

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



Planning Committee

Agenda

Monday, 29th July, 2024
at 9.30 am

in the

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

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
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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, 29th July, 2024

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 1 July 2024.

3. DECLARATIONS OF INTEREST (Page 5)

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 Chair 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 Chair of their intention to do so and on what items they wish to be heard before a decision on that item is taken.

6. CHAIR'S CORRESPONDENCE

To receive any Chair's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Page 6)

The Committee is asked to note the Index of Applications.

9. DECISIONS ON APPLICATIONS (Pages 7 - 74)

The Committee is asked to consider and determine the attached Schedule of Planning Applications submitted by the Assistant Director.

10. DELEGATED DECISIONS (Pages 75 - 113)

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

11. PLANNING ENFORCEMENT - 6-MONTHLY REPORT (Pages 114 - 156)

The Committee is asked to note the 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 items of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 1 and 3 of Part 1 of Schedule 12A to the Act".

13. PLANNING ENFORCEMENT - DIRECT ACTION REPORT - KING'S LYNN
(Pages 157 - 168)

14. PLANNING ENFORCEMENT - DIRECT ACTION REPORT - OLD HUNSTANTON (Pages 169 - 178)

To: Members of the Planning Committee

Councillors B Anota, T Barclay, R Blunt, A Bubb, R Coates, M de Whalley, T de Winton, P Devulapalli, S Everett, D Heneghan, S Lintern, T Parish (Chair), S Ring, C Rose, Mrs V Spikings, M Storey and D Tyler

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 the visit takes place for a decision to be made. If there are any site inspections arising from this meeting, these will be held on **Thursday 1 August 2024** (time to be confirmed).

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 26 July 2024**. 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.

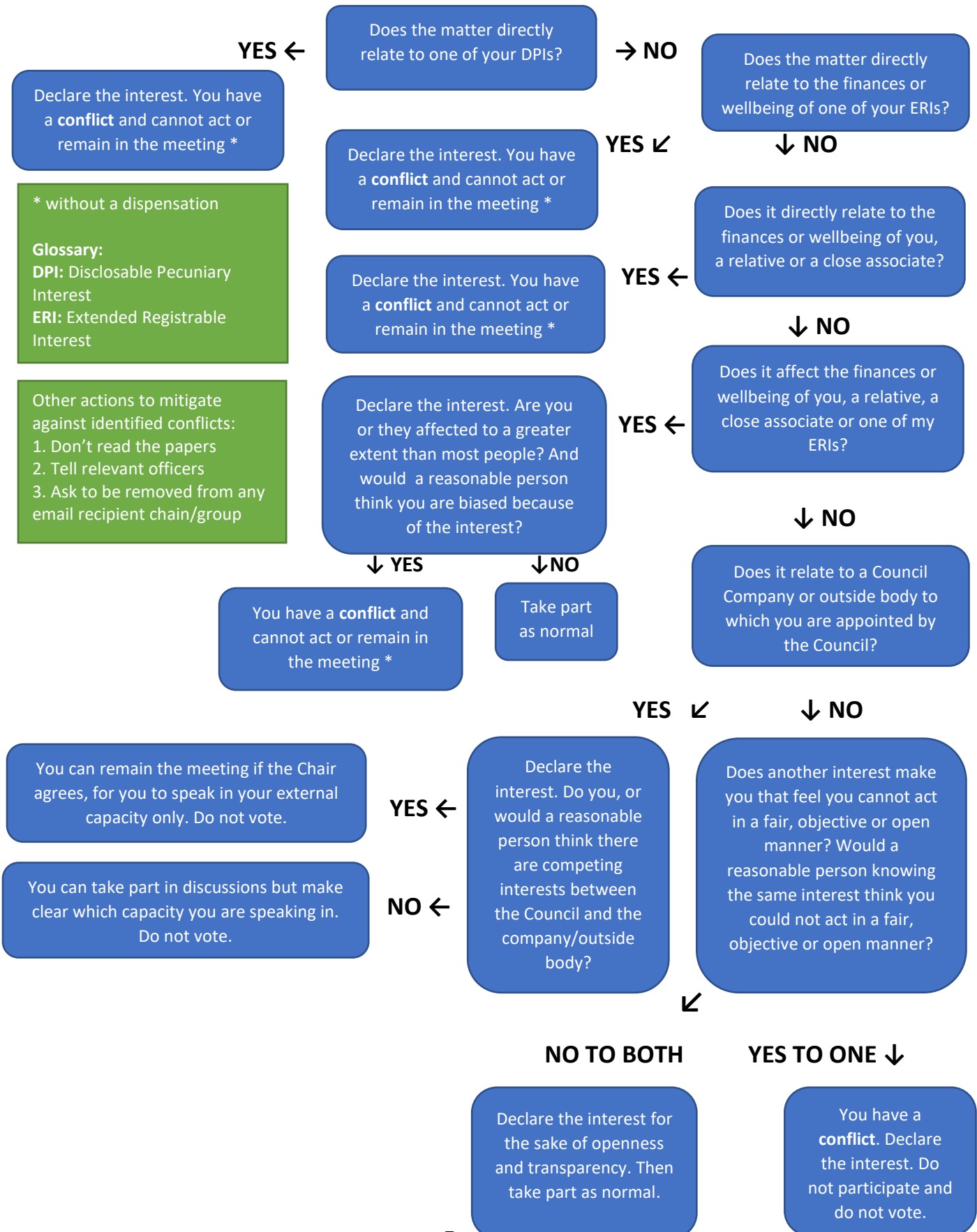
For Further information, please contact:

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

DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



START



Declare the interest. You have a **conflict** and cannot act or remain in the meeting *

* without a dispensation

Glossary:

DPI: Disclosable Pecuniary Interest

ERI: Extended Registrable Interest

Other actions to mitigate against identified conflicts:

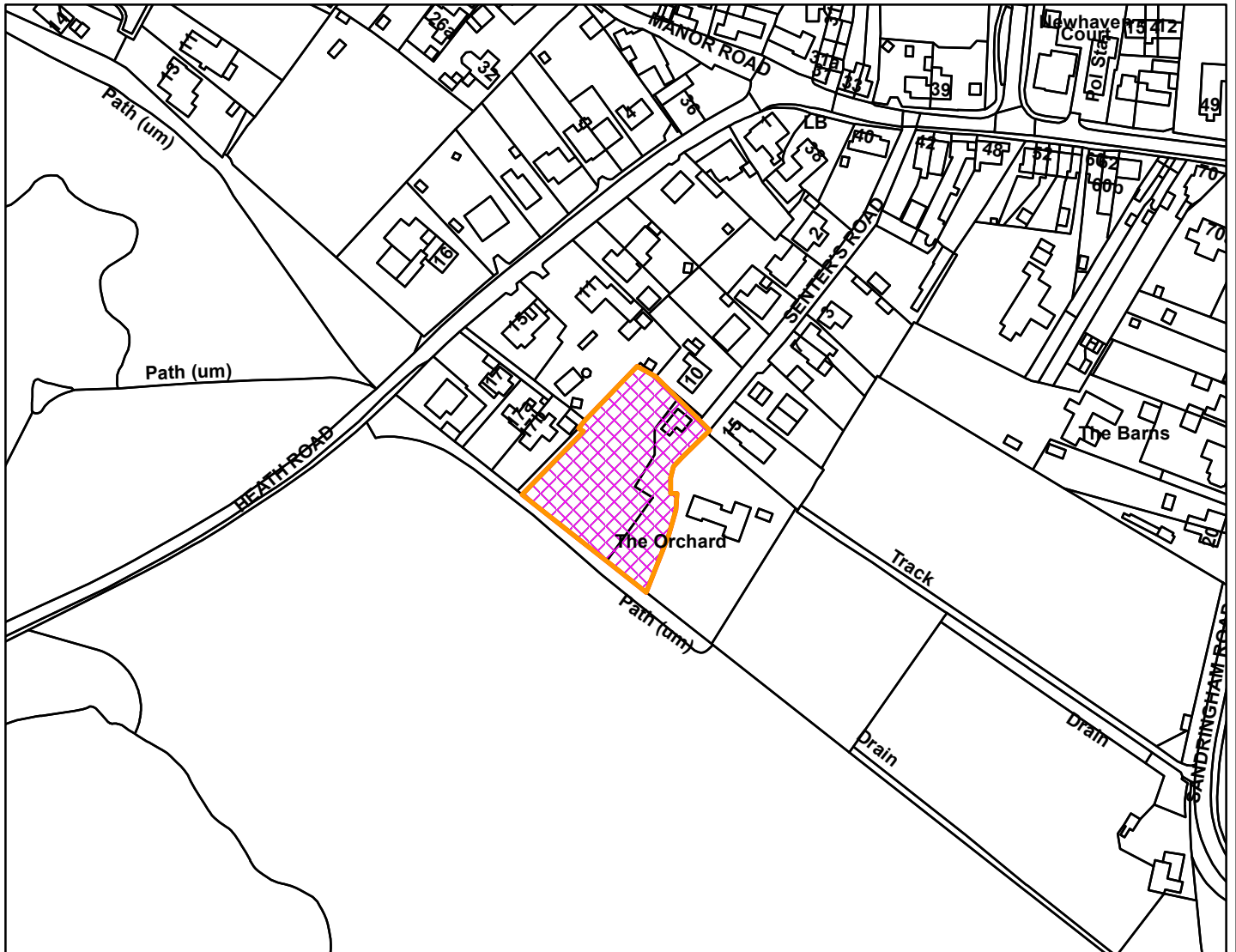
1. Don't read the papers
2. Tell relevant officers
3. Ask to be removed from any email recipient chain/group

**INDEX OF APPLICATIONS TO BE DETERMINED BY THE
PLANNING COMMITTEE AT THE MEETING TO BE HELD ON
MONDAY 29 JULY 2024**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
9/1	OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE			
9/1(a)	23/00932/F The Orchard 17 Senters Road Dersingham Norfolk PE31 6LJ Construction of three dwellings, including new turning area for emergency and refuse vehicles	DERSINGHAM	APPROVE	7
9/1(b)	23/01446/F Rose Cottage Watery Lane Grimston King's Lynn Norfolk PE32 1BQ Proposed extension and alterations to existing dwelling.	GRIMSTON	APPROVE	24
9/1(c)	24/00911/F Toilet Block East of 74 South Beach Road Heacham Norfolk PE31 7BB Retention of Existing Toilet Block	HEACHAM	APPROVE	39
9/1(d)	23/00720/F Hillington Service Station Service Station Lynn Road Hillington Norfolk PE31 6BJ Creation of an EV charging zone and erection of canopy, Sub-Station and associated forecourt works	HILLINGTON	APPROVE	49
9/1(e)	24/00601/F Wish Cottage 14 Golf Course Road Old Hunstanton HUNSTANTON Norfolk PE36 6JG Construction of a 2 storey detached dwelling with rooms in the roof space and detached garage and store with rooms above involving the demolition of existing dwelling	OLD HUNSTANTON	APPROVE	62



The Orchard 17 Senters Road Dersingham PE31 6LJ



Legend

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Scale: 1:2,500

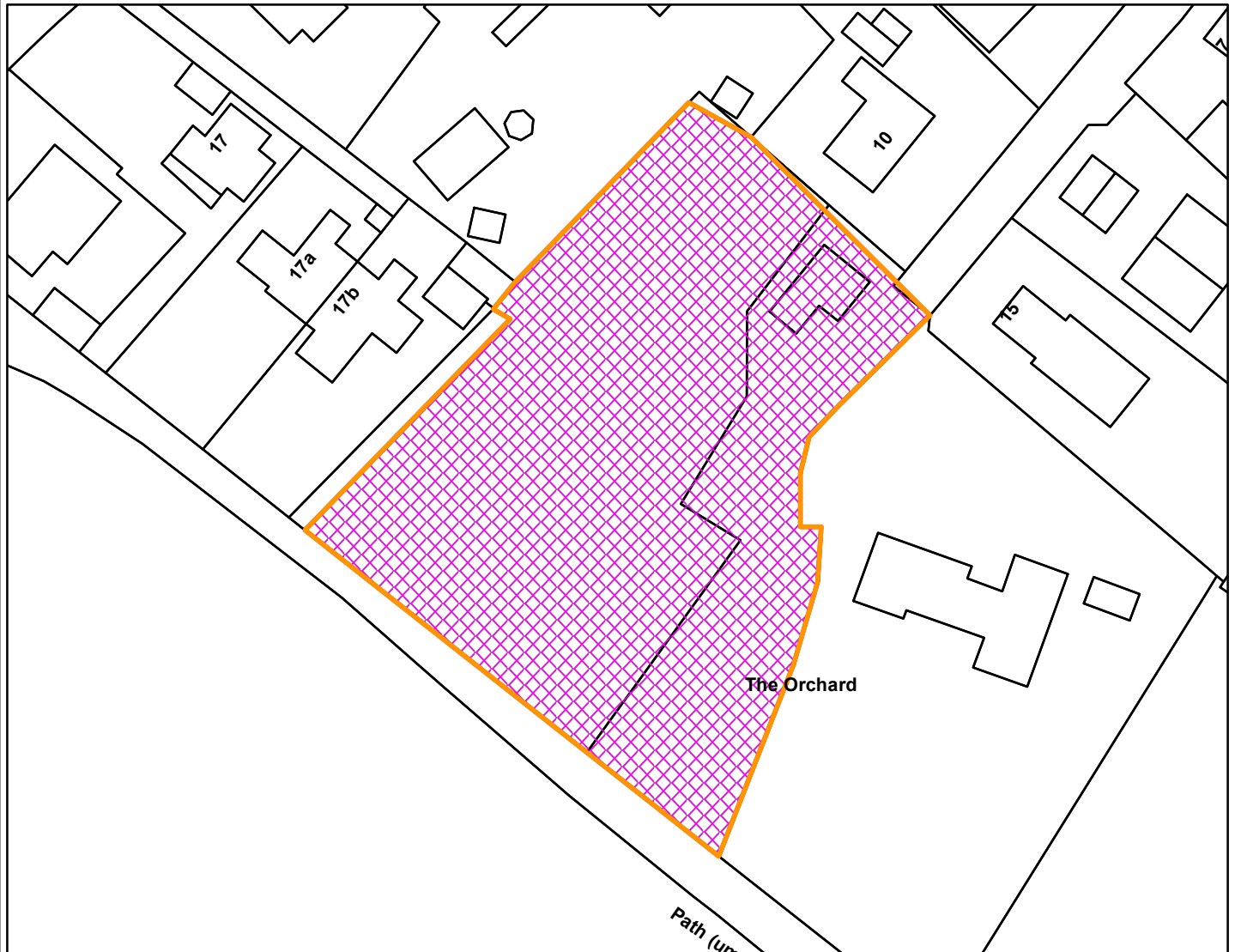
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Organisation	BCKLWN
Department	Department
Comments	Not Set
Date	15/07/2024
MSA Number	0100024314



The Orchard 17 Senters Road Dersingham PE31 6LJ



Legend

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Scale: 1:750

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Organisation	BCKLWN
Department	Department
Comments	Not Set
Date	15/07/2024
MSA Number	0100024314

AGENDA ITEM NO. 9/1(a)

Parish:	Dersingham	
Proposal:	Construction of three dwellings, including new turning area for emergency and refuse vehicles	
Location:	The Orchard 17 Senters Road Dersingham Norfolk PE31 6LJ	
Applicant:	Mr Chris Rossiter	
Case No:	23/00932/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 28 July 2023 Extension of Time Expiry Date: 2 August 2024

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

Neighbourhood Plan: No

Case Summary

The application seeks full planning permission for the construction of three detached dwellings on land north of an existing dwelling known as The Orchard, 17 Senters Road, Dersingham. The application site is wholly within the development boundary.

The application site is outside of the Conservation Area however is immediately adjacent to the boundary, which runs along the back of properties fronting Heath Road, to the north west of the application site. Views are available from the Conservation Area towards the site, and the proposal could therefore have an impact on the setting of the designated heritage asset which there is a duty to preserve or enhance.

Key Issues

- Principle of development
- Form and character
- Impact on neighbour amenity
- Impact on trees
- Highway safety
- Drainage
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks full planning permission for the construction of three detached dwellings on land north of an existing dwelling known as The Orchard, 17 Senters Road, Dersingham. The application site is wholly within the development boundary for Dersingham as shown on Inset Map G29 of the SADMPP (2016).

The application site is outside of the Conservation Area however is immediately adjacent to the boundary, which runs along the back of properties fronting Heath Road, to the northwest of the application site. Views are available from the Conservation Area towards the site, and the proposal could therefore have an impact on the setting of the designated heritage asset which there is a duty to preserve or enhance.

The application site is well treed, with orchard trees toward the south boundary and other trees adjacent to the access point. Land to the south is heavily treed & includes a Public Right of Way which is aligned immediately adjacent to the south boundary of the application site. Senters Road is of mixed character, and the existing cul-de-sac arrangement restricts any long views of the site other than glimpses available between dwellings from Heath Road.

The site layout and design of the plots has been amended during the course of the application to ensure that site levels are taken into account and to ensure an appropriate appearance of the dwellings, particularly Plot 3 which is the least screened from the Conservation Area boundary.

SUPPORTING CASE

A supporting statement was requested from the Agent however was not received prior to the finalising of this report. An in-depth planning statement was provided alongside amended plans which seeks to address and respond to the various issues raised.

PLANNING HISTORY

No relevant planning history.

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION (to amended plans) but request that a condition be placed to ensure the necessary survey of services on Senters Road is undertaken.

Conservation Officer: NO OBJECTION

'The numbers of rooflights on the plot 3 has been reduced from 21 to 13. We appreciate that these remaining rooflights are required but they are disappointing and avoidable given the fact that these houses are new buildings and the number of roof lights could have been designed out. However, the scale and form of the building is acceptable.

We accept that the scheme will be seen from within the conservation area but we have assessed the visual impact and do not consider that this visibility would result in harm.

We therefore have no further comments to make on the proposal.'

Highways Authority: NO OBJECTION - Recommended car turning/access conditions, with the following comments:

Thank you for the consultation received recently relating to the above development proposal, which has been the subject of discussions with colleagues, even following on from my informal advice of 07 Sept 2022.

You will be aware, from this previous response, that we advised that 'whilst engendering an increased level of vehicle activity at the unmade access onto the wider road network, if the proposed turning head were able to be secured in perpetuity to serve all users of Senters Road, there would be a tangible mitigation for the increased use proposed, allowing my support for the proposal.'

It should be noted that, a previous proposal secured by covenant the availability of suitable levels of visibility over third party land and a 4.5m access width for the first 5m, which is tied to the properties in perpetuity.

I note my comments in 2020 have been used to indicate a safety concern, however, I did not recall the covenants in place, at the time of that application and my recommendation was not carried onto the consent.

Nonetheless, looking at the current proposals, I would not be unable to find a sustainable highway safety reason to resist the proposed development, which provides benefits beyond the site and demonstrates a suitable access onto the highway network. Whilst I acknowledge that the development does not deal with the transient on-street parking occurring close to the access, which would maximise the available visibility, this would not be a reason to resist development, which is served by a compliant private means of access currently serving 17 dwellings.'

Public Rights of Way: NO OBJECTION highlighting that Dersingham Footpath 10 is aligned to the south boundary of the site and must remain open and accessible for the duration of development.

Environmental Health & Housing - Environmental Quality: NO OBJECTION regarding contaminated land.

CSNN: NO OBJECTION

Natural England: NO OBJECTION provided advice on GIRAMS tariff which was paid as part of submission.

Arboricultural Officer: Recommended amendments, which can be dealt with via condition. With the following comments:

'I have reviewed the above planning application and associated documents including the Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement by Richard Morrish, which provides a summary of the Arboricultural impacts of the proposed development, with a detailed Tree Survey accordance with British Standard 5837:2012 - Trees in relation to design demolition and construction - Recommendations ('BS5837'), an Arboricultural Impact Assessment, and preliminary principles for the protection of retained trees along with indicative locations for new hedge and tree planting around the site.

It is worth noting that the site layout was determined before the full Arboricultural information was made available. The Arboricultural Report advises the proposed development will

require the removal of 20 surveyed trees individual and growing in small groups. Many of the trees are small to medium sized trees, 11 of which are fruiting apple trees. The Arboricultural assessment, due to the location of the site at the end of Senters Road an un-adopted road, without the benefit of public views, the value of the trees on site is restricted to the rear of a few adjacent properties.

In summary, although this proposal will result in the loss of existing trees and hedges, which is not desirable, it would prove difficult to justify long-term protection for most of the trees on the site individually or as a group due to their limited amenity value.

Development of the site is an opportunity to have more appropriate trees planted to enhance the development, and these trees new trees could be protected by a tree preservation order.

There are a couple of issues with the Arboricultural information that needs to be amended before it can be included as approved documents:

1. dimensions need to be added to the Tree Protection Plan, without any dimensions the tree protection cannot be set out accurately.
2. the specification for the tree protective fencing needs to be changed to the default specification as shown in figure 2 of BS5837:2012. The fencing shown on this Plan is not acceptable.
3. the word Preliminary needs to be removed from the Arboricultural Method Statement, I would not be comfortable approving a document title preliminary.'

Anglian Water: NO OBJECTION with the following comments:

'I have reviewed the provided documents and our sewerage network does have capacity in the network to accommodate the flows from the 3 properties. I have notice that the proposed site layout plan indicates that the developer proposes to utilise soakaways for surface water disposal therefore we are unable to make comments on the surface water strategy from the site as it is outside of our jurisdiction to comment. We must advise that Anglian Water has no surface water sewers in the area therefore we are unable to provide a surface water solution for the site at a later stage.

As I mentioned before we strongly recommend that incidents or issues with our network as such leaks are report to our operation team on 0345 7145145 so they can arrange for an Anglian Water Field Technician to visit the area to inspect and resolve any issues affecting our network.'

Ecologist: NO OBJECTION to Ecological Assessment, subject to standard conditions.

