Policy CS08 of the Core Strategy 2011.

Other matters requiring consideration prior to the determination of this application

There are a number of poplar trees along the northern and western boundary and there is a third-party objection to their removal. These trees are not protected by virtue of being within a Conservation Area or a Tree Preservation Order and discussions with the Arboricultural Officer deemed that they were not of sufficient quality to warrant a Tree Preservation Order. It was considered important given the edge of village location that this boundary be softened by planting and that if the trees were to be removed, sufficient room would be necessary within the site to provide robust planting and replacement trees. Following discussions with the agent amended plans were received during the course of the application which reduced the number of proposed dwellings which would enable the retention of these trees. A Tree Survey, Arboricultural Impact Assessment and Method Statement was submitted during the course of the application and this demonstrates that, with mitigation, the development can be constructed whilst retaining the majority of the trees and this can be conditioned.

There are objections from the Parish Council who state that they do not believe that the applicant owns the land on the western side of the site where the drain and 'verge' are located. A neighbour along Ratten Row also states that they have been maintaining the strip of land for over 20 years and wish to claim adverse possession. The agent has investigated the ownership issue and has determined that the land is not in the ownership of the owners of Coopers Mill (advised by their solicitor) and thinks it is highways verge and an IDB drain. The neighbour has not submitted anything formally within the application regarding adverse possession and this is a civil matter between the two parties.

There are no objections to the proposal from CSNN, who do recommend conditions are applied relating to the installation of external lighting, the installation of ASHPs, however as

discussed above the imposition of restrictions on construction are considered onerous given the number of dwellings proposed.

Given the previous uses at the application site Environmental Quality have requested full contamination conditions and the pre-commencement conditions have been agreed by the agent in an email dated 11th August 2022.

The Fire and Rescue Officer was consulted as Skaters has a fire exit on the northern side of their building and an escape route along the northern side of the retained Nissan Hut. The plans were amended to ensure there was sufficient space for escape from this exit. The Fire Officer refers to various Building Regulations and the agent states the proposal should comply with the Building Regulations referred to in the Fire Officer's response.

There is a public footpath (Walpole St Peter Footpath 5) immediate north of the application site and a Highways Boundary Plan was requested from the PROW officer to determine the legal extent of the footpath prior to determination to ensure that it was not affected by the proposal. Following submission of the plan the PROW officer has no objections to the proposal but states that the full legal extent of the footpath must remain unobstructed and open during the duration of the development and subsequent occupation. There is no reason to think this will not be adhered to as the right of way is on the northern (external) side of the boundary which is lined with poplar trees which are to be protected during the build.

Crime and Disorder Act:

There are no issues relating to crime and disorder that arise from this application.

CONCLUSION

The application site lies immediately adjacent to the development boundary of Walpole Highway and does not represent a projection of the built form further out into the open countryside. It is a brownfield site, and the redevelopment of such land, especially in sustainable locations, is strongly encouraged in national policy guidance. Therefore, while the proposal does not comply with Policy DM2 with regard to development in the countryside the site is considered to be in a sustainable location which would help maintain the vitality of the village and its rural services in accordance with paragraph 79 of the NPPF. In addition, mitigation is proposed that will ensure that there is no adverse impact on highway safety, flood risk or amenity.

On balance the proposal is considered acceptable and to comply with para 79 and other principles within the NPPF, Policy CS06, CS08, CS10 and CS11 of the Core Strategy 2011 and Policy DM15 and DM17 of the SADMPP 2016. Members are therefore recommended to consider this in their determination.

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 6324-PL01d received by the Local Planning Authority on 2nd November 2022.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The development hereby approved shall be carried out in accordance with the Arboricultural Impact Assessment (OAS 22-342-AR01) by Oakfield Arboricultural Services dated December 2022 and drawing OAS 22-342-TS03 'Tree Protection Plan'.
- 3 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 4 Condition: No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.
- 4 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 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).
- 5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite

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

6 Condition: 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.

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

7 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.

7 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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

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.

- 9 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 9 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 10 Condition: Prior to the installation of any air source heat pump(s) a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the boundaries with neighbouring dwellings, plus provide details of anti-vibration mounts, and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 10 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 11 Condition: Prior to the installation of any external lighting, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of any lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed
- 11 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 12 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 12 Reason: In the interests of highway safety.
- 13 Condition: Prior to the first occupation of the development hereby permitted 2.0 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 13 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 14 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 14 Reason: To ensure the permanent availability of the parking / manoeuvring areas, in the interests of satisfactory development and highway safety.

- 15 Condition: Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works (carriageway widening across the road side frontage and private access) as indicated on Drawing No.6324 PL01d have been submitted to and approved in writing by the Local Planning Authority.
- 15 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- 16 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 15 shall be completed to the written satisfaction of the Local Planning Authority.
- 16 Reason: To ensure that the highway network is adequate to cater for the development proposed.

PLANNING COMMITTEE – 6 March 2023

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the February Planning Committee Agenda and the March agenda. 130 decisions issued 124 decisions issued under delegated powers with 6 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority’s powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre-Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 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 23rd January 2023 and 20th February 2023

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	Planning Committee decision	
								Approved	Refused
Major	2	2	0		2	100%	60%	0	0
Minor	66	54	12	53		80%	80%	0	0
Other	62	60	2	57		91%	80%	4	2
Total	130	116	14						

Planning Committee made 6 of the 130 decisions, 5%

PLANNING COMMITTEE - 6 March 2023

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

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

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

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DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
06.10.2022	10.02.2023 Application Permitted	22/01775/F	Dairy Barn Boughton Long Road Barton Bendish KINGS LYNN Creation of Holiday let accommodation to first floor of existing single storey section of dwelling house within existing roof, with ground floor annex extended into existing garage	Barton Bendish
31.05.2022	03.02.2023 Application Permitted	22/00963/F	Land To West of 8 Hyde Close Bircham Newton King's Lynn Change of Use with Extension of Existing Building to create Dwelling House	Barwick - VACANT

19.12.2022	03.02.2023 Application Permitted	22/02246/F	6 Hyde Close Bircham Newton King's Lynn Norfolk Side extension and internal re-configuration.	Barwick - VACANT
03.11.2022	26.01.2023 Application Permitted	22/01950/F	The Post Office 48 Church Lane Great Bircham King's Lynn Single storey infill extension to rear	Bircham
20.12.2022	03.02.2023 Application Permitted	22/02252/F	Toftsend Syderstone Road Bircham Tofts KINGS LYNN Demolition of existing dwelling and construction of replacement dwelling	Bircham
31.08.2022	10.02.2023 Not Lawful	22/01759/LDE	The Gables Broad Lane Brancaster King's Lynn Lawful Development Certificate: Existing Annexe been in use in excess of 10 years to use as a holiday let.	Brancaster
15.12.2022	03.02.2023 Application Permitted	22/02229/F	32 The Close Brancaster Staithe Norfolk PE31 8BS First Floor rear extension to dwelling house (including single storey rear extension as approved under 21/02236/F)	Brancaster
21.12.2022	09.02.2023 Application Permitted	22/02279/F	Sanderlings 10 Anchorage View Brancaster King's Lynn VARIATION OF CONDITIONS 2 AND 4 OF PLANNING PERMISSION 21/00455/F: Extension to the side of the property	Brancaster

05.01.2023	14.02.2023 TPO Served	23/00004/TREECA	Marsh House Cross Lane Brancaster King's Lynn T1- Field maple to fell. T2 - Sycamore to fell. T3 and T4 - Poplar to fell. T5,T6 and T7 - Holm oak to fell. T8 - Leylandii to fell. T9 - Horse chestnut to fell. T1-T7 have all outgrown their location and create excessive shade and potential danger to the driveway, which is to be re landscaped. This is an area of dense foliage and there are many more established trees in surrounding area that will be able to increase crown size and vigour once felling takes place.	Brancaster
01.12.2022	01.02.2023 Would be Lawful	22/02161/LDP	Blencathra Joan Shorts Lane Burnham Market KINGS LYNN LAWFUL DEVELOPMENT CERTIFICATE: Installation of roof lights	Burnham Market
22.12.2022	14.02.2023 Application Permitted	22/02274/F	Larkrise 30 Beacon Hill Road Burnham Market King's Lynn Proposed porch, garage conversion and alterations	Burnham Market
14.12.2022	09.02.2023 Application Refused	22/02234/CHSR17	Land 170M SW Burnham Overy Mill N of Road Burnham Overy Mill Tower Road Burnham Overy Staithe Application under the Habitats Regulations 2017: Proposed caravan site	Burnham Norton

01.12.2022	08.02.2023 Application Permitted	22/02149/F	Wildgoose Cottage Glebe Lane Burnham Overy Staithe King's Lynn Variation of Condition 2 of Planning Permission 22/00535/F: Demolition of existing house and replacement dwelling	Burnham Overy
07.12.2022	26.01.2023 Application Permitted	22/02197/LB	Church Hill Farmhouse Church Hill Farm Wells Road Burnham Overy Town Renovation of existing timber sash windows, casement windows & some doors and replacement of single glazing with slimline double glazed units	Burnham Overy
07.12.2022	02.02.2023 Application Permitted	22/02198/F	Church Hill Farmhouse Church Hill Farm Wells Road Burnham Overy Town REMOVAL OF CONDITION 3 FROM PLANNING APPLICATION 22/01395/F -Demolition of W.C, single-storey extension to south, alterations to roof to form balcony and internal alterations	Burnham Overy
27.09.2022	23.01.2023 Application Permitted	22/01711/F	East View Farm 20 Church Road Clenchwarton King's Lynn Demolition of existing west projection of property and rebuild with new construction on the same footprint.	Clenchwarton

12.01.2023	09.02.2023	19/02212/NMA_1	Meadow View Black Horse Road Clenchwarton King's Lynn NON MATERIAL AMENDMENT TO PLANNING PERMISSION 19/02212/F: Proposed dwelling and retention of part of existing bungalow as annexe	Clenchwarton
29.07.2022	31.01.2023 Application Permitted	22/01336/F	12 Gelham Manor Dersingham KINGS LYNN Norfolk Proposed dwelling following sub- division	Dersingham
16.11.2022	23.01.2023 Application Refused	22/02053/A	Prior To Roundabout A149 Lynn Road Dersingham Advertisement application for 1 x static non-illuminated advertisement	Dersingham
01.11.2022	26.01.2023 Application Permitted	22/01988/F	New House High Street Docking King's Lynn Single storey side extension and two storey rear extension to dwelling and extension to garage	Docking
13.12.2022	07.02.2023 Application Permitted	22/02219/F	Chalfont House High Street Docking King's Lynn VARIATION OF CONDITION 2 FROM PLANNING APPLICATION 22/00272/F - Proposed dwelling on vacant land	Docking
14.12.2022	03.02.2023 Application Permitted	22/02224/F	Manor House Well Street Docking KINGS LYNN Add two groups of solar panels on slate roof eaves	Docking

15.12.2022	07.02.2023 Application Permitted	22/02230/LB	Manor House Well Street Docking KINGS LYNN Add two groups of solar panels on slate roof eves	Docking
22.12.2022	16.02.2023 Application Permitted	22/02270/F	Burns Cottage Sandy Lane Docking Norfolk Two storey front extension, single storey store to rear, internal alterations and proposed boundary wall.	Docking
04.01.2023	03.02.2023 Tree Application - No objection	23/00001/TREECA	Holly House Well Street Docking King's Lynn T1 Laburnham - Prune and shape the overgrown tree. T2 Evergreen Spindle - Prune and shape the overgrown tree. T3 Portufal Laurel - Prune and shape the overgrown tree. T4 Winterberry - Prune and shape the overgrown tree. T5 Common Hazel - Prune and shape the overgrown tree. T6 Copper Beech - Prune and shape the overgrown tree within a conservation area	Docking
07.11.2022	03.02.2023 Application Refused	22/01968/F	Land Adj 78 London Road Downham Market Norfolk Erection of new dwelling	Downham Market
21.11.2022	24.01.2023 Application Permitted	22/02073/F	Land Adjacent To The Bricklands Brickfields Lane Downham Market Norfolk Erection of 2 semi detached houses	Downham Market

23.12.2022	16.02.2023 Application Permitted	22/02289/F	Old Clerks Office - Downham Market Town Council 6 Market Place Downham Market Norfolk Replacement windows and doors to Front Elevation, with new window at first floor to rear and internal alterations at ground and first floor level.	Downham Market
23.12.2022	16.02.2023 Application Permitted	22/02290/LB	Old Clerks Office - Downham Market Town Council 6 Market Place Downham Market Norfolk Replacement windows and doors to Front Elevation, with new window at first floor to rear and internal alterations at ground and first floor level.	Downham Market
04.11.2022	26.01.2023 Application Permitted	22/01958/F	Summer End Farmhouse Summer End Gayton Road East Walton Installation of ground mounted and roof mounted Photovoltaic arrays and associated inverter, electrical distribution and battery systems.	East Walton
09.11.2022	23.01.2023 Was_Would be Lawful	22/01996/LDE	The Bungalow The Common East Walton Norfolk Application for a Lawful Development Certificate to confirm that the works carried out under Planning Consent 14/01596/F are a lawful start of the development and that the site now benefits from an extant consent	East Walton

05.12.2022	30.01.2023 Application Permitted	22/02172/F	Three Ways Gayton Road East Winch King's Lynn Rear Two Storey Extension and Garage Conversion	East Winch
13.12.2022	03.02.2023 Application Permitted	22/02223/F	Cherry Tree Farm Winch Road Gayton Norfolk Variation of Condition 2 of Planning Permission 15/01274/F: Construction of dwelling	East Winch
15.02.2023	20.02.2023 Application Permitted	22/02223/NMA_1	Cherry Tree Farm Winch Road Gayton Norfolk NON-MATERIAL AMENDMENT to Planning Permission 22/02223/F: Variation of Condition 2 of Planning Permission 15/01274/F: Construction of dwelling	East Winch
30.09.2022	14.02.2023 Application Permitted	22/01879/O	Towler Coaches Ltd 24 Church Road Emneth Wisbech Outline Application proposed residential development with all reserved matters.	Emneth
18.11.2022	06.02.2023 Application Permitted	22/02069/F	WM Morrisons The Peel Centre Elm High Road Emneth Application for the erection of a substation, 6 ultra-rapid electric vehicle charge points and associated electrical equipment	Emneth
28.11.2022	30.01.2023 Application Permitted	22/02129/F	Oakleigh House 62 Outwell Road Emneth Wisbech Proposed Extensions and Alterations	Emneth

22.12.2022	16.02.2023 Application Permitted	22/02275/F	48 Hawthorn Road Emneth Wisbech Norfolk Proposed first floor extension to create chalet bungalow, single storey side extension, single storey front extension and internal alterations	Emneth
12.07.2022	14.02.2023 Application Refused	22/01220/F	The Chequers 36 Hill Street Feltwell Thetford Conversion of the public house into 3 separate dwellings 2 bedroom dwellings	Feltwell
13.09.2019	15.02.2023 HEDGE-No Decision Issued	19/00049/HEDGE	Field To SW of Peddars Farm Lynn Lane Great Massingham Hedgerow removal notice: To incorporate the field parcel with an adjoining field to make farming more efficient	Great Massingham
29.11.2022	27.01.2023 Application Permitted	22/02136/F	Crandleford House 82 Chapel Road Pott Row King's Lynn Variation of Condition 1 of Planning Permission 19/00522/RM: Reserved Matters Application: Construction of 4 Dwellings Plot 1	Grimston
29.11.2022	14.02.2023 Prior Approval - Approved	22/02144/PACU7	Hectors Barn & Coffee Shop Ravens Yard Nethergate Street Harpley Notification for Prior Approval for change of use of The Old Shop to residential property (Schedule 2, Part 3, Class MA)	Harpley

13.10.2022	25.01.2023 Application Refused	22/01932/F	Porcherie 4A Hall Close Heacham Norfolk Proposed 3 bedroom bungalow	Heacham
18.10.2022	03.02.2023 Application Refused	22/01850/F	Ellinside 25 Malthouse Crescent Heacham King's Lynn Storey and a half extension to form Garage & Store with Study & Play Room above.	Heacham
18.10.2022	23.01.2023 Application Permitted	22/01940/F	13 Meadow Road Heacham King's Lynn Norfolk Rear single storey extension and front porch	Heacham
06.12.2022	30.01.2023 Would be Lawful	22/02182/LDP	1 Victoria Cottages Lynn Road Heacham King's Lynn Lawful Development Certificate: Removal of outbuilding and conservatory, with new openings (to East Elevation) and rooflights (to North Elevation) and replacement windows/doors elsewhere	Heacham
14.12.2022	09.02.2023 Application Permitted	22/02233/F	Agricultural Buildings S of 70 South Beach Road Heacham Norfolk REMOVAL OF CONDITIONS 9, 10 ,11 AND 12 OF PLANNING PERMISSION 12/00197/F: Proposed change of use of existing agricultural buildings to holiday home use	Heacham

22.12.2022	08.02.2023 Application Permitted	22/02276/F	2 Strachan Close Heacham King's Lynn Norfolk Proposed side extension and render to the north and east elevations.	Heacham
23.11.2022	02.02.2023 Application Permitted	22/02106/F	Pathways 38 South Street Hockwold cum Wilton Norfolk Demolition of existing garage and erection of Annex	Hockwold cum Wilton
28.11.2022	23.01.2023 Application Permitted	22/02130/F	Flaxley House Broadwater Road Holme next The Sea Norfolk VARIATION OF CONDITIONS 2 AND 4 OF PLANNING CONSENT 22/00114/F: Extensions and alterations to dwelling.	Holme next the Sea
24.08.2022	14.02.2023 Application Permitted	22/01685/F	Hunstanton Pitch And Putt Golf Course Road Hunstanton Norfolk Erection of a new astronomy observatory, solar panel structure and visitor interpretation panel	Hunstanton
28.09.2022	07.02.2023 Application Permitted	20/00962/NMAM_1	19 - 21 Church Street Hunstanton Norfolk PE36 5HA NON-MATERIAL PLANNING AMENDMENT TO PLANNING PERMISSION 20/00962/FM: Demolition of old print works and the construction of 18 flats with associated car parking	Hunstanton
05.12.2022	17.02.2023 Application Permitted	22/02178/F	11 Charles Road Hunstanton Norfolk PE36 5JF Extensions and Alterations to Dwelling and Garage	Hunstanton

28.12.2022	20.02.2023 Application Permitted	22/02299/F	20 Andrews Place Hunstanton Norfolk PE36 5PD Single storey rear extension and proposed loft conversion with dormer	Hunstanton
16.12.2022	08.02.2023 Application Permitted	22/02236/F	Hall Farm Brickley Lane Ingoldisthorpe Norfolk Variation of Condition 2 of Planning Permission 22/01401/F: Extension to dwelling (part single, part 2 storey extension to the side and rear)	Ingoldisthorpe
01.02.2022	01.02.2023 Application Permitted	22/00214/LB	Gardeners Cottage 17B Nelson Street King's Lynn Norfolk RETROSPECTIVE LISTED BUILDINGS APPLICATION: To replace two existing windows in exact same style and dimensions. Timber frame construction original windows were installed as part of conversion to flat circa 1998.	King's Lynn
25.02.2022	16.02.2023 Application Permitted	22/00316/F	19 Purfleet Street King's Lynn Norfolk The proposal is for a retrospective new balcony/terrace area serving the ground floor cafe of No. 18-19 Purfleet Street. To provide additional outdoor amenity space for the proposed cafe	King's Lynn

31.05.2022	19.01.2023 Application Permitted	22/00961/LB	Merlango Ltd 7 King Street King's Lynn Norfolk Removal of modern internal partition, replacement/reglazing of 2 first floor rear windows and installation of secondary glazing to 5 front windows	King's Lynn
08.07.2022	30.01.2023 Application Refused	22/01387/F	74 To 77 Charlock Whisson Close King's Lynn Norfolk 3no proposed residential units following construction of additional storey	King's Lynn
03.08.2022	30.01.2023 Application Refused	22/01388/F	Building Shell For 11 To 14 Charlock Whisson Close King's Lynn Norfolk 3 no proposed residential units following construction of additional storey	King's Lynn
07.09.2022	31.01.2023 Application Permitted	22/01783/F	72A Tennyson Avenue King's Lynn Norfolk PE30 2QJ Extension and alterations to develop 4 studio apartments with associated landscape works incidental to the development	King's Lynn
17.11.2022	03.02.2023 Application Permitted	22/02060/F	Flat 6 Friars Place Friars Street King's Lynn Norfolk Replacement windows and door	King's Lynn
24.11.2022	23.01.2023 Application Permitted	22/02116/F	1 Grafton Close King's Lynn Norfolk PE30 3EZ Single Storey Side Extension	King's Lynn

25.11.2022	31.01.2023 Application Permitted	22/02117/A	Nar Ouse Enterprise Zone Nar Ouse Way King's Lynn Norfolk Advertisement Application: 3x Externally illuminated type 2 totem signs and 2x externally illuminated type 1 totem signs	King's Lynn
28.11.2022	23.01.2023 Application Permitted	22/02128/F	Queen Elizabeth Hospital Gayton Road Queen Elizabeth Hospital Site King's Lynn The project consists of a single storey extension (including plant) to the existing Queen Elizabeth Hospital Gymnasium space. Strategic internal rearrangements to the hospital departments in order to ultimately alleviate pressures on Accident and Emergency and ambulance times, means additional space is required to rehouse a portion of the relocated Physiotherapy services.	King's Lynn
05.12.2022	02.02.2023 Application Permitted	22/02166/A	EMG Motor Group Beveridge Way Hardwick Narrows King's Lynn Advertisement application for 1 internally illuminated 'Kia EMG' totem sign	King's Lynn
22.12.2022	09.02.2023 Application Permitted	22/02271/F	77 Bishops Road Gaywood King's Lynn Norfolk Single Storey rear extension & alterations to dwelling.	King's Lynn
22.12.2022	10.02.2023 Application Permitted	22/02273/LB	3 Hampton Court Nelson Street King's Lynn Norfolk Replace boiler and install external pipe vent	King's Lynn

23.12.2022	15.02.2023 Application Permitted	22/02286/F	Merkur Slots Ltd 30 - 32 Purfleet Street King's Lynn PE30 1ER Full planning application seeking minor alterations to the shopfront	King's Lynn
23.12.2022	15.02.2023 Application Permitted	22/02287/A	Merkur Slots Ltd 30 - 32 Purfleet Street King's Lynn Norfolk Advertisement application for 4 x non-illuminated fascia panels and 1 x externally illuminated individual letters and logo fascia sign	King's Lynn
03.01.2023	15.02.2023 Tree Application - No objection	22/00246/TREECA	49 South Everard Street King's Lynn Norfolk PE30 5HJ holly tree in rear of garden the client is wishing to pollard back to suitable growth points as it is rubbing neighbouring building due to size which is causing concern.	King's Lynn
04.01.2023	15.02.2023 Tree Application - No objection	23/00002/TREECA	Hawkins Solicitors 19 Tuesday Market Place King's Lynn Norfolk T1 Lime - Re-pollard to historic pollard points approx 20ft above ground level. T2 Holly - Fell to ground level due to excessive lean towards car park and building. T3 Lime - Re-pollard to historic pollard points approx 20ft above ground level. T4 Sycamore - Pollard to approx 20ft above ground level within a conservation area	King's Lynn

23.01.2023	31.01.2023 Application Permitted	22/01914/NMA_1	Queen Elizabeth Hospital Gayton Road Queen Elizabeth Hospital Site King's Lynn Variation of Conditions 1, 5 and 6 of Planning Permisison 22/01914/F: Proposed demolition of The Inspire Centre, Proposed construction of a single storey childrens day nursey for hospital staff and construction of a single storey hospital vaccination centre (Use class C2), with associated infrastructure and landscaping.	King's Lynn
26.01.2023	20.02.2023 Application Permitted	22/00622/NMA_1	BCKLWN Land E of Losinga Road W of Waterside And N of Salters Road King's Lynn Norfolk NON MATERIAL AMENDMENT TO PLANNING PERMISSION 22/00622/F: Construction of 78 affordable dwellings and associated access, infrastructure and landscaping	King's Lynn
27.01.2023	06.02.2023 Application not required	23/00150/F	22 Suffolk Road King's Lynn Norfolk PE30 4AJ To remove 2 internal supporting walls for a open planned kitchen and install 2 steel beams.	King's Lynn
09.12.2022	03.02.2023 Application Permitted	22/02202/F	The Old Rectory Station Road Little Massingham KINGS LYNN Proposed Extension and Internal Alterations to Existing Dwelling and Conversion of existing garage into an annexe	Little Massingham

02.09.2022	09.02.2023 Application Permitted	22/01582/F	Land Rear of Pumping Station Bonnetts Lane Marshland St James WISBECH Proposed dwelling and attached garage.	Marshland St James
29.09.2022	01.02.2023 Application Permitted	22/01730/F	Fox Gill House 131 Smeeth Road Marshland St James WISBECH Retrospective Replacement of existing post & rail boundary fencing and gates with new fence panels and gates.	Marshland St James
31.08.2022	09.02.2023 Application Refused	22/01559/F	47 Main Road Brookville THETFORD Norfolk Detached 3-bed dwelling bungalow and on-site parking.	Methwold
12.10.2022	09.02.2023 Application Permitted	22/01806/F	12 New Road Methwold Hythe Thetford Norfolk Proposed Two Storey Side Extension, Single Storey Rear Extension and Front Porch	Methwold
02.11.2022	26.01.2023 Application Permitted	22/01943/F	82 Hythe Road Methwold Thetford Norfolk A Proposed first floor side extension over existing garage, Alterations to garage along with internal alterations .	Methwold
15.12.2022	02.02.2023 Application Permitted	22/02227/F	Iceni Academy Stoke Road Methwold Norfolk Installation of solar panel canopies within the school car parks for the purposes of electric vehicle charging	Methwold

15.12.2022	26.01.2023 Application Permitted	22/02231/F	Beggars Roost 1 Brandon Road Methwold Thetford VARIATION OF CONDITION 2 FROM PLANNING APPLICATION 22/01384/F - Construction of one dwelling including new access	Methwold
24.01.2023	20.02.2023 Application Refused	22/01352/NMA_1	14 Stoke Road Methwold Thetford Norfolk NON-MATERIAL AMENDMENT to Planning Permission 22/01352/F: Proposed Rear and Side Two Storey Extension With Rear Single Storey Extension and Front Porch	Methwold
08.11.2022	23.01.2023 Application Permitted	22/01982/F	Acacia House Sandy Lane Blackborough End King's Lynn Demolish existing garage and carport and construction of new detached Garage replacement.	Middleton
02.11.2022	08.02.2023 Application Refused	22/01942/F	Little Haven Ling Common Road North Wootton Norfolk Change of use of agricultural land and erection of a timber framed cart shed suitable for two vehicles adjacent to Little Haven property	North Wootton
05.12.2022	30.01.2023 Application Permitted	22/02169/F	24 The Howards North Wootton King's Lynn Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 22/01282/F: Proposed two storey extension on each side of the detached property and front extension single storey	North Wootton

08.12.2022	03.02.2023 Application Permitted	22/02200/F	31 Carlton Drive North Wootton King's Lynn Norfolk First floor rear extension and single storey front extension	North Wootton
16.12.2022	31.01.2023 Application Permitted	22/02237/F	27 Carlton Drive North Wootton King's Lynn Norfolk New pitched roofs to existing flat roof dormers.	North Wootton
03.10.2022	10.02.2023 Application Permitted	22/01744/F	The White Cottage 19 Wodehouse Road Old Hunstanton HUNSTANTON Demolition of existing dwelling and construction of replacement dwelling	Old Hunstanton
06.10.2022	23.01.2023 Application Permitted	22/01780/F	Sea Drift Waterworks Road Old Hunstanton HUNSTANTON Retrospective application for garden room	Old Hunstanton
06.10.2022	25.01.2023 Application Permitted	22/01781/F	The Fairway Waterworks Road Old Hunstanton HUNSTANTON Retrospective Application for garden room.	Old Hunstanton
21.11.2022	30.01.2023 Application Permitted	22/02076/F	78 Old Hunstanton Road Old Hunstanton Hunstanton Norfolk Proposed extensions to private dwelling	Old Hunstanton
02.12.2022	23.01.2023 Application Permitted	22/02159/F	Strathcona 30 Old Hunstanton Road Old Hunstanton Hunstanton NEW GARDEN ROOM FOR HOME OFFICE WORKING	Old Hunstanton

21.07.2021	25.01.2023 Application Permitted	21/01506/F	Olivedene Isle Road Outwell WISBECH Change of use from residential bungalow to builders' merchant shop and yard, including the erection of outbuilding and secure boundaries with palisade fencing	Outwell
18.08.2022	09.02.2023 Application Permitted	22/01481/F	Land NW of Scotsfield House Hall Road Outwell Norfolk Proposed new build barn style single storey dwelling and car port including demolition of existing barn	Outwell
14.11.2022	27.01.2023 Not Lawful	22/02025/LDE	Cecil House Mullicourt Road Outwell WISBECH Lawful Development Certificate: Existing static caravan and canal boat used as residential dwellings, both have been there for over 10 years.	Outwell
25.10.2022	24.01.2023 Application Permitted	22/01898/F	Malt Kiln Farm Low Road Pentney King's Lynn Garage and renewable services outbuilding including solar panels	Pentney
06.08.2021	27.01.2023 Application Permitted	21/01594/F	Courtyard Farm Burnham Road Ringstead HUNSTANTON Proposed glamping pitches (8No.) & associated facilities including parking.	Ringstead
11.07.2022	09.02.2023 Application Permitted	22/01418/F	5 Holme Close Runcton Holme King's Lynn Norfolk Upgrade of current 3 ft fence to a 6 ft fence to enclose driveway for use as garden	Runcton Holme

22.12.2020	15.02.2023 No Decision Issued-6 Wk Period Expired	20/00254/TREECA	Parson Cottage Docking Road Sedgeford Hunstanton T1 Silver Birch - Fell/remove tree located near south boundary as it is unbalanced, leaning, now exposed to prevailing winds due to surroundings trees in group being removed. Tree has been reduced previously. Low amenity value. Replant with 1 standard Silver Birch on site. T2 Silver Birch - Fell/remove tree located near south east boundary. Low amenity value. Replant with 1 standard Silver Birch on site. T3 Silver Birch - Fell/remove tree located near south east boundary next to T2. Low amenity value. Replant with 1 standard Silver Birch on site within a conservation area	Sedgeford
25.07.2022	09.02.2023 Application Permitted	22/01513/F	King William IV Heacham Road Sedgeford Norfolk Proposed construction of 2-storey holiday accomodation building	Sedgeford
05.12.2022	01.02.2023 Application Permitted	21/02266/NMA_1	25 The Green Shouldham Norfolk PE33 0BY NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 21/02266/F: Demolition of detached outbuilding and construction of new annexe. Erection of porch canopy to an existing dwelling.	Shouldham

01.11.2021	14.02.2023 Application Refused	21/02118/F	The Coach House Snettisham House St Thomas Lane Snettisham Extension and Renovation of existing property, Conversion of garage to annexe, Extension to existing annexe and installation of freestanding BBQ hut.	Snettisham
04.08.2022	25.01.2023 Application Permitted	22/01392/FM	Snettisham Park Bircham Road Snettisham Norfolk Change of use from horse paddocks to a campsite with lodges and shepherds huts	Snettisham
08.08.2022	25.01.2023 Application Refused	22/01587/F	24A Common Road Snettisham King's Lynn Norfolk Demolition of outbuilding and construction of single dwelling following sub-division of site.	Snettisham
23.11.2022	26.01.2023 Application Permitted	22/02098/F	2 Lancaster Cottages Lancaster Place Snettisham KINGS LYNN Removal of existing conservatory and construction of an extension to the rear	Snettisham
24.11.2022	14.02.2023 Application Permitted	22/02112/F	Lyndhurst 11 The Avenue Snettisham King's Lynn Proposed single storey side extension.	Snettisham
22.12.2022	17.02.2023 Application Permitted	22/02283/F	44 Kenside Snettisham Norfolk PE31 7PB Part single storey and part storey and a half extension along with alterations to form rooms in the roof space	Snettisham

01.12.2022	27.01.2023 Application Permitted	22/02148/F	Riverside Cottage 14 Fakenham Road South Creake Fakenham Single Storey Rear extension (replacing Existing Garden Room)	South Creake
24.11.2022	10.02.2023 Would be Lawful	22/02110/LDP	46 Pine Road South Wootton King's Lynn Norfolk Application for a Lawful Development Certificate for the proposed removal of the current Utility room (side) extension, and replace with a larger extension that meets/joins the existing walls. Knock through the existing kitchen wall to join the extension (using a supporting beam). The extensions floor and eaves height to match the existing kitchen. A pitched roof added to the extension, and replacing the flat roof on the Study to have one continuous pitch roof	South Wootton
23.12.2022	16.02.2023 Application Permitted	22/02314/F	25 Little Walsingham Close South Wootton King's Lynn Norfolk Rear Extension and Alterations	South Wootton
27.01.2023	20.02.2023 Application Permitted	21/00872/NMA_1	47 Ullswater Avenue South Wootton King's Lynn Norfolk NON MATERIAL AMENDMENT TO PLANNING APPLICATION 21/00872/F - Division of present garage creating a play room. New upper storey over garage forming bedroom 1 and en-suite and the addition of a small single storey workshop area to the rear	South Wootton

04.08.2022	25.01.2023 Application Permitted	16/00658/NMAM_2	Land North of Lions Close Southery Norfolk SNon-material amendment to planning permission 16/00658/FM: Proposed residential development	Southery
01.12.2022	26.01.2023 Application Permitted	22/02150/F	Oaklea 8 Feltwell Road Southery Downham Market Garage extension to front and Sunroom extension to the rear of the property	Southery
22.11.2022	16.02.2023 Application Permitted	22/02088/O	Old School House Church Lane Stanhoe King's Lynn Outline Application: Replacement dwelling	Stanhoe
30.11.2022	24.01.2023 Application Permitted	22/02152/F	Brindle Cottage 4 Oxborough Road Stoke Ferry King's Lynn Extensions and alterations	Stoke Ferry
07.12.2022	31.01.2023 Application Permitted	22/02192/F	AppyDaze The Causeway Stow Bridge KINGS LYNN Single storey extension on rear of existing bungalow	Stow Bardolph
09.12.2022	07.02.2023 Application Permitted	22/02203/F	Loxwood 2 Tattersett Road Syderstone King's Lynn Construction of dwelling following demolition of existing bungalow	Syderstone
01.11.2018	14.02.2023 Application Permitted	18/01956/F	African Violet And Garden Centre Station Road Terrington St Clement Norfolk Retrospective mixed use involving a timber yard with associated office, woodworking workshop, storage and sales (sui generis); a general retail unit (Class E) and personal trainer (Class E)	Terrington St Clement

19.07.2022	09.02.2023 Application Permitted	22/01486/F	Farm Cottage 195 Sutton Road Terrington St Clement KINGS LYNN Replacement four bedroom dwelling and new triple garage.	Terrington St Clement
20.07.2022	23.01.2023 Application Permitted	22/01271/F	Farm Cottage 195 Sutton Road Terrington St Clement KINGS LYNN Retrospective change of use application from redundant barn to office, games room and gym	Terrington St Clement
02.08.2022	02.02.2023 Application Permitted	22/01362/F	Westfield House 191 Sutton Road Terrington St Clement King's Lynn VARIATION OF CONDITION 2 OF PLANNING PERMISSION 21/00450/F: Proposed two storey independent primary education building	Terrington St Clement
01.11.2022	17.02.2023 Application Permitted	22/01936/F	111 Bennis Lane Terrington St Clement King's Lynn Norfolk This is a re submission of an application that was granted in 2018 ref: 18/00528/F Alterations have been made to front elevation and to remove the present conservatory and replace with a garden room	Terrington St Clement
01.12.2022	25.01.2023 Application Permitted	22/02162/F	139 Sutton Road Terrington St Clement King's Lynn Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 21/01421/F: Replace/rebuild outbuilding to provide ancillary accommodation	Terrington St Clement

12.12.2022	14.02.2023 Application Permitted	22/02209/F	Ruined Barn At Land NE of Formerly Four Winds And Marlian And W of 112A Jankin Lane Jankin Lane Terrington St Clement Norfolk Retrospective Application: Change of roof pitch and ridge height on the main barn	Terrington St Clement
28.12.2022	14.02.2023 Application Permitted	22/02298/F	20 Hay Green Road North Terrington St Clement King's Lynn Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 21/01638/F: Replacement of conservatory with garden room and conversion of garage to bedroom	Terrington St Clement
07.10.2021	01.02.2023 Application Permitted	21/01946/F	Holly Lodge 110 School Road Terrington St John Norfolk Retention of agricultural buildings	Terrington St John
29.11.2022	26.01.2023 Application Permitted	22/02137/F	Lazy Winds Ship Lane Thornham Norfolk Variation of Condition 2 of Planning Permission 21/02109/F: Proposed one and a half storey front and rear extensions, single storey rear extension and internal alterations	Thornham
05.01.2023	31.01.2023 Application Permitted	04/01501/NMAM_3	Land West of Cartwell House Ship Lane Thornham Norfolk NON MATERIAL AMENDMENT TO PLANNING PERMISSION 04/01501/F: Construction of 13 houses	Thornham