REPRESENTATIONS

TWENTY TWO letters of **OBJECTION** the comments summarised as follows:

- Existing condition of Senters Road not suitable for additional traffic
- Damage to Senters Road as well as underground utilities during construction, with no proposal to compensate
- Access visibility at junction of Senters Road and Manor Road is not suitable, and two cars cannot pass each other, causing vehicles to need to reverse
- Concern over highway comments on 2020 application for an annexe, and inconsistencies in approach
- Request for copy of pre-application advice to be made available to the public

- Query over why pre-fabricated houses are being proposed and whether its to expand the Applicant's rental business, or to allow future replacement when principle is established
- Request for covenant to restrict any further development of Senters Road due to unsafe access
- If houses are approved, it will be 6 additional houses along Senters Road in recent years
- Concern over cost of maintenance of Senters Road
- Query over foul water drainage and historic sewage issues along Senters Road,
- Application site is adjacent to the Conservation Area
- Inaccuracies in proposed & existing plans, including position of trees in arboricultural report (note: now resolved)
- Impact on protected species - local bat populations
- Concern over inaccurate plans leading to inaccurate consultation responses from the Conservation Officer (note: now resolved)
- Design of Plot 3 contradicts Dersingham Conservation Area Character Statement, due to visibility from Heath Road
- Concern over amended plans resulting in Plot 3 windows facing towards adjoining property, impacting on privacy
- Concern over lack of consultation on draft amended plans (note: consultation took place once a full set of plans were received for consideration)
- Lack of consideration of drainage issues has taken place, with no consultation of water bodies (note: CSNN and Anglian Water were both consulted on this application)
- The turning head will not directly benefit users of Senters Road other than for the weekly refuse collections (once or twice a week) and the hopefully very infrequent visiting emergency vehicles. Properties on Senters Road have adequate drives and space to turn around without having to use a turning head
- Choice of materials is inappropriate for locality
- Lack of windows results in harsh appearance of black cladding
- Construction via prefabricated sections on cranes is likely to cause significant issues to Senters Road and the Applicant should be aware of the implications of this
- Concern over accuracy of plans, which do not show No. 11 Heath Road & lack of plans provided showing view from the rear of Heath Road
- Section drawing shows approximate location of first floor windows which do not exist and does not indicate prominence of windows from that existing dwelling
- Plot 3 has increased in size since submission
- Air Source Heat Pumps and noise and disturbance in rural location
- Benefit of formal turning will not outweigh harm to highway safety from additional dwellings
- Consideration must be given to impact on views across from the Conservation Area in regards to the statutory duty to preserve or enhance the conservation area as a designated heritage asset.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

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

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

1. Principle of development
2. Form and character
3. Impact on neighbour amenity
4. Impact on trees
5. Highway safety
6. Drainage
7. Other material considerations

Principle of Development:

The application site is located within the development boundary for Dersingham as shown on inset map G29 of the SADMPP (2016). Dersingham is identified as a Key Rural Service Centre within Policy CS02 of the Core Strategy (2011) and is therefore suitable for catering for additional growth subject to accordance with other policies of the Local Plan.

The application site is adjacent to the Conservation Area, the boundary to which coincides with the north west boundary of the site.

Policies CS08, CS12 and DM15 of the Development Plan state that development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be assessed against a number of factors including overlooking, overbearing, overshadowing, noise, contamination, heritage and visual impact.

The principle of development is therefore acceptable and accords with the overarching aims of the NPPF (2023) and Policies CS01, CS02 and DM2 of the Development Plan, subject to accordance with other policies discussed below.

Form and Character:

Both the NPPF (2021) and Policy DM15 of the SADMPP (2016) require development to fit in with its surroundings and not to form an incongruous addition to the street scene. There are a large number of traditionally proportioned dwellings in the wider locality – particularly within the Conservation Area, however Senters Road itself is of mixed character, with various modern/contemporary dwellings of mixed materials and character.

In addition Senters road forms a cul-de-sac, with this site at the end of it. Public views of the site are limited, and mainly restricted to the properties on Senters Road and those gaps between dwellings to the north-west at Heath Road. There is also a public footpath that runs to the rear of the site, however the boundary is heavily vegetated which would soften any views from this direction.

The application site has a rural character, and a more utilitarian design has been used for plots 2 and 3 for a take on a traditional farmstead, with elements of more modern detailing in the style of fenestration. Plot 1 is more domestic in character. The design of Plot 3 has been amended during the course of this application to address its relationship with the Conservation Area, the boundary to which is immediately north of the site.

The topographic survey and arboricultural report have both also been updated during the course of this application to ensure they properly document the site in its current form, and ensure that trees and site boundaries are shown accurately.

Plot 1 has the most domestic design, with an asymmetric roof pitch giving the appearance of a chalet bungalow when viewed from the proposed turning head, and a two storey appearance at the rear. Glazed doors are proposed at first floor on this rear elevation, facing towards the open fields to the south & the adjoining Public Right of Way.

Plot 2 is simpler in form, with proportions and overall massing akin to a traditional barn, albeit with areas of glazing and fenestration detailing which is more modern. Larger areas of glazing are proposed on the east, west and south elevations however any view of these areas would again be minimised as a result of the position of surrounding houses. Views to the rear will be partly screened from view due to existing trees on the other side of this boundary.

Plot 3 again has a simple form overall, with a different roof pitch than Plot 2 but replicating some of the design features which results in a more cohesive overall design. This plot would be positioned in the north corner of the site, adjacent to an existing dwelling at Senters Road and with rear elevation facing north towards the rear curtilage of No. 11 Heath Road. Views of this plot would be available between the site and properties to the south of Heath Road however Heath Road itself comprises a mix of dwellings and outbuildings which would partly screen the development and any impact therefore would be limited. Trees to be retained along this boundary will further soften any views.

Whilst comments from neighbouring residents are noted, the visibility of Plot 3 from the Conservation Area would not, in your officer's opinion, cause harm to the setting of the designated heritage asset. Whilst the dwelling would be visible from Heath Road and this is evident from the case officer's site visit as well as the section plan provided, visibility does not dictate harm, and the Conservation Team have not raised concern over the position of Plot 3 or its final design. The proposal would have a neutral impact on the adjacent Conservation Area, which there is a duty to preserve or enhance.

The most recent amended plans include retaining walls which maintain ground levels to the north of the plot as existing and set plot 3 at a reduced ground level. This reduction in the

finished floor level of this plot will reduce long views available of the site from the Conservation Area and will limit potential for adverse impacts on neighbouring dwellings.

Overall, given the varying character of dwellings along Senters Road and the wider vicinity, the proposed design is considered acceptable. The proposal is in line with policies CS08, CS12 and DM15 of the Local Plan.

Conditions can be used to control external materials to ensure that the final appearance of the dwellings best accords with the surrounding vernacular, however the mix of materials in the immediate street scene is such that the proposed cladding would be considered acceptable in principle.

Impact on Neighbour Amenity:

No. 10 Senters Road, to the north of the site has previously had planning permission granted including a side extension towards the application site with glazing proposed in the side facing gable, obscured below 1.7m. As of the date of the most recent site visit, the planning permission appears to have been implemented however the works to the side of the dwelling facing the application site had not begun and it is not known when/if this will occur. Assessment of this application has taken place on the basis that those adjoining extensions could be completed at any time.

Plot 3 is positioned angled in its plot, which allows suitable separation distances to be achieved between first floor side windows, protecting the amenity of neighbouring properties. Windows on the first-floor east elevation face primarily towards the side elevation of No.10 Senters Road and the angle of the dwelling combined with the position of the proposed windows limits the opportunity for overlooking of the rear elevation and rear garden of this adjoining dwelling. The level differences, proposed retaining wall and existing hedgerow along this boundary, alongside the distances involved (Approx 13m away from the approved extension's side wall, approx. 15m from the existing side elevation), are considered appropriate to mitigate adverse privacy impacts on this plot.

Plots 1 and 2 are positioned with side elevations facing each other, resulting in minimal opportunity for window relationships between proposed plots or towards existing dwellings to the east and west. These plots are sufficiently distanced from site boundaries that the impact on adjoining existing dwellings would be limited. Plot 2 is positioned approximately 13.5m from the side elevation of 17B Heath Road. Plot 1 is positioned approximately 8m from the closest wall of the donor dwelling.

Garages are proposed between plots. These garages have varying designs however each outbuilding is appropriate for its position and would not be considered likely to lead to any adverse overbearing or overshadowing.

Air Source Heat Pumps are noted within the supporting information. Conditions are recommended to ensure that full details of the system is provided prior to their installation.

In regard to short terms impacts during construction, and in light of the identified issues with the lack of existing turning provision, a construction management plan condition is recommended, to ensure that construction compounds, construction hours etc. are all considered prior to works commencing on site.

Overall, the impact on adjoining dwellings and nearby neighbours is considered acceptable. The proposal is in line with policies CS08, CS12 and DM15 of the Local Plan.

Impact on Trees:

The arboricultural report shows a total of 20 trees are required to be removed to facilitate the development, this includes 11 apple trees (primarily Category B) most with areas of decay, three other category B trees (a Scots Pine, a young Sweet Chestnut and a small birch tree) as well as a category C walnut and a Category C oak.

These are primarily trees within the centre of the site rather than along site boundaries and the street scene impacts from their removal would therefore be limited. The Arboricultural Officer has confirmed within their comments that the existing trees on site would not be worthy of a tree preservation order. As the trees proposed for removal are outside of the Conservation Area, they could be removed without the requirement for consent.

Conditions can be imposed to ensure replacement trees are planted in accordance with details to be agreed by the Arboricultural Officer. The Arboricultural Officer has raised no objections to the proposed plans, however, did request additional clarification is provided which has not been received as of the date of writing this report. The conditions recommended by the Arboricultural Officer have therefore been updated accordingly to ensure that a dimensioned tree protection plan, including specifications, is provided prior to commencement of development.

Detailed landscaping plans will be required to ensure that hard surfacing and soft landscaping details are suitably considered. Subject to the conditions discussed above, the impact on trees is considered acceptable and complies with the aims of the NPPF (2023), Policy CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Highway Safety:

Senters Road serves 17 dwellings and the additional 3 units will increase the use of a private access drive.

Covenants provided during the course of application ref 15/01621/F on an adjoining site at Senters Road restrict the dwellings either side of the junction at 40, 42 and 44 Manor Road from impeding visibility splays. This preserves visibility at the junction and allows this application to demonstrate a safe and suitable access in accordance with the required standards. The existing Senters Road junction is impacted by transient on-street parking which impedes visibility from the junction however this cannot be overcome through this planning application and would not in the Local Highway Authority's view lead to highway safety concerns to an extent that would warrant an objection on those grounds.

The Local Highway Authority have considered this application in detail, noting that given the existing level of use of the junction by 17 dwellings, the additional 3 dwellings would not cause highway safety concerns to an extent that would warrant refusal on highway safety grounds.

The Local Highway Authority raised no objection to the application subject to conditions controlling the construction and ongoing retention of the parking areas and turning head. The turning head will allow the users of Senters Road to safely enter and exit the road in forward gear and can be controlled via conditions to ensure it persists in perpetuity. Conditions will further restrict gates/fences on any agreed access. This is considered a material consideration in favour of the proposal.

Despite neighbour objections, which are noted, the proposed highway safety implications of the development are acceptable and are considered to comply with the NPPF (2023), Policy CS11 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Drainage:

Neighbour comments have referred to existing problems with services, particularly foul drainage infrastructure along Senters Road. A drainage plan has been provided which shows connections to the existing foul drainage network along Senters Road, with surface water shown to soakaways. Whilst Building Regulations would control drainage to an extent, in order to ensure that the proposed drainage scheme is suitable long-term for the proposed use in planning terms, conditions are recommended to ensure a full scheme comes forward prior to the commencement of development.

Other material considerations:

An Ecological Appraisal was submitted in support of the application and has not drawn objections from the Borough Council's Ecologist. The GIRAMS fee has been paid and the Shadow Habitats Regulations Assessment submitted in support of this application can be adopted as record of our appropriate assessment, ruling out significant effects on protected sites scoped into that study and vulnerable to in combination recreational disturbance.

The Ecological Appraisal does not identify any adverse impacts are likely to occur in relation to protected species.

Conditions are recommended to ensure that the ecological enhancements proposed within the Ecological Appraisal are complied with, in the interests of biodiversity and in accordance with the NPPF.

Specific comments and issues:

Response to Neighbour Objections

A neighbour representation provided in depth comments and concerns surrounding the processing of this application versus other applications along Senters Road. It is apparent that NCC officers at the time of submission of an application for 20/00973/F - for ancillary accommodations at an existing dwelling - did not at that time realise that improvements to visibility had been secured via Covenants under 15/01621/F and therefore, their concerns regarding additional vehicular traffic along Senters Road would not stand up to scrutiny. The neighbour comments stating that the NCC Highways team raised highway safety concerns of the principle of additional dwellings should form the basis for refusal of this application are noted, however the application would not in the LPA's view lead to any significant highway safety concerns. The covenants at the junction of Senters Road and Manor Road are considered appropriate to mitigate and control visibility at the junction.

The comments also refer to the Local Highway Authority's comments regarding the benefit of the turning area being secured, with the neighbour stating disagreement with this in principle, as existing dwellings at Senters Road have their own driveways for access and parking. Planning history on adjoining sites has raised the opposite concern, with comments stating that larger vehicles (for deliveries, waste collection etc.) have struggled to turn along Senters Road, which is narrow in width. Planning conditions on this consent would enable the future retention and maintenance of the turning head in perpetuity. Providing a formal turning provision at Senters Road would enable vehicles to safely enter and exit the private road in forward gear, which is a highway safety benefit. Conditions can also restrict gates/bollards/means of obstruction from being erected across proposed driveways or the turning area without specific planning consent.

Various comments also refer to potential damage to Senters Road during construction. Damage to property during construction would be a civil matter that cannot be controlled

through this application, however the Planning Statement provided alongside the amended plans does set out how the Applicant intends to survey the road prior to works commencing and ensure that no damage occurs during construction.

Comments also note that the houses are proposed to be prefabricated buildings and quick to construct. The mechanism for construction has not formed part of the justification for this development, where residential development is considered acceptable in principle for the reasons discussed throughout this report. Similarly, there is no planning reason to prevent the dwellings from being rented. The future potential for replacement dwellings of typical construction, or additional dwellings, would also not be a valid reason to prevent new dwellings within the development boundary. Any future application would be assessed on its merits. It would not be reasonable or necessary in planning terms to require the Applicant to agree to any restrictive covenants to restrict any further development. All future applications, if submitted, would be considered on their merits.

The neighbour objection further refers to the lack of inclusion of No. 11 Heath Road on the application drawings. There is no requirement in planning legislation for areas outside of the application site to be accurately marked. The Case Officer and the Conservation Officer have visited this neighbouring dwelling in order to make an assessment of the application, and full consideration of the application has taken place on that basis.

Neighbour representations requesting that pre-application advice be made public are noted however this would not be appropriate given the confidential nature of the Borough Council's pre-application system.

CONCLUSION:

The NPPF reiterates the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 which states that applications for planning permission must be determined in accordance with the development plan unless strong material considerations indicate otherwise.

It is considered that the principle of the construction of three dwellings on site is acceptable, as the site is within a sustainable location and within the identified development boundary. Each of the dwelling's design, scale, height and massing are considered appropriate for the site's position within the settlement boundary and adjacent to the Conservation Area. Whilst the rear elevation of Plot 3 will be visible at the back of properties along Heath Road, the design is not considered likely to give rise to harm to the Conservation Area.

The proposed development would provide three dwellings towards the Council's Housing Land Supply.

Conditions can control, drainage, landscaping details, impacts on existing trees and material details and ensure that the policies of the local plan are complied with.

Subject to conditions, the design complies with the overarching aims of the NPPF (2023) in regard to the location of development, design and impacts on heritage assets, Policies CS01, CS02, CS08 and CS12 of the Core Strategy (2011) and Policies DM2 and DM15 of the SADMPP (2016).

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:

PL01A - Location Plan
PL02G - Proposed Site Plan
PL03C - Plot 1
PL04G - Plot 2
PL05E - Plot 3
PL07B - Proposed Site Sections
PL08A - Proposed Phase Plan
PL09C - Proposed Typical Sections
PL10 - Site Sections for Plot 3

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Notwithstanding the details shown on the Arboricultural Method Statement by Richard Morrish Associates Ltd or the accompanying Tree Protection Plan TPP 01, prior to the commencement of development on site, an updated Arboricultural Method Statement, including a dimensioned Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The tree protection scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

The tree protection fencing shall be erected in accordance with the agreed details prior to commencement of development on site and retained in accordance with the agreed details for the duration of development, until all works have ceased or otherwise in accordance with a timeline to be agreed in writing by the Local Planning Authority.

- 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 All existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall not 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 which 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 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 first use/occupation of the development hereby permitted, full details of both hard and soft landscape works including heavy standard tree and hedgerow planting proposals 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
- 5 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 6 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.
- 6 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 7 Condition The development hereby permitted shall be completed in accordance with the recommended ecological mitigation and enhancement measures outlined with the Ecological Assessment written by Hopkins Ecology and submitted in support of the application. In particular, the report states:
 - Native tree and shrub species to be utilised within the planting scheme
 - A single bat box on each building as per Section 6.13 of the Ecological Assessment
 - A sparrow terrace on each outbuilding, as per Section 6.13 of the Ecological Assessment
 - Use of hedgerow holes in boundary treatments, as per Section 6.13 of the Ecological Assessment
- 7 Reason In the interests of ecology and biodiversity in accordance with the provisions of the NPPF (2023).
- 8 Condition No development or other operations shall take place on site until a detailed construction management statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:
 - (a) the methods to be used and the measures to be undertaken to control the emission of dust, noise, and vibration from the operation of plant and machinery to be used;
 - (b) the location of any temporary buildings and compound areas;
 - (c) the location of parking areas for construction and other vehicles;

- (d) the measures to be used to prevent the deposit of mud and other deleterious material on the public highway; and,
- (e) a scheme for the management and signage of all construction traffic.

The development shall be carried out in accordance with the approved construction management statement throughout the construction period.

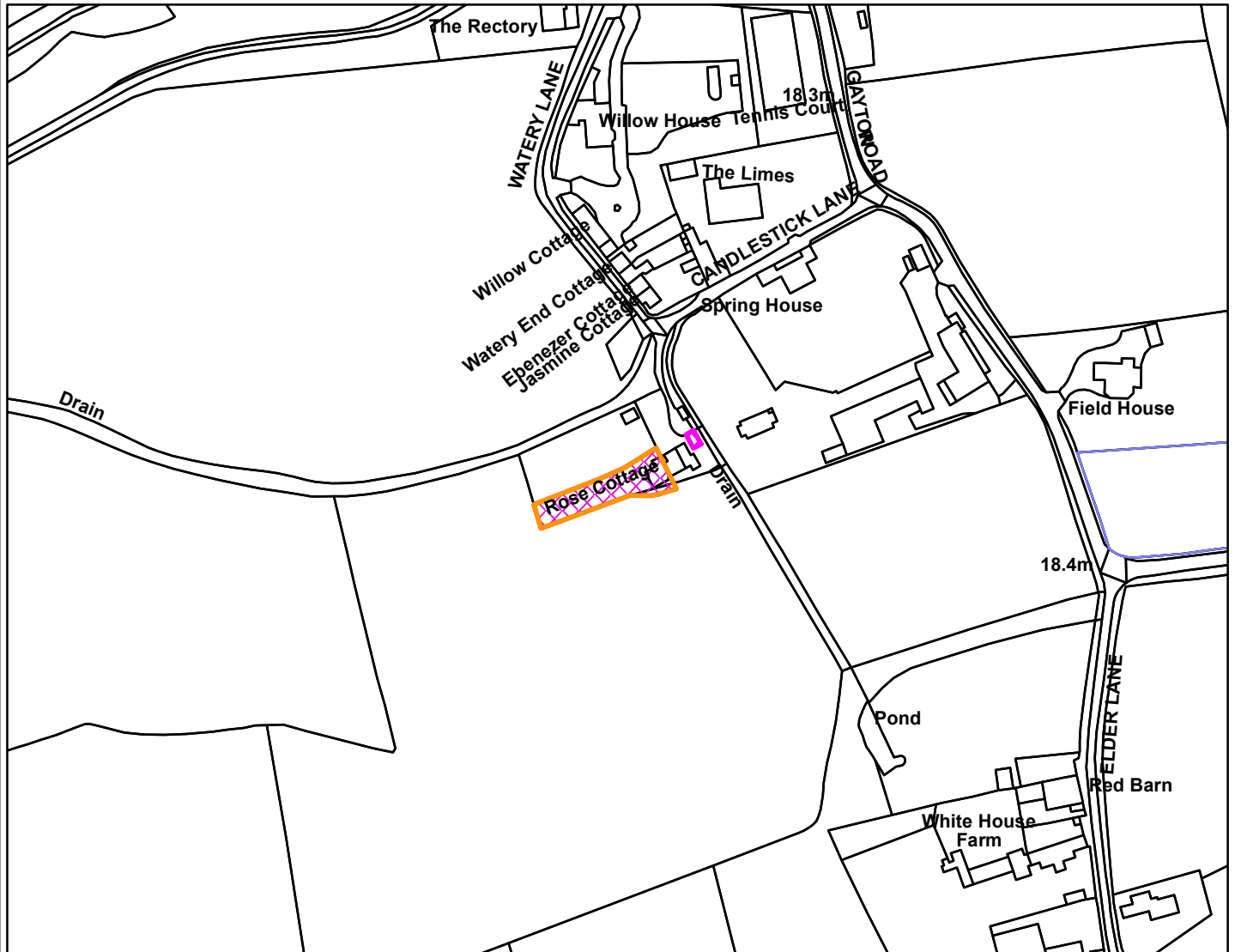
- 8 Reason In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 9 Condition Prior to the first use of the development hereby permitted the proposed on-site car parking/turning areas and the servicing/loading/unloading/turning area, including the turning head shown on dwg No. 18545/22/1/PL02G shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use
- 9 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 (2023) and Policies CS08, CS11 and DM15 of the Local Plan.
- 10 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, including any part of the proposed the turning head shown on dwg No. 18545/22/1/PL02G without the granting of specific planning consent.
- 10 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 (2023) and Policies CS08, CS11 and DM15 of the Local Plan.
- 11 Condition Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until 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.
- 11 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 12 Condition Prior to the installation of any air source heat pump(s), air conditioning units or other external plant, including extraction/ventilation systems, a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the sound power levels of the proposed unit(s)/plant, the siting of the unit/s or plant and distances to boundaries, and provide details of anti-vibration mounts and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 12 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 13 Condition Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification),

the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or the erection or construction of a porch outside any external door of a dwelling house, shall not be allowed without the granting of specific planning permission.