01.08.2022	01.02.2023 Application Refused	22/01351/F	New Inn Cottages 7 School Road Tilney All Saints King's Lynn Demolition of single storey lean to and construction of semi detached dwelling.	Tilney All Saints
01.03.2022	06.02.2023 Application Permitted	22/00343/F	97 High Road Tilney cum Islington Norfolk PE34 3BL New Dwelling within garden of No. 97	Tilney St Lawrence
07.02.2022	31.01.2023 Application Permitted	22/00188/O	53 Croft Road Upwell Wisbech Norfolk OUTLINE APPLICATION WITH SOME MATTERS RESERVED: Residential development - 4 dwellings, involving the demolitions of the existing dwellings and commercial buildings on the site	Upwell
28.07.2022	26.01.2023 Was_Would be Lawful	22/01330/LDE	The Cottage Welney Road Lakes End Norfolk LAWFUL DEVELOPMENT CERTIFICATE: Keeping and commercial breeding of up to 8 adult dogs	Upwell
15.08.2022	02.02.2023 Application Permitted	22/01625/F	Land South of 31 School Road Upwell Wisbech Variation of Condition 17 of Planning Permission 21/01351/F: Re-submission of expired planning re: 17/01078/F to allow residential development of 4 dwellings	Upwell
28.12.2022	20.02.2023 Application Permitted	22/02316/F	Emric Pudrah 141 School Road Upwell Wisbech Side and rear extension, and alterations to dwelling	Upwell

03.08.2022	01.02.2023 Application Permitted	22/01376/F	Plumridge Nurseries Mill Road Walpole St Peter Wisbech REMOVAL OF CONDITION 5 OF PLANNING PERMISSION 20/01995/F: Proposed dwelling in association with horticultural business	Walpole
11.08.2022	31.01.2023 Application Permitted	22/01616/FM	Land At Rose Hall Farm Walpole Bank Walpole St Andrew Wisbech Installation of a Synchronous Condenser facility with associated infrastructure access and landscaping.	Walpole
07.07.2022	10.02.2023 Application Permitted	22/01385/F	Land Opposite Entrance Stockhill Square Hall Road Walpole Highway VARIATION OF CONDITION 1 OF PERMISSION 21/02244/F: (Variation of Condition 1 attached to 19/00541/RM) Erection of four dwellings	Walpole Highway
25.04.2022	10.02.2023 Application Permitted	22/00829/F	Rosalie Farm Lynn Road Walsoken Norfolk Proposed new build barn to form dwelling to replace Part Q barn conversion	Walsoken
24.06.2022	09.02.2023 Application Permitted	22/01291/PIP	Land W of 39 To 51 Burrettgate Road Walsoken Norfolk Erection of dwellings up to a maximum of 9	Walsoken

26.10.2022	25.01.2023 Application Permitted	22/02003/CU	31 Burrettgate Road Walsoken Wisbech Norfolk Change of use of land from agricultural grazing land to equestrian use	Walsoken
15.11.2022	14.02.2023 Application Permitted	22/02039/CU	4 Fendley Close Watlington Norfolk PE33 0TW Change of use of Agricultural land to Domestic use to expand garden of property	Watlington
06.12.2022	02.02.2023 Application Permitted	22/02180/F	White House Farm 63 Salts Road West Walton Norfolk Proposed single-storey side extension including demolition of existing side extension.	West Walton
20.12.2022	14.02.2023 Application Permitted	22/02254/F	Four Cees 41 St Pauls Road North Walton Highway Norfolk Single storey rear and front extensions to dwelling	West Walton
21.10.2022	17.02.2023 Application Permitted	22/01949/F	Land Between 48 And 49 Coronation Avenue West Winch Norfolk Proposed Residential Dwelling.	West Winch
13.06.2022	23.01.2023 Application Permitted	22/01015/F	2 Nursery Cottages High Road Saddlebow King's Lynn Single storey rear extension	Wiggenhall St Germans

**PLANNING COMMITTEE – 6 MARCH 2023
PLANNING ENFORCEMENT REPORT**

1.0 PURPOSE OF REPORT

1.1 This report provides Members with an update on service performance for planning enforcement during the 4th quarter of 2022 (1/10/22 – 31/12/22)

2.0 PLANNING ENFORCEMENT SERVICE PERFORMANCE

2.1 Set out below is a breakdown of figures in relation to received, closed and live cases during the 4th quarter of 2022 (1/10/22 – 31/12/22).

Number of cases received inc high hedge 148

Total Number of cases closed 163

The total number of current live cases open 523

2.2 A list of all live cases to **21st February 2023** can be found at Appendix 1.

2.3 During the year 2022 a total of

- **576 cases were closed**
- **593 cases were opened**

2.3 Below is a breakdown of all **163** cases closed during the 4th quarter, including the reason for closure.

For comparison **104** cases were closed during the 4th quarter of 2021.

Reason	Count
Advertisement Consent Granted	1
Amendment Approved	0
Case Closed (includes duplicated cases)	13
Conditions Discharged	2
De minimis	0

Delegated Authority - no further action	9
Listed Building Consent granted	0
No breach established	54
Notice issued - complied	7
Permitted development	12
Planning App Approved	25
Prosecution	0
Referred to other service	4
Simple Caution	0
Remedied following informal action	28
Use/operational development lawful	8
Default action taken under s219	0
Total	163

2.4 During the 4th quarter the following formal notices were served:

Notice	Count
Enforcement Notice	5
Listed Building Enforcement Notice	1
Planning Contravention Notice	4
Requisition for Information	1
Breach of Condition Notice	1
Stop Notice (excluding Temporary Stop Notice)	0
Temporary Stop Notice	0
Enforcement Injunction granted	0
Section 215 Notice	1
Repairs Notice	0
High Hedge Remedial Notice	0
Tree Replacement Notice	0
Hedgerow replacement Notice	0
Total	13

2.5 It is also noteworthy that since the last report staffing levels have increased within the enforcement team with an enforcement support officer and an enforcement officer (both full time) being appointed, along with a temporary increase in hours for a part time officer. These

extra resources should allow the team to reduce the backlog of cases and improve customer care.

3.0 RECOMMENDATION

3.1 That this report is noted.

Report author - Matthew Clarey, Planning Enforcement Team Leader –
01553 616770

Parish	Date	Reference	Site	Breach	Status
	18-Aug-22	22/00405/NIA	White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	Alleged development not in accordance with approved plans	Pending Consideration
	08-Feb-23	23/00078/BOC	Doctors Surgery Church Walk Burnham Market King's Lynn Norfolk PE31 8DH	Alleged Breach of Planning Condition	Pending Consideration
203	14-Feb-23	23/00095/UNAUTU	The Pastures Playing Field Manor Road Dersingham PE31 6LH	Alleged Unauthorised Use	Pending Consideration
Barton Bendish	21-Jul-21	21/00362/UNAUTU	The Berney Arms Church Road Barton Bendish Norfolk PE33 9GF	Alleged Unauthorised Use.	Pending Consideration
Barton Bendish	30-Oct-22	22/00546/UNOPDE	Land Between The Moorsheds And Manor Farm Barns S of Public ROW Eastmoor Road Eastmoor Barton Bendish Norfolk	Alleged - OPDE - Unauthorised Operational Development	Pending Consideration
Bawsey	10-Jun-22	22/00272/UNAUTU	2 Innisfree Park Homes Gayton Road Bawsey KINGS LYNN Norfolk PE32 1EX	Alleged Unauthorised Use	Pending Consideration

Bawsey	06-Sep-22	22/00434/UNAUTU	Bawsey Country Park Gayton Road Bawsey Norfolk PE32 1EY	Alleged Unauthorised Use of Lake for motorised water sports.	Pending Consideration
Boughton	23-Jun-22	22/00295/HEDGE	Bricyn (South of Jubilee Lodge) Mill Hill Road Boughton KINGS LYNN Norfolk PE33 9AE	Alleged removal of hedge	Pending Consideration
Boughton	20-Feb-23	23/00113/UNAUTU	West of Woodstock Mill Hill Road Boughton King's Lynn Norfolk PE33 9AE	Alleged Unauthorised Use	Pending Consideration
204 Brancaster	22-Jul-20	20/00282/UNAUTU	Mistletoe Cottage Main Road Brancaster Staithe Norfolk PE31 8BU	Alleged unauthorised use	Pending Consideration
Brancaster	04-Jan-22	22/00029/UNOPDE	29 Mill Hill Brancaster King's Lynn Norfolk PE31 8AQ	Alleged Unauthorised Operational Development	DC Application Submitted
Brancaster	19-May-22	22/00243/BOC	The Smithy Main Road Brancaster Staithe King's Lynn Norfolk PE31 8BJ	Alleged Breach of Condition 2 of Permission Rereference 19/02000/F	DC Application Submitted
Brancaster	02-Aug-22	22/00368/UNAUTU	The Gables Broad Lane Brancaster King's Lynn Norfolk PE31 8AU	Alleged Unauthorised use	Pending Consideration

Burnham Market	14-May-19	19/00244/UNOPDE	No.TWENTY 929 Market PlaceBurnham MarketNorfolkPE31 8HF	Alleged unauthorised operational development	Pending Consideration
Burnham Market	13-Aug-20	20/00305/UADV	Bombay Sprout73 Market PlaceBurnham MarketKINGS LYNNNorfolkPE31 8HD	Alleged unauthorised advertistment	Pending Consideration
Burnham Market	13-Aug-20	20/00307/UADV	Emmas Court74 Market PlaceBurnham MarketNorfolk	Alleged unauthorised advertisement	Pending Consideration
205 Burnham Market	09-Apr-21	21/00170/UNAUTU	Wrights Barn1 Ulph PlaceBurnham MarketNorfolkPE31 8HQ	Alleged unauthorised use	Pending Consideration
Burnham Market	11-May-21	21/00214/UADV	No.TWENTY 929 Market PlaceBurnham MarketNorfolkPE31 8HF	Alleged unauthorised advert	Pending Consideration
Burnham Market	09-Aug-21	21/00399/UWLB	No.TWENTY 929 Market PlaceBurnham MarketNorfolkPE31 8HF	Alleged Unauthorised Works-L Bldg	Pending Consideration
Burnham Market	09-Sep-21	21/00441/BOC	Church PightleStation RoadBurnham MarketKing's LynnNorfolkPE31 8HA	Alleged Breach of Condition	Pending Consideration

Burnham Market	16-Oct-21	21/00492/UNAUTU	4 St Ethelberts Close Burnham Market King's Lynn Norfolk PE31 8UT	Alleged Unauthorised Use.	Pending Consideration
Burnham Market	29-Mar-22	22/00141/UNOPDE	Cherry Trees Church Walk Burnham Market KINGS LYNN Norfolk PE31 8DH	Alleged unauthorised operational development	Pending Consideration
Burnham Market	03-Aug-22	22/00303/UNAUTU	Cherry Trees Church Walk Burnham Market King's Lynn Norfolk PE31 8DH	Alleged Unauthorised Use	Pending Consideration
Burnham Market	19-Oct-22	22/00505/BOC	No. TWENTY 929 Market Place Burnham Market Norfolk PE31 8HF	Alleged breach of condition	Pending Consideration
Burnham Market	25-Jan-23	23/00042/UNOPDE	The Garden House 24 Front Street Burnham Market Norfolk PE31 8EL	Alleged Unauthorised Operational Development	Pending Consideration
Burnham Norton	15-Apr-21	21/00158/UNAUTU	Hill Stile House 26 Norton Street Burnham Norton KINGS LYNN Norfolk PE31 8DR	Alleged unauthorised use	Pending Consideration
Burnham Norton	29-Jun-21	21/00306/UNAUTU	Land North of A149 Tower Road Burnham Overy Staithe King's Lynn Norfolk PE31 8JB	Alleged Unauthorised Use.	Notice Issued

Burnham Norton	03-Aug-22	22/00296/UNAUTU	Land NW of Church of St MargaretBellamys LaneBurnham Norton NorfolkPE31 8DW	Alledged Unauthorised Use	Pending Consideration
Burnham Overy	05-Nov-20	20/00459/BOC	LarksfieldGong LaneBurnham Overy StaitheKing's LynnNorfolkPE31 8JG	Alledged breach of condition	Pending Consideration
Burnham Overy	02-Sep-22	22/00430/NIA	2 Gravel HillMill RoadBurnham Overy TownKing's LynnNorfolkPE31 8HX	Alledged development not in accordance with approved plans.	Pending Consideration
207 Castle Acre	05-Jan-23	23/00006/BOC	Massingham RoadCastle AcreNorfolkPE32 2BG	Alledged breach of condition	Pending Consideration
Clenchwarton	05-Feb-21	21/00054/UNOPDE	The Orchard124 Hall RoadClenchwartonKINGS LYNNNorfolkPE34 4AT	Alledged Unauthorised Operational Development	Pending Consideration
Clenchwarton	11-Apr-22	22/00178/BOC	4 Poppy CloseClenchwartonKINGS LYNNNorfolkPE34 4FL	alleged breach of planning condition	Notice Issued
Clenchwarton	06-May-22	22/00208/UNOPDE	Land West of 67 To 95Station RoadClenchwartonNorfolk	Alledged unauthorised operational development	DC Application Submitted

Clenchwarton	12-May-22	22/00230/BOC	54 Jubilee Bank RoadClenchwartonKing's LynnNorfolkPE34 4BW	Alleged Breach of Condition 14/00950/F refers	Pending Consideration
Clenchwarton	08-Dec-22	22/00616/BOC	94 Hall RoadClenchwartonKINGS LYNNNorfolkPE34 4AX	Alleged - BOC - Breach of Planning Condition	Pending Consideration
Congham	15-May-19	19/00248/UNAUTU	Simla42 Low RoadConghamKing's LynnNorfolkPE32 1AE	Alleged Unauthorised Use	Pending Consideration
208 Congham	14-Oct-22	22/00524/BOC	Annexe 3 AtButtercup CottageSt Andrews LaneConghamKINGS LYNNNorfolkPE32 1DS	Alleged Breach of planning condition	Pending Consideration
Congham	02-Nov-22	22/00544/UNOPDE	Bridge OnSaint Andrews LaneConghamNorfolkPE32 1DY	Alleged Unauthorised Operational Development	Pending Consideration
Crimplesham	16-Jan-23	23/00023/UNAUTU	Crimplesham HallDownham RoadCrimpleshamKing's LynnNorfolkPE33 9DU	Alleged Unauthorised Use	Pending Consideration
Denver	24-May-22	22/00249/UNAUTU	90 Sluice RoadDenverDownham MarketNorfolkPE38 0DZ	Alleged Unauthorised use	Pending Consideration

Dersingham	05-Aug-21	21/00379/HHC	5 St Nicholas Close Dersingham King's Lynn Norfolk PE31 6LT	Alleged High Hedge Complaint	Pending Consideration
Dersingham	05-Jan-22	22/00025/UNOPDE	13 Gelham Manor Dersingham KINGS LYNN Norfolk PE31 6HN	Alleged Unauthorised Operational Development	Pending Consideration
Dersingham	21-Feb-22	22/00071/UNOPDE	14 Gelham Manor Dersingham King's Lynn Norfolk PE31 6HN	Alleged unauthorised operational development	DC Application Submitted
209 Dersingham	05-May-22	22/00198/UNAUTU	2 White Horse Drive Dersingham King's Lynn Norfolk PE31 6HL	Alleged unauthorised use	Pending Consideration
Dersingham	01-Sep-22	22/00432/UNAUTU	4 Gelham Manor Dersingham King's Lynn Norfolk PE31 6HN	Alleged Unauthorised Use.	Pending Consideration
Dersingham	28-Sep-22	22/00484/BOC	Lavender Barn 3 Waldens Barns Chapel Road Dersingham Norfolk PE31 6PN	Alleged-BOC - Breach of Planning Condition 2 of 09/00455/F	Pending Consideration
Dersingham	13-Dec-22	22/00627/UNOPDE	14 Shouldham Close Dersingham King's Lynn Norfolk PE31 6UZ	Alleged - UNOPDE - Unauthorised Operational Development	Pending Consideration

Docking	23-Nov-20	20/00491/UNOPDE	2 Bell Meadows Docking Norfolk PE31 8LA	Alleged unauthorised operational development	Pending Consideration
Docking	13-Jan-21	21/00029/UNOPDE	4 Docking Grange Sandy Lane Docking Norfolk PE31 8NF	Alleged Unauthorised Operational Development	Pending Consideration
Docking	28-Jan-21	21/00048/NIA	Glamping Site West of Fakenham Road The Paddocks Fakenham Road Stanhoe Norfolk	Alleged Not Built in Accordance with Approved Plans - 17/01709/F and 19/01984/F	Pending Consideration
210 Docking	23-Jun-21	21/00292/BOC	21 Sandringham Avenue Docking KINGS LYNN Norfolk PE31 8QH	Alleged Breach of Planning Condition	Pending Consideration
Docking	28-Feb-22	22/00076/UNAUTU	Sunnydene Well Street Docking KINGS LYNN Norfolk PE31 8LQ	Alleged unauthorised operational development	Pending Consideration
Docking	04-Jul-22	22/00320/UNOPDE	Heifer Cattle Shed Docking Lodge Farm Fakenham Road Docking KINGS LYNN Norfolk PE31 8PX	Alleged Unauthorised development	Pending Consideration
Docking	09-Aug-22	22/00386/BOC	Limagrain UK Ltd (former Site) Station Road Docking Norfolk	Alleged Breach of planning condition. 19/01654/OM & 21/00551-RMM/21/00475/RMM . S106 Dev. Monitoring case exists under 19/01654/OM	DC Application Submitted

Docking	15-Nov-22	22/00572/NIA	Bernaleen Cottages Station Road Docking Norfolk PE31 8LY	Alleged Not in accordance with approved plans of planning consent 19/00618/F	Pending Consideration
Docking	10-Jan-23	22/00580/UNOPDE	Derelict Cattle Yard South of York Hill Plantation Bircham Road Docking Norfolk	Alleged Unauthorised Operational Development	Pending Consideration
Docking	31-Jan-23	23/00056/BTCA	Pond On Stanhoe Road Docking Norfolk PE31 8PA	Alleged Breach - Tree in Cons Area	Pending Consideration
211 Docking	02-Feb-23	23/00061/NIA	54 Monks Close Bircham Newton King's Lynn Norfolk PE31 6RD	Alleged Not in accordance with approved plans.	Pending Consideration
Docking	17-Feb-23	23/00110/UNOPDE	Staffordshire House Station Road Docking Norfolk PE31 8LS	Alleged Unauthorised Operational Development	Pending Consideration
Downham Market	20-Jun-19	19/00321/BOC	Williams Refrigeration Ltd Bennett Street Downham Market Norfolk PE38 9EE	Alleged Breach of Condition	Pending Consideration
Downham Market	04-Dec-19	19/00610/UNTIDY	Sue Ryder Shop 14 Bridge Street Downham Market Norfolk PE38 9DH	Alleged untidy land	Notice Issued