- 13 Reason In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality and neighbouring residents if otherwise allowed by the mentioned Order and in the interests of protecting from harm to and pressure upon the remaining trees on site in accordance with Policies CS08, CS12 and DM15 of the Local Plan.



Rose Cottage Watery Lane Grimston PE32 1BQ



Legend

Scale: 1:2,500

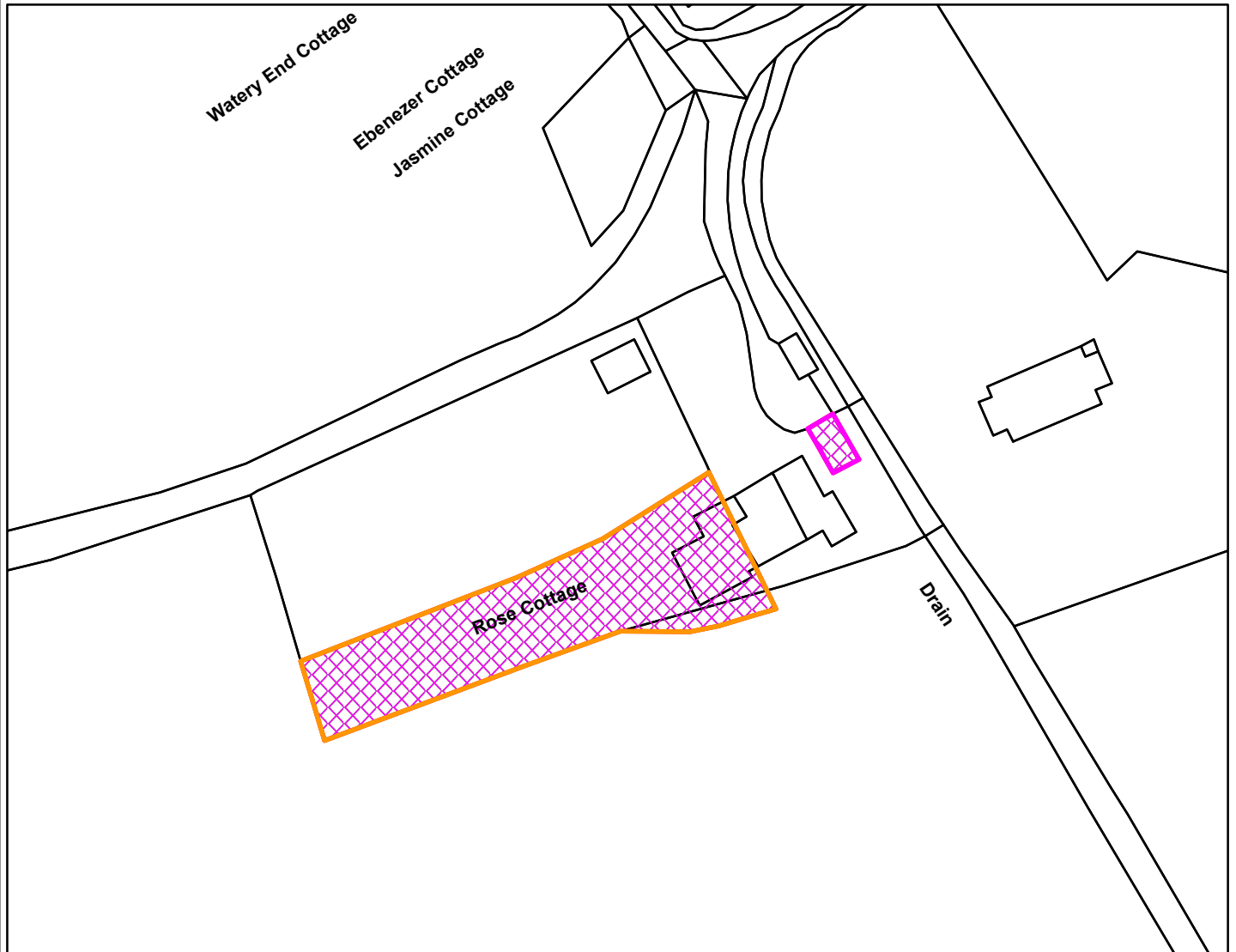
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Organisation	BCKLWN
Department	Department
Comments	Not Set
Date	16/07/2024
MSA Number	0100024314



Rose Cottage Watery Lane Grimston PE32 1BQ



Legend	

Scale: 1:750

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Organisation	BCKLWN
Department	Department
Comments	Not Set
Date	16/07/2024
MSA Number	0100024314

AGENDA ITEM NO.9/1(b)

Address:	Grimston	
Proposal:	Proposed extension and alterations to existing dwelling.	
Location:	Rose Cottage Watery Lane Grimston King's Lynn PE32 1BQ	
Applicant:	Mr And Mrs Howling	
Case No:	23/01446/F (Full Application)	
Case Officer:	Connor Smalls	Date for Determination: 12 September 2023 Extension of Time Expiry Date: 2 August 2024

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

Neighbourhood Plan: No

Case Summary

The application site relates to one of an existing pair of cottages within rural Grimston, outside of the Development Boundary for the village. These cottages are classed as non-designated heritage assets as they appear on the First OS Map (1879-1886), and still retain their traditional form and character. The attached neighbouring cottage is to the east of the dwelling and site, with the neighbour's plot wrapping around to the north of the application site. To the south and west lie open agricultural fields.

The application itself seeks planning permission for a two-storey side extension to the west of the property.

Key Issues

Principle of development
Form and character
Impact on neighbour amenity
Parking and highway safety
Protected species
Any other matters requiring consideration prior to determination of the application

Recommendation

APPROVE

THE APPLICATION

The application site relates to an existing pair of two storey, pitched roof cottages within rural Grimston. The existing dwelling forming this application currently includes a single storey

side projection to the west. The site is outside of the Development Boundary for the village and these cottages are classed as non-designated heritage assets as they appear on the First OS Map (1879 - 1886), and still retain their traditional form and character. The attached neighbouring cottage is to the east of the dwelling and site, with the neighbours plot wrapping around to the north of the application site. To the south and west lie open agricultural fields.

The application itself seeks planning permission for a two-storey side extension to the west of the property with matching eaves and a slightly lower ridge. The extension would be approx. 3.9m wide, approx. 7.6 m deep (approx. 4.8m deep to the side facing gable and approx. 2.8m to the rear projection) and approx. 6.8m high. Materials would include facing brick and red clay pantiles. The extension would be set back from the front elevation with a side facing gable. To the rear, the projection would have a rear facing gable in line with the existing two storey rear projection.

SUPPORTING CASE None received at time of writing.

PLANNING HISTORY

2/98/0712/F: Application Permitted: 08/07/98 - Construction of replacement garage – delegated decision.

RESPONSE TO CONSULTATION

Parish Council: OBJECT

No comment received to latest plans.

To previous scheme:

The Council did not support the revised application on the following grounds:

- i) The increase in bedrooms would require an extra parking space, due to the single-track nature of both Watery Lane and Candlestick Lane there is insufficient space for car parking on the Highway, and from the earlier responses to the application there is no additional privately owned space.
- ii) The roof material did not match the existing, nor is in keeping with the overall appearance of the cottage.
- iii) In the Council's view there is no suitable vehicular access or not enough access to the property.

Highways Authority: No objection (summarised for clarity):

An additional bedroom (from 2-3) would not put it in the next band where an additional space would be reviewed (NCC Parking Standards). Ultimately, the parking guidance is to protect the users of the public highway from unsafe parking on the highway. Candlestick Lane and Watery Lane are narrow and unlikely to be parked on. There is also a length of private drive leading to the space which could be utilised. That is why Highways do not recommend an objection but that is not to say consideration could be given from a social and domestic viewpoint.

Additional comment:

It has been indicated that the driveway may not be available for vehicles to park due to ownership and private access rights of way issues. Nevertheless, the view of the highway authority remains unchanged in that any vehicles associated with this development would still not park on the surrounding highway.

Conservation Officer: NO OBJECTION (to final amended scheme)

Historic England: NO COMMENT.

Historic Environment: NO OBJECTION:

Several medieval inhumations were found in the garden of Rose Cottage and the adjacent house in the 1970s. It is unclear what the burials relate to. It has been suggested that this may have been the site of a medieval church. Roman and medieval pottery has also been found on the site.

Consequently, there is potential that significant heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance may be affected by the proposed development.

Conditions are recommended relating to a programme of archaeological mitigatory work which would be attached to any approval.

Ecologist: NO OBJECTION

The application is supported by a 'nocturnal bat survey Report' (Biome Consulting, 2024). The result of these surveys identified a common pipistrelle day roost and a brown long eared bat day roost within the building. A licence will be required to facilitate the works as recommended within the report. If you are minded to grant consent please condition the requirement for a mitigation licence prior to the commencement of works on the house.

Informative:

The bats surveys undertaken in support of this application are only valid for 1 year. If the project is delayed beyond 01 June 2025 updated surveys will be required to inform the mitigation required to facilitate the works Bat boxes are recommended within the report and these should be installed as per the recommendations within the Nocturnal Bat Survey Report.

Arboricultural Officer: NO COMMENT

REPRESENTATIONS

Councillor de-Whalley Call in (comments relate to original scheme):

I have awaited discussion of this application at Grimston Parish Council, this evening so as to hear local representations.

Concerns include:

- The proposal being out of character with the adjoining property as well as the (non-designated) local heritage area.

- Loss of neighbouring amenity.
- Footprint of extension being greater than 50% of the existing dwelling.
- Scale of local opposition/public representations.

Third-party Objections:

ONE OBJECTION for the latest set of plans (summarised for clarity):

- Concerns are reiterated regarding overdevelopment of site/loss of open space, overlooking and loss of privacy, highway issues including vehicular access and highway safety as well as impact on historical character and appearance of area, addition of third bedroom, capacity of physical infrastructure (public drainage / Anglian Water pumping station on Watery Lane outside property), loss of residential amenity and adverse impact upon nature conservation interests and biodiversity opportunities.
- Additional points not already made by public objections include:
- *proposed overdevelopment is contrary to Policy DM15, as it goes directly against protecting and enhancing the amenity of its wider environment, heritage and cultural value, whilst failing to fairly consider the impact on the site itself and on us as neighbours.
- *On the original planning portal forms in 'Parking', the applicants falsely stated that proposed works would not affect existing car parking arrangements. This is untrue and an attempt to mislead any planning decision.
- *Owners of Appletree Cottage use this small single lane driveway day and night for parking vehicles and also own a pantile roofed 18th century wash house on the middle of the driveway (marked on plans) which requires constant daily access to for tools and maintenance. There is a five-bar gate (not shown on plans) providing further access to the property towards the end of the drive and we also require constant access to this.
- *Joe Crowley, from BBC's Countryfile, recently spotted and confirmed water voles present in the stream adjacent to the properties.

Previous scheme:

TWENTY ONE OBJECTIONS from **ELEVEN** objectors regarding (summarised for clarity):

- Impact of proposal on harmony of existing historic cottages.
- Harmful visual impact as a result of materials, form, design and scale contrary to Policy DM 5. As confirmed at appeal Policy CS06 of the Core Strategy requires development to maintain local character.
- Harmful visual impact on locality including view from Candlestick and Watery Lane.
- The extension would have a footprint twice the size of the current cottage.
- Omission of outbuildings (installed without planning permission) on application site from plans and associated loss of garden space/overdevelopment.
- Rare chalk stream running nearby.
- Impact on archeology – previous medieval remains and Roman artefacts have been found on site.
- Impact of development on protect species (such as nesting bats, egrets, owls and a red kite) as well as impact from lighting.
- No practical way to construct the development. Rose Cottage has no access to its property except on foot, over a path belonging to Appletree Cottage (neighbouring dwelling). This is not a shared path and neighbours own this land and applicants have the right to walk across the path and to make repairs to the current property only. This is noted clearly in Appletree Cottage (neighbouring dwelling) deeds:

"SUBJECT TO the existing right of way on foot only over the Property for the purpose of access to and egress from the adjoining property known as Rose Cottage and SUBJECT ALSO TO any existing rights for the passage and running of water soil and electricity through the drains sewers pipes cables and wires serving Rose Cottage NOW laid in under or over the Property"

- There is no parking for Rose Cottage, except for one car in the garage. There would be no room for storage or for site vehicles on the drive adjacent to Appletree Cottage where neighbours park car/s daily.
- Appletree Cottage (neighbouring dwelling) has priority right of access to the front of the property via this drive, 'day and night both by motor vehicle and on foot'. So no skips or equipment can be left there. This is also stated in deeds.
- Watery Lane is also single lane road and not suitable for any heavy site traffic for deliveries or for parking for contractors.
- The area alongside the Anglian Water pump house regularly floods during high rainfall & access to the pump house is required many times using a large tanker.
- Impact on neighbours amenity during construction as they work from home including traffic, the age of houses, digging foundations, heavy machinery and demolishing existing structure all against a party wall as well as overhanging cables and shared utilities points and pipes, dust and noise.
- Owners of Rose Cottage who do not live there and have left the property empty since July 1st 2022.
- Overlooking of neighbours front and back garden.
- Impact on trees to the front of the application site in front of house.
- Impact of views from nearby footpath.
- Bigger property means more waste water which is already a bad problem in Grimston. Anglian Water have failed to sort the water sewage problem that is already acute in Watery Lane, any further load on this system will be a significant problem .
- Bedrooms going from 2 to 3 would increase parking requirement which cannot be achieved on site. Applicants have stated that proposed works will NOT affect existing car parking arrangements.
- The red line on the southern side of the plan is not the correct boundary and protrudes into neighbouring field. The correct one is the line above it (to the North). There is no access from the field to the south.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM5 – Enlargement or Replacement of Dwellings in the Countryside

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Form and character
- Impact on neighbour amenity
- Parking and highway safety
- Protected species
- Any other matters requiring consideration prior to determination of the application

Principle of Development:

Grimston (with Gayton and Pott Row) is designated as a Key Rural Service Centre under policy CS02 in the Local Development Framework- Core Strategy 2011. However, this application site falls outside of the development boundary for Grimston. Policy DM 2 – Development Boundaries of the Site Allocations & Development Management Policies Plan states; “The areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas”.

Therefore, this application needs to be considered against Policy DM 5 – Enlargement or Replacement of Dwellings in the Countryside. This policy states; “Proposals for replacement dwellings or extensions to existing dwellings will be approved where the design is of a high quality and will preserve the character for appearance of the street scene or area in which it sits. Schemes which fail to reflect the scale and character of their surroundings, or which would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused.”

As such, the principle of development is acceptable subject to the development meeting the conditions set out above.

Form and Character:

The original proposal for this application consisted of a large two storey side extension with a glazed link between the existing dwelling alongside a single storey rear element. Materials

included cladding and metal roof sheeting to the extension. However, the Conservation Team objected stating that “these cottages are classed as non designated heritage assets as they appear of the First OS Map (1879 - 1886), and still retain their traditional form and character. They are settled into their plots and together with the nearby historic cottages and buildings, the whole area around Watery Lane has a very unique traditional village character”. The proposal was not considered appropriate for this cottage in this location due to its scale, form, massing and design and would have caused harm to the non-designated heritage asset. It was considered that some form of extension may be possible, but it should be sympathetic to the donor building in terms of scale, materials and appearance.

As such, an amended scheme was submitted. This consisted of a much reduced two storey pitched roof side extension less than the width of the main dwelling. This was set down slightly below the ridge of the main dwelling and set in from the front elevation with a side facing gable. A two storey rear facing gable extended in line with the existing rear gable to the main dwelling. To the front elevation, fenestration is traditionally proportioned with two windows at ground and first floor. The side elevation consists of a patio door with window above at first floor to the gable with a window at ground and first floor to the rear projection. The rear elevation consists of a three section window at ground floor replicated at first floor without the central section (with a solid panel between). The rear window at first floor to the existing dwelling serving a bedroom was also shown to be replaced. Materials included brick to match the existing dwelling as well as matching red clay pantiles. However to the rear timber cladding was included to walls. It was also stated on plan that the proposal would include, to the existing dwelling, to remove the painted finish and repair brick / mortar joints if suitable else re-paint existing brick with the extension finish to match.

The Conservation Team considered that these amendments were a significant improvement however the extension should be further reduced in height to appear subservient to the host cottage. The extension should also be constructed of either natural brick or render, not painted and the rear extension should not include timber boarding as it is not a traditional material for this style of extension, or for the area.

The final scheme is therefore mostly as above however, the ridge has been slightly lowered further. In addition, the extension is wholly of brick and does not include any cladding and is no longer proposed to be painted. It is noted that the front elevation consists of traditional proportioned cottage style windows while to the side and rear transitions to larger windows, less in character with the existing cottage. However, the front elevation is the most visible within the wider historic village setting with little to no view of the side and rear from public viewpoints. In addition, while not as in-character it is not considered that the larger windows would amount to harm to the non-designated heritage asset, also noting that the Conservation Team do not object on this point.

To the existing dwelling it is stated that the existing painted finish would be removed and repaired (brick / mortar joints) if suitable otherwise it would be re-painted as existing. The Conservation Team no longer object and the proposed development is considered appropriate both in terms of scale, materials and relationship with the main dwelling as a non-designated heritage asset as well as the context as part of a small range of traditional cottages. The proposal would now reflect the character of the rural and traditional village locality. Taking into account the two single storey existing outbuildings it is also considered that ample amenity space would remain to the plot. A condition would be attached to any approval requiring samples of materials to ensure a suitable visual finish.

It is noted that there are two small trees and mature vegetation to the northern boundary of the site in proximity to the dwelling forming this application. However, there is not a TPO associated nor is the site within a Conservation Area and this tree and associated mature

vegetation could be removed at any time without permission. The Arboricultural Officer has been consulted and has raised no issues providing 'no comment'.

Overall, the application would be in accordance with policies CS06, CS08 and CS12 of the Core Strategy 2011, DM5 and DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF 2023.

Impact on Neighbour Amenity:

The plan as now presented consists of a two-storey side extension to the west of the existing dwelling. With the neighbouring dwelling to the east, the extension does not extend past either the front or rear elevation of the main dwelling and with the separation to the boundaries it is not considered that there would be any unacceptable overbearing or overshadowing issues to the either neighbouring dwelling itself or main amenity space.

In relation to overlooking, to the rear the bedroom at first floor to the existing dwelling would have the same relationship with the neighbouring dwelling as existing as the window would be of the same proportions with a comparable impact - this would not require consent. To the new extension, the rear first floor windows would serve a dressing room and en-suite. Based on the use of these rooms as well as the orientation in relation with the neighbouring dwelling and plot it is not considered that there would be any unacceptable overlooking or amenity issues. These rooms by nature of use would be unlikely to present prolonged opportunities for overlooking. It is your officer's opinion that obscure glazing via condition would not be required in this instance. In addition, lateral views towards the private amenity space of the neighbouring dwelling would be limited. The extension is set away from the shared boundary as it is to the side of the existing dwelling and mostly faces towards the open fields to the rear of the properties.

To the front elevation, the existing bedroom to the existing part of the dwelling would be unchanged served by one window with the bathroom next to it served by the other existing window. To the extension, two first floor windows are proposed which would serve a new bedroom. The neighbouring plot wraps around the application site to the north. However, as this area of land is already overlooked by the existing bedroom, it is not considered that the additional two windows serving the new bedroom would significantly alter this impact or increase it in a manner that would warrant refusal compared to the current impact. These front facing windows are also not the sole windows to the room.

The side elevation would face into the plot of the main dwelling itself to the west. All new ground floor windows and doors would either face to the open field to the rear, the application site or be screened by boundary treatment to the north (1.8m approx. fence). Overall, taking a balanced view the development is considered acceptable in terms of neighbour amenity impact and would be in accordance with Policy CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF 2023.

Parking and Highway Safety:

NCC Highways do not object to this proposed development. They note within their response that an additional bedroom (from 2-3) would not put it in the next band where an additional space would be required taking into account NCC Parking Standards. The Highway Officer considers that Candlestick Lane and Watery Lane are narrow and unlikely to be parked on and that there is also a length of private drive leading to the existing parking space/garage. While it has been indicated that the driveway may not be available for vehicles to park due to ownership and private access rights of way issues the view of the highway authority remains

unchanged as vehicles associated with this development would still not park on the surrounding highway.

Paragraph 115 of the NPPF states: “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.” In this case, as detailed above, the development would not lead to highways safety impacts that the Highway Officer feels could substantiate an objection.

Overall, a refusal on this basis could not be substantiated on this ground taking into account the above justification and the development is considered to be acceptable in regard to highway safety and parking in accordance with Policy CS11 of the Core Strategy 2011 and the NPPF 2023.

Protected Species

A Preliminary Roost Assessment Report (8 February 2024) followed by a Nocturnal Bat Survey Report (5 June 2024) have been submitted in support of this application.

Bats

The submitted Nocturnal Bat Survey Report states: “a single Common Pipistrelle was recorded emerging from its day roost from the southern roof slope of the extension on 7 May 2024 and a single Common Pipistrelle (considered likely to be the same individual) was recorded emerging from its day roost from under a ridge tile of the main house on 28 May 2024. The PRA also recorded a small number of definitive Brown Long-eared Bat droppings in the void of the existing extension. It is considered that the void represents a very rarely used day-roost of a single individual Brown Long-eared Bat and this should also be included within the Natural England licence application.

The results from the surveys are considered to represent an accurate reflection of bat roosting activity at the site (1x day roosting Common Pipistrelle – consistent results across the two nocturnal surveys enabling confident roost characterisation and negating the need for any additional nocturnal surveys, and 1x day roost very rarely used by a single Brown Long-eared Bat)”.

No other protected species have been identified or are considered to be impacted as a result of the proposed development.