Downham Market	08-Jan-21	21/00021/UNTIDY	Rear of 36 To 38 High Street Downham Market Norfolk	Alleged Untidy Land	Pending Consideration
Downham Market	08-Nov-21	21/00524/UNAUTU	39 Park Lane Downham Market Norfolk PE38 9SH	Alleged unauthorised use	Pending Consideration
Downham Market	03-Feb-22	22/00061/UNTIDY	42 Rosemary Way Downham Market Norfolk PE38 9UB	Alleged Untidy Land	Notice Issued
Downham Market	01-Jul-22	22/00322/OTHER	Land And Buildings On The South Side of Railway Road Downham Market Norfolk	Alleged breach of S106 agreement, iro failure of maintenance of play areas to the south of Buttercup drive and Foxglove court.	Pending Consideration
Downham Market	19-Aug-22	22/00409/UNOPDE	1 Clackclose Road Downham Market Norfolk PE38 9PA	Alleged Unauthorised Development. Fence over 1m height adjacent to highway.	Pending Consideration
Downham Market	10-Nov-22	22/00570/UNOPDE	Homeleigh 81 Ryston End Downham Market Norfolk PE38 9BG	Alleged Unauthorised Operational Development	Pending Consideration
Downham Market	11-Nov-22	22/00568/NIA	AX Building 3 Ryston End Downham Market Norfolk	Alleged not built in accordance with approved plans	Pending Consideration

Downham Market	11-Nov-22	22/00573/HHC	Cedar HouseRabbit LaneDownham MarketNorfolkPE38 9LN	Alleged High Hedge	Pending Consideration
Downham Market	01-Dec-22	22/00603/HHC	Kingfisher HouseRabbit LaneDownham MarketNorfolkPE38 9LN	Alleged High Hedge	Pending Consideration
Downham Market	09-Jan-23	23/00010/UNAUTU	Mackies14 High StreetDownham MarketNorfolkPE38 9DB	Alleged Unauthorised Use	Pending Consideration
213 Downham Market	19-Jan-23	23/00025/BOC	DonnadellHowdale RoadDownham MarketNorfolkPE38 9AH	Alleged Breach of Planning Condition	Pending Consideration
Downham Market	25-Jan-23	23/00043/BOC	25 Lynn RoadDownham MarketNorfolkPE38 9NJ	Alleged Breach of Planning Condition	Pending Consideration
Downham Market	08-Feb-23	23/00079/UNTIDY	Llamedos30 Bennett StreetDownham MarketNorfolkPE38 9EE	Alleged Untidy Land	Pending Consideration
Downham Market	08-Feb-23	23/00080/UNTIDY	Land OppositeLlamedos30 Bennett StreetDownham MarketNorfolkPE38 9EE	Alleged Untidy Land	Pending Consideration

Downham Market	13-Feb-23	23/00089/UNOPDE	Sovereign WayTrafalgar Industrial EstateDownham MarketNorfolkPE38 9SW	Alleged Unauthorised Operational Development	Pending Consideration
Downham West	08-May-19	19/00231/UNAUTU	Field AdjTwo Acres NurseryDownham RoadSalters LodeNorfolk	Alleged unauthorised use	Notice Issued
Downham West	16-Jun-21	21/00280/UNTIDY	2 Kemps CloseSalters LodeDownham MarketNorfolkPE38 0BB	Alleged Untidy Land	Notice Issued
214 Downham West	30-Aug-22	22/00468/BOC	Chapel FarmhouseDownham RoadSalters LodeDOWNHAM MARKETNorfolkPE38 0BA	Alleged Breach of Planning Condition 22/00311/F	Pending Consideration
Downham West	04-Oct-22	22/00495/UNOPDE	Appletree CottageThe LaneSalters LodeNorfolkPE38 0DL	Alleged Unauthorised operational development	Pending Consideration
East Rudham	01-Mar-21	21/00090/UNOPDE	Land At Old White HorseStation RoadEast RudhamNorfolkPE31 8RB	Alleged Unauthorised Operational Development	Pending Consideration
East Walton	09-Sep-20	20/00341/UNAUTU	The Old PheasantryChurch LaneEast WaltonKINGS LYNNNorfolkPE32 1PP	Alleged unauthorised use	Pending Consideration

East Winch	20-Jun-19	19/00323/UNAUTU	The Old ForgeLynn RoadEast WinchKing's LynnNorfolkPE32 1NP	Alleged Unauthorised Use	Pending Consideration
East Winch	04-Dec-19	19/00612/UNAUTU	Cherry Tree FarmWinch RoadGaytonNorfolk	Alleged unauthorised use	Pending Consideration
East Winch	30-May-22	22/00258/UNAUTU	Land At Ashwicken RoadEast WinchKINGS LYNNNorfolkPE32 1LJ	Alleged Unauthorised Use	Pending Consideration
215 East Winch	28-Nov-22	22/00596/UNAUTU	Cherry Tree FarmWinch RoadGaytonNorfolkPE32 1QP	Alleged Unauthorised Use	Pending Consideration
Emneth	21-Nov-19	19/00594/BOC	Land North of65 Hollycroft RoadEmnethWisbechNorfolkPE14 8BB	Alleged breach of planning condition	Pending Consideration
Emneth	05-Oct-20	20/00426/UNAUTU	The Old Jam FactoryChapel LaneEmnethNorfolkPE14 0DJ	Alleged unauthorised use	Pending Consideration
Emneth	17-Jan-22	22/00043/UNAUTU	29 Fendyke RoadEmnethWisbechNorfolkPE14 8BA	Alleged Unauthorised Use	Pending Consideration

Emneth	08-Jun-22	22/00269/UNAUTU	The Queens Head33 Gaultree SquareEmnethNorfolkPE14 8DA	Alleged Unathorised Use	Pending Consideration
Emneth	29-Sep-22	22/00504/UNTIDY	56 Ladys DroveEmnethNorfolk	Alleged untidy land	Pending Consideration
Emneth	13-Feb-23	23/00090/BOC	Adjacent To the ForgeHungate RoadEmnethNorfolkPE14 8DE	Alleged Breach of Planning Condition	Pending Consideration
Emneth 216	13-Feb-23	23/00092/UNAUTU	55 Ladys DroveEmnethWisbechNorfolkPE14 8DF	Alleged Unauthorised Use	Pending Consideration
Feltwell	31-Aug-22	22/00425/UNOPDE	Feltwell Chinese Takeaway32 Long LaneFeltwellTHETFORDNorfolkIP26 4BJ	Alleged Unauthorised Development	Pending Consideration
Feltwell	08-Sep-22	22/00450/BOC	Land Accessed Between 54 And 56Wilton RoadFeltwellNorfolk	Alleged Breach of planning condition.Relating to 18/01237/F	Pending Consideration
Fincham	01-Nov-21	21/00511/UNTIDY	Old Methodist ChapelDownham RoadFinchamNorfolk	Alledged untidy land	Pending Consideration

Fincham	18-May-22	22/00239/BOC	Talbot Manor GardensLynn RoadFinchamNorfolkPE33 9HD	Alleged Breach of Condition 6 of 11/01109/EXO	Pending Consideration
Fincham	15-Feb-23	23/00098/BOC	Land East ofMarham RoadFinchamNorfolkPE33 9ES	Alleged Breach of Planning Condition	Pending Consideration
Gayton	02-Dec-20	20/00513/UNAUTU	1 Church Farm BarnsBack StreetGaytonNorfolkPE32 1QR	Alleged unauthorised use	Pending Consideration
217 Gayton	14-Jul-21	21/00343/BOC	Jubilee Hall FarmJubilee Hall LaneGaytonKINGS LYNNNorfolkPE32 1PB	Alleged Breach of Planning Condition	Pending Consideration
Gayton	02-Mar-22	22/00087/UNOPDE	8 Lime GroveGaytonKing's LynnNorfolkPE32 1QU	Alleged unauthorised operational development	Pending Consideration
Gayton	22-Aug-22	22/00411/UNOPDE	Field CottageBack StreetGaytonKing's LynnNorfolkPE32 1QR	Alleged Unauthorised Development	Pending Consideration
Great Massingham	10-Jan-20	20/00009/UNOPDE	Newhaven4 Station RoadGreat MassinghamKing's LynnNorfolkPE32 2HY	Alleged unauthorised operational development	Pending Consideration

Great Massingham	12-May-22	22/00232/UNAUTU	The Dabbling Duck11 Abbey RoadGreat MassinghamKing's LynnNorfolkPE32 2HN	Alleged Unauthorise Use	DC Application Submitted
Great Massingham	07-Sep-22	22/00447/NIA	The Rectory27 Weasenham RoadGreat MassinghamKing's LynnNorfolkPE32 2EY	Alleged not in accordance with approved plans 20/01133/F	Pending Consideration
Great Massingham	13-Oct-22	22/00483/UNAUTU	HartswoodPeddars WayGreat MassinghamKing's LynnNorfolkPE32 2HQ	Alleged unauthorised use	Pending Consideration
Great Massingham	03-Nov-22	22/00540/BTCA	Rectory RowSandy LaneGreat MassinghamNorfolk	Alleged breach of tree in conservation area	Pending Consideration
Great Massingham	18-Nov-22	22/00011/UNOPDE	MandalayWal cups LaneGreat MassinghamKing's LynnNorfolkPE32 2HR	Alleged Unauthorised Operational Development	Pending Consideration
Grimston	28-Mar-19	19/00160/BOC	Mill Hill Cottage77 Chapel RoadPott RowNorfolkPE32 1BP	Breach of Condition 3 - 13/00527/F	DC Application Submitted
Grimston	11-May-20	20/00138/UNOPDE	Mill Hill NurseryCliffe En Howe RoadPott RowNorfolkPE32 1BY	Alleged unauthorised operational development	Pending Consideration

Grimston	15-Sep-20	20/00361/UNAUTU	Land West of Mill Hill Cottage 77 Chapel Road Pott Row Norfolk PE32 1BP	Alleged unauthorised use	Pending Consideration
Grimston	05-Oct-20	20/00414/BOC	Land Behind 26-28 Vong Lane Pott Row KINGS LYNN Norfolk PE32 1BW	Alleged breach of condition	Pending Consideration
Grimston	14-Apr-21	21/00177/UNOPDE	Lodge Farm Barn 141 Lynn Road Grimston Norfolk PE32 1AG	Alleged unauthorised operational development	Pending Consideration
219 Grimston	29-Sep-21	21/00467/UNAUTU	7 Hawthorn Avenue Grimston Norfolk PE32 1XB	Alleged unauthorised use	Pending Consideration
Grimston	05-Oct-21	21/00471/UNAUTU	Mill Hill Cottage 77 Chapel Road Pott Row Norfolk PE32 1BP	Alleged Unauthorise Development	Pending Consideration
Grimston	30-Mar-22	22/00143/UNOPDE	15 Bracken Way Grimston King's Lynn Norfolk PE32 1XA	Unauthorised operational development.	Pending Consideration
Grimston	10-Apr-22	22/00176/UNAUTU	Alissian 5 Chapel Road Pott Row King's Lynn Norfolk PE32 1BS	Alleged unauthorised use	Pending Consideration

Grimston	21-Jul-22	22/00349/NIA	Land To The Rear of Crandleford House82 Chapel RoadPott RowKing's LynnNorfolkPE32 1BP	Alleged development not in accordance with planning app. 17/01084/O (19/00522/RM) 17/01084/DISC_A	Pending Consideration
Grimston	10-Aug-22	22/00389/UWLB	Elder FarmElder LaneGrimstonKing's LynnNorfolkPE32 1BJ	Alleged Unauthorised Works to a Listed Building. Planning apps 20/00583/LB, 20/00582/F, 20/01914/LB	Pending Consideration
Grimston	18-Oct-22	22/00528/UNOPDE	44 Church CloseGrimstonKINGS LYNNNorfolkPE32 1BN	Alleged Unauthorised Operational Development	Pending Consideration
220 Grimston	07-Nov-22	22/00549/UNOPDE	Lodge Farm Barn141 Lynn RoadGrimstonNorfolkPE32 1AG	Alleged unauthorised operational development	Pending Consideration
Heacham	17-May-18	18/00224/NIA	Lidl43 Lynn RoadHeachamNorfolkPE31 7HU	Alleged - not in accordance with approved plans	Notice Issued
Heacham	08-Aug-18	18/00382/UNAUTU	Marsh ViewLand S W of 70 South Beach RoadHeachamKing's LynnNorfolkPE31 7BB	Alleged unauthorised recreational camping use	Notice Issued
Heacham	29-Apr-19	19/00209/UNAUTU	Jennys Cove64 South BeachHeachamNorfolkPE31 7LH	Alleged unauthorised use	Notice Issued

Heacham	28-Aug-19	17/00052/BOC	18 And 18A North BeachHeachamKing's LynnNorfolkPE31 7LJ	alleged breach of condition relating to 11/01754/F	DC Application Submitted
Heacham	10-Sep-20	20/00353/UNTIDY	6 Jennings CloseHeachamKing's LynnNorfolkPE31 7SU	Alleged untidy land	Notice Issued
Heacham	25-Mar-21	21/00133/UNAUTU	Long Acres Holiday Home ParkLand West of Sewage WorksFenwayHeachamNorfolkPE31 7BH	Alleged unauthorised development	Pending Consideration
221 Heacham	28-Jul-21	21/00378/BOC	5 Lamsey LaneHeachamKing's LynnNorfolkPE31 7LA	Alleged Breach of Planning Condition	Pending Consideration
Heacham	12-Aug-21	21/00416/HHC	14 Folgate RoadHeachamKing's LynnNorfolkPE31 7BN	Alleged High Hedge Complaint	Pending Consideration
Heacham	09-Nov-21	22/00010/UNAUTU	Land NE ofRhino ShedsDairy FarmHeachamNorfolkPE31 7DH	Alleged Unauthorised Use	Pending Consideration
Heacham	26-Nov-21	21/00569/UNAUTU	Rhino ShedsDairy FarmHeachamNorfolkPE31 7DH	Alleged Unauthorised Use	Pending Consideration

Heacham	14-Dec-21	22/00020/UNOPDE	2 3 The Stable YardLodge RoadHeachamKINGS LYNNNorfolkPE31 7AZ	Alleged Unauthorised Operational Development	DC Application Submitted
Heacham	12-Jan-22	22/00044/BOC	Heacham Social Club13 Station RoadHeachamKINGS LYNNNorfolkPE31 7HG	Alleged Breach Of Planning Condition	Pending Consideration
Heacham	22-Mar-22	22/00129/BOC	Long Acres Holiday Home ParkLand West of Sewage WorksFenwayHeachamNorfolkPE31 7BH	Alleged Breach of Condition	Pending Consideration
222 Heacham	25-Mar-22	22/00133/UNOPDE	Long Acres Holiday Home ParkLand West of Sewage WorksFenwayHeachamNorfolkPE31 7BH	Alleged unauthorised operational development	Pending Consideration
Heacham	11-Apr-22	22/00179/UNOPDE	Caravan40 North BeachHeachamNorfolkPE31 7LJ	alleged unauthorised operational development	DC Application Submitted
Heacham	16-May-22	22/00213/UNAUTU	45 South Moor DriveHeachamNorfolkPE31 7BW	Alleged Unauthorised Use	Pending Consideration
Heacham	20-Jun-22	22/00291/UNOPDE	Long Acres Holiday Home ParkSouth Beach RoadHeachamNorfolkPE31 7BA	alleged unauthorised development	DC Application Submitted

Heacham	23-Jul-22	22/00378/UNAUTU	16 School RoadHeachamKing's LynnNorfolkPE31 7DE	Alleged Unauthorised Use for Car Sales	Pending Consideration
Heacham	31-Oct-22	22/00539/BOC	Norfolk Coast B B Cottages South Beach Road Heacham Norfolk PE31 7BB	Alleged - BOC - Breach of Planning Condition	Pending Consideration
Heacham	17-Nov-22	22/00583/UNAUTU	Ellinside25 Malthouse CrescentHeachamKing's LynnNorfolkPE31 7DL	Alleged - UNAUTU - Unauthorised Use	Pending Consideration
223 Heacham	01-Feb-23	23/00058/UNOPDE	Caravans At61 North BeachHeachamNorfolk	Alleged Unauthorised Operational Development	Pending Consideration
Heacham	14-Feb-23	23/00093/BOC	Heacham Social Club13 Station RoadHeachamKINGS LYNNNorfolkPE31 7HG	Alleged Breach of Planning Condition	Pending Consideration
Hilgay	30-Nov-20	20/00468/BOC	Land South of Brett HouseEast EndHilgayNorfolk	Alleged breach of conditions	Notice Issued
Hilgay	07-Mar-22	22/00101/NIA	Land To The RearReed HouseHigh StreetHilgayDownham MarketNorfolkPE38 0LH	Alleged not in accordfance with approved plans	Pending Consideration

Hilgay	09-Mar-22	22/00108/NIA	Reed HouseHigh StreetHilgayDownham MarketNorfolkPE38 0LH		Complaint Received/Investigation Started
Hilgay	25-Jan-23	23/00046/UNAUTU	Barn Conversion At RivendaleVenney FarmHundred Foot BankWelneyNorfolk	Alleged Unauthorised Use	Pending Consideration
Hilgay	07-Feb-23	23/00071/UNOPDE	Reed HouseHigh StreetHilgayDownham MarketNorfolkPE38 0LH	Alleged Unauthorised Operational Development	Pending Consideration
224 Hillington	05-Aug-15	15/00392/UWLB	Willow Tree FarmFormerly Field FarmFakenham RoadHillingtonKing's LynnNorfolkPE31 6DL	Unauthorised use of building as separate annexe/residential unit and insertion of UPVC windows and doors	Notice Issued
Hillington	12-Mar-21	21/00107/UNOPDE	The Ffolkes Arms HotelLynn RoadHillingtonKing's LynnNorfolkPE31 6BJ	Unauthorised Operational Development	Pending Consideration
Hillington	04-Aug-22	22/00380/UADV	The Ffolkes Arms HotelLynn RoadHillingtonKing's LynnNorfolkPE31 6BJ	Alleged Unauthorised Advertisement	Pending Consideration
Hockwold cum Wilton	07-May-15	15/00237/BOC	White Dyke FarmBlack Dyke RoadHockwold cum WiltonNorfolkIP26 4JW	alleged Breach of Condition relating to 14/00265/F	Notice Issued