The submitted report states that the site can be registered under the Bat Mitigation Class Licence (BMCL) scheme through a Registered Consultant (RC). Local planning authorities must consider the potential for developments assessed as affecting European Protected Species to satisfy the three derogation tests set out in the Conservation of Habitats and Species Regulations 2017(as amended) for licensing to permit otherwise unlawful activities.

The Three tests of Derogation are as follows:

‘Test 1 - Overriding Public Interest

The overriding public interest of the proposed development project is derived from the provision of some economic benefits for local builders and suppliers. The development would be an extension to an existing dwelling/building and the submitted report outlines that “the proposed works will destroy the day roost of a single Common Pipistrelle in the southern roof slope of the extension and a rarely used day roost of a single Brown Long-eared Bat in the void of the extension. The works are considered unlikely to cause adverse impacts to the

Common Pipistrelle day roost in the ridge of the main section of the house...Given the identified roosts to be impacted are of low conservation status, the site can be registered under the Bat Mitigation Class Licence (BMCL) scheme through a Registered Consultant (RC)". The report outlines that while there is no requirement for any compensatory roosting features to be installed under the BMCL scheme (favourable conservation status is maintained without any compensation), two bat boxes are recommended to be installed on trees within the site.

Test 2 - No Satisfactory Alternative

The proposal is to extend the existing building. The only alternative to this proposal would be to leave the existing building as it is. This option would be a set-back to the property owner (Natural England give weight to the personal costs of the applicant). The economic benefits from the construction works would also be lost.

Test 3 - Maintaining A Favourable Conservation Status

The third test, maintaining a favourable conservation status for the local protected species population, is shown to be possible for the development given the identified roosts to be impacted are of low conservation status.

Based on the information provided within the submitted reports it is also important to note the fact that Natural England give weight to the personal costs of the applicant. As this proposal is for an extension to an existing property and the development is shown to not affect the favourable conservation status of the species the development can be viewed favourably in this regard. This is in addition to the small boost to the local economy insofar as construction and materials. It is therefore considered that a license is likely to be granted and that the scheme therefore passes the test of derogation.

It is recommended that any approval of the works should only be subject to a planning condition to ensure that a mitigation licence is secured prior to commencement and the compensation is delivered on site. Accordingly, it is recommended that this be controlled by way of planning condition.

Therefore, the application is considered to be in accordance with Policy CS08 and CS12 of the Core Strategy 2011, DM15 and DM19 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF 2023.

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

Parish Council Objections

As noted there is not an up to date Parish Council comment on the latest plan. In terms of the most recent comment, parking and highway safety is addressed within the above report. The roof material now proposed matches the existing (red clay pantiles).

Third Party Objections

Form and character including the non-designated heritage assets, wider locality and trees, neighbour amenity, parking and highway safety as well as protected species are discussed within the body of the above report.

During the course of the application the outbuildings have been shown on amended plans. The agents states that the applicant installed these under permitted devolvment however this can be verified outside of this application. The agent has confirmed that the plans are

accurate based on OS mapping and also reference a previous application with the same red line. The impact on archeology has been considered by the Historic Environment Service and the recommended conditions that would be attached to any approval.

The nearby chalk stream is not adjacent to the boundary of the main application site where the extension is proposed. It runs adjacent to the eastern boundary of the neighbouring plot (where the applicant's garage is also located) as well as to the north of the neighbours plot. In relation to the area alongside the Anglian Water pump house regularly flooding, EA Flood mapping shows that the application site is within flood zone 1 (the area at the lowest risk of flooding) and is not at risk of surface water flooding. Due to the scale of this application as a householder extension and noting that there is only an increase of one bedroom and an additional one toilet, it is not considered that foul water details would be required.

In relation to the construction of the development, issues relating to access to the application site, land ownership, rights of access and deeds would be civil matters outside of the scope of this planning application. In relation to construction itself including impact on amenity and noting the unique situation on site, due to the scale of this development – a householder application for an extension to an existing dwelling – it is not considered reasonable or proportionate to condition or seek to control construction traffic and/or management. Party Wall issues would be outside of the scope of this planning application.

CONCLUSION:

Overall, it is considered that the proposed design, scale and materials are now appropriate given the rural setting in this area of the village of Grimston as well as the status of the cottages as non-designated heritage assets. A condition is recommended for any approval that would require material samples to ensure a suitable visual finish. The BCKLWN Ecologist does not object to the proposed plans and protected species impact is also considered to be acceptable as extensively explored within the above report.

It is considered that there would be a suitable impact on neighbour amenity based on the existing situation and proposed development. Norfolk County Council Highways raise no objection based on Highway Safety and parking with the unique situation on site taken into account.

Overall, the development is therefore considered to be in accordance with Policies CS06, CS08, CS11 and CS12 of the Core Strategy 2011 as well Policy DM5, DM15 and DM19 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF 2023 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:

- PROPOSED DRAWING, Drawing Number: 4041_281/03 REV C, Received: 15 Jan 2024

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF and DM15 of the Site Allocations and Development Management Policies Plan 2016.
- 4 Condition No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and
 - 1) The programme and methodology of site investigation and recording,
 - 2) The programme for post investigation assessment,
 - 3) Provision to be made for analysis of the site investigation and recording,
 - 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation,
 - 5) Provision to be made for archive deposition of the analysis and records of the site investigation and
 - 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 4 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 5 Condition No development shall take place other than in accordance with the written scheme of investigation approved under condition 4.
- 5 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 6 Condition The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 4 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

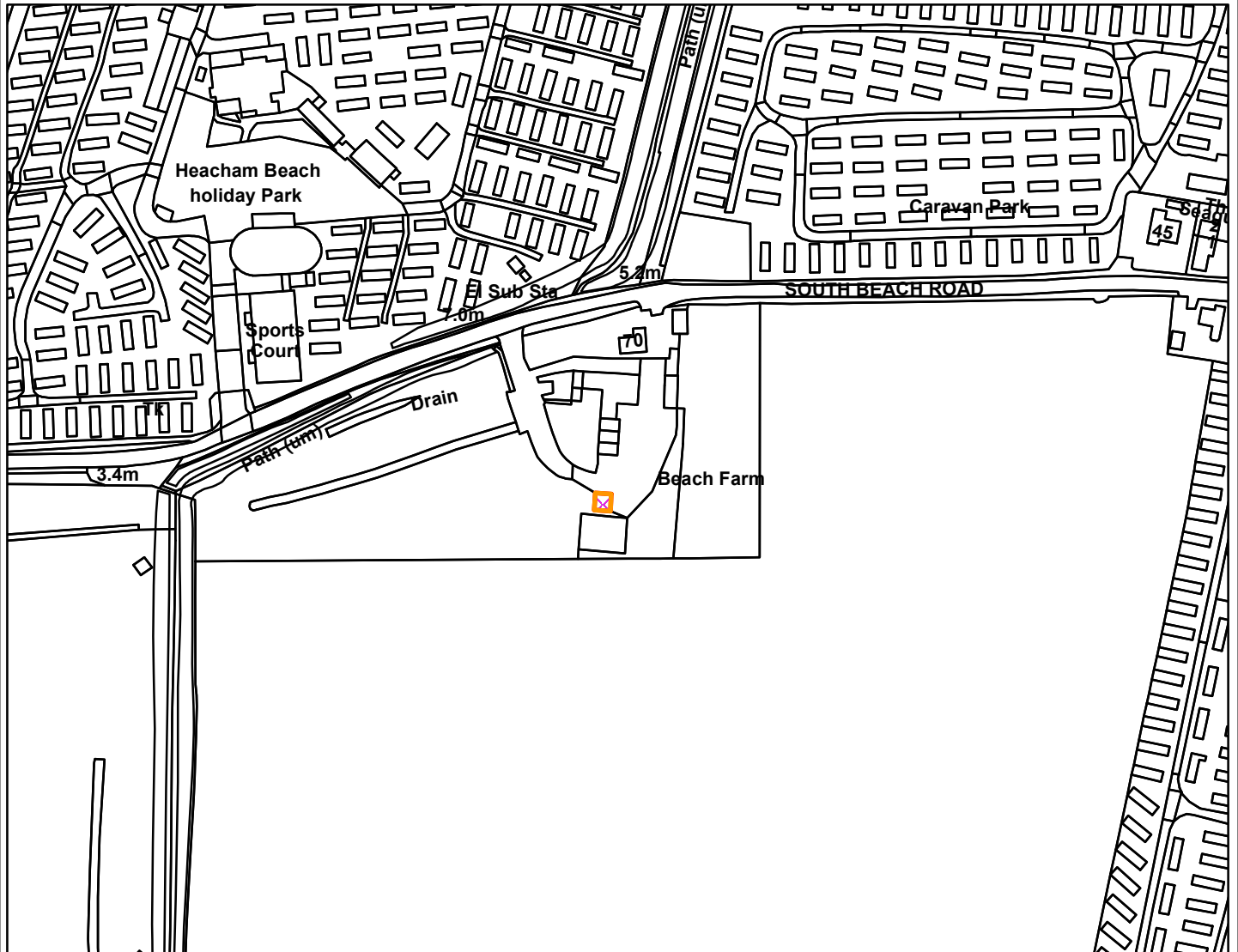
In this instance the programme of archaeological mitigatory work will comprise the monitoring of groundworks for the development under archaeological supervision and control. A brief for the archaeological work can be obtained from Norfolk County Council Environment Service.
- 6 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 7 Condition Prior to the commencement of works on the house a mitigation licence (Bat Mitigation Class Licence) shall be secured from Natural England.

In addition, the development hereby permitted shall be carried out in strict accordance in regard to the Conclusions and Required Actions within the submitted Nocturnal Bat Survey Report. This shall include but not be limited to:

- Two Schwegler 2F bat boxes are installed on trees within the site. Boxes should be sited at least 4m above ground level and facing southeast to southwest.
- 7 Reason To ensure that the development takes place in accordance with the principles and parameters contained with the Nocturnal Bat Survey Report in accordance with Policy CS08 and CS12 of the Core Strategy 2011 as well as DM15 and DM19 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF 2023.



Toilet Block East of 74 South Beach Road Heacham PE31 7BB



Legend	

Scale: 1:2,500

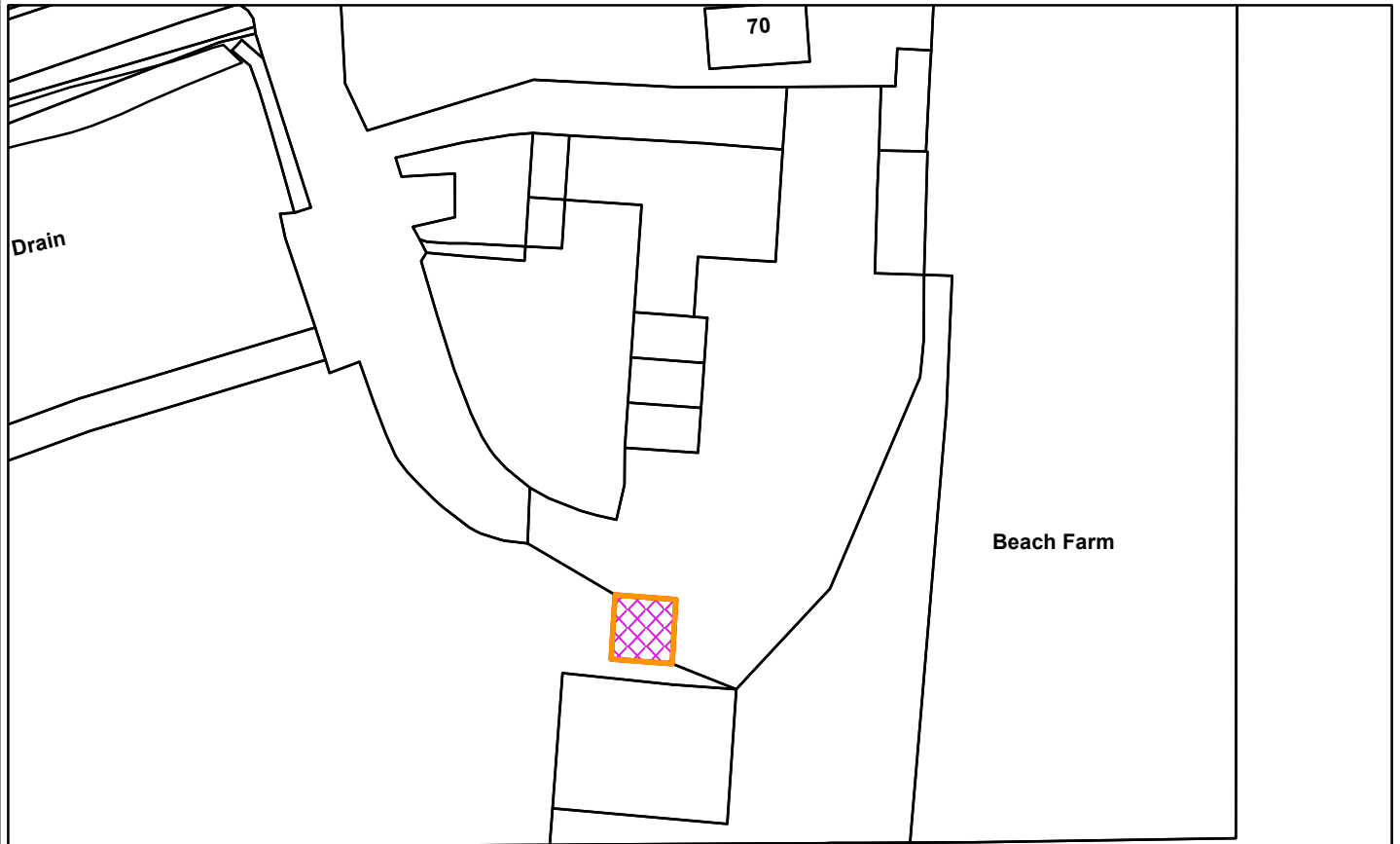
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Organisation	BCKLWN
Department	Department
Comments	Not Set
Date	18/07/2024
MSA Number	0100024314



Toilet Block East of 74 South Beach Road Heacham PE31 7BB



Legend	

Scale: 1:750

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Organisation	BCKLWN
Department	Department
Comments	Not Set
Date	18/07/2024
MSA Number	0100024314

AGENDA ITEM NO: 9/1(c)

Parish:	Heacham	
Proposal:	Retention of Existing Toilet Block	
Location:	Toilet Block At E566532 N336866 East of 74 South Beach Road Heacham Norfolk PE31 7BB	
Applicant:	Marshview	
Case No:	24/00911/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 1 August 2024

Reason for Referral to Planning Committee – Called in by Councillor Parish and Officer recommendation is contrary to the Parish Council recommendation.

Neighbourhood Plan: Yes

Case Summary

The application seeks full planning permission for the retention of an existing toilet block that would supersede extant permission granted under application 19/01626/F.

Application 19/01626/F was granted with a specific condition, Condition 3, that required the toilets to be used solely by agricultural workers working on the land (the wider site / blue land.)

The toilet is not a public convenience, and no physical alterations are proposed either internally or externally. It has been confirmed that the approved treatment plant was installed.

The site lies within Flood Zone 1 as confirmed by the Environment Agency and outside of the Coastal Flood Risk Hazard Zone. However, the land to the immediate west and northwest, including the access, lies within flood zones 2 and 3. Furthermore the site lies within the Environment Agency's Tidal Breach Hazard area. The site is therefore at risk of flooding.

Key Issues

Principle of development
Form and Character, Impact on Neighbour Amenity and Highway Safety
Flood Risk, Drainage and Impact on the Environment
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks full planning permission for the retention of an existing permitted toilet block granted permission under application 19/01626/F.

Condition 3 of the permission restricts the use to agricultural workers working on the wider site (blue land.) The condition therefore excludes the applicant, his family, friends, guests, or those working on the wider site not working in agriculture from using the facility.

The applicant asserts that the condition fails the 6 tests laid down in Planning Practice Guidance and referred to in paragraph 56 of the National Planning Policy Framework (NPPF) which are:

1. Necessary,
2. Relevant to planning,
3. Relevant to the development to be permitted,
4. Enforceable,
5. Precise, and
6. Reasonable in all other respects.

The toilet is not a public convenience, and no physical alterations are proposed either inside or out. It has been confirmed that the approved treatment plant, that has a daily capacity of 40 people, was installed.

The site lies within Flood Zone 1 as confirmed by the Environment Agency and outside of the Coastal Flood Risk Hazard Zone. However, the land to the immediate west and northwest, including the access, lies within flood zones 2 and 3. Furthermore the site lies within the Environment Agency's Tidal Breach Hazard area. The site is therefore at risk of flooding.

SUPPORTING CASE

None received at time of writing report.

PLANNING HISTORY

24/00685/LDE: Not Lawful:04/07/24 - LAWFUL DEVELOPMENT CERTIFICATE APPLICATION FOR EXISTING: Use of site as Recreational Camping and Caravan club. Delegated Decision.

23/00566/PACU6: Prior Approval - Refused: 08/06/23 - Notification for Prior Approval for change of use of agricultural building to a small hotel (C1) (Schedule 2, Part 3, Class R): Appeal Allowed 26/04/24.

23/00022/F: Application Refused: 24/03/23 - Variation of Condition 12 of Planning Permission 12/00197/F: Proposed change of use of existing agricultural buildings to holiday home use.

22/02233/F: Application Permitted: 09/02/23 - 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.

21/02027/PACU6: Prior Approval - Refused: 22/12/21 - Notification for Prior Approval for change of use of agricultural building to a flexible use (Small Hotel (C1)) (Schedule 2, Part 3, Class R.) Delegated Decision.

21/01444/LDE: Not Lawful: 19/11/21 - Certificate of Lawfulness: Use of part of the former grain store (agricultural) as camping showers and toilets.

21/00080/F: Application Permitted: 13/12/22 - Retrospective change of use of agricultural land to provide access, parking and turning to adjacent holiday accommodation granted planning permission under ref:12/00197/F: Committee Decision. Appeal Allowed 26/04/24.

20/00543/PACU3: Prior Approval - Refused: 12/06/20 - Prior notification for the proposed change of use from agricultural building to dwelling house.

20/00523/F: Application Refused: 02/07/20 - Conversion of agricultural Building into 3 holiday Homes, 1 x Guest coffee lounge, 4 x games rooms, 1 x storeroom, 1 x staff rest room, addition of office/reception.

19/01626/F: Application Permitted: 12/02/20 - Change of use from the agricultural building with one existing chemical toilet facility into a staff toilet for 6 or more staff working in agriculture. Delegated Decision.

18/01969/F: Application Refused: 16/05/19 - Change of use from agricultural land to short stay non-permanent camp site and erection of a proposed toilet block. Delegated Decision.

12/00197/F: Application Permitted: 24/05/12 - Proposed change of use of existing agricultural buildings to holiday home use. Delegated Decision.

RESPONSE TO CONSULTATION

Parish Council: OBJECT Grounds of objection are:

1. *Risk of Contamination – Public Health and Environmental Concerns:* It has been identified by Suzi Pimlott that the toilet block in question poses a risk of contamination due to its apparent lack of connection to the foul drainage system. This is particularly concerning given the toilet block's location immediately adjacent to a flood zone. The risk of contamination from this facility could have severe implications for public health, particularly in a sensitive coastal area already subject to poor water quality from unknown sources of contamination.
2. *Impact on Water Quality – Policy 11 of the Heacham Neighbourhood Plan (HNP):* Policy 11 of the HNP emphasises the need to protect water quality, especially in areas adjacent to water bodies and flood zones. The retention of a toilet block without adequate waste management facilities directly contravenes this policy. Any leakage or overflow of waste from the toilet block could further degrade water quality in the area, posing a serious threat to both human health and the local ecosystem.
3. *Aesthetic and Environmental Impact – Preservation of Natural Beauty:* The coastal area around South Beach Road is recognised for its natural beauty and is a significant asset to the local community and wildlife. The potential for contamination from an inadequately managed toilet block undermines efforts to preserve and enhance this environment. The presence of such a risk could negatively impact the area's aesthetic value and diminish its appeal as a natural haven.
4. *Flood Risk and Environmental Sensitivity:* The toilet block is situated adjacent a particularly sensitive area that is vulnerable to flooding. Any incidents of flooding could exacerbate the risk of contamination from the toilet block, leading to significant

environmental damage. The flood risk, combined with the inadequate foul drainage, presents an unacceptable level of threat to both the local environment and public health.

Given these serious concerns, we strongly urge the Planning Committee to reject this application. The retention of the toilet block, as it currently stands, does not align with the principles of the Heacham Neighbourhood Plan, and poses unacceptable risks to the environment and public health.

We believe that alternative solutions must be sought to address the sanitation needs in this area, ensuring they are both safe and environmentally sustainable.

Highways Authority: NO OBJECTION In relation to highways issues only, as this proposal does not affect the current traffic patterns or the free flow of traffic, that Norfolk County Council does not wish to restrict the grant of consent.

Natural England: NO OBJECTION Natural England advises assessing the risks to the natural environment using Impact Risk Zones and Standing Advice.

CSNN: NO OBJECTION Confirmation has been received that there is adequate capacity within the existing system for any increase in use.

Environment Agency: NO COMMENTS TO MAKE

Emergency Planning Officer: NO OBJECTION However, because of its location in an area that during an extreme flood event could become isolated from safe access and egress routes (i.e., become a dry island), I would suggest that the site operators if they have not already:

- Should sign up to the Environment Agency flood warning system (0345 988 1188 or www.gov.uk/flood)
- Prepare a flood evacuation plan to include:
 - Actions to take on receipt of the different warning levels.
 - Evacuation procedures e.g., isolating services and taking valuables etc.
 - Evacuation routes

Evacuation at an early stage will prevent emergency responders putting themselves at unnecessary risk by carrying out hazardous rescues for any occupants trapped on site.

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

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

Policy 11: Green Infrastructure

Policy 5: Design Principles

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
- Form and Character, Impact on Neighbour Amenity and Highway Safety
- Flood Risk, Drainage and Impact on the Environment
- Other Material Considerations

Taking each in turn.

Principle of Development:

The principle of development (provision of a toilet block) has already been found acceptable by virtue of extant permission granted under application 19/01626/F for *Change of use from agricultural building with one existing chemical toilet facility into a staff toilet for 6 or more staff working in agriculture.*

The main purpose of the application is to supersede the extant permission with a permission that does not restrict the use of the toilet to agricultural workers by removing condition 3 that requires the building to be used for the sole use of agricultural workers working on the land outlined in blue on the location plan (the wider site.)

The applicant asserts in their planning statement that a new planning permission is sought *“for the following reasons:*

- I. *The terms of extant planning permission 19/01626/F, in particular, Condition 3 are unduly and unreasonably restrictive, preventing use of the toilet facilities by the applicant & his family, friends, guests and non-agricultural staff working on the land.*
- II. *It is considered that Condition 3 does not meet the scope to impose planning conditions as it fails the concept of fairness, reasonableness and natural justice.*
- III. *It is considered that Condition 3 fails to meet the six tests set out in the NPPF and NPPG.*
- IV. *It is considered that the reason for imposing Condition 3 is imprecise, inadequate and intelligible and more onerous than can be justified by planning policy.*
- V. *There will be no internal or external alterations to the existing building so no physical changes affecting the amenity of the area.*
- VI. *The building is situated on private property and cannot be accessed by members of the public, which prevents any intensification of use of the land and moreover questions whether Condition 3 actually serves a useful planning purpose.”*

Paragraph 55 of the NPPF states *Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations...*

Paragraph 56 continues by stating *Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.* This reiterates the six tests laid down in Planning Practice Guidance.

To summarise, a toilet block exists, and no changes are proposed to that toilet block either internally or externally or in terms of the treatment of waste; this application would not change that.

The only thing that would change is that the use of the toilet would not be restricted to staff working in agriculture on the wider site.

However, a new condition would be appended to any permission granted ensuring that the toilet block could only be used by the owner, those staying on the site in association with the developments permitted under applications 12/00197/F and 23/00566/PACU6 and staff working on the land (identified as blue land on the location plan submitted with the application.) Such a condition would be necessary, relevant to planning and to the development to be permitted, enforceable, precise, and reasonable in all other respects and would ensure that the toilets could not be used as a public convenience which could materially increase numbers and may impact on highway safety and neighbour amenity and the capacity of the treatment plant itself.

Subject to the proposed amended condition, retention of the toilet block (that already benefits from planning permission) is considered to accord with the overarching aims and objectives of the NPPF and Development and Neighbourhood Plans and specifically to Paragraphs 55 and 56 of the NPPF that relate to the use of conditions.

Form and Character, Impact on Neighbour Amenity and Highway Safety:

As previously stated, no alterations, either internally or externally are proposed and therefore the use of the toilet for people other than agricultural workers would have no impact on form and character.

No change of use is proposed per se other than to enable the toilet block to be used by non-agricultural workers working on the land, the owner, and those staying on the site in association with the developments permitted under applications 12/00197/F and 23/00566/PACU6.

The toilet facility is not a use in its own right and would not therefore generate any activity not already associated with the wider site. Therefore, its retention, subject to a condition being appended as outlined above, would not have a material impact in terms of highway safety or neighbour amenity.

The development is therefore considered to accord with the NPPF in general and specifically to Paragraph 135f) of the NPPF, Development Plan Policies CS08, CS11 and DM15 and Neighbourhood Plan Policy 5.

Flood Risk, Drainage and Impact on the Environment:

The site lies within Flood Zone 1 as confirmed by the Environment Agency and outside of the Coastal Flood Risk Hazard Zone. However, the land to the immediate west and northwest, including the access, lies within flood zones 2 and 3. Furthermore the site lies within the Environment Agency's Tidal Breach Hazard area. The site is therefore at risk of flooding.

However, the flood risk to the site is no greater than when the 2019 application was permitted and therefore the toilet and those using the toilet are at no greater risk than when the application was originally considered or than the current situation.

Furthermore, since Community Safety and Neighbourhood Nuisance's original comments (that form the basis of the Parish Council's objection), it has been confirmed that the treatment plant is the same as the one permitted under the 2019 application which has a daily capacity of 40 people. The treatment plant can therefore accommodate the minor use associated with the wider site, which, for clarification purposes only, comprises:

- Three holiday homes approved under application 12/00197/F (which all have their own toilets), and
- Prior Approval for the change of use of agricultural building to a small hotel which was allowed at appeal under application 23/00566/PACU6. This permission has yet to be implemented and requires a decision to be made under regulation 77 of The Conservation of Habitats and Species Regulations 2017 to confirm that the development would not adversely affect the integrity of European protected site before the development can be begun. Additionally, it is likely that the hotel, if it can be shown that it would not adversely affect protected sites, would have its own toilet.

In that regard it can be confirmed that there is nothing to suggest that the use of the toilet for people not associated with agriculture and subject to the condition outlined previously would exceed its capacity and it would not therefore have an unacceptable impact in relation to flood risk, drainage, or the environment.

It should be noted that the condition proposed by the Emergency Planning Officer is not considered to be necessary or reasonable given that the toilet facility is not a use or destination in its own right and anybody using the toilet would be on the site for a broader purpose.

The development is therefore considered to accord with the NPPF in general and specifically to Chapter 14 of the NPPF, Development Plan Policies CS01, CS08 and CS12 and Neighbourhood Plan Policy 11.

Other Material Considerations:

There are no other material considerations.

Specific comments and issues:

The above report has confirmed that the Parish Council's objections regarding risk of contamination, impact on water quality, environmental impacts and environmental sensitivity, which were based on CSNN's original comments, have been resolved by confirmation of the treatment plant and its capacity.

CONCLUSION:

The toilet block exists, and no changes are proposed to that toilet block either internally or externally or in terms of the treatment of waste; this application would not change that.

The only thing that would change is that the use of the toilet would no longer be restricted to staff working in agriculture on the wider site.

However, a new condition would be appended to any permission granted ensuring that *b* 'The toilet block hereby permitted shall only be used by the owner, those staying on the site in association with the developments permitted under applications 12/00197/F and 23/00566/PACU6, and staff working on the land (identified as blue land on the location plan submitted with the application.)'

Given that the treatment plant has a specific capacity such a condition is necessary, relevant to planning and to the development to be permitted, enforceable, precise, and reasonable in all other respects and would ensure that if any future permissions were granted / allowed on the site that the capacity of the installed treatment plant would not be exceeded. Such a condition would be necessary, relevant to planning and to the development to be permitted, enforceable, precise, and reasonable in all other respects and would ensure that the toilets could not be used as a public convenience which could materially increase numbers and may impact on highway safety and neighbour amenity and the capacity of the treatment plant itself.

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

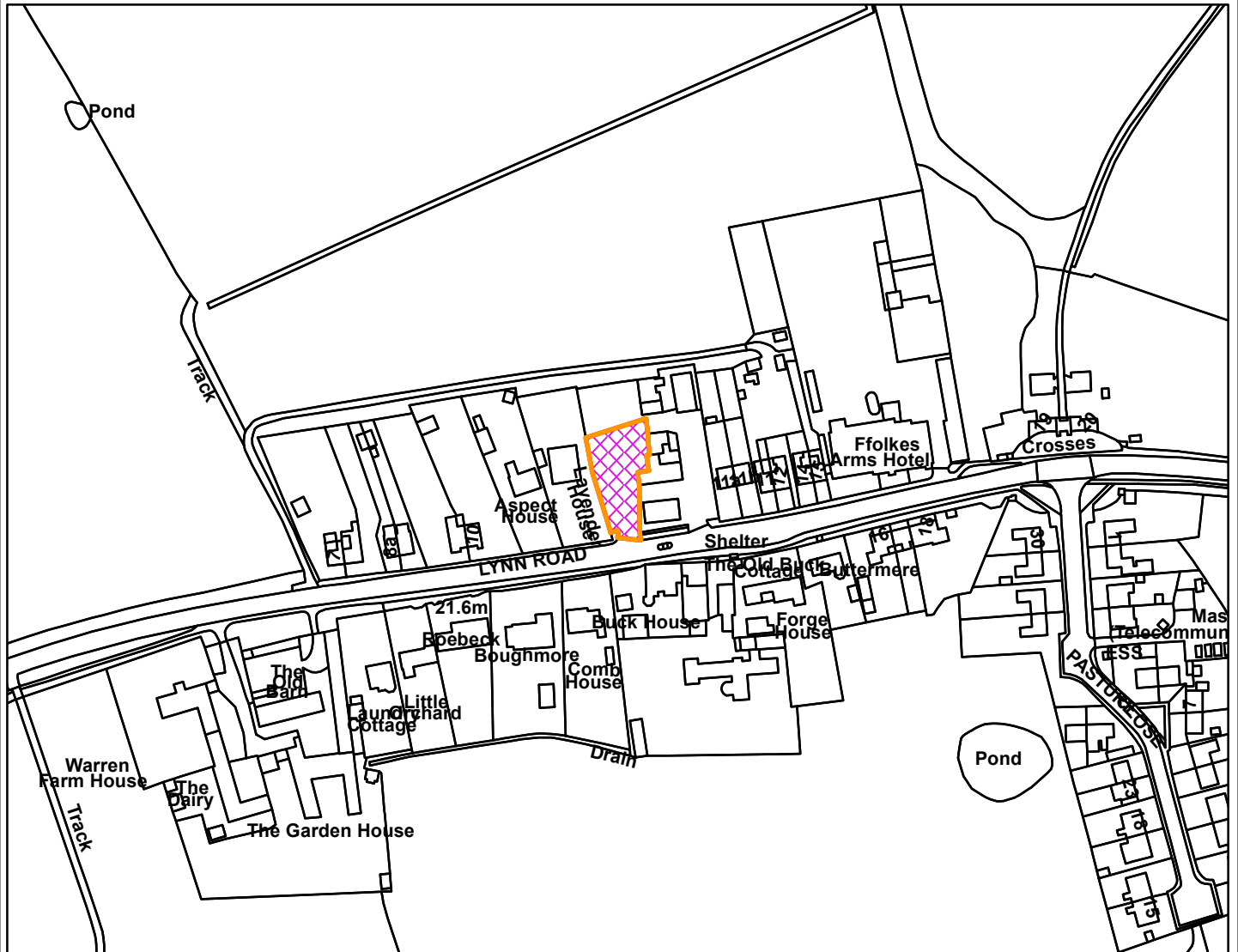
RECOMMENDATION:

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

- 1 Condition The toilet block hereby permitted shall only be used by the owner, those staying on the site in association with the developments permitted under applications 12/00197/F and 23/00566/PACU6, and staff working on the land outlined in blue on the Location Plan that accompanied the application (Plan Reference Number: TQRQM18078140756248).
- 1 Reason For the avoidance of doubt and to ensure the use of the toilet block is not used as a public convenience and does not exceed its capacity which could lead to unacceptable environmental impacts in accordance with the NPPF, Development Plan Policy CS12.



Hillington Service Station Lynn Road Hillington PE31 6BJ



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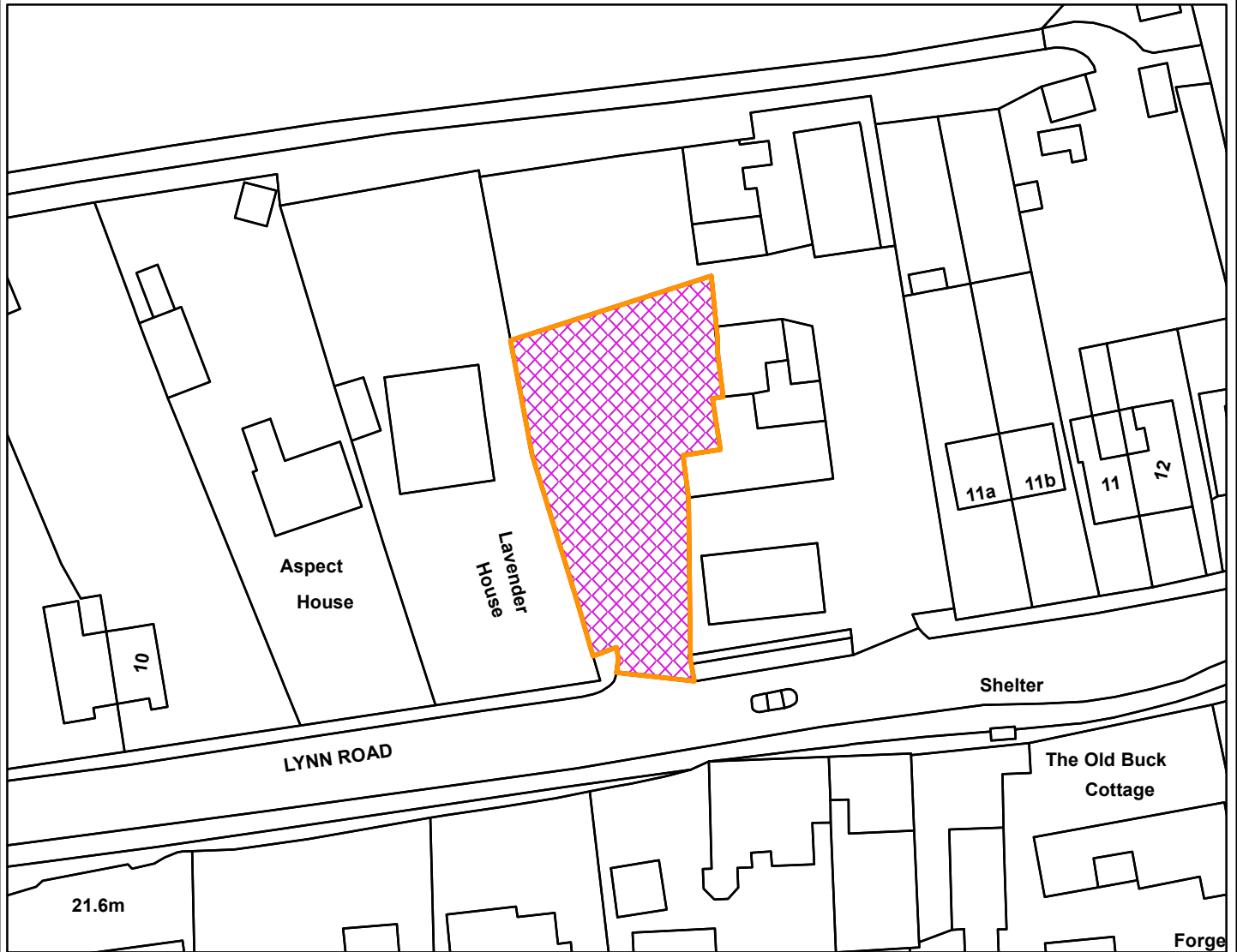
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Organisation	BCKLWN
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Department	Department
Comments	Not Set
Date	15/07/2024
MSA Number	0100024314

AGENDA ITEM NO: 9/1(d)

Parish:	Hillington	
Proposal:	Creation of an EV charging zone and erection of canopy, Sub-Station and associated forecourt works	
Location:	Hillington Service Station Service Station Lynn Road Hillington PE30 6BJ	
Applicant:	Motor Fuel Group	
Case No:	23/00720/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 25 May 2023 Extension of Time Expiry Date: 7 June 2024

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

Neighbourhood Plan: No

Case Summary

The application seeks consent for the construction of EV Charging Zones, a sub-station and associated works at Hillington Service Station.

Hillington is categorised as a Rural Village in Policy CS02 of the Core Strategy (2011).

Key Issues

- Principle of Development
- Form and Character
- Highway Safety
- Neighbour Amenity
- Impact on Trees
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks full planning permission for the construction of 8 No. Electric Vehicle (EV) charging bays, an associated canopy, a substation and associated forecourt works – primarily the provision of marked out parking bays.

The proposal has been amended during the course of this application to remove jet wash bays from the scheme in the interests of surrounding amenity. A fire wall has been added,

alongside acoustic fencing, to prevent fire spread & to provide noise mitigation as recommended by the Noise Impact Assessment.

The fire wall provides a barrier between the proposed EV charging stations and the conifer hedge along the west boundary of the site. The substation is proposed to the north of the EV chargers, with the fencing proposed along the south, west and north elevations of the substation enclosure. Parking spaces are proposed across the site to formalise existing parking provision and replace general spaces lost to EV charging spaces.

The existing application site is in use as a petrol station, with an MOT/Car Sales Garage to the rear. The car sales area has its own parking provision to the rear of the application site, and existing shared parking bays are positioned along the east boundary.

Hillington is categorised as a Rural Village in the Settlement Hierarchy and therefore has a development boundary which the application site is wholly within.

The existing petrol station is accessed directly via the A148 which is part of the Council's key strategic road network and carries a high level of traffic.

SUPPORTING CASE

None received.

PLANNING HISTORY

RESPONSE TO CONSULTATION

Parish Council: OBJECTION on the following grounds:

1. 'In light of the Fire Service comments and the extension of the hedge above the height of the proposed firewall, the likely impact of the proposed firewall footing on the root zone of the existing hedge, and the proposed parking bays 10 to 13 which will require the removal of the existing pedestrian access up the eastern site boundary which will mean that pedestrians trying to reach the sales building will need to walk through a live traffic zone on the petrol station forecourt.
2. It would create more traffic by the island then this would cause traffic tail backs with traffic trying to enter the garage. This already takes place regularly.
3. Consideration of pedestrian lights.
4. Taking everything into consideration, the added traffic with increased risk of accidents/injuries outside the garage, noise, possible anti social incidents, disruption to local residents etc, I also think it is a terrible plan that should not go ahead.
5. This has the potential to cause chaos in Summer when there is already frequently a queue to get into the service station. Add in the dreadful visibility when exiting the service station in a car and the ludicrous 'safety island' and we have a disaster waiting to happen'.

Highways Authority: NO OBJECTION - subject to parking/serving/loading area condition.

Conservation Officer: NO OBJECTION - 'this proposal will have no impact on any nearby designated heritage assets'

CSNN: NO OBJECTION - provided a list of conditions controlling the construction of acoustic and fire barriers, external lighting details, and development in accordance with the Noise Impact Assessment, including signage. Recommended inclusion of Environmental Protection Informative on any consent. With the following comments:

'Since my last comments regarding conditions, I have reconsidered the need for a Noise Management Plan condition due to difficulties in making it enforceable, as the consent only relates to the EV area rather than the whole site as the permission for the fuel station and parking already exists. The only reasonably enforceable element of a management plan would be around signage.

If issues were to arise from excessive slamming of doors, talking/shouting, or music etc. these would need to be investigated by the Community Safety and Neighbourhood Nuisance Team as a noise nuisance complaint where there would be the opportunity to require the whole site to be managed appropriately as it would be under the statutory nuisance framework rather than planning.

However, effective signage may avoid any issues arising. This would need to include wording around respecting the neighbours and words/symbols relating to door slamming, music, talking (this will sound louder than normal at night time), shouting etc. I would expect there to be one sign per EV charging bay.'

Environmental Health & Housing - Environmental Quality: NO OBJECTION - recommended unexpected contamination condition.

Norfolk Fire and Rescue: NO OBJECTION - 'I confirm that if the fire wall is built, as per the fire wall detail and proposed site layout documents Norfolk Fire & Rescue service are in agreement that the proposal is acceptable.'

Arboricultural Officer: NO OBJECTION subject to conditions, with the following comments:

'No information has been submitted by the applicant relating to the existing mature leyland cypress hedge on the site boundary, which due to lack of pruning on the garage side has grown over the boundary.

The applicant does not appear to have considered the potential impact of the proposal on the hedge, or the impact and influence the hedge will have on the proposal.

The hedge has not been managed on the applicant's side of the boundary and works to face up the hedge to prune back the overhang will be required just to make space to physically construct and install the charging bays, canopy and fire wall.

The proposed fire wall will be within the minimum root protection area of the hedge, and no consideration seems to have been given to this.

It is difficult to accurately assess the impact on the hedge without any supporting information from the applicant.

Typically tree and hedge roots are not found in hard compacted parking areas, like the one already in use. This is only a theory, and the installation of the fire wall could very well cause

considerable damage to the hedge through roots being physically severed to make space for the wall foundation, and cement leaching into the severed roots (cement in concrete is very poisonous to trees).

There are two ways to deal with this:

1. The applicant could carry out a trial pit to establish the extent of tree roots in the location of the proposed excavation for the fire wall. If no roots are found then the base of the wall can be lined with an impermeable membrane to prevent cement leaching into the soil. The wall design will need to be amended to include this before being approved.
2. A condition may be attached for the design of the wall foundation to be one that is unlikely to harm the hedge, by bridging roots, effectively building the wall on top of lintels suspended over small piles for a small foot print in the rooting area of the hedge.'

REPRESENTATIONS

SIXTEEN letters of **OBJECTION**, stating comments summarised as follows:

- *Concern over fire risk - from vehicles and charging infrastructure, in particular impacts on conifer hedgerow
- *Concern over position of substation close to shared boundary, impacts on safety and health
- *Noise impacts from EV chargers and the substation
- *Noise and antisocial behaviour impacts from people waiting and cars loitering
- *Impacts from light pollution
- *No reference to existing conifer hedgerow which will potentially be impacted & no tree survey has been provided
- *Existing levels of queuing into/out of the garage, cars blocking entrances and impacts on highway safety, this proposal would increase this
- *Overdevelopment of a site in a village & surrounded by houses
- *Concern over amount of parking provided, particular in relation to adjoining uses
- *Drainage information required in relation to jet wash bays (now removed)
- *Description proposes substation enclosure but not the substation
- *Noise impact assessment incorrectly states lack of windows in neighbours side elevation when there are existing windows
- *Concern over inaccurate labelling of current uses
- *Substation proposed adjacent to neighbour's patio area
- *Reference made to EV application at St Nicholas Retail Park in Kings Lynn (24/00599/F), requesting that similar consideration takes place

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Form and Character
- Highway Safety
- Neighbour Amenity
- Impact on Trees
- Fire Safety
- Other material considerations

Principle of Development

The application seeks consent for the construction of EV Charging Zones (with 8 No. charging bays), a sub-station and associated works at Hillington Service Station.