Hockwold cum Wilton	07-Jan-21	21/00018/UNAUTU	Twelve Acre Farm Moor Drove (East) Hockwold cum Wilton THETFORD Norfolk IP26 4JU	Alleged Unauthorised Use	Notice Issued
Hockwold cum Wilton	04-Oct-22	22/00503/UNAUTU	Land N of Lode Cottages And W of Lode House Church Lane Hockwold cum Wilton Norfolk	Alleged Unauthorised Use	Pending Consideration
Hockwold cum Wilton	18-Dec-22	22/00632/UNOPDE	The Red Lion 114 Main Street Hockwold cum Wilton Norfolk IP26 4NB	Alleged - Unauthorised Operational Development	Pending Consideration
225 Hockwold cum Wilton	22-Jan-23	23/00038/BOC	Wetherley 77 South Street Hockwold cum Wilton Norfolk IP26 4JG	Alleged Breach of Planning Condition	Pending Consideration
Hockwold cum Wilton	13-Feb-23	23/00087/UNOPDE	Land Behind Lode Cottages Church Lane Hockwold cum Wilton Norfolk IP26 4NE	Alleged Unauthorised Operational Development	Pending Consideration
Hockwold cum Wilton	16-Feb-23	23/00105/UNAUTU	Martins Place 93 Main Street Hockwold cum Wilton Thetford Norfolk IP26 4LN	Alleged Unauthorised Use	Pending Consideration
Holme next the Sea	04-Jul-18	18/00319/UNAUTU	Land S of 38 To 42 Main Road Holme-next-the-Sea Norfolk PE36 6LA	Alleged unauthorised use	Notice Issued

Holme next the Sea	24-Jun-19	19/00324/UNAUTU	Land Adjacent To48 Beach RoadHolme next The SeaNorfolkPE36 6LG	Unauthorised development/use	Notice Issued
Holme next the Sea	19-Jul-19	19/00384/UNAUTU	Land S of The Poplars42 Main RoadHolme-next-the-SeaNorfolkPE36 6LA	Alleged unauthorised use	Pending Consideration
Holme next the Sea	28-Jul-20	20/00298/BOC	Drove OrchardsThornham RoadHolme next The SeaNorfolk	Alleged breach of planning condition on permission 19/00285/F	Pending Consideration
Holme next the Sea	30-Jul-20	20/00301/UNAUTU	Land South of 32 Main RoadHolme-next-the-SeaNorfolkPE36 6LA	Alleged unauthorised use	Pending Consideration
Holme next the Sea	11-Jan-22	22/00035/UNOPDE	Thorn Grove7 Peddars WayHolme next The SeaNorfolkPE36 6LE	Alleged Unauthorised Operatioanal Development	Pending Consideration
Holme next the Sea	11-Jan-23	23/00012/UNAUTU	NewholmeThornham RoadHolme next the SeaHunstantonNorfolkPE36 6LR	Alleged Unauthorised Use	Pending Consideration
Holme next the Sea	07-Feb-23	23/00072/BTCA	Brownsea44 Beach RoadHolme next the SeaNorfolkPE36 6LG	Alleged Breach - Tree in Cons Area	Pending Consideration

Holme next the Sea	07-Feb-23	23/00073/BTCA	(14-16) Barnwell Cottages Aslack Way Holme next the Sea Norfolk PE36 6LP	Alleged Breach - Tree in Cons Area	Pending Consideration
Hunstanton	12-Nov-20	20/00474/BTCA	The Pleasaunce 47 Avenue Road Hunstanton Norfolk PE36 5HW	Alleged breach - Tree in a Conservation Area	Pending Consideration
Hunstanton	21-Feb-21	21/00076/UNAUTU	Norfolk Deli 16 Greevegate Hunstanton Norfolk PE36 6AA	Alleged Unauthorised Use	Pending Consideration
227 Hunstanton	15-Apr-21	21/00164/UNAUTU	Moss Bakery 18 High Street Hunstanton Norfolk PE36 5AF	Alleged unauthorised use	Pending Consideration
Hunstanton	15-Apr-21	21/00165/UNAUTU	Hunny Bun Tea Rooms Formerly Berni Beans 2 High Street Hunstanton Norfolk PE36 5AF	Alleged unauthorised use	Pending Consideration
Hunstanton	04-May-21	21/00201/UNOPDE	The Copper Kettle 25 High Street Hunstanton Norfolk PE36 5AB	Alleged unauthorised operational development	Pending Consideration
Hunstanton	04-May-21	21/00202/UNOPDE	14 Avenue Road Hunstanton Norfolk PE36 5BW	Alleged unauthorised operational development	Pending Consideration

Hunstanton	11-May-21	21/00219/UNAUTU	Chives 11 High StreetHunstantonNorfolkPE36 5AB	Alleged unauthorised use	Pending Consideration
Hunstanton	19-Aug-21	21/00413/UNTIDY	62 Seagate RoadHunstantonNorfolkPE36 5BD	Alleged Untidy Land	Notice Issued
Hunstanton	16-Jun-22	22/00293/BOC	9 York AvenueHunstantonNorfolkPE36 6BU	alleged breach of planning condition 19/00860/DISC_A	Pending Consideration
228 Hunstanton	16-Jun-22	22/00286/BOC	Caravan Park17 South Beach RoadHunstantonNorfolkPE36 5BA	alleged Breach of Planning Condition 11/00136/F	Pending Consideration
Hunstanton	08-Aug-22	22/00381/UNOPDE	Enderley60 Kings Lynn RoadHunstantonNorfolkPE36 5EB	Alleged Unauthorised Development. Wall higher than 1M beside highway. 21/00286/F	Pending Consideration
Hunstanton	05-Jan-23	23/00008/UNOPDE	5 Crescent RoadHunstantonNorfolkPE36 5BU	Alleged Unauthorised Operational Development	Pending Consideration
Hunstanton	16-Jan-23	23/00019/UADV	The LighthouseLighthouse CloseHunstantonNorfolkPE36 6EL	Alleged Unauthorised Advertisement	Pending Consideration

Hunstanton	31-Jan-23	23/00052/BOC	Land W of Seagate End of Seagate Road Hunstanton Norfolk	Alleged Breach of Planning Condition	Pending Consideration
Ingoldisthorpe	22-Mar-21	21/00123/UNAUTU	Land West of Oak Farm Oak Farm The Drift Ingoldisthorpe Norfolk PE31 6NW	Alleged unauthorised use 21/00123/UNAUTU	Pending Consideration
Ingoldisthorpe	17-Jan-22	22/00053/BOC	Davy Field Hill Road Ingoldisthorpe Norfolk	Alleged Breach of Planning Condition	Pending Consideration
229 Ingoldisthorpe	13-May-22	22/00209/OTHER	Land N 130 Lynn Road And E 147 Lynn Road Lynn Road Ingoldisthorpe Norfolk PE31 6NS	Alleged breach	Pending Consideration
King's Lynn	12-Jun-14	14/00316/UNTIDY	Ferryside 4 Ferry Square West Lynn King's Lynn Norfolk PE34 3JQ	alleged untidy land	Notice Issued
King's Lynn	30-Oct-18	18/00520/UWLB	Medieval Merchant House 9 King Street King's Lynn Norfolk PE30 1ET	Alleged unauthorised works	Notice Issued
King's Lynn	06-Nov-18	18/00530/UWLB	Hanse House St Margarets Place King's Lynn Norfolk PE30 5GH	Alleged unauthorised works to a Listed Building	Pending Consideration

King's Lynn	11-Dec-18	18/00588/BOC	NCP Car ParkChurch StreetKing's LynnNorfolk	Alleged breach of condition	Pending Consideration
King's Lynn	29-Jan-19	19/00055/UNOPDE	Land NE of 12 Saltpans CloseKing's LynnNorfolkPE30 2AT	Alleged unauthorised operational development	Pending Consideration
King's Lynn	14-Feb-19	19/00087/BOC	Wennis8 Saturday Market PlaceKing's LynnNorfolkPE30 5DQ		Pending Consideration
230 King's Lynn	20-May-19	19/00262/UNTIDY	119 High StreetKing's LynnNorfolk	Alleged untidy land	Pending Consideration
King's Lynn	30-Jul-19	19/00400/HHC	36 Suffield WayKing's LynnNorfolkPE30 3DE	High Hedge Notice	Notice Issued
King's Lynn	20-Sep-19	19/00506/UNTIDY	Land North of10 North End YardKing's LynnNorfolkPE30 2AB	Alleged untidy land	Notice Issued
King's Lynn	07-Nov-19	19/00577/UNTIDY	Formally Riverside Dental Surgery7B King StreetKing's LynnNorfolkPE30 1ET	Alleged untidy land	Pending Consideration

King's Lynn	12-Nov-19	19/00582/UWLB	The White Hart Inn1 St James StreetKing's LynnNorfolkPE30 5DA	Alleged unauthorised works to a Listed Building	Pending Consideration
King's Lynn	11-May-20	20/00141/UNOPDE	34 Windsor RoadKing's LynnNorfolkPE30 5PL	Alleged unauthorised operational development	Pending Consideration
King's Lynn	08-Jun-20	20/00204/UWCA	36 Windsor RoadKing's LynnNorfolkPE30 5PL	Alleged unauthorised works	Pending Consideration
231 King's Lynn	24-Jun-20	20/00225/UWLB	Premier Whites Newsagent 32 London RoadKing's LynnNorfolkPE30 5QE	Alleged unauthorised works to listed building	Pending Consideration
King's Lynn	29-Jun-20	20/00233/BOC	49 Temple RoadKing's LynnNorfolkPE30 3SQ	Alleged Breach of Condition	Pending Consideration
King's Lynn	09-Sep-20	20/00335/UADV	Vilnius European Supermarket119 London RoadKing's LynnNorfolkPE30 5ES	Alleged unauthorised Advertisement	Pending Consideration
King's Lynn	09-Sep-20	20/00344/UWCA	Gardeners Cottage17B Nelson StreetKing's LynnNorfolkPE30 5DY	Alleged unauthorised works in a Conservation Area	Pending Consideration

King's Lynn	02-Oct-20	20/00411/UNOPDE	Rajasthan61 Railway RoadKing's LynnNorfolkPE30 1NE	Alleged unauthorised operational development	Pending Consideration
King's Lynn	20-Oct-20	20/00442/UNAUTU	33 Barrett CloseKing's LynnNorfolkPE30 4UQ	Alleged unauthorised use	Pending Consideration
King's Lynn	06-Nov-20	20/00464/UWLB	3 And 4 Burkitt HomesQueen StreetKing's LynnNorfolkPE30 1HU	Alleged unauthorised works to listed buildings	Pending Consideration
232 King's Lynn	09-Nov-20	20/00466/UWLB	St Ann's FortNorth StreetKing's LynnNorfolk	Alleged unauthorised works to a listed building	Pending Consideration
King's Lynn	18-Nov-20	20/00487/BOC	Barry's Cars & Commercials LtdOldmedow RoadHardwick Industrial EstateKing's LynnNorfolkPE30 4HY	Alleged breach of condition	Pending Consideration
King's Lynn	10-Dec-20	20/00485/UADV	Mobile Guru90 High StreetKing's LynnNorfolk	Alleged unauthorised sign	Pending Consideration
King's Lynn	10-Dec-20	20/00488/UWLB	5 And 6 Burkitt HomesQueen StreetKing's LynnNorfolkPE30 1HU	Alleged unauthorised works to listed buildings	Pending Consideration

King's Lynn	11-Jan-21	21/00024/UNOPDE	122-123 London Road King's Lynn Norfolk PE30 5ES	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	19-Jan-21	21/00037/UNOPDE	31 Bader Close King's Lynn Norfolk PE30 4GA	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	04-Mar-21	21/00099/UNTIDY	Dis-used Railway Gates Adjacent 2A Hextable Road King's Lynn Norfolk PE30 2AE	Untidy	Pending Consideration
233 King's Lynn	04-Mar-21	21/00094/BOC	51 London Road King's Lynn Norfolk PE30 5QH	Alleged Breach of Condition - 18/01741/F refers	Pending Consideration
King's Lynn	23-Mar-21	21/00130/UNAUTU	8 Homeland Road King's Lynn Norfolk PE30 2PP	Alleged unauthorised use	Pending Consideration
King's Lynn	01-Apr-21	21/00169/UNOPDE	19 Goodwins Road King's Lynn Norfolk PE30 5QX	Alleged unauthorised operational development	Pending Consideration
King's Lynn	22-Apr-21	21/00186/UNAUTU	23 Magnolia Drive King's Lynn Norfolk PE30 3FA	Alleged unauthorised use	Pending Consideration

King's Lynn	04-May-21	21/00198/NIA	The Cockle House3 Purfleet QuayKing's LynnNorfolkPE30 1HP	Alleged not in accordance with approved plans	Pending Consideration
King's Lynn	02-Jun-21	21/00253/UNTIDY	34 King StreetKing's LynnNorfolkPE30 1ES	Alleged Untidy Land	Pending Consideration
King's Lynn	03-Jun-21	21/00256/UNAUTU	Hanse HouseSt Margarets LaneKing's LynnNorfolk	Alleged Unauthorised Use	Pending Consideration
234 King's Lynn	10-Jun-21	21/00272/UNAUTU	Flat 5Macmillan CourtTelford CloseKing's LynnNorfolkPE30 4TJ	Alleged Unauthorised Use	Pending Consideration
King's Lynn	21-Jun-21	21/00288/UNAUTU	43 Queens AvenueKing's LynnNorfolkPE30 5LR	Alleged Unauthorised Use	Pending Consideration
King's Lynn	08-Jul-21	21/00324/UNAUTU	Land NE of St Nicholas Business ParkEdward Benefer WayKing's LynnNorfolkPE30 2HW	Alleged Unauthorised Use.	DC Application Submitted
King's Lynn	14-Jul-21	21/00329/UNOPDE	MG Building Maintenance136 Norfolk StreetKing's LynnNorfolkPE30 1AU	Alleged Unauthorised Operational Development	Pending Consideration

King's Lynn	15-Jul-21	21/00350/UNAUTU	27 LowfieldKing's LynnNorfolkPE30 4RH	Alleged Unauthorised Use.	DC Application Submitted
King's Lynn	27-Jul-21	21/00373/UNAUTU	9 Elizabeth Court10 Winston Churchill DriveKing's LynnNorfolkPE30 4UR	Alleged Unauthorised Use	Pending Consideration
King's Lynn	02-Aug-21	21/00384/UNAUTU	Unit 4CR MotorsHereford WayHardwick NarrowsKing's LynnNorfolkPE30 4JD	Alleged Unauthorised Use	Pending Consideration
235 King's Lynn	13-Sep-21	21/00446/UNAUTU	25 Caxton CourtKing's LynnNorfolkPE30 4UU	Alleged Unauthorised Use	Pending Consideration
King's Lynn	02-Nov-21	21/00515/BOC	Gem's Peri PeriWisbech RoadKing's LynnNorfolkPE30 5JH	Breach of Condition	Pending Consideration
King's Lynn	03-Nov-21	21/00519/UNTIDY	Land North of 21 Clifford Burman CloseKing's LynnNorfolk	Alleged untidy land	Pending Consideration
King's Lynn	17-Dec-21	22/00047/UNTIDY	2A Friars StreetKing's LynnNorfolkPE30 5AP	Alleged Untidy Land	Pending Consideration

King's Lynn	10-Jan-22	21/00570/BOC	Eastgate House Residential Home 17 Littleport Street King's Lynn Norfolk PE30 1PP	Alleged Breach of Planning Condition	Pending Consideration
King's Lynn	04-Mar-22	22/00096/BTCA	White's House 1 St Nicholas Street King's Lynn Norfolk PE30 1LY	Alleged breach of Tree within Conservation Area	Pending Consideration
King's Lynn	04-Mar-22	22/00099/UNOPDE	43 Guanock Terrace King's Lynn Norfolk PE30 5QT	Alleged unauthorised operational development	DC Application Submitted
236 King's Lynn	10-Mar-22	22/00120/BOC	Reeve Flooring Rollesby Road Hardwick Industrial Estate King's Lynn Norfolk	Alleged Breach of Planning Condition	DC Application Submitted
King's Lynn	16-Mar-22	22/00117/UNAUTU	Osmos Stores Kings Lynn 123 - 124 Norfolk Street King's Lynn Norfolk PE30 1AP	Alleged unauthorised use	Pending Consideration
King's Lynn	10-May-22	22/00233/UNAUTU	Adjacent 8 Bergen Way Business Park Bergen Way North Lynn Industrial Estate King's Lynn Norfolk PE30 2DD	Alleged Unauthorised Use	Pending Consideration
King's Lynn	17-May-22	22/00222/UNOPDE	Purfleet Brasserie 19 Purfleet Street King's Lynn Norfolk PE30 1ER	Alleged unauthorised operational development	Pending Consideration

King's Lynn	20-May-22	22/00245/UADV	The Woolpack Inn110 - 114 Gaywood RoadKing's LynnNorfolkPE30 2PT	Alleged Unauthorised Advertisement	Pending Consideration
King's Lynn	07-Jun-22	22/00267/UNOPDE	21 Sidney StreetKing's LynnNorfolkPE30 5RF	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	29-Jun-22	22/00311/UNAUTU	20 WoodsideKing's LynnNorfolkPE30 4SD	Alleged Unauthorised use	Pending Consideration
237 King's Lynn	06-Jul-22	22/00332/UADV	9-11 Paxman RoadHardwick Industrial EstateKing's LynnNorfolkPE30 4NE	Alleged Unauthorised Advertisements along the verge of Paxman Road in area fronting no.s 9-11	Pending Consideration
King's Lynn	15-Jul-22	22/00338/UADV	Burger & Social15 - 19 Tower StreetKing's LynnKINGS LYNNNorfolkPE30 1EJ	Alleged unauthorised advertisement	Pending Consideration
King's Lynn	15-Jul-22	22/00339/UNOPDE	The Lord Napier 1 Guanock TerraceKing's LynnNorfolkPE30 5QT	Alleged Unauthorised development, stated as construction of two storey wooden structure.	DC Application Submitted
King's Lynn	15-Jul-22	22/00340/UNOPDE	39 Marsh LaneKing's LynnNorfolkPE30 3AD	Alleged Unauthorised Development.	Pending Consideration

King's Lynn	25-Jul-22	22/00355/UNOPDE	34 Greenland AvenueKing's LynnNorfolkPE30 2NZ	Alleged Unauthorised Development	Pending Consideration
King's Lynn	27-Jul-22	22/00364/UNTIDY	6 Eastgate StreetKing's LynnNorfolkPE30 1QX	Alleged Untidy Land	Notice Issued
King's Lynn	29-Jul-22	22/00369/UNOPDE	Trinity QuayPage Stair LaneKing's LynnNorfolkPE30 1NQ	Alleged Unauthorised Development (Replacement of Communal doors)	Pending Consideration
238 King's Lynn	27-Aug-22	22/00420/UNOPDE	117 Wootton RoadGaywoodKing's LynnNorfolkPE30 4DJ	Alleged Unauthorised Development	DC Application Submitted
King's Lynn	29-Aug-22	22/00462/UNOPDE	38 Bagge RoadGaywoodKing's LynnNorfolkPE30 4NL	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	31-Aug-22	22/00423/NIA	Glendevon TerraceWellesley StreetKing's LynnNorfolk	Alleged works not in accordance with approved plans, namely installation of doors.	Pending Consideration
King's Lynn	06-Sep-22	22/00436/UNOPDE	31 Methuen AvenueGaywoodKing's LynnNorfolkPE30 4BN	Alleged Unauthorised Development	DC Application Submitted