Whilst the principle of expansion of existing businesses and the provision of electric charging infrastructure is supported at both a local and national level, the development must be suitable in character for the site on which it is positioned and be in overall compliance with the remaining policies of the local plan in regard to highway safety, form and character and neighbour amenity.

Paragraph 116e of the NPPF states that development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible, and convenient locations.

Hillington is categorised as a Rural Village in Policy CS02 of the Core Strategy (2011). The village is rural in character with development primarily centred around the historic entrance to Hillington Hall which is located some 150m to the east of this application site. The Conservation Team raise no objections and the proposal is not considered likely to lead to adverse impacts on the setting of nearby heritage assets.

Form and Character

The application seeks works to the forecourt of an existing petrol station at Hillington. The proposed EV charging ports including the canopy structure over the chargers and fenced substation would be viewed in connection with the existing petrol station forecourt and surrounding uses and would not be detrimental to the character and appearance of the area.

Considering the scale and form of the canopy, which is proposed to cover only the charging infrastructure itself, it is not considered likely to lead to any significant adverse impacts on the visual amenities of this part of Hillington. Whilst Hillington as a whole is rural in character, the existing site conditions include various ancillary structures and artefacts and is heavily impacted by the existing petrol station canopy, store & car sales to the rear to an extent that the additional canopy would have limited impact.

The fire wall, proposed at 2.8m tall along this west boundary would remove the current verdant edge (although the hedge would be visible behind the structure). Whilst this is noted, it is not considered likely to lead to such significant adverse impacts on the street scene as to warrant refusal on design grounds. The fire wall is necessary to prevent fire spread in the event of any fires at the EV charging bays.

The substation enclosure would be set back from the front boundary of the site and viewed in association with the various structures already existing within the forecourt. This would not be detrimental to the visual amenities of the locality.

Overall, considering the existing character of the site, the proposed design is considered acceptable and would comply with the overarching aims of the NPPF (2023) and Policies CS08 and DM15 of the Local Plan.

Highway Safety

The proposed site plan, following the removal of the jet wash bays and the reduction in the number of EV charging points proposed during the course of this application, would not lead to a loss of existing wider parking provision provided and the Local Highway Authority have raised no objections on highway safety grounds.

The proposed plans show 14 proposed customer bays which would be marked and laid out formally as part of this proposal. Existing customer parking to the east of the building would be retained, and the car sales/MOT garage area to the rear (in blue land) would also be retained.

The provision of sufficient parking on site is necessary for the 24/7 retail use of the main petrol station building and would also lead to impacts on the Car Sales/Garage to the rear of the site, which share parking, turning and manoeuvring area with the red line area. The development would not lead to adverse impacts on highway safety by reason of inconvenient parking and turning provision directly adjacent to the A148.

The Parish Council raise concern around the loss of pedestrian provision as a result of the new formalised parking bays to the east of the forecourt. Whilst these comments are noted, this issue has not drawn objection from the Local Highway Authority on safety grounds. Considering the existing conditions on site, the proposed site layout is considered acceptable.

Conditions are recommended to ensure that the parking areas are laid out and made available prior to the first use of any EV charging port.

Neighbour Amenity

Jet wash bays have been removed from the scheme since submission, due mainly to the potential for adverse noise and disturbance relating from such a use.

The Noise Impact Assessment suggests the highest decibel noises will be as a result of the use of the parking bays themselves, with vehicles entering/exiting, closing of boots etc. potentially resulting in typical noise of 72dB (at 7.5m away). As the site is already in use for parking of vehicles, it is of note that some of this noise will already be occurring.

The sound power levels associated with the charging points relate to cooling fans within the hardware – these fans do not operate continuously and would only be used to maintain suitable airflow when the chargers are being used. An estimated sound power level of 70dB has been used to guide the recommendations of the Noise Impact Assessment. The substation (distribution transformer), at 1500kVA would comply with the standard maximum power level of 61dB would operate 24 hours a day.

The EV charging infrastructure and substations are proposed along the west side boundary, adjoining a 1.5 storey dwelling known as Lavender House. This property has a side elevation facing the shared boundary, which comprises a mature conifer hedgerow for the majority of its length. The property has a driveway to the south and garden area to the north. The Noise Impact Assessment incorrectly stated that there are no windows on this side elevation, however it is evident from site visits and previous planning history (18/00543/F) that this property has windows to habitable rooms in the side elevation facing the application site. The Noise Impact Assessment has since been amended via an addendum, dated 12th July 2024.

This application must be considered with regard to the position of existing parking areas along this west boundary & the lawful use of the existing petrol station, shop and MOT garage/car sales centre. Therefore, whilst the noise from EV charging & the sub-station in this position is new, the noise from vehicles arriving/departing and the associated people movements is existing.

The EV chargers and substation must be considered in respect to noise and disturbance and any dis-amenity impacts may be at odds with the NPPF (2023) and Policy CS10 of the Core Strategy (2011) in regard to the location of business uses. A Noise Impact Assessment has been provided and has gained the support of the CSNN team, who recommend various conditions.

The Noise Impact Assessment includes the provision of a fire wall to the rear of the EV charging stations and other acoustic fencing around the substation, which are considered acceptable and suitable in order to prevent adverse noise and disruption of neighbouring uses.

In context, as the development includes screening by means of a fire wall to the rear of each EV bay it could be reasonable to assume 5-10 dB reduction from source to receiver depending on which bay is used. The Noise Impact Assessment states that 'in general, there would be no reason to suspect that typical maximum sound levels would increase by a significant degree because of the proposed development.'

The Noise Impact Assessment further suggests that the mitigation provided as part of this scheme would likely be beneficial to the curtilage of the dwelling, with the continuous screen provided by the fire wall attenuating noise both from the EV chargers but also from the traditional refuelling activities elsewhere in the forecourt. The predicted levels are within the

World Health Organisation's recommended criteria and the application has not drawn objection from the CSNN team on that basis.

The Noise Impact Assessment sets out that the proposal would have minimal increased impacts on other dwellings in the vicinity.

Various neighbour comments refer to fire risk associated with the position of the charging points adjacent to the conifer hedgerow. The Norfolk Fire and Rescue Service raise no objection to the proposed scheme and the fire risks are considered acceptable.

Conditions could be imposed to ensure full compliance with the Noise Impact Assessment, which in addition to the fire wall and acoustic fencing, suggests that signage could be utilised to ensure that the users of EV chargers are aware of the sensitivities of the location. The Noise Impact Assessment further sets out that by nature, the petrol station has a 24/7 on site staff presence which allows further control of any antisocial behaviour on site.

The proposal as a result of the nature of the development would not result in overbearing, overshadowing, or overlooking impacts. The existing conifer hedgerow would screen the majority of the proposed fire wall from view, and the north end of the fire wall would be sufficiently distanced from the boundary & side elevation of the dwelling to limit adverse impacts. The 2.4m fencing around the substation is around 0.6m taller than the existing fencing along this shared boundary and considering its limited length, would be unlikely to lead to adverse impacts on neighbours.

Conditions are recommended to ensure full details of a lighting scheme are provided prior to the installation of external lighting, including those included within the canopy structure. Considering the existing conifer hedgerows and existing forecourt activity, external lighting is acceptable in principle however the condition will ensure additional controls are in place to verify impacts on neighbours prior to installation.

Overall, the impact on neighbours is considered acceptable and complies with the NPPF (2023), Policies CS08 and CS10 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Impact on Trees

The application proposes a fire wall in close proximity to a third-party's conifer hedgerow along the west boundary of the site. The hedge has not been managed on the applicant's side of the boundary and works to face up the hedge to prune back the overhang will be required just to make space to physically construct and install the charging bays, canopy and fire wall. The proposed fire wall will be within the minimum root protection area of the hedge.

In the absence of trial trenching taking place during the course of the application to establish the position of roots in the location of the fire wall, pre-commencement conditions are recommended to ensure that this information is provided before development begins. This information will ensure the long-term retention of this hedge whilst also allowing the firewall to be constructed.

Subject to conditions, the impact on trees is considered to comply with Policies CS08, CS12 and DM15 of the Local Plan, and the overarching aims of the NPPF.

Fire Safety

Various neighbour comments refer to fire risk associated with the position of the charging points adjacent to the conifer hedgerow. However the firewall is there to provide a barrier to

the hedge, and the Norfolk Fire and Rescue Service raise no objection to the proposed scheme and the fire risks are considered acceptable.

Other material considerations

Various neighbour comments refer to the description of development including a substation enclosure, but not referencing the substation itself. The word “enclosure” was used to reflect the proposed site layout plan and substation elevations plan. The description has been changed to make it clear that the substation itself is proposed. Whilst the detail of power output is provided within the Noise Impact Assessment, no further specific details of the internal substation arrangements have not been provided as part of this application. It is considered that sufficient information has been provided to allow assessment of the substation.

The CSNN team recommended that a noise management scheme is provided by condition. In light of the existing uses in the locality, and the controls provided by the Noise Impact Assessment which can be conditioned, it would not be reasonable or necessary, or enforceable, to further control submission of a scheme to control noise impacts arising from people within the forecourt.

CONCLUSION

The NPPF reiterates the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 which states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The provision of electric vehicle charging infrastructure within the forecourt of an existing petrol station & in proximity to other commercial uses is considered fully acceptable in principle, and the design of the proposed scheme is not considered likely to give rise to any adverse impact on the visual amenities of the locality.

A noise impact assessment has been provided in support of this application and has drawn no objections from the CSNN team. It is considered that the provision of the required fire wall around the charging points and fencing around the substation would appropriately mitigate the increase in noise associated with the proposal.

Overall, the proposal therefore complies with the overarching aims of the NPPF (2023), Policies CS06, CS08, CS10 and CS11 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

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:

- 13664-BP-FS693 - Block Plan
- 13664-P02-FS693 F - Proposed Site Layout
- 13664-P03-FS693 - EV Canopy Detail
- 13664-P04-FS693 - Substation Elevations
- 13664-P07-FS693 - Fire Wall details

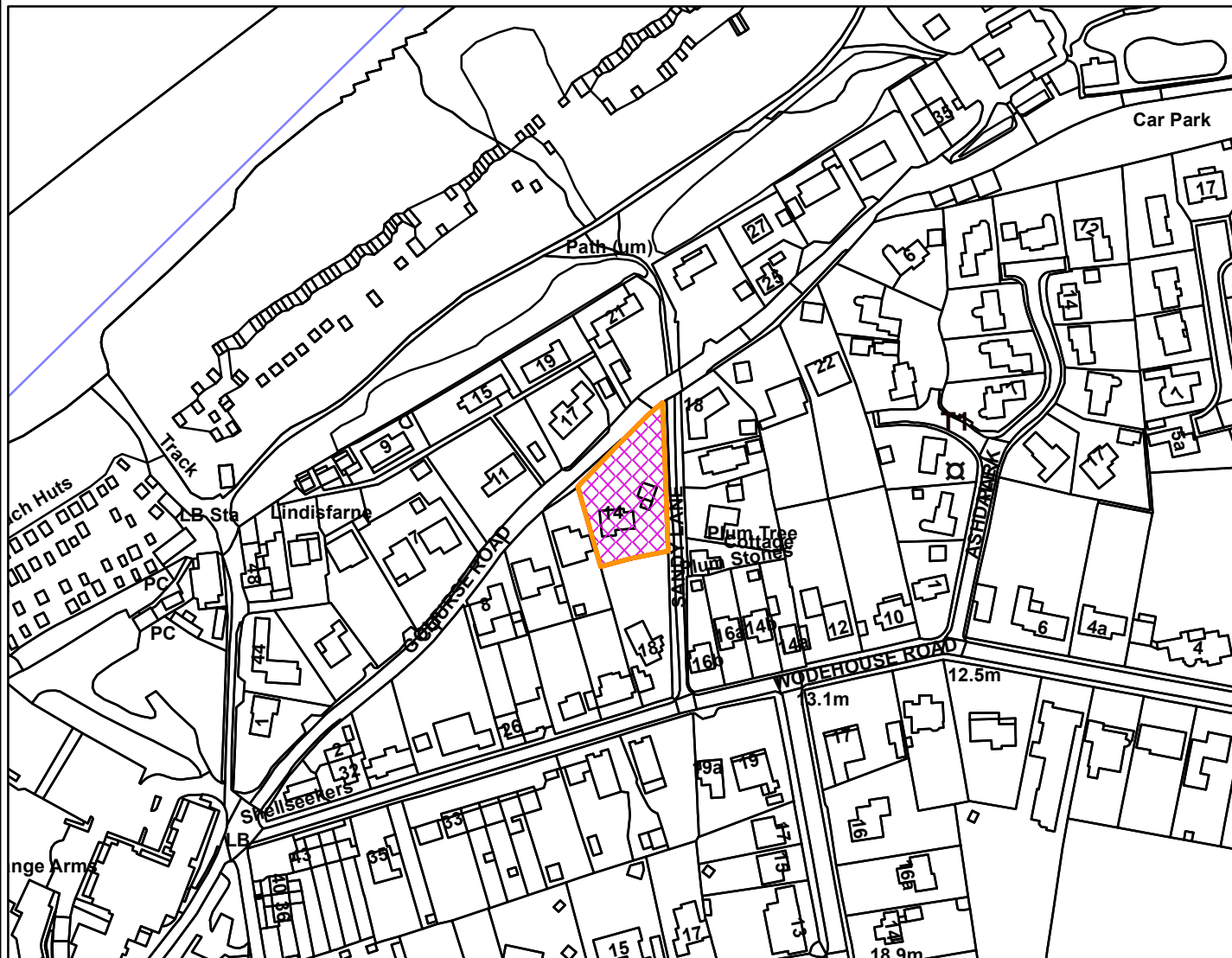
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Notwithstanding the details shown on the approved plans, no development shall commence on site until large scale plans showing the method of foundation construction of the fire wall to provide for the long-term retention of the neighbouring hedge have been submitted to and approved in writing by the Local Planning Authority. The foundations shall be constructed in accordance with the approved details.
- 3 Reason To ensure that the conifer hedgerow is properly protected within the proposed scheme, for the avoidance of doubt and in the interests of the amenities of the street scene in accordance with the NPPF.
- 4 Condition Prior to the first use of the charging points and substation hereby approved the proposed 2.4m high timber fence and 2.8m high fire protection wall shown on Drawing 13664-P02-FS693 REV F and Drawing 13664-P07-FS693 (submitted on 29 May 2024) and detailed in section 5.2 and 5.5.2. of the Noise Impact Assessment Ref 403.064788.00004 Version No: 4, June 2024 shall be constructed fully in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The fire wall and timber fencing shall be retained as such in perpetuity.
- 4 Reason In the interests of the amenities of the locality in accordance with the NPPF.
- 5 Condition The development hereby approved shall be constructed and implemented strictly in accordance with the mitigation measures specified in the Noise Impact Assessment Ref 403.064788.00004 Version No: 4, June 2024. The development shall be retained as such in perpetuity. In particular, the report states:
- Signage should be used at the EV facilities to remind patrons that they are in a residential area and so required to keep noise to a minimum, including car radios and particularly at night.
 - Substation to include a 2.4 m tall screen to sides and rear.
 - Proposed fire wall shall be erected in accordance with the agreed details.
- 5 Reason In the interests of the amenities of the locality in accordance with the NPPF and Policy DM15 of the SADMPP (2016).
- 6 Condition Notwithstanding the details submitted as part of this application, prior to the installation of any external lighting, details of the method of the extent of illumination from the lighting of the EV charging point canopy shall be submitted to and approved in writing by the local planning authority. The lighting scheme shall be implemented as approved prior to the occupation of the development and thereafter maintained and retained as agreed.
- 6 Reason In the interests of the amenities of the locality in accordance with the NPPF.
- 7 Condition Prior to the first use of the development hereby permitted the proposed on-site car parking/servicing/loading/unloading/turning/waiting areas shown on dwg No. 13664-P02-FS693 Rev F shall be laid out, demarcated, levelled, surfaced and drained

in accordance with the approved plan and retained thereafter available for that specific use.

- 7 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 (2023) and Policies CS08, CS11 and DM15 of the Local Plan.
- 8 Condition Prior to the first use of the EV charging bays hereby approved, details of the proposed signage required by Condition 5, including the wording, design, dimensions, and positioning of each sign must be submitted to and approved by the Local Planning Authority. The signage shall be installed, as approved, prior to the first use of the EV charging bays and retained and maintained as such thereafter.
- 8 Reason In the interests of the amenities of the locality in accordance with the NPPF and Policy DM15 of the SADMPP (2016).



Wish Cottage 14 Golf Course Road Old Hunstanton PE36 6JG



Legend	

Scale: 1:2,500

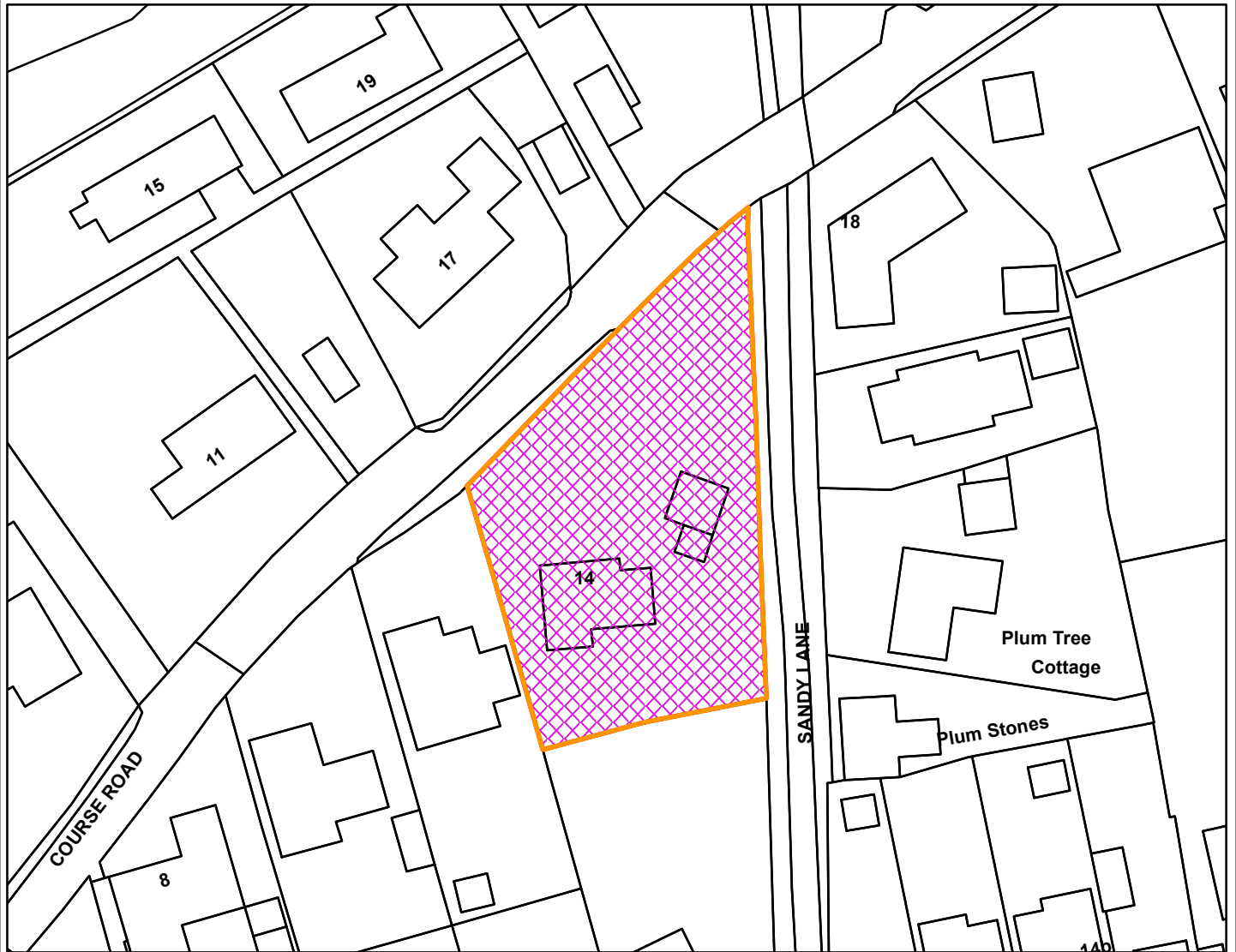
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Organisation	BCKLWN
Department	Department
Comments	Not Set
Date	16/07/2024
MSA Number	0100024314



Wish Cottage 14 Golf Course Road Old Hunstanton PE36 6JG



Legend

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Scale: 1:750

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Organisation	BCKLWN
Department	Department
Comments	Not Set
Date	16/07/2024
MSA Number	0100024314

AGENDA ITEM NO. 9/1(e)

Parish:	Old Hunstanton	
Proposal:	Construction of a 2 storey detached dwelling with rooms in the roofspace and detached garage and store with rooms above involving the demolition of existing dwelling.	
Location:	Wish Cottage 14 Golf Course Road Old Hunstanton HUNSTANTON PE36 6JG	
Applicant:	Mr and Mrs Twite	
Case No:	24/00601/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 6 June 2024 Extension of Time Expiry Date: 12 July 2024

Reason for Referral to Planning Committee – Referred by Sifting Panel, the Parish Council’s response is at odds with the Officer Recommendation.

Neighbourhood Plan: Yes

Case Summary

Full planning permission is sought for the construction of a 2-storey dwelling with additional rooms in the roof space. The dwelling replaces an existing 2 storey dwelling on site.

A similar application, for a 1.5 storey dwelling with the same footprint has recently been approved under delegated powers with no objection received from the Parish Council (application reference 24/00602/F, post adoption of the Neighbourhood Plan).

This application site is within the Development Boundary for Old Hunstanton and is not within the National Landscape or any Conservation Area.

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 within the Development Boundary for Old Hunstanton and is not within the National Landscape or any Conservation Area. It is also within the Old Hunstanton Neighbourhood Plan area where neighbourhood plan policies therefore apply.

Full planning permission is sought for the construction of a 2-storey dwelling with additional rooms in the roof space. A 1.5 storey garage building is also proposed. The dwelling replaces an existing 2 storey dwelling on site with a total height of approximately 7.8m with eaves at 4m.

A similar application, for a 1.5 storey dwelling with the same footprint has recently been approved under delegated powers with no objection received from the Parish Council (application reference 24/00602/F). The approved scheme proposed a dwelling with total height of 7.6m and eaves at around 4m.

The proposed dwelling has a total height of approximately 9.1m, with eaves at 5.1m. It is contemporary in design, utilising unconventional angles to fit the irregular shape whilst also maintaining/reflecting the more traditionally proportioned dwellings elsewhere along Golf Course Road. The dwelling would sit centrally within its plot, with the 1.5 storey garage building to the west adjoining the neighbouring property's side elevation and driveway.

The proposed dwelling is shown positioned 13m from the west boundary of the site and around 5m from the east boundary. The dwelling would have a rear garden depth of around 25m, with parking and turning proposed north of the detached garage building.

The plans propose the dwelling to be constructed in a mix of masonry, vertical cladding and roof tiles. Full details of proposed materials would be controlled via conditions.

SUPPORTING CASE

'This supports the application for full planning permission for the construction of a 2-storey detached dwelling with rooms in the roof space and detached garage with store rooms above. The proposal involves the demolition of the existing dwelling and garage. The site is located at 14 Golf Course Road, Old Hunstanton. The site has planning approval for a chalet bungalow style dwelling, designed on exactly the same footprint as this proposal with the same architectural style.

The site is located on the southern side of Golf Course Road, on the western side of the Golf Course Road/Sandy Lane junction. The area is residential and is characterised by large detached dwellings. There are two contemporary dwellings located to the east of the site known as 18 Golf Course Road and Woodland House, together with a contemporary dwelling opposite the site known as 17 Golf Course Road.

The site is in Flood Zone 1. It is irregular in shape, with an acute angle at the Golf Course Road/Sandy Lane road junction (at the north east of the site). There is dense, mature landscaping on the site boundaries, with vehicular access points in the north east and north west corners. The site accommodates an existing detached 2-storey dwelling and detached garage located towards the rear of the site. The site is located within the defined settlement boundary of Old Hunstanton. It is not within a Conservation Area and does not accommodate a Listed Building or Building of Local Interest.

The replacement dwelling will be positioned towards the front of the site, following the building line of the street scene to the west and allowing the garden to be larger. This also

allows the building to be pulled away from the dwelling to the South (number 18 Wodehouse Lane). It will have an irregular shape, mimicking the site characteristics and reaching a pinnacle in the north eastern corner of the land. It is intended to react to the junction of Golf Course Road and Sandy Lane and provide a 'pinacol' [sic] to the area. The garage building will be set back and positioned along the western boundary with a parking and turning area in front. No changes are proposed to the existing accesses.

The dwelling will be of a traditional form in its main, with a contemporary twist in the design, reflecting on both the older houses adjacent and the newly constructed dwellings. It will have a rounded corner on its south western aspect and will feature varied, and non-traditional, roof planes. The proposal will therefore appear appropriate within its setting, forming a good transition between the traditional dwellings to the west and the very modern dwellings to the immediate east. '

PLANNING HISTORY

24/00602/F: Application Permitted: 12/06/24 - Construction of a 1-storey detached dwelling with rooms in the roofspace and detached garage and store with rooms above involving the demolition of existing dwelling - Wish Cottage – DELEGATED DECISION

RESPONSE TO CONSULTATION

Parish Council: OBJECTION with the following comments:

'Overdevelopment of the site'

Local Highway Authority: NO OBJECTION in principle, recommending standard access/turning area condition. Provided advice on EV charging provision, Refuse collection, Fire service access and access gate position.

Natural England: Referred to GIRAMS strategy for impacts on European sites.

Environmental Quality: 'We have **NO OBJECTION** regarding contaminated land.'

PROW: 'We have no objection in principle to the application but would highlight that a Public Right of Way, known as Hunstanton Footpath 6 is aligned coincident with Sandy Lane adjacent to the site. The full legal extent of this footpath must remain open and accessible for the duration of the development and subsequent occupation.'

Ecologist: 'All development has a duty to provide a measurable net gain in biodiversity. I advise that a development of this size and scale could provide 1x bat box, 1x swift box and/or sparrow terrace, 1x bee brick and pollinator friendly species within any planting.'

Where the development would include new fencing hedge holes must be provided to prevent habitat severance of the species. The works will involve the demolition of a building. Buildings can have the potential to support roosting bats depending on their age, location and state of repair. The building on site appears to be in good condition and there are no records of bats species within the locality. Although the site is not without some connection to potential bat habitats it is relatively isolated in this respect. Bat surveys would therefore be disproportionate to the negligible risk of roosting bats being present but there may still be a residual risk to protected species.'

REPRESENTATIONS

ONE letter of **OBJECTION** stating comments summarised as follows:

Whilst no objection in principle, the representation requested that the height of the replacement dwelling is no higher than the existing, due to previous planning for the adjoining plot on the other side of Sandy Lane being taller than the previous and leading to overlooking.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

Policy 1 - Village Development Boundary

Policy 2 - Settlement Breaks

Policy 4 - New Housing as Permanent Dwel

Policy 7 - Design, Style and Materials

Policy 14 - Prot and Enhanc of NE and La

Policy 8 - Height of Replac / New Bldg

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Form and character
- Impact on neighbour amenity
- Highway safety
- Flood risk
- Other material considerations

Principle of Development:

The application seeks full planning permission for the construction of a replacement dwelling at Wish Cottage, Golf Course Road, Old Hunstanton.

The application site is wholly within the development boundary for Old Hunstanton as shown on Inset Map G67 of the Site Allocations and Development Management Policies Plan (2016) where the principle of replacement dwellings is considered acceptable.

The application site is within the Old Hunstanton Neighbourhood Plan area and neighbourhood plan policies therefore apply.

Policy 4 of the Old Hunstanton Neighbourhood Plan is a Principal Residence policy. As this application does not propose any net additional dwellings, it is not reasonable to control occupancy where the residential use has been established and therefore this policy does not apply to this application. This approach is consistent with that taken on the previous application, to which no objection was received from the Parish Council.

Form and Character:

The proposed replacement dwelling would have a total of 2.5 storeys, with the second floor residential accommodation provided wholly within the roof slope. The dwelling would provide a total of four bedrooms, with a detached 1.5 storey garage building providing a gym space and shower room at first floor.

Whilst the main portion of the proposed dwelling is of typical appearance for a dwelling of this size, a single storey element projecting from the east is more contemporary with an angular roof form providing the needed height internally for a proposed golf simulator room.

The Parish Council object to the application on the grounds of overdevelopment however did not provide any specific policy contradictions to explain their view. The Old Hunstanton Neighbourhood Plan does not set out any specific floor space or plot coverage policies, instead requiring designs to reflect the character of the local area, which is in line with the overarching aims of the NPPF (2023) and Policy DM15 of the SADMPP (2016).

Golf Course Road comprises a mix of dwellings in various styles. Numerous dwellings in the immediate vicinity have, in recent years, been modernised and this has resulted in existing dwellings of a more contemporary nature being widely visible within the street scene. The contemporary approach proposed under this application is therefore considered acceptable.

The design of the proposed dwelling largely accords with the design of the recently approved scheme (24/00602), which proposes the same footprint and overall character. The differences arise from the increase in height, which results in the removal of dormer windows and the siting of additional rooms at second floor wholly within the roof slope. There would

be no change in materials between the approved and this proposed scheme, nor landscaping or the design of the garage outbuilding.

In regards to the scale of the dwelling, the proposed plans show a dwelling with a total height of approximately 9.1m and eaves of the main dwelling at 5.1m. The existing dwelling has a total height of 7.8m, with eaves at 4m. The dwelling would be positioned comfortably in its plot with adequate distances to boundaries. Whilst the replacement dwelling is proposed further forwards in its plot compared to the existing dwelling, the dwelling would be viewed as fitting in with the existing building line along this part of Golf Course Road, and the use of varying ridge heights further establishes the dwelling in the street scene without detriment to surrounding properties or harm to the mixed character of the area.

The adjoining neighbour (east) approved under reference 18/01655/F is primarily two storey however has a second floor with ridge at approximately 8m which is widely visible from the street scene and adds height to this prominent corner. Whilst the proposed dwelling is taller than this neighbouring dwelling, the building is overall well-proportioned and set back from surrounding properties, allowing for an appropriate interaction with the wider street scene. The single storey elements proposed would act as a transition between differing roof heights and as a result, the height of the proposed dwelling is considered acceptable.

Levels on site are fairly flat, with a rise in levels of around half a metre from front to back. It is unlikely that the topography of the land would have any significant impact on the visual appearance of the dwelling from the street scene, or from surrounding properties.

Proposed materials include vertical cladding, masonry and roof tiles. The final material detail has not been provided as part of this application and so for completeness planning conditions are recommended to ensure the proposed materials are appropriate for the locality. This is consistent with the conditions appended to 24/00602/F. Subject to conditions, the development would accord with Policies 7, 8 and 14 of the Old Hunstanton Neighbourhood Plan.

Impact on Neighbour Amenity:

The proposed dwelling is positioned within the plot to allow suitable levels of separation between the dwelling and surrounding plots. Windows proposed at first floor level on the front elevation will have a viewpoint towards the surrounding street scene and the front of No. 17 Golf Course Road. Given the separation distances in this direction (in excess of 24m), no significant impact on privacy is likely to occur as a result of the replacement dwelling.

A bedroom window, serving bedroom 2, is proposed in the west side elevation at first floor which would provide an outlook towards the driveway of the neighbouring dwelling. The angles involved minimise the potential for this window to provide any direct viewpoint to windows on the neighbouring dwelling (west), with further screening provided by existing vegetation along this shared boundary.

Windows on the first floor rear elevation of the proposed dwelling would be approximately 30m from the front elevation of properties at Sandy Lane and privacy impacts on those dwellings are therefore unlikely.

The garage building is identical to that which was granted under 24/00602/F and is proposed as a 1.5 storey building with rooms in the eaves (a gym and shower room). The use of this outbuilding for incidental purposes can be controlled via the use of planning conditions. The garage building is positioned adjacent to the shared boundary and the neighbour's garage building as well as an existing window in the neighbour's gable end, which is set back from

the shared boundary. This window may be impacted at certain parts of the day due to the height of the roof of the proposed garage building, however given the orientation of properties, the pitched roof and the distances involved, no significant adverse is likely to an extent that would warrant refusal. The neighbour's window is set back behind the existing garage building, approximately 6m from the wall of the proposed garage/gym building.

An existing balcony/roof terrace area faces the application site from the south (18 Wodehouse Road). Considering the proposed position of the dwelling which is further from the shared boundary than the existing dwelling, the proposed development would not be likely to lead to any increased impacts on privacy between these properties. The blank gable wall of the garage building is suitably positioned and orientated to limit potential for adverse impacts on the neighbour to the south of the site.

Sandy Lane forms the east boundary of the site and provides a suitable degree of separation between this dwelling and its neighbours in this direction.

A letter of objection was received from No.21 Golf Course Road, suggesting that the dwelling should not be any higher than existing. Whilst these comments are noted, there are no policy reasons to restrict the height of replacement dwellings in this location. No. 21 Golf Course Road is situated on the other side of Golf Course Road, well set-back from the road edge and would not be adversely impacted by this proposal.

Overall, the impact on neighbours is considered acceptable and complies with the NPPF, Policies CS08 and DM15 of the Local Plan and Policy 8 of the Neighbourhood Plan.

Highway Safety:

As a replacement dwelling, the principle of utilising Golf Course Road for access/egress is acceptable.

The Local Highway Authority raised no objection to the scheme due to its nature as a replacement dwelling served by a private drive, however provided comments suggesting the LPA consider EV charging, refuse collection and fire service access. EV charging for residential schemes can be covered by building regulations. As a replacement dwelling, there is no increase in waste and recycling need and it is not considered necessary to further consider this as part of this application. Sufficient space is on site to provide for bin storage as required. It is considered that suitable space is retained on site, by virtue of the proposed driveway and dual access points to allow access for emergency services. Access for fire & rescue vehicles is also controlled through the building regulations process.

Conditions are recommended to ensure that the access and turning facilities are completed in accordance with the approved plan prior to occupation. The proposals therefore comply with Policies CS08, CS11 and DM15 in regards to highway safety and the provision of safe access.

Flood Risk:

The application site is in Flood Zone 1, however a small area of the north east corner of the site is considered to be at risk from surface water flooding in a 1% annual probability event with climate change. As a replacement dwelling this proposal would not increase flood risk on site. The depth of surface water flooding is shown at a maximum of 30cm within the submitted FRA and it is considered that the raised floor levels proposed are sufficient to control flood risk impacts on the proposed development. Conditions are recommended to ensure that the floor levels are retained in accordance with the FRA.

Additional controls of detail in terms of foul and surface water drainage would be available via the building regulations process.

The proposal therefore complies with the NPPF (2023) and Policy CS08 in regard to flood risk.

Other material considerations:

Non-designated heritage assets - The Old Hunstanton Neighbourhood Plan refers to various non-designated heritage assets across the parish area, and gives weight to protecting these assets in Policy 3. The application site is not an identified non-designated heritage asset in the Neighbourhood Plan, and the nearest identified properties (Inter-war beach villas, no.s 21, 23 and 31 Golf Course Road) would not be impacted by this proposal.

Despite some similarities in appearance, the dwelling proposed to be demolished has no known relationship or link to the inter-war beach villas identified as non-designated heritage assets in the neighbourhood plan. The existing dwelling is a much later addition. Therefore, the proposal scheme is not at odds with Policy 3 of the Neighbourhood Plan. Considering the broad mix of existing dwellings in the immediate street scene, the proposed replacement dwelling would not be considered to impact on the setting of any of the identified non-designated heritage assets.

Ecology - The Ecology Officer confirmed within their response that no protected species surveys are considered necessary for this application. The proposal site does not meet the PPG guidance for when a survey is required. An informative is recommended to ensure the Applicant is aware of their responsibilities under other legislation.

As a replacement dwelling, there is no net gain of residential units and therefore the GIRAMS fee is not necessary.

The Ecologist also recommended biodiversity enhancements are agreed via condition. This condition is considered necessary to ensure the development does not result in the loss of habitat for protected species and to enhance biodiversity on the site in accordance with Paragraph 174 of the NPPF and policy CS12 of the Core Strategy (2011) and Policy 14 of the Old Hunstanton Neighbourhood Plan. The condition recommended by the Ecologist has been reworded to meet the requirements of the NPPF (2023).

Specific comments and issues:

A neighbour representation stated concern over the position of windows on the neighbouring dwelling on the opposite side of Sandy Lane, to the east of the application site. These comments are noted however each application must be determined on its own merits. For the reasons discussed throughout this report, the impact on neighbours & the design/impact on the street scene associated with this proposal is considered acceptable.

CONCLUSION:

The application seeks full planning consent for the construction of a replacement dwelling within the development boundary for Old Hunstanton which is considered acceptable in principle.

The site has extant consent for the construction of a smaller 1.5 storey dwelling however this application was submitted at the same time and seeks consent for a taller 2.5 storey dwelling with rooms in the roof space.

The Parish Council object on the grounds of overdevelopment of the site, however it is your officer's opinion that the proposed replacement dwelling is of a suitable scale, considering the mixed character of the street scene, to accord with the relevant planning policies, including the Old Hunstanton neighbourhood plan. The footprint of this proposal is the same as that granted consent under 24/00602/F, with this application primarily seeking to alter the total height of the building to allow a second floor wholly within the roof space. The proposed dwelling is considered to be suitably positioned within its plot to allow for adequate separation distances as well as a suitable garden area and parking and turning provision.

Subject to the below conditions, the application is recommended for approval and is considered to accord with the NPPF (2023), Policy CS08 of the Core Strategy (2011), Policy DM15 of the SADMP (2016) and Policies 1, 2, 7 and 8 of the Neighbourhood Plan.

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:
 - SE-2066 PP1000 - Site and Location Plan, Garage elevations
 - SE-2066 PP1100 - Floor Plans
 - SE-2066 PP1200 - Elevations and Sections
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The development hereby permitted shall not be occupied until details of ecological enhancement measures have been submitted and approved by the LPA. The enhancement measures should include:
 - a) Installation of a minimum of two signed hedgehog holes within any proposed boundary treatments
 - b) Installation of one bird box or integrated bird feature
 - c) Installation of one bat box or integrated bat feature

The locations of these enhancement measures must be mapped on a location plan which shows the location of the enhancement measures in relation to the proposed development.

The development shall be completed in accordance with the agreed details prior to the first occupation of the replacement dwelling hereby approved.

- 3 Reason In order to ensure the development does not result in the loss of habitat for protected species and to enhance biodiversity on the site in accordance with Paragraph 174 of the NPPF, Policy CS12 of the Core Strategy (2011) and Policy 14 of the Old Hunstanton Neighbourhood Plan.

- 4 Condition Prior to the first occupation of the development hereby permitted the proposed onsite car 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.
- 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 (2023) and Policies CS11, DM15 and DM17 of the Development Plan.
- 5 Condition Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until 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.
- 5 Reason To ensure a suitable external appearance that does not lead to adverse impacts on the street scene, in line with the NPPF (2023), Policies CS08 and DM15 of the SADMPP (2016) and Policy 7 of the Old Hunstanton Neighbourhood Plan.
- 6 Condition Notwithstanding the details which accompanied this application, no development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 6 Reason For the avoidance of doubt and to ensure a suitable external appearance that does not lead to adverse impacts on the street scene, in line with the NPPF (2023), Policies CS08 and DM15 of the SADMPP (2016) and Policy 7 of the Old Hunstanton Neighbourhood Plan.
- 7 Condition Prior to the first use/occupation of the development hereby permitted, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. Hard landscaping details shall include hard surface materials and details of any proposed boundary treatments. 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.
- 7 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality and in the interests of biodiversity in accordance with the NPPF, Policy CS12 of the Core Strategy (2011), Policy DM15 of the SADMPP (2016) and Policy 14 of the Old Hunstanton Neighbourhood Plan.
- 8 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.

- 8 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality and in the interests of biodiversity in accordance with the NPPF, Policy CS12 of the Core Strategy (2011), Policy DM15 of the SADMPP (2016) and Policy 14 of the Old Hunstanton Neighbourhood Plan.
- 9 Condition The development shall be carried out in accordance with the recommendations outlined within the Flood Risk Assessment by Ellingham Consulting Ltd dated March 2024 and retained as such thereafter. In particular, the Flood Risk Assessment states:
 - the finished floor level of the dwelling shall be set 0.3m above surrounding ground levels
 - 0.3m of flood resilient construction shall be incorporated into the construction above finished floor level
- 9 Reason In order to prevent an increased risk of flooding in accordance with the principles of the NPPF.
- 10 Condition The use of the garage building shown on dwg Nos. PP1000 and PP1200 hereby approved shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 10 Reason For the avoidance of doubt and in the interests of proper planning where an alternative use may lead to adverse impacts on the locality and would be at odds with the overarching aims of the NPPF (2023) and Local Plan.