King's Lynn	30-Sep-22	22/00492/UNTIDY	5 Raby AvenueKing's LynnNorfolkPE30 2BL	Alleged Untidy Land	Pending Consideration
King's Lynn	02-Oct-22	22/00506/UADV	2 Thoresby CollegeQueen StreetKing's LynnNorfolkPE30 1HX	Alleged Unauthorised Advertisement	DC Application Submitted
King's Lynn	03-Oct-22	22/00501/UNOPDE	92 Clenchwarton RoadWest LynnKing's LynnNorfolkPE34 3LL	Alleged Unauthorised Operational Development	Pending Consideration
239 King's Lynn	03-Oct-22	22/00498/UADV	Woodgreen83 High StreetKing's LynnNorfolk	Alleged unauthorised advertisement	DC Application Submitted
King's Lynn	03-Oct-22	22/00499/UADV	Seacroft Mobillity50 High StreetKing's LynnNorfolk	Alleged unauthorised advertisement	DC Application Submitted
King's Lynn	11-Oct-22	22/00512/UWLB	1 High StreetKing's LynnNorfolkPE30 1BX	Alleged Unauthorised Works to a Listed Building	DC Application Submitted
King's Lynn	18-Oct-22	22/00527/UNAUTU	Land S of Nar Hideaway W of The River NarThiefgate LaneSaddlebowNorfolkPE34 3AP	Alleged Unauthorised Use	Pending Consideration

King's Lynn	26-Oct-22	22/00537/UADV	The Street Bar And Restaurant 109 - 110 High Street King's Lynn Norfolk PE30 1DA	Alleged unauthorised advertisement	Pending Consideration
King's Lynn	03-Nov-22	22/00541/UNOPDE	36 Mariners Way King's Lynn Norfolk PE30 2NX	Alleged unauthorised operational development	Pending Consideration
King's Lynn	07-Nov-22	22/00555/UADV	Ultimate Workforce Ltd 7 - 8 Guanock Place King's Lynn Norfolk PE30 5QJ	Alleged - UADV - Unauthorised Advertisement	Pending Consideration
240 King's Lynn	09-Nov-22	22/00566/UNOPDE	6 Whitefriars Terrace King's Lynn Norfolk PE30 5AQ	Alleged Unauthorised operational development	Pending Consideration
King's Lynn	16-Nov-22	22/00581/UNOPDE	The Dental Design Studio 6 St Anns Street King's Lynn Norfolk PE30 1LT	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	22-Nov-22	22/00590/UNOPDE	9 Jermyn Road King's Lynn Norfolk PE30 4AD	Alleged unauthorised operational development	Pending Consideration
King's Lynn	22-Nov-22	22/00591/UADV	Christina Offord Beauty 9-11 Paxman Road Hardwick Industrial Estate King's Lynn Norfolk PE30 4NE	Alleged Unauthorised Advertisement	Pending Consideration

King's Lynn	22-Nov-22	22/00592/UNAUTU	Christina Offord Beauty9-11 Paxman RoadHardwick Industrial EstateKing's LynnNorfolkPE30 4NE	Alleged Unauthorised Use	Pending Consideration
King's Lynn	06-Jan-23	23/00007/UNOPDE	25 Kitchener StreetKing's LynnNorfolkPE30 5BJ	Unauthorised operational development	Pending Consideration
King's Lynn	13-Jan-23	23/00029/UNTIDY	68 London RoadKing's LynnNorfolkPE30 5EU	Alleged Untidy Land	Pending Consideration
241 King's Lynn	16-Jan-23	23/00016/UNOPDE	57 Railway RoadKing's LynnNorfolkPE30 1NE	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	17-Jan-23	23/00024/BOC	The Pear Tree58 London RoadKing's LynnNorfolkPE30 5QH	Aleged Breach of Planning Condition	Pending Consideration
King's Lynn	19-Jan-23	23/00027/BOC	Tranquility50 London RoadKing's LynnNorfolkPE30 5QH	Alleged Breach of Planning Condition	Pending Consideration
King's Lynn	19-Jan-23	23/00026/UWLB	76 London RoadKing's LynnNorfolkPE30 5EU	Alleged Unauthorised Works - L Bldg	Pending Consideration

King's Lynn	25-Jan-23	23/00041/UNTIDY	34 Albert Avenue King's Lynn Norfolk PE30 1EE	Alleged Untidy Land	Pending Consideration
King's Lynn	26-Jan-23	23/00045/UADV	The Golden Grill 110 - 114 Gaywood Road King's Lynn Norfolk PE30 2PT	Alleged Unauthorised Advertisement	DC Application Submitted
King's Lynn	31-Jan-23	23/00053/UNOPDE	77 Bishops Road Gaywood King's Lynn Norfolk PE30 4NU	Alleged Unauthorised Operational Development	Pending Consideration
242 King's Lynn	02-Feb-23	23/00060/UADV	Clock Barbers 59A Lynn Road Gaywood King's Lynn Norfolk PE30 4PR	Alleged Unauthorised Advertisement	Pending Consideration
King's Lynn	06-Feb-23	23/00065/UNTIDY	100 London Road King's Lynn Norfolk PE30 5ES	Alleged Untidy Land	Pending Consideration
King's Lynn	16-Feb-23	23/00108/UNAUTU	Flat At 25 St James Court King's Lynn Norfolk PE30 1EH	Alleged Unauthorised Use	Pending Consideration
Leziate	17-Jun-20	20/00212/UNAUTU	Zenon House 62 East Winch Road Ashwicken KINGS LYNN Norfolk PE32 1LZ	Alleged unauthorised use	Pending Consideration

Leziate	14-Aug-20	20/00323/UNTIDY	Leziate Park Country Club Brow of The Hill Leziate Norfolk PE32 1EN	Alleged untidy land	Pending Consideration
Leziate	05-Mar-21	21/00101/UNAUTU	Land S W of 96 To 102 Church Lane Ashwicken Norfolk PE32 1LL	Alleged Unauthorised Use	Pending Consideration
Leziate	05-Nov-21	21/00529/UNAUTU	18 Church Lane Ashwicken King's Lynn Norfolk PE32 1LN	Alleged unauthorised use	DC Application Submitted
243 Leziate	03-Feb-23	23/00064/UNAUTU	Chilver House Stables Chilver House Lane Bawsey KINGS LYNN Norfolk PE32 1ES	Alleged Unauthorised Use	Pending Consideration
Little Massingham	11-Apr-22	22/00177/UNOPDE	Land N of Electrical Sub Station And NW of Red Roofs Station Road Little Massingham Norfolk	alleged unauthorised operational development	Pending Consideration
Little Massingham	14-Sep-22	22/00454/BOC	The Lookout Station Road Little Massingham KINGS LYNN Norfolk PE32 2JU	Alleged Breach Of Planning Condition. 20/00392/F	DC Application Submitted
Marham	03-Apr-18	18/00147/UNAUTU	The Manor Cottage The Manor The Street Marham Norfolk PE33 9JP	Alleged unauthorised use	Pending Consideration

Marham	04-Jul-22	22/00319/UNOPDE	HomeleighThe StreetMarhamKing's LynnNorfolkPE33 9JN	Alleged Unauthorised Development. Traffic line of sight issue.	Pending Consideration
Marham	02-Feb-23	23/00062/BOC	Land East of the StreetThe StreetMarhamKINGS LYNNNorfolkPE33 9JN	Alleged Breach of Planning Condition	Pending Consideration
Marshland St James	21-Aug-19	19/00456/UNOPDE	Land At AvalonLong LotsMarshland St JamesNorfolk	Alleged unauthorised operational development	Pending Consideration
Marshland St James	02-Oct-20	20/00429/BOC	Elliott HouseHunters DroveMarshland St JamesWISBECHNorfolkPE14 8JQ	Alleged breach of conditions	Pending Consideration
Marshland St James	16-Nov-20	20/00479/UNAUTU	Land Opposite (west Of) The Yard4 Dades LaneMarshland St JamesWISBECHNorfolkPE14 8JJ	Alleged unauthorised use	DC Application Submitted
Marshland St James	01-Aug-22	22/00367/NIA	Colonial House81 Smeeth RoadMarshland St JamesWisbechNorfolkPE14 8JF	Alleged development not in accordance with planning application 21/01949/F	Pending Consideration
Marshland St James	16-Jan-23	23/00015/UNOPDE	Station HouseMiddle DroveMarshland St JamesWisbechNorfolkPE14 8JP	Alleged Unauthorised Operational Development	Pending Consideration

Marshland St James	20-Feb-23	23/00112/UNOPDE	Fox Gill House131 Smeeth RoadMarshland St JamesWISBECHNorfolkPE14 8JF	Alleged Unauthorised Operational Development	Pending Consideration
Marshland St James	20-Feb-23	23/00114/UNOPDE	21 Walton RoadMarshland St JamesWisbechNorfolkPE14 8DP	Alleged Unauthorised Operational Development	Pending Consideration
Methwold	11-Apr-19	19/00181/UNAUTU	20 The AvenueBrookvilleThetfordNorfolkIP26 4RF	Alleged unauthorised use	Notice Issued
245 Methwold	04-Dec-19	19/00604/BOC	Formerly RAF MethwoldBrandon RoadMethwoldNorfolkIP26 4RL	Alleged breach of planning condition	Pending Consideration
Methwold	13-May-21	21/00227/UNOPDE	1 Warren CottageBrandon RoadMethwoldThetfordNorfolkIP26 4RL	Alleged Unauthorised Operational Development	Pending Consideration
Methwold	28-Feb-22	22/00079/NIA	49A Main RoadBrookvilleNorfolkIP26 4RB	Alleged not it accordance with approved plans	Pending Consideration
Methwold	14-Nov-22	22/00571/BOC	Fair View8 Globe StreetMethwoldThetfordNorfolkIP26 4PQ	Alleged Breach of Condition	Pending Consideration

Methwold	05-Dec-22	22/00610/BOC	The Green Man1 Whiteplot RoadMethwold HytheNorfolkIP26 4QP	Alleged Breach of Planning Condition of Planning Consent 20/01467/F	Pending Consideration
Methwold	10-Jan-23	23/00013/BTCA	Red House1 Hythe RoadMethwoldThetfordNorfolkIP26 4PP	Alleged Breach of Tree works in a conservation area	Pending Consideration
Methwold	12-Jan-23	23/00014/BOC	14 Stoke RoadMethwoldThetfordNorfolkIP26 4PE	Alleged Breach of Planning Condition 22/01352/F	Pending Consideration
246 Methwold	12-Jan-23	23/00030/NIA	14 Stoke RoadMethwoldThetfordNorfolkIP26 4PE	Alleged Not in accordance with approved plans	Pending Consideration
Methwold	06-Feb-23	23/00068/BOC	42 High StreetMethwoldThetfordNorfolkIP26 4NT	Alleged Breach of Planning Condition	Pending Consideration
Methwold	10-Feb-23	23/00085/UNAUTU	14 Stoke RoadMethwoldThetfordNorfolkIP26 4PE	Alleged Unauthorised Use	Pending Consideration
Methwold	16-Feb-23	23/00106/UWLB	7 Crown StreetMethwoldThetfordNorfolkIP26 4NR	Alleged Unauthorised Works - L Bldg	Pending Consideration

Middleton	13-Jan-21	21/00032/UNAUTU	Land Between Sandy Lane And East Winch Road N of AllotmentsSandy LaneBlackborough EndNorfolk	Alleged Unauthorised Use	Pending Consideration
Middleton	15-Apr-21	21/00157/UNAUTU	Agricultural Building W of Sunset And Weedy CottageSchool RoadMiddletonNorfolkPE32 1SA	Alleged unauthorised use	Pending Consideration
Middleton	26-Aug-21	21/00421/UNAUTU	Louies Hand Car WashNorwich RoadMiddletonNorfolkPE32 1RH	Alleged Unauthorised Use	Pending Consideration
247 Middleton	29-Mar-22	22/00139/UNOPDE	Middleton Hall Golf ClubHall OrchardsMiddletonKing's LynnNorfolkPE32 1RY	Alleged unauthorised operational development	Notice Issued
Middleton	06-May-22	22/00227/UNAUTU	Unused Quarry W of Middleton Aggregates LtdMill DroveBlackborough EndNorfolk	Alleged Authorised Use	Pending Consideration
Middleton	10-Feb-23	23/00083/UNAUTU	Gardeners CottageMiddleton HallHall OrchardsMiddletonNorfolkPE32 1RY	Alleged Unauthorised Use	Pending Consideration
North Creake	09-Nov-22	22/00567/UNAUTU	Chalk Hill73 Burnham RoadNorth CreakeNorfolkNR21 9LA	Alleged Unauthorised Use	DC Application Submitted

North Runcton	05-Dec-22	22/00606/UNOPDE	4 Manor Farm Cottages Common Lane North Runcton King's Lynn Norfolk PE33 0RF	Alleged unauthorised operational development	Pending Consideration
North Runcton	06-Feb-23	23/00067/UNAUTU	Fairwood 24 Cedar Grove North Runcton King's Lynn Norfolk PE33 0QZ	Alleged Unauthorised Use	Pending Consideration
North Wootton	11-Nov-22	22/00574/UNOPDE	Land At E 564666 N 325257 Off Ling Common Road North Wootton Norfolk	Alleged Unauthorised operational development	DC Application Submitted
248 North Wootton	23-Jan-23	23/00047/BTPO	The Old Rectory The Green North Wootton King's Lynn Norfolk PE30 3RD	Alleged Breach of Tree Preservation Order	Pending Consideration
Northwold	08-Apr-21	21/00143/UNAUTU	Ashlee 31 Methwold Road Whittington King's Lynn Norfolk PE33 9RX	Alleged unauthorised use	Pending Consideration
Northwold	06-Dec-21	22/00012/UNAUTU	The Reception Fendicks Fisheries And Caravan Park Methwold Road Whittington Norfolk PE33 9GP	Alleged Unauthorised Use	Pending Consideration
Northwold	13-Dec-22	22/00626/UNAUTU	Waterfall Barn 49 Hovells Lane Northwold THETFORD Norfolk IP26 5LX	Alleged Unauthorised Use	Pending Consideration

Northwold	09-Jan-23	23/00032/UNAUTU	25 High StreetNorthwoldNorfolkIP26 5LA	Alleged Unauthorised Use	Pending Consideration
Northwold	31-Jan-23	23/00051/UNAUTU	Ashlee31 Methwold RoadWhittingtonKing's LynnNorfolkPE33 9RX	Alleged Unauthorised Use	Pending Consideration
Northwold	14-Feb-23	23/00096/BOC	Jensons WayWhittingtonNorfolkPE33 9FT	Alleged Breach of Planning Condition	Pending Consideration
249 Old Hunstanton	26-Jun-18	18/00296/UWLB	Caley Hall Motel89 Old Hunstanton RoadOld HunstantonNorfolkPE36 6HH	Alleged unauthorised works to a listed building	Pending Consideration
Old Hunstanton	01-Nov-21	21/00509/UNTIDY	12 Wodehouse RoadOld HunstantonHunstantonNorfolkPE36 6JD	Alleged untidy land	Notice Issued
Old Hunstanton	11-Jul-22	22/00323/UNOPDE	Sea DriftWaterworks RoadOld HunstantonHUNSTANTONNorfolkPE36 6JE	Alleged Unauthorised Development. Summer House under construction.	Pending Consideration
Old Hunstanton	12-Oct-22	22/00525/UWLB	Cliff Farmhouse62 Old Hunstanton RoadOld HunstantonHunstantonNorfolkPE36 6HX	Alleged Unauthorised works to a listed building	Pending Consideration

Old Hunstanton	16-Jan-23	23/00020/UADV	Hippersley67 Old Hunstanton Road Old HunstantonHunstantonNorfolkPE36 6HZ	Alleged Unauthorised Advertisement	Pending Consideration
Outwell	14-May-19	19/00247/NIA	Land E Church Field SW of 54 Well Creek Road And E ofBaldwins DroveOutwellNorfolk	Alleged built not in accordance with approved plans	Pending Consideration
Outwell	30-Sep-20	20/00402/UNAUTU	5 The CottonsOutwellWisbechNorfolkPE14 8TP	Alleged unauthorised use	Notice Issued
250 Outwell	20-Nov-21	22/00002/BOC	Crown Lodge Hotel 40 Downham RoadOutwellWisbechNorfolkPE14 8SE	Alleged Breach of Condition	Notice Issued
Outwell	11-Aug-22	22/00396/UNOPDE	Langhorn HouseLanghorns LaneOutwellWisbechNorfolkPE14 8SH	Alleged Unauthorised Development. Wooden construction and number of caravans.	Pending Consideration
Outwell	17-Aug-22	22/00401/UNOPDE	Fernie HouseThe CottonsOutwellWisbechNorfolkPE14 8TL	Alleged Unauthorised Development	Pending Consideration
Outwell	10-Nov-22	22/00569/BOC	Abbotts CourtIsle Bridge RoadOutwellNorfolk	Alleged Breach of Conditions 15/01968/O & 19/01434/O	Pending Consideration

Pentney	05-May-20	20/00134/UNOPDE	Pentney LakesCommon RoadPentneyNorfolk	Alleged unauthorised operational development	Pending Consideration
Pentney	12-Jun-21	21/00274/UNAUTU	Poacher's PocketLow RoadPentneyKINGS LYNNNorfolkPE32 1JF	Alleged Unauthorised Use	Pending Consideration
Pentney	30-Jun-21	21/00314/UNAUTU	Pumping Station AtBilney RoadPentneyNorfolk	Alleged Unauthorised Use	Pending Consideration
251 Pentney	12-May-22	22/00229/BOC	Pentney LanePentneyNorfolk	Alleged Breach of Condition 16/00015/O	Pending Consideration
Pentney	04-Jul-22	22/00318/UNOPDE	Land To The Rear of Crossgates FarmAbbey RoadPentneyKing's LynnNorfolkPE32 1JP	Alleged Unauthorised development. Construction on land TO THE REAR of Crossgates Farm.	Pending Consideration
Pentney	03-Aug-22	22/00299/UNOPDE	52 Pentney LakesCommon RoadPentneyNorfolk	Alleged Unauthorised Operational Development (New build)	DC Application Submitted
Pentney	23-Aug-22	22/00416/UNAUTU	Farm Land South ofStreet RecordNarborough RoadPentneyNorfolk	Alleged Unauthorised Use	Pending Consideration