PLANNING COMMITTEE – 29 July 2024

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the 1 July Planning Committee Agenda and the 29 July agenda. 131 decisions issued 119 decisions issued under delegated powers with 12 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 19 June 2024 and 16 July 2024

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	Planning Committee decision	
								Approved	Refused
Major	4	4	0			100%	60%	1	0
Minor	47	44	3	43		91.5%	80%	6	0
Other	80	72	8	80		100%	80%	4	1
Total	131	120	11						

Planning Committee made 12 of 131 the decisions, 9%

PLANNING COMMITTEE – 29 July 2024

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

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

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
30.05.2024	08.07.2024 Application Permitted	24/01030/F	8 Hatherley Gardens Barton Bendish King's Lynn Norfolk VARIATION OF CONDITION 2 OF PLANNING CONSENT 23/00148/F : Rear extension and alterations.	Barton Bendish
08.03.2024	24.06.2024 Application Permitted	24/00435/O	School Farm Choseley Road Brancaster King's Lynn Outline Application: Demolition of existing single storey farm workers cottage and replacement dwelling	Brancaster

12.04.2024	19.06.2024 Application Permitted	24/00690/F	September House Main Road Brancaster Staithe King's Lynn Extension to the West of the property. Identical to previously approved planning application 24/00136/F	Brancaster
02.05.2024	24.06.2024 Application Permitted	24/00830/F	Fat Face 5 Dalegate Market Main Road Burnham Deepdale Shopfront refurbishment & Repaint & New Signage	Brancaster
02.05.2024	24.06.2024 Application Permitted	24/00831/A	Fat Face 5 Dalegate Market Main Road Burnham Deepdale APPLICATION FOR ADVERTISEMENT CONSENT FOR : non-illuminated 2no. fascia sign (1 wall sign) 1no. projecting sign	Brancaster
10.05.2024	20.06.2024 Application Permitted	24/00905/F	Kia Ora Main Road Brancaster Staithe King's Lynn Variation of condition 2 attached to planning permission 23/01264/F: Replacement dwelling.	Brancaster
13.05.2024	25.06.2024 Tree Application - No objection	24/00107/TREECA	Dormy Cottage London Street Brancaster King's Lynn T1 - Willow - recent pollard -Tree located within area subject to landscape alterations - Fell & Replant.	Brancaster
15.05.2024	25.06.2024 5 day Notice Decision	24/00108/TDD	Coppice House Broad Lane Brancaster KINGS LYNN 5 Day notification of dead tree removal located at the front of the property - 1x Dead Elm.	Brancaster

20.05.2024	04.07.2024 Application Refused	24/00966/F	Saxons 22 Dale End Brancaster Staithe King's Lynn Glazed balustrade to flat roof area with staircase access to form balcony.	Brancaster
23.05.2024	17.06.2024 Application Permitted	24/00986/F	1 Town Farm Close Brancaster King's Lynn Norfolk New glazed door to rear of kitchen.	Brancaster
31.05.2024	20.06.2024 Application Permitted	23/02253/NMA_1	Marshlands Cross Lane Brancaster King's Lynn NON-MATERIAL AMENDMENT OF PLANNING PERMISSION 23/02253/F: Two storey rear extension and alterations to dwelling	Brancaster
22.01.2024	26.06.2024 Application Permitted	24/00108/F	Chalk Bank Herrings Lane Burnham Market King's Lynn Demolition of existing dwelling and construction of replacement dwelling	Burnham Market
08.04.2024	08.07.2024 Application Refused	24/00643/F	Westgate Farm Ringstead Road Burnham Market King's Lynn Proposed Replacement Farmhouse and Garage (Self-Build).	Burnham Market
25.04.2024	20.06.2024 Application Refused	24/00783/F	Howards Barn Creake Road Burnham Market King's Lynn Construction of a single storey first floor extension, with internal alterations to the ground floor.	Burnham Market

13.05.2024	25.06.2024 Tree Application - No objection	24/00106/TREECA	The Barns Herrings Lane Burnham Market King's Lynn This Mulberry tree as grown asymmetrically and, in my opinion, is likely to fall over before too long. It has unfortunately been overwhelmed by Ivy and is looking very unhealthy. Remove Mulberry Tree and to have the stump ground out	Burnham Market
19.05.2024	16.07.2024 Application Permitted	24/00934/LB	The Hoste Arms 14 Market Place Burnham Market King's Lynn Listed Building Application : Installation of extract cowl to existing chimney stack	Burnham Market
04.07.2024	05.07.2024 5 day Notice Decision	24/01235/TDD	10 Front Street Burnham Market King's Lynn Norfolk 5 DAY NOTICE: Remove dead Cherry Tree	Burnham Market
22.05.2024	05.07.2024 Tree Application - No objection	24/00111/TREECA	The Garth Wells Road Burnham Overy Staithe King's Lynn T1 Beech - Crown raise to 5.1m over highway crown clean. An upper crown reduction, roadside, by about 4m. Included photograph shows line of reduction. The reduction is in part required to reduce the sail effect of the crown as the tree has merilpus fungus present	Burnham Overy

02.05.2024	20.06.2024 Tree Application - No objection	24/00101/TREECA	East Green Cottage Newton Road Castle Acre King's Lynn Detail of works is to coppice dead, dying and remaining failed hedge trees along the red line. The coppice stools will be allowed to regrow and the gaps will be planted with appropriate hedging plants (i.e. Hawthorn, field maple etc.).	Castle Acre
28.05.2024	01.07.2024 Tree Application - No objection	24/00117/TREECA	4 North Street Castle Acre KINGS LYNN Norfolk T1 - Robinia tree- crown reduction by approx 1m to reduce weight of the crown because the tree is leaning	Castle Acre
22.03.2024	03.07.2024 Application Permitted	24/00537/F	The Knights Hill Hotel Knights Hill Village Grimston Road South Wootton Two storey extension to provide 12 guestrooms. The proposals make physical alteration to buildings built approximately 20 years ago and are not related to the original listing	Castle Rising

22.05.2024	16.07.2024 Application Permitted	22/01310/NMAM_3	Land West of Knights Hill Village Grimston Road South Wootton Norfolk NON-MATERIAL AMENDMENT to Planning Permission 22/01310/RMM: Approval of matters reserved for layout, scale, appearance and landscaping following outline planning permission 16/02231/OM for the erection of new homes, open space, a car park to serve Reffley Wood, paths and cycleways and associated development	Castle Rising
16.04.2024	20.06.2024 Application Permitted	24/00717/F	East View Farm 20 Church Road Clenchwarton King's Lynn Retrospective planning application for demolition of existing garden shed, to create a new detached garden room and associated footpaths/patios	Clenchwarton
25.04.2024	20.06.2024 Application Permitted	24/00781/F	Rough Barn 65 Sluice Road Denver Downham Market VARIATION OF CONDITION 1 OF PLANNING CONSENT 21/02272/F: Variation of condition 8 of planning permission 17/00839/F to make minor material amendments to the layout, ridge heights, fenestration and door positions of house and garage	Denver

25.04.2024	27.06.2024 Application Permitted	24/00782/LB	Rough Barn 65 Sluice Road Denver Downham Market VARIATION OF CONDITION 2 OF PLANNING CONSENT 21/02094/LB: Variation to existing Listed Building Consent for amended ridge heights, footprint, internal layout and elevational treatment.	Denver
15.05.2024	09.07.2024 Application Permitted	24/00937/F	College Farm 10 Whin Common Road Denver DOWNHAM MARKET Proposed demolition of outbuildings and construction of rear kitchen extension. Alterations to existing driveway to realign access.	Denver
15.05.2024	02.07.2024 Application Permitted	24/00938/LB	College Farm 10 Whin Common Road Denver DOWNHAM MARKET Proposed demolition of outbuildings and construction of rear kitchen extension. Alterations to existing driveway to realign access.	Denver
30.04.2024	19.06.2024 Split Decision - Part approve_refuse	24/00804/A	Coach And Horses 77 Manor Road Dersingham KINGS LYNN APPLICATION FOR ADVERTISEMENT CONSENT FOR: Non-illuminated 1No. hanging and 4No. fascia signs.	Dersingham

07.05.2024	05.07.2024 Application Permitted	24/00871/F	59 Valley Rise Dersingham King's Lynn Norfolk Single storey extension to rear and partial garage conversion	Dersingham
22.05.2024	26.06.2024 Tree Application - No objection	24/00112/TREECA	Normanville 4C Chapel Road Dersingham King's Lynn Retrospective: Poplar, fell due to owner wishing peace of mind. Poplar aren't great trees for a small residential property and being so close to a busy road, removal is notified.	Dersingham
24.04.2024	12.07.2024 Application Permitted	22/00475/NMAM_2	Limagrain UK Ltd Docking KINGS LYNN Norfolk NON-MATERIAL AMENDMENT to Planning Permission 22/00475/RMM: Residential development consisting of 30 dwellings. Plot 14 only.	Docking
23.05.2024	01.07.2024 Tree Application - No objection	24/00115/TREECA	Dingle Hall Station Road Docking King's Lynn T1 Willow - Approx 15m tall, twin stem. Stem leaning towards owners dwelling has large wound near base. Although wound is occluding there is a large amount of heartwood decay and a fungal presence. As the tree is valued by owner I would suggest a substantial pollard leaving said tree at a height of approx 7-8m, this would greatly reduce leverage and wind loading and in turn the chance of a stem failure	Docking

10.06.2024	28.06.2024 Application Permitted	21/02413/NMA_1	Skylark Sandy Lane Docking KINGS LYNN NON MATERIAL AMENDMENT TO APPLICATION 21/02413/F: Variation of Condition 2 of Planning Permission 20/00141/F: Construction of a single storey dwelling, vehicular access and associated works.	Docking
12.06.2024	05.07.2024 Tree Application - No objection	24/00127/TREECA	Claypit Cottage Little Lane Docking King's Lynn T1 - Half dead Cypress Conifer to remove. T2 - Holly tree encroching on house to reduce away from building leaving a screen to neighbouring property. T3 - Golden Lawson Cypress next to T2, lift lower braches off the ground. T4 - Plum tree to lift lower branches off the ground. T5 and T6 2 x Silver Birch, crown lift by the removal of entire lower branches to a height of 5 metres above ground level and thin throughout the crown by 25% maximum, T7 - Large Sycamore to crown lift lower branches to a maximum height of 4 metres above ground level, lateral reduction of branches awat from property by 2 metres maximum to a height of 5 metres above ground level, and thinning throughout the crown by 25% maximum.	Docking

29.02.2024	20.06.2024 Application Permitted	24/00442/F	Downham & Clackclose Conservative Club Eagle House 18 - 20 Bridge Street Downham Market Replacement windows	Downham Market
09.06.2024	09.07.2024 GPD HH extn - Not Required	24/01063/PAGPD	22 Felbrigg Road Downham Market Norfolk PE38 9NX Single storey rear extension which extends beyond the rear wall by 4.30m with a maximum height of 3.60m and a height of 2.40m to the eaves	Downham Market
09.05.2024	04.07.2024 Application Permitted	24/00894/F	Church Cottage Fakenham Road East Rudham King's Lynn Single storey and two storey rear extension and boundary treatment	East Rudham
17.04.2024	26.06.2024 Application Permitted	24/00762/F	84 Lodge Road Feltwell Thetford Norfolk Retrospective application for double car port, open sided, norfolk pantile, to match house	Feltwell
07.05.2024	20.06.2024 TPO Decision Consent	24/00103/TPO	12 Docking Road Fring King's Lynn Norfolk Lime tree at the front of the property. 20% crown reduction in line with previous applications over the years as the tree is now too large. The crown reduction ensures that the tree is well looked after, lets in light to the property and prevents root damage	Fring (VACANT)

02.04.2024	12.07.2024 Application Refused	24/00614/RM	Willow Dale Winch Road Gayton King's Lynn Reserved Matters Application for the appearance, landscaping, layout and scale of one dwelling	Gayton
07.05.2024	28.06.2024 Application Permitted	24/00845/F	4 Well Yard Cottages Common Lane Gayton Thorpe King's Lynn Roof conversion to conservatory extension	Gayton
28.03.2024	24.06.2024 Application Permitted	24/00598/F	Land At E580065 N319968 Castle Acre Road Great Massingham Norfolk Installation and operation of 120.4kW of ground-mounted solar to power the irrigation system associated with The Wicken Farm Co.	Great Massingham
28.03.2024	19.06.2024 Application Permitted	24/00609/F	Doric 79 Station Road Great Massingham King's Lynn PROPOSED EXTENSION TO EXISTING COTTAGE	Great Massingham
02.05.2024	09.07.2024 Application Permitted	24/00829/F	Clock Tower House 1 Congham Road Grimston King's Lynn RECTROSPECTIVE - Removal of diseased hedge and replaced with a fence at the same height as existing fence already it situ around clock tower.	Grimston
10.05.2024	24.06.2024 Application Permitted	24/00876/F	3 Ashwicken Road Pott Row King's Lynn Norfolk Proposed Vehicular Access with drop kerb	Grimston

23.02.2024	25.06.2024 Application Permitted	24/00348/F	23 Lamsey Lane Heacham King's Lynn Norfolk Rear, First Floor Extension & Alterations.	Heacham
02.04.2024	19.06.2024 Application Permitted	24/00612/F	Heacham Hall 58 Hunstanton Road Heacham KINGS LYNN Erection of tractor shed and two polytunnels (RETROSPECTIVE)	Heacham
11.04.2024	04.07.2024 Not Lawful	24/00685/LDE	74 South Beach Road Heacham Norfolk LAWFUL DEVELOPMENT CERTIFICATE APPLICATION FOR EXISTING : Use of site as Recreational Camping and Caravan club	Heacham
14.05.2024	16.07.2024 Application Permitted	24/00902/F	Brincliffe 37 South Beach Heacham King's Lynn Proposed Extensions and Alterations	Heacham
09.04.2024	04.07.2024 Application Permitted	24/00667/F	Hilgay Riverside Academy Church Road Hilgay Downham Market Retrospective - Alterations to existing School: Conversion of existing out house to breakout room, new rear extension to accommodate new kitchen facility, new access to classroom, remodelled WC block, reception and main office.	Hilgay

08.01.2024	11.07.2024 Application Permitted	24/00030/CU	Land S of 77 South Street And N of Moor Drove Hockwold cum Wilton Norfolk Small scale horse livery business, to share land with existing smallholder sheep breeding activity. Change of use is required for the horse livery business.	Hockwold cum Wilton
10.05.2024	04.07.2024 Would be Lawful	24/00874/LDP	Hockwold Sluice Moor Drove (east) Hockwold cum Wilton Norfolk Application for a Lawful Development Certificate for proposed works consisting of re-painting structures, replacing seals, trod wheels, ladders and other fixtures on the structures, replacing the gearbox and drive shaft, installation of a fish protective plate, installation of an eel pass, installation of bird nesting deterrents, installation of stop logs, concrete repairs and modifications, installation and modification of handrails, modifications to platforms and walkways, access road modifications	Hockwold cum Wilton
13.05.2024	08.07.2024 Application Permitted	24/00886/F	28 College Road Hockwold cum Wilton Thetford Norfolk Extension, alterations and re-roofing of existing dwelling and extension of existing detached garage	Hockwold cum Wilton

15.05.2024	09.07.2024 Application Permitted	24/00924/F	Faulkners 132 Main Street Hockwold cum Wilton Thetford Construction of a new garage in association with 132 Main Street	Hockwold cum Wilton
02.05.2024	09.07.2024 Application Permitted	20/02070/NMA_2	The Tower Broadwater Road Holme next The Sea Hunstanton NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 20/02070/F: Construction of a two storey dwelling following demolition of existing dwelling	Holme next the Sea
23.05.2024	16.07.2024 Application Permitted	24/00984/F	Church Cottages 8 Kirkgate Holme next The Sea Hunstanton Replacement of existing garage and store with new garage and home office garden room.	Holme next the Sea
29.04.2024	20.06.2024 Application Permitted	24/00794/F	Greevegate House 50 Greevegate Hunstanton Norfolk VARIATION OF CONDITION 2 OF PLANNING CONSENT - 23/01269/F - Extension and alterations to dwelling	Hunstanton

30.04.2024	19.06.2024 Application Permitted	24/00805/F	Land Off King's Lynn Road Hunstanton Norfolk VARIATION OF CONDITIONS 1 AND 2 OF PLANNING PERMISSION 24/00231/F: (Variation of condition 15 of planning permission 22/00929/FM): Development of 61 housing with care apartments, 39 care ready bungalows and 60 residential dwellings together with community facilities and services and associated landscaping, highway works and associated infrastructure	Hunstanton
25.09.2023	26.06.2024 Application Permitted	23/01712/FM	Jordan Fitness (Head Office) Oldmedow Road Hardwick Industrial Estate King's Lynn Proposed two new industrial units and associated additional parking and storage.	King's Lynn
16.11.2023	25.06.2024 Application Permitted	23/02052/FM	Alive Lynnsport Greenpark Avenue King's Lynn Norfolk Proposed new adapted sports facility	King's Lynn
18.03.2024	08.07.2024 Application Permitted	24/00497/F	Tansley Business Park Campbells Meadow King's Lynn Norfolk Construction of 7 No Industrial/Commercial Units in Use Classes B2 and all E Class uses excluding Class E(a).	King's Lynn

22.03.2024	19.06.2024 Application Permitted	24/00536/F	17 Mill Lane King's Lynn Norfolk PE30 3DT Proposed Replacement Dwelling and Construction of Two Additional Dwellings	King's Lynn
28.03.2024	16.07.2024 Application Permitted	24/00590/F	Queen Elizabeth Hospital Gayton Road Queen Elizabeth Hospital Site King's Lynn Installation of surface level temporary car park with landscaping and associated works to north of Queen Elizabeth Hospital.	King's Lynn
07.04.2024	12.07.2024 Application Permitted	24/00641/F	88 London Road King's Lynn Norfolk PE30 5EU 1.Proposed replacement fenestration in timbers. 2.Replacement of front wall with iron railings. 3.Replacement of upvc rainwater goods with cast iron effect pipe. 4.Brick up the existing window to the rear of the first-floor bathroom. 5.Replacement of concrete tiles with slate roof.	King's Lynn

07.04.2024	11.07.2024 Application Permitted	24/00642/LB	88 London Road King's Lynn Norfolk PE30 5EU 1.Proposed replacement fenestration in timbers. 2.Replacement of front wall with iron railings. 3.Replacement of upvc rainwater goods with cast iron effect pipe. 4.Brick up the existing window to the rear of the first-floor bathroom. 5.Replacement of concrete tiles with slate roof.	King's Lynn
10.04.2024	24.06.2024 Application Permitted	24/00735/LB	9 Guanock Place King's Lynn Norfolk PE30 5QJ Construction of a single bay garage with store and hobby room above, on the site of the original outbuilding.	King's Lynn
10.04.2024	24.06.2024 Application Permitted	24/00736/F	9 Guanock Place King's Lynn Norfolk PE30 5QJ Construction of a single bay garage with store and hobby room above, on the site of the original outbuilding.	King's Lynn
17.04.2024	18.06.2024 Application Permitted	24/00721/F	52 Suffield Way King's Lynn Norfolk PE30 3DL Proposed front porch	King's Lynn

24.04.2024	26.06.2024 Application Permitted	24/00775/A	Hunters Land Rover 15 Scania Way Hardwick Industrial Estate King's Lynn APPLICATION FOR ADVERTISEMENT CONSENT FOR: - 3off sets of illuminated letters & logos (Signs A, B, C) - 3off sets of illuminated 'Approved / Used' letters (Sign D, E, F) - 1off internally illuminated Facility sign (Sign G) - 1off set of illuminated 'Retailer' letters (Sign H) - 1off non illuminated freestanding Customer Promise sign (Sign I)	King's Lynn
30.04.2024	19.06.2024 Application Permitted	24/00795/F	7 Jeffery Close King's Lynn Norfolk PE30 2HX Front extension to provide disability access to wet room formed within study	King's Lynn
01.05.2024	08.07.2024 Application Permitted	24/00818/F	BCKLWN Land E of Losinga Road W of Waterside And N of Salters Road King's Lynn Norfolk REMOVAL OF CONDITION 13 AND VARIATION OF CONDITION 14 OF PLANNING PERMISSION 23/02144/F: Previous variation of condition permission for the construction of 78 dwellings and associated access, infrastructure and landscaping.	King's Lynn

07.05.2024	09.07.2024 Application Permitted	24/00848/F	1 Tansley Business Park Campbells Meadow King's Lynn Norfolk Planning Application for Change of Use of Unit 1 to Use Classes E excluding E(a)	King's Lynn
10.05.2024	04.07.2024 Would be Lawful	24/00875/LDP	The Tail Sluice High Road Saddlebow Norfolk Application for a Lawful Development Certificate for proposed works consisting of repainting the flap and guillotine gates, replacing and relocating the Motor Control Centre (MCC), modifying the counterweights and undertaking urgent concrete repairs to the structure	King's Lynn
10.05.2024	11.07.2024 Application Permitted	24/00881/F	6 Grafton Close King's Lynn Norfolk PE30 3EZ Extension and conversion of garage to provide ground floor disabled accommodation.	King's Lynn
14.05.2024	12.07.2024 Application Permitted	24/00900/F	109 Gaywood Road King's Lynn Norfolk PE30 2PU Single storey extension to rear of dwelling	King's Lynn
15.05.2024	05.07.2024 Application Permitted	24/00910/F	47 South Everard Street King's Lynn Norfolk PE30 5HJ Variation of Conditions 1 & 2 of Planning Permission 23/02185/F: Proposed extension and alterations	King's Lynn

20.05.2024	12.07.2024 Application Permitted	24/00936/LB	3 Aickmans Yard King Street King's Lynn Norfolk Listed Building Application: The proposal is an as built drawing to identify the change in roof dormers from that previously approved under a separate application.	King's Lynn
21.05.2024	16.07.2024 Application Permitted	24/00976/A	Endoscopy Unit Gayton Road Queen Elizabeth Hospital Site King's Lynn APPLICATION FOR ADVERTISEMENT CONSENT FOR : Retention of 1No. non-illuminated fascia sign.	King's Lynn
22.05.2024	10.07.2024 Application Permitted	24/00953/F	Lochinver 2 Grimston Road South Wootton King's Lynn Replacement of existing front garden wall with new wall, associated piers and gated entrance	King's Lynn
24.05.2024	26.06.2024 Application Permitted	23/02144/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 23/02144/F: Variation of condition application for the construction of 78 affordable dwellings and associated access, infrastructure and landscaping	King's Lynn

25.05.2024	01.07.2024 Tree Application - No objection	24/00116/TREECA	<p>Lynwood Terrace South Everard Street King's Lynn Norfolk</p> <p>Proposed works</p> <ol style="list-style-type: none"> 1. Remove all overhanging branches over London Road footway to 0.3m inside of boundary wall. 2. To remove all ivy attached to Cherry Plum. 3. Removal of ivy from Pyracantha and Ilex trunk, if located. 4. To reduce the overall crown height of the Cherry Plum tree to 4.5 metres, removing any diseased, dead, crossing or congested branches. 5. Reduce the Ilex and Pyracantha to 2.0 metres in height. 6. Proposed works to take place in low traffic levels due to highways proximity. 7. Appointed contractor, with appropriate insurances, to remove all waste and debris from the site. 8. Ensure footway is cleared of any debris following works. 	King's Lynn
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30.05.2024	10.07.2024 Application Permitted	24/00991/F	St Nicholas Retail Park Edward Benefer Way King's Lynn Norfolk Application Reference Number: 11/01003/F (as varied by way of subsequent appeal ref. APP/V2635/A/12/2169937) Date of Decision: 30/05/2012 Condition Number(s): Condition 3 Conditions(s) Removal: Removal of condition 3 attached to planning permission 11/01003/F: To allow Unit 5 to be used for food retail purposes and the creation of a mezzanine floor.	King's Lynn
30.05.2024	16.07.2024 Application Permitted	24/01018/F	57 Queen Mary Road Gaywood King's Lynn Norfolk Construction of single storey annexe building	King's Lynn
30.05.2024	09.07.2024 Prior Approval - Not Required	24/01034/PART14	Snap-on 13 - 17 Denney Road Hardwick Industrial Estate King's Lynn SCHEDULE 2, PART 14, CLASS J: The installation of 260No. roof mounted solar PV panels of total installed capacity 111.8kWp.	King's Lynn

31.05.2024	05.07.2024 Tree Application - No objection	24/00118/TREECA	8 Albert Avenue King's Lynn Norfolk PE30 1EE Apple tree (T1) - Whole Crown Reduction of approx 5m tall and 3m wide to grown level is located at the rear of the rear garden [as per Sketch 1 and Photo 1] to be removed to enable garden pathway to be relaid from gate to decking and also because it encroaching the usable living space of the garden and beginning to encroach on the neighbouring properties. Deciduous Tree of Unknown Species (T2) - whole crown reduction approximately 7m tall 1m wide is located at the front garden see [sketch 1 and Photo 2 which is beginning to cause structural damage to the boundary brick wall and is intertwining with Ivy and Holly causing further damage.	King's Lynn
31.05.2024	16.07.2024 Application Refused	24/01008/F	82 Tennyson Road King's Lynn Norfolk PE