Pentney	17-Nov-22	22/00586/UNAUTU	Charolais Low Road Pentney King's Lynn Norfolk PE32 1JF	Alleged Unauthorised Use	Pending Consideration
Pentney	29-Nov-22	22/00595/UNAUTU	Land E of Woodside Narborough Road Pentney Norfolk	Alleged unauthorised Use	Pending Consideration
Pentney	08-Feb-23	23/00074/UNTIDY	Tudor Rose Narborough Road Pentney Norfolk PE32 1JH	Alleged Untidy Land	Pending Consideration
252 Ringstead	30-May-22	22/00262/BOC	3 Top End Cottages Holme Road Ringstead Hunstanton Norfolk PE36 5JS	Alleged Breach of Condition 15/01089/F refers	DC Application Submitted
Ringstead	17-Aug-22	22/00437/UNOPDE	14 Golds Pightle Ringstead Hunstanton Norfolk PE36 5LD	Alleged Unauthorised Development	Pending Consideration
Ringstead	12-Oct-22	22/00523/UWLB	Sedgeford Road Farm Sedgeford Road Ringstead Hunstanton Norfolk PE36 5JZ	Alleged Unauthorised works to a listed building	Pending Consideration
Roydon	19-Nov-19	19/00589/BOC	White Cottage 33 Low Road Roydon King's Lynn Norfolk PE32 1AN	Alleged breach of planning condition to 15/00264/NMA_1	Pending Consideration

Roydon	15-May-21	21/00228/UNAUTU	20 Church LaneRoydonKing's LynnNorfolkPE32 1AR	Alleged Unauthorised Use	Pending Consideration
Roydon	24-Aug-22	22/00459/UNAUTU	Garden Lodge39 Low RoadRoydonNorfolkPE32 1AN	Alleged-UNAUTU - Unauthorised Use	Pending Consideration
Runcton Holme	10-Oct-18	18/00481/UNAUTU	10 Lynn RoadSouth RunctonKing's LynnNorfolkPE33 0EW	Alleged Unauthorised Use	Pending Consideration
253 Runcton Holme	30-Nov-22	22/00602/UNOPDE	Woodlakes Leisure LtdWoodlakes Caravan & Camping ParkHolme RoadStow BridgeNorfolkPE34 3PX	Alleged Unauthorised Operational Development	DC Application Submitted
Runcton Holme	12-Dec-22	22/00622/UNAUTU	Woodlakes Leisure LtdWoodlakes Caravan & Camping ParkHolme RoadStow BridgeNorfolkPE34 3PX	Alleged Unauthorised Use	DC Application Submitted
Sedgeford	06-Sep-19	19/00478/UNAUTU	Cole Green HouseFring RoadSedgefordNorfolkPE36 5LT	Alleged unauthorised use	Pending Consideration
Sedgeford	22-Jan-20	20/00016/BOC	Conifer LodgeRingstead RoadSedgefordHunstantonNorfolkPE36 5NQ	Alleged breach of planning condition	Pending Consideration

Shouldham	13-Oct-22	22/00482/UNOPDE	25 The GreenShouldhamNorfolkPE33 0BY	Unauthorised operational development	DC Application Submitted
Snettisham	31-Oct-16	16/00506/BOC	18 Beach RoadSnettishamKing's LynnNorfolkPE31 7RA	Alleged breach of condition	Notice Issued
Snettisham	10-Jan-18	18/00008/UNAUTU	18 Beach RoadSnettishamKing's LynnNorfolkPE31 7RA	from countryside to garden land including construction of pond and residential paraphernalia	Notice Issued
254 Snettisham	11-Dec-19	19/00620/UNOPDE	Land To Rear of36A Common RoadSnettishamKing's LynnNorfolkPE31 7PF	Alleged unauthorised operational development	Pending Consideration
Snettisham	04-Feb-20	20/00047/BOC	18 Beach RoadSnettishamNorfolkPE31 7RA	Alleged breach of condition	Notice Issued
Snettisham	23-Jul-21	21/00355/UWLB	The Coach HouseSnettisham HouseSt Thomas LaneSnettishamNorfolkPE31 7RZ	Alleged Unauthorised Works - L Bldg	Pending Consideration
Snettisham	07-Jul-22	22/00333/UNAUTU	32 Common RoadSnettishamKing's LynnNorfolkPE31 7PF	Alleged Unauthorised Use. 17/01346/F designated area for vehicle repairs, but is now stated to being used as a woodcutting yard.	DC Application Submitted

Snettisham	25-Jul-22	22/00352/UNTIDY	9 Styleman WaySnettishamKing's LynnNorfolkPE31 7NT	Alleged Untidy land	Pending Consideration
Snettisham	28-Jul-22	22/00363/UNOPDE	23 The BeachShepherds PortSnettishamNorfolkPE31 7RB	Alleged Unauthorised Development (Wind Turbine)	DC Application Submitted
Snettisham	24-Aug-22	22/00458/UNAUTU	Land West of 6 Teal CloseSnettishamKINGS LYNNNorfolkPE31 7RE	Alleged Unauthorised Use	Pending Consideration
255 South Creake	11-Oct-19	19/00536/UNAUTU	Horseshoe FarmActons EngineeringRoman RoadSouth CreakeNorfolkNR21 9PR	Alleged unauthorised use	Notice Issued
South Creake	08-Apr-21	21/00142/BOC	Land At The OaksThe CommonSouth CreakeNorfolkNR21 9JB	Alleged breach of planning condition	Pending Consideration
South Creake	15-Jul-21	21/00349/UNAUTU	Land S of Unit 3 Creake Business ParkThe CommonSouth CreakeNorfolk	Alleged Unauthorised Use	Pending Consideration
South Creake	23-Jul-21	21/00368/UNOPDE	The Ostrich Inn1 Fakenham RoadSouth CreakeFAKENHAMNorfolkNR21 9PB	Alleged Unauthorised Plan	Pending Consideration

South Creake	02-Nov-21	21/00513/UNOPDE	Horseshoe FarmRoman RoadSouth CreakeNorfolkNR21 9PR	Alleged unoperational development	Pending Consideration
South Creake	24-May-22	22/00250/BOC	The Sextons56 Church LaneSouth CreakeNorfolkNR21 9LX	Alleged Breach of Condition 3 attached to Planning Permission 16/00777/F	DC Application Submitted
South Creake	12-Dec-22	22/00625/UNOPDE	Solitaire14 Burnham RoadSouth CreakeFakenhamNorfolkNR21 9JF	Alleged Unauthorised operational development.	Pending Consideration
256 South Wootton	09-Dec-20	20/00481/NIA	Four Winds166 Grimston RoadSouth WoottonKing's LynnNorfolkPE30 3PB	Alleged not in accordance with approved plans	Pending Consideration
South Wootton	11-Jan-21	21/00020/BOC	Chelwood172 Grimston RoadSouth WoottonKing's LynnNorfolkPE30 3PB	Alleged Breach of Condition 19/02059/F	Pending Consideration
South Wootton	19-Oct-22	22/00535/BOC	Land W And SW of 55 To 65Nursery LaneSouth WoottonNorfolk	Alleged breach of condition	Pending Consideration
South Wootton	08-Dec-22	22/00612/BOC	Land W of The GardensEdward Benefer WayKing's LynnNorfolk	Alleged Breach of Planning Condition of Planning Consent 21/00995/FM	Pending Consideration

South Wootton	08-Dec-22	22/00613/BOC	Land W of South Wootton School OffEdward Benefer WayKing's LynnNorfolk	Alleged Breach of Planning Condition of Planning Consent 17/01151/OM 20/01954/RMM	Pending Consideration
South Wootton	16-Feb-23	23/00102/BTPO	12 Green LaneSouth WoottonKing's LynnNorfolkPE30 3NT	Alleged Breach of Tree Preservation Order	Pending Consideration
South Wootton	16-Feb-23	23/00103/UNAUTU	Land On the West Side Of,10 Green LaneSouth WoottonKing's LynnNorfolkPE30 3NT	Alleged Unauthorised Use	Pending Consideration
257 South Wootton	16-Feb-23	23/00104/UNOPDE	8 Green LaneSouth WoottonKing's LynnNorfolkPE30 3NT	Alleged Unauthorised Operational Development	Pending Consideration
Southery	08-Jan-14	14/00005/UNAUTU	Land Known As Pells FarmFarthing DroveSoutheryNorfolkPE38 OPR	alleged unauthorised use	Notice Issued
Southery	30-Nov-22	22/00601/UNAUTU	71B Feltwell RoadSoutheryDOWNHAM MARKETNorfolkPE38 ONR	Alleged Unauthorised Use	Pending Consideration
Southery	08-Dec-22	22/00617/UNAUTU	Nicholson Machinery 1 Westgate StreetSoutheryDownham MarketNorfolkPE38 OPA	Alleged unauthorised use	Pending Consideration

Stanhoe	23-Aug-19	19/00462/UNAUTU	Land South East of Station Farm Cottage Station Road Stanhoe King's Lynn Norfolk PE31 8QN	Alleged unauthorised use	DC Application Submitted
Stoke Ferry	01-Aug-22	22/00370/UNAUTU	Stoke Ferry Timber Ltd Boughton Road North Stoke Ferry KINGS LYNN Norfolk PE33 9BF	Alleged Unauthorised use. Storage Containers on site.	DC Application Submitted
Stoke Ferry	12-Jan-23	23/00017/UNAUTU	Land N of the Old Bull Bridge Road Stoke Ferry Norfolk	Alleged Unauthorised Use	Pending Consideration
258 Stoke Ferry	15-Feb-23	23/00099/UNAUTU	Boughton Farm Boughton Road North Stoke Ferry KINGS LYNN Norfolk PE33 9BF	Alleged Unauthorised Use	Pending Consideration
Stow Bardolph	05-Feb-20	20/00053/BOC	Wilks Place 34 The Drove Barroway Drove Norfolk PE38 0AJ	Alleged breach of planning condition	Pending Consideration
Stow Bardolph	18-Aug-22	22/00417/UNAUTU	Land At 16 The Drove Barroway Drove Norfolk PE38 0AJ	Alleged Unauthorised use for Dog Breeding.	Pending Consideration
Stow Bardolph	16-Sep-22	22/00456/UNAUTU	Mortons Farm Outwell Road Stow Bridge Norfolk PE34 3NU	Alleged Unauthorised Use	Pending Consideration

Stow Bardolph	21-Dec-22	22/00633/UNAUTU	2A The DroveBarroway DroveNorfolkPE38 0AJ	Alleged unauthorised use	Pending Consideration
Stow Bardolph	08-Feb-23	23/00075/BOC	Adjacent 196 the DroveBarroway DroveDownham MarketNorfolkPE38 0AL	Alleged Breach of Planning Condition	Pending Consideration
Syderstone	22-Jan-20	20/00020/UNOPDE	21 BroadlandsThe StreetSyderstoneKing's LynnNorfolkPE31 8ST	Alleged unauthorised operational development	Pending Consideration
259 Syderstone	13-Mar-21	21/00114/UNAUTU	Land To The R/O Fieldfare HouseCreake RoadSyderstoneNorfolkPE31 8SF	Alleged Unauthorised Use	Pending Consideration
Syderstone	04-Jun-21	21/00240/UNAUTU	23 Tattersett RoadSyderstoneKing's LynnNorfolkPE31 8SA	Alleged unauthorised use	Pending Consideration
Syderstone	10-Aug-21	21/00401/UNTIDY	Tarn Hows Graces CottagesThe StreetSyderstoneKing's LynnNorfolkPE31 8SD	Alleged Untidy Land	Notice Issued
Syderstone	14-Oct-21	21/00488/UNOPDE	Land N of 13 BroadlandsThe StreetSyderstoneKing's LynnNorfolkPE31 8ST	Alleged Unauthorised Operational Development	Pending Consideration

Syderstone	23-Jan-22	22/00051/UNAUTU	Land South of Nursery Lodge Farm The Street Syderstone Norfolk PE31 8SD	Alleged Unauthorised Use	Pending Consideration
Terrington St Clement	12-Aug-19	19/00435/UNAUTU	Land To The East of The Poplars Long Road Terrington St Clement King's Lynn Norfolk PE34 4JN	Alleged unauthorised use	Pending Consideration
Terrington St Clement	18-Oct-21	21/00496/UNOPDE	Westfield Gardens 81 Market Lane Terrington St Clement KINGS LYNN Norfolk PE34 4HR	Alleged Unauthorised Operational Development	Pending Consideration
Terrington St Clement	25-Mar-22	22/00132/UNAUTU	2 Long Road Terrington St Clement King's Lynn Norfolk PE34 4JL	Alleged unauthorised use	Pending Consideration
Terrington St Clement	03-May-22	22/00219/UNOPDE	Homefields Low Lane Terrington St Clement Norfolk PE34 4NW	Alleged unauthorised operational development	Pending Consideration
Terrington St Clement	06-May-22	22/00207/BOC	Homefields Low Lane Terrington St Clement Norfolk PE34 4NW	Alleged breach of condition	Pending Consideration
Terrington St Clement	26-May-22	22/00253/UNOPDE	Homefields Farm Low Lane Terrington St Clement Norfolk PE34 4NW	Alleged Unauthorised Operational Development	Pending Consideration

Terrington St Clement	13-Jun-22	22/00275/UNAUTU	Manor House58 Churchgate WayTerrington St ClementKing's LynnNorfolkPE34 4LZ	Alleged Unauthorised Use	Pending Consideration
Terrington St Clement	20-Jun-22	22/00289/UNOPDE	The Wildfowler28 Sutton RoadTerrington St ClementNorfolkPE34 4PQ	alleged Unauthorised Operational Development 22/00127/F	Pending Consideration
Terrington St Clement	24-Jun-22	22/00310/UNOPDE	Land Adjacent To Clear ViewLong RoadTerrington St ClementKing's LynnNorfolkPE34 4JL	Alleged Unauthorised Development encroachment on neighbour's land	Pending Consideration
261 Terrington St Clement	22-Jul-22	22/00348/UNAUTU	Speecrete70 Station RoadTerrington St ClementKing's LynnNorfolkPE34 4PL	Alleged Unauthorised Use. Planning app. 2/02/0303/CU	Pending Consideration
Terrington St Clement	12-Aug-22	22/00395/UNAUTU	Clements69 - 75 Churchgate WayTerrington St ClementKINGS LYNNNorfolkPE34 4LZ	Alleged Unauthorised use. Planning application 19/01498/F	Pending Consideration
Terrington St Clement	18-Aug-22	22/00379/UNAUTU	3 Anchor RoadTerrington St ClementKing's LynnNorfolkPE34 4HL	Alleged Unauthorised use for Dog breeding business.	DC Application Submitted
Terrington St Clement	09-Sep-22	22/00448/UNAUTU	19 Craske LaneTerrington St ClementKing's LynnNorfolkPE34 4HW	Alleged-UNAUTU - Unauthorised Use	Pending Consideration

Terrington St Clement	30-Sep-22	22/00487/NIA	128 Old Roman Bank Terrington St Clement King's Lynn Norfolk PE34 4JP	Alleged Not in accordance with approved plans of Planning Consent 17/00857/RM	Pending Consideration
Terrington St Clement	06-Oct-22	22/00517/UNAUTU	111 Hay Green Road South Terrington St Clement King's Lynn Norfolk PE34 4PU	Alleged Unauthorised Use	Pending Consideration
Terrington St Clement	08-Nov-22	22/00563/BOC	43 Hay Green Road North Terrington St Clement King's Lynn Norfolk PE34 4PY	Alleged - BOC - Breach of Planning Condition	Pending Consideration
Terrington St Clement	24-Nov-22	22/00594/UADV	The Wildfowler 28 Sutton Road Terrington St Clement Norfolk PE34 4PQ	Alleged Unauthorised Advertisement	Pending Consideration
Terrington St John	25-Jan-22	22/00037/UNAUTU	The Stet School Road St John's Fen End Terrington St John Norfolk PE14 7SJ	Alleged Unauthorised Use	Pending Consideration
Thornham	16-Aug-18	18/00393/UNAUTU	Land North of The Coach House High Street Thornham Norfolk PE36 6LY	Alleged unauthorised use	Notice Issued
Thornham	03-Jul-19	19/00122/S106	The Pastures 6 Choseley Road Thornham Norfolk PE36 6ND	Section 106 monitoring	Notice Issued

Thornham	11-Oct-19	19/00537/UNAUTU	Swiss CottageHigh StreetThornhamHunstantonNorfolkPE36 6LY	Alleged unauthorised use	Pending Consideration
Thornham	16-May-22	22/00216/UWCA	Land East of Marsh HouseThe GreenThornhamNorfolkPE36 6NH	Alleged unauthorised works in a Conservation Area	Pending Consideration
Thornham	12-Jul-22	22/00335/UNOPDE	Land Beyond The Rear of14 Shepherds PightleThornhamHunstantonNorfolkPE36 6NA	Alleged Unauthorised development.	Pending Consideration
263 Thornham	24-Aug-22	22/00414/BOC	QuaversHigh StreetThornhamHunstantonNorfolkPE36 6LY	Alleged breach of Planning Condition	Pending Consideration
Thornham	01-Nov-22	22/00545/UNAUTU	The Chequers InnHigh StreetThornhamNorfolkPE36 6LY	Alleged-UNAUTU - Unauthorised Use	Pending Consideration
Tilney All Saints	21-Oct-22	22/00531/UNTIDY	Foxglove CottageShepherdsgate RoadTilney All SaintsKing's LynnNorfolkPE34 4RP	Alleged Untidy Land	Pending Consideration
Tilney St Lawrence	17-Sep-18	18/00453/BOC	2 Islington Hall CottagesIslington GreenTilney All SaintsKing's LynnNorfolkPE34 4SB	Alleged breach of planning condition	DC Application Submitted

Tilney St Lawrence	12-Nov-19	19/00581/UNAUTU	Waterworks House16 St Johns RoadTilney St LawrenceNorfolkPE34 4QL	Alleged unauthorised use	Notice Issued
Tilney St Lawrence	13-Sep-21	21/00450/UWLB	Duncans Farm HouseLynn RoadTilney All SaintsKing's LynnNorfolkPE34 4RU	Alleged Unauthorised Works - L Bldg	Pending Consideration
Tilney St Lawrence	16-Mar-22	22/00125/UNAUTU	40 Spice ChaseTilney St LawrenceKing's LynnNorfolkPE34 4RD	Alleged Unauthorised Use	Pending Consideration
Tilney St Lawrence	21-Oct-22	22/00529/UNAUTU	47 St Johns RoadTilney St LawrenceNorfolkPE34 4QJ	Alleged Unauthorised Use	Pending Consideration
Tilney St Lawrence	20-Dec-22	22/00631/UNAUTU	HighfieldsLynn RoadTilney All SaintsKing's LynnNorfolkPE34 4RU	Alleged Unauthorised Use	Pending Consideration
Titchwell	19-Jul-21	21/00360/UNAUTU	Land NW of Junction With Choseley Road And E of Track N of Orchard CottageMain RoadTitchwellNorfolk	Alleged Unauthorised Use	Pending Consideration
Titchwell	18-Jan-22	22/00042/BTCA	Orchard CottageMain RoadTitchwellKing's LynnNorfolkPE31 8BB	Alleged Breach - Tree in Cons Area	Pending Consideration

Upwell	10-Jun-19	19/00299/UNAUTU	The Cottage Welney Road Lakes End Norfolk PE14 9QB	Alleged unauthorised use	Pending Consideration
Upwell	16-Oct-20	20/00436/UNOPDE	Orchard View 7 Baptist Road Upwell Wisbech Norfolk PE14 9EY	Alleged unauthorised operational development	Notice Issued
Upwell	17-Nov-20	20/00483/UNAUTU	Buildings East of School Road Upwell Norfolk	Alleged unauthorised use	Pending Consideration
265 Upwell	01-Jun-21	21/00251/UWLB	White Lion House 50 Town Street Upwell Norfolk PE14 9DA	Alleged Unauthorised Works - L Bldg	Pending Consideration
Upwell	18-Aug-21	21/00396/BOC	Whitesides Mumbys Drove Three Holes Norfolk PE14 9JT	Alleged Breach of Planning Condition	Pending Consideration
Upwell	02-Jan-22	22/00024/UNAUTU	Willow Lodge 80 Small Lode Upwell Wisbech Norfolk PE14 9BG	Alleged Unauthorised Use	Pending Consideration
Upwell	06-Jun-22	22/00265/UNAUTU	Last Bungalow Squires Drove Three Holes Wisbech Norfolk PE14 9JY	Alleged Unauthorised Use	Pending Consideration

Upwell	25-Aug-22	22/00418/UNOPDE	The Cottages29 Dovecote RoadUpwellWisbechNorfolkPE14 9HB	Alleged Unauthorised Development	Pending Consideration
Upwell	21-Sep-22	22/00489/UNAUTU	Land Between New Bridge Farm House And JoadeStonehouse RoadUpwellNorfolk	Alleged Unauthorised Use	Pending Consideration
Upwell	20-Oct-22	22/00516/UNAUTU	58 Town StreetUpwellNorfolkPE14 9DF	Alleged unauthorised use	Pending Consideration
Upwell 266	17-Nov-22	22/00582/BOC	Primrose Farm181 Small LodeUpwellNorfolkPE14 9BL	Alleged Breach of Condition	Pending Consideration
Walpole	09-Jun-21	21/00268/BOC	108 Church RoadWalpole St PeterWISBECHNorfolkPE14 7NU	Alleged Breach of Planning Condition	Pending Consideration
Walpole	05-Aug-21	21/00377/UNOPDE	Cley CottageThe MarshWalpole St AndrewWISBECHNorfolkPE14 7JG	Alleged Unauthorised Operational Development	Pending Consideration
Walpole	13-Jun-22	22/00281/UNOPDE	Wingland HouseThe MarshWalpole St AndrewWisbechNorfolkPE14 7JG	alleged unauthorised operational development	Pending Consideration

Walpole	30-Nov-22	22/00600/UNAUTU	MansefieldMarsh RoadWalpole St AndrewWisbechNorfolkPE14 7JN	Alleged unauthorised Use	Pending Consideration
Walpole	03-Jan-23	23/00003/UNOPDE	ThornmoorFolgate LaneWalpole St AndrewWisbechNorfolkPE14 7HS	Alleged Unauthorised Operational Development. (Construction of a wall exceeding 1m in height adjacent to a highway)	Pending Consideration
Walpole	01-Feb-23	23/00057/NIA	MansefieldMarsh RoadWalpole St AndrewWisbechNorfolkPE14 7JN	Alleged Not in accordance with approved plans	Pending Consideration
267 Walpole Cross Keys	16-Feb-21	21/00060/UNOPDE	Christmas Tree Cottage144 Sutton RoadWalpole Cross KeysKing's LynnNorfolkPE34 4HE	Alleged Unathorised Operational Development	Pending Consideration
Walpole Cross Keys	14-Sep-21	21/00452/UNTIDY	Land At Sutton Road / Station Road NorthWalpole Cross KeysWISBECHNorfolkPE34 4HB	Alleged Untidy Land	Pending Consideration
Walpole Cross Keys	19-Apr-22	22/00188/UNOPDE	14 Market LaneWalpole St AndrewWisbechNorfolkPE14 7LT	alleged unauthorised operational development	Pending Consideration
Walpole Cross Keys	17-May-22	22/00218/NIA	Samuels Family Farm Shop And ButchersMarket LaneWalpole St AndrewNorfolkPE14 7LT	Alleged not in accordance with approved plans	Pending Consideration

Walpole Cross Keys	09-Aug-22	22/00331/UNAUTU	Fern HouseMarket LaneWalpole St AndrewWisbechNorfolkPE14 7LX	Alleged Unauthorised Use. Includes Boundary issues, Caravan sited for rental, construction of non residential buildings use as a riding school for hire.	Pending Consideration
Walpole Cross Keys	29-Nov-22	22/00599/UADV	Samuel's Family Farm Shop And ButchersMarket LaneWalpole St AndrewWISBECHNorfolkPE14 7LT	Alleged Unauthorised Advertisement	Pending Consideration
Walpole Highway	16-May-22	22/00235/UNAUTU	Land Opposite Entrance To Stockhill SquareHall RoadWalpole HighwayNorfolk	Alleged Unauthorised Use	Pending Consideration
268 Walsoken	08-Jun-15	15/00278/BOC	81 Broadend RoadWalsokenNorfolkPE14 7BQ	alleged breach of condition	Notice Issued
Walsoken	22-Aug-17	17/00357/UNOPDE	Sibley Field FarmBiggs RoadWalsokenWisbechNorfolkPE14 7BD	Alleged unauthorised operational development	Notice Issued
Walsoken	30-Aug-19	19/00467/UNAUTU	Maipop FarmBiggs RoadWalsokenNorfolkPE14 7BD	Alleged unauthorised use	Pending Consideration
Walsoken	29-Oct-20	20/00448/BOC	Squirrels FieldBiggs RoadWalsokenWISBECHNorfolkPE14 7BD	Alleged breach of planning condition	Notice Issued

Walsoken	14-Apr-21	21/00154/UNOPDE	WillowdeneBiggs RoadWalsokenWISBECHNorfolkPE14 7BD	Alleged unauthorised operational development	Pending Consideration
Walsoken	05-Jul-21	21/00309/UNAUTU	Tarrazona16 S-BendLynn RoadWalsokenNorfolkPE14 7AP	Alleged Unauthorised Use.	Pending Consideration
Walsoken	24-Sep-21	21/00463/UNOPDE	Fountain HouseWalton RoadWalsokenNorfolkPE14 7AG	Alleged Unauthorised Operational Development	Notice Issued
269 Walsoken	11-Nov-21	21/00537/UNOPDE	Little Eastfield BarnLynn RoadWalsokenNorfolkPE14 7AL	Alleged unauthorised operational development	Pending Consideration
Walsoken	14-Sep-22	22/00452/UNAUTU	The GablesWheatley BankWalsokenWisbechNorfolkPE14 7AZ	Alleged-UNAUTU - Unauthorised Use	Pending Consideration
Walsoken	18-Nov-22	22/00589/UNAUTU	Healthfields Nursery Wilkins Road Wisbech PE14 7BG	Alleged - UNAUTU - Unauthorised Use	Pending Consideration
Watlington	12-Mar-20	20/00090/UNAUTU	The Angel 41 School RoadWatlingtonKing's LynnNorfolkPE33 0HA	Alleged unauthorised use	Pending Consideration

Watlington	18-May-20	20/00149/UNAUTU	37A School RoadWatlingtonKINGS LYNNNorfolkPE33 0HA	Alleged unauthorised use	Pending Consideration
Watlington	07-Jul-21	21/00322/UNAUTU	Home FarmBarnards LaneWatlingtonKing's LynnNorfolkPE33 0JN	Alleged Unauthorised Use	Pending Consideration
Watlington	15-Jul-21	21/00345/UNOPDE	26 Station RoadWatlingtonKing's LynnNorfolkPE33 0JF	Alleged Unauthorised Operational Development	Pending Consideration
270 Watlington	01-Nov-21	21/00510/BOC	Land N of 57 And 67Fen RoadWatlingtonNorfolk	Alleged Breach of Condition	Notice Issued
Watlington	07-Sep-22	22/00438/UNAUTU	72 John Davis WayWatlingtonNorfolkPE33 0TD	Alleged Unauthorised Use. (Extension of boundary without Planning Permission)	Pending Consideration
Watlington	03-Feb-23	23/00063/OTHER	Land Rear of Nolan CourtWatlingtonNorfolkPE33 0JP	Alleged Other Breach	Pending Consideration
Welney	28-Sep-20	20/00397/UNAUTU	Acorn Holiday ParkBedford BankWelneyNorfolkPE14 9RJ	Alleged unauthorised use	Pending Consideration

Welney	26-Oct-22	22/00533/UNOPDE	Cottage Rear of The Old Chapel Main Street Welney Norfolk	Alleged unauthorised operational development	Pending Consideration
Welney	30-Jan-23	23/00048/UNAUTU	Riverdale 126 Wisbech Road Welney Wisbech Norfolk PE14 9QA	Alleged Unauthorised Use	Pending Consideration
Welney	08-Feb-23	23/00077/UNAUTU	Alarmony Barn March Road Tipps End Welney WISBECH Norfolk PE14 9SG	Alleged Unauthorised Use	Pending Consideration
271 Wereham	14-Apr-15	15/00174/UWLB	Manor House Church Road Wereham Norfolk PE33 9AP	Alleged unauthorised works to a Listed Building.	Pending Consideration
Wereham	14-Feb-23	23/00094/UNAUTU	St Margarets Farmhouse St Margarets Hill Wereham King's Lynn Norfolk PE33 9AN	Alleged Unauthorised Use	Pending Consideration
West Acre	04-Mar-21	21/00095/UNOPDE	Laundry Cottage River Road West Acre Norfolk PE32 1UA	Alleged Unauthorised Operational Development	Pending Consideration
West Acre	15-Jun-21	21/00277/UNAUTU	Duration Brewery Abbey Farm River Road West Acre Norfolk PE32 1UA	Alleged Unauthorised Use.	Pending Consideration

West Dereham	16-Feb-23	23/00109/UNAUTU	RobreenThe RowWest DerehamKing's LynnNorfolkPE33 9RH	Alleged Unauthorised Use	Pending Consideration
West Rudham	30-Nov-21	22/00004/BOC	Hall FarmSchool RoadWest RudhamNorfolkPE31 8TE	Alleged Breach of Planning Condition	Pending Consideration
West Walton	31-Jul-19	19/00411/UADV	Worzals Farm ShopLynn RoadWalsokenNorfolkPE14 7DA	Alleged unauthorised advertisement	Pending Consideration
272 West Walton	17-Jun-21	21/00293/UNAUTU	Land SW of The BungalowCommon RoadWalton HighwayNorfolk	Alleged Unauthorised Use	Notice Issued
West Walton	18-Aug-22	22/00410/UNAUTU	Foxhall FarmHarps Hall RoadWalton HighwayNorfolkPE14 7DL	Alleged Unauthorised Use	Pending Consideration
West Walton	08-Dec-22	22/00614/BOC	Berwick HouseLynn RoadWalton HighwayWISBECHNorfolkPE14 7DE	Alleged - BOC - Breach of Planning Condition	Pending Consideration
West Walton	23-Jan-23	23/00035/UNAUTU	The WillowsLynn RoadWalton HighwayNorfolkPE14 7DF	Alleged Unauthorised Use	Pending Consideration

West Walton	02-Feb-23	23/00059/UNOPDE	Berwick House Lynn Road Walton Highway WISBECH Norfolk PE14 7DE	Alleged Unauthorised Operational Development	Pending Consideration
West Walton	13-Feb-23	23/00091/BOC	Plot 2 North of the Bungalow Bellamys Lane West Walton Norfolk PE14 7EY	Alleged Breach of Planning Condition	Pending Consideration
West Winch	13-Mar-19	19/00130/BOC	The Annex Garage Lane Setchey Norfolk PE33 0BE	Alleged breach of condition to planning permission 14/01317/CU	Pending Consideration
273 West Winch	14-Feb-21	21/00059/BOC	Building W of Spinney House Lynn Road Setchey KINGS LYNN Norfolk PE33 0BD	Alleged Breach of Condition 20/00303/FM refers	Notice Issued
West Winch	07-Aug-21	21/00397/HHC	Rosend Lynn Road Setchey King's Lynn Norfolk PE33 0AZ	Alleged High Hedge Complaint	Notice Issued
West Winch	19-May-22	22/00242/OTHER	Barns At Setch Road Setchey Norfolk PE33 0FB	Alleged Breach of S106 Agreement attached to 2/99/1203/CU	Pending Consideration
West Winch	14-Jul-22	22/00256/BOC	84 Main Road West Winch Norfolk PE33 0LY	Alleged Breach of Condition 17/01514/F refers	Pending Consideration

West Winch	31-Aug-22	22/00421/UNOPDE	11 Fuller Close West Winch King's Lynn Norfolk PE33 0UD	Alleged Unauthorised development	Pending Consideration
West Winch	31-Aug-22	22/00424/UNOPDE	38 Eller Drive West Winch King's Lynn Norfolk PE33 0NN	Alleged Unauthorised Development	DC Application Submitted
West Winch	08-Dec-22	22/00618/S106	The Gables Lynn Road Setchey KINGS LYNN Norfolk PE33 0BD	S106 Monitoring	Pending Consideration
274 West Winch	12-Dec-22	22/00619/UWLB	The Mill 123 Main Road West Winch KINGS LYNN Norfolk PE33 0LP	Alleged Unauthorised works to a Listed Building	Pending Consideration
West Winch	17-Jan-23	23/00018/UNOPDE	Lilac Cottage Rectory Lane West Winch King's Lynn Norfolk PE33 0NR	Alleged Unauthorised Operational Development	Pending Consideration
West Winch	31-Jan-23	23/00054/UNOPDE	19 Row Hill West Winch King's Lynn Norfolk PE33 0PE	Alleged Unauthorised Operational Development	Pending Consideration
West Winch	31-Jan-23	23/00055/UNOPDE	5 Southfield Drive West Winch King's Lynn Norfolk PE33 0PF	Alleged Unauthorised Operational Development	Pending Consideration

West Winch	06-Feb-23	23/00066/UNAUTU	Rakathey26 Common CloseWest WinchKing's LynnNorfolkPE33 0LB	Alleged Unauthorised Use	Pending Consideration
Wiggenhall St Germans	09-Feb-15	15/00076/BOC	Spriggs HollowMagdalen High RoadWiggenhall St Mary MagdalenNorfolkPE34 3BG	alleged breach of condiiton	Notice Issued
Wiggenhall St Germans	02-Jun-20	20/00196/UNAUTU	Land AtPeters DroveWiggenhall St Mary The VirginWISBECHNorfolk	Alleged unauthorised use	Pending Consideration
275 Wiggenhall St Germans	21-Sep-20	20/00374/UNAUTU	Next To Ruff BarnCommon RoadWiggenhall St Mary The VirginNorfolkPE34 3EW	Alleged unauthorised use	Notice Issued
Wiggenhall St Germans	13-Jan-21	21/00031/UNAUTU	36 Sluice RoadWiggenhall St GermansKing's LynnNorfolkPE34 3EF	Alleged Unauthorised Use	Pending Consideration
Wiggenhall St Germans	25-Mar-21	21/00132/UNAUTU	The StablesLynn RoadWiggenhall St GermansKing's LynnNorfolkPE34 3AT	Alleged unauthorised development	Pending Consideration
Wiggenhall St Germans	26-Mar-21	21/00139/UNOPDE	11 Lynn RoadWiggenhall St GermansKing's LynnNorfolkPE34 3AT	Alleged unauthorised operational development	Pending Consideration

Wiggenhall St Germans	26-Mar-22	22/00161/UNOPDE	Land Rear of 2 Nursery CottagesHigh RoadSaddlebowKing's LynnNorfolkPE34 3AR	Alleged Unauthorised Operational Development	Pending Consideration
Wiggenhall St Germans	28-Mar-22	22/00137/UNAUTU	Two Acres12 Mill RoadWiggenhall St GermansKing's LynnNorfolkPE34 3HL	Alleged unauthorised use	Notice Issued
Wiggenhall St Germans	05-Jul-22	22/00326/NIA	Level Banks50 Common RoadWiggenhall St Mary The VirginNorfolkPE34 3EN	Alleged development not in accordance with approved plans. 18/01288/RM	DC Application Submitted
Wiggenhall St Germans	20-Dec-22	22/00634/UNOPDE	Level Banks50 Common RoadWiggenhall St Mary The VirginNorfolkPE34 3EN	Alleged - Unauthorised Operational Development	Pending Consideration
Wiggenhall St Mary Magdalen	02-Nov-21	21/00518/UNOPDE	The Old SchoolMill RoadWiggenhall St Mary MagdalenKing's LynnNorfolkPE34 3BZ	Alleged unauthorised operational development	Pending Consideration
Wiggenhall St Mary Magdalen	05-Nov-21	21/00527/UNAUTU	Peace HavenFen RoadWiggenhall St Mary MagdalenKing's LynnNorfolkPE34 3DD	Alleged Unauthorised Use	Pending Consideration
Wiggenhall St Mary Magdalen	03-Jan-23	23/00002/BOC	Plots 7, 8 & 9Land South of 85 Stow RoadStow RoadWiggenhall St Mary MagdalenNorfolk	Alleged Breach Of Planning Condition Of Planning Consent: 21/00253/F	Pending Consideration

Wiggenhall St Mary Magdalen	10-Feb-23	23/00086/UNAUTU	BirchwoodVine HillStow BridgeKing's LynnNorfolkPE34 3SB	Alleged Unauthorised Use	Pending Consideration
Wiggenhall St Mary Magdalen	20-Feb-23	23/00111/UNOPDE	Stow RoadWiggenhall St Mary MagdalenKing's LynnNorfolkPE34 3DJ	Alleged Unauthorised Operational Development	Pending Consideration
Wimbotsham	20-Oct-21	21/00502/UNOPDE	The Chequers 7 Church RoadWimbotshamKing's LynnNorfolkPE34 3QG	Alleged Unauthorised Operational Development	Pending Consideration
277 Wimbotsham	02-Dec-22	22/00607/BOC	Land Rear of 1 To 7Naphans LaneWimbotshamNorfolk	Alleged Breach of Planning Condition of Planning Consent 21/01631/F	Pending Consideration
Wimbotsham	10-Feb-23	23/00081/UNOPDE	Whispering Trees Nurseries104 West WayWimbotshamNorfolkPE34 3QB	Alleged Unauthorised Operational Development	Pending Consideration
Wimbotsham	15-Feb-23	23/00100/UNAUTU	41 Church RoadWimbotshamKing's LynnNorfolkPE34 3QG	Alleged Unauthorised Use	Pending Consideration

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By virtue of paragraph(s) 1 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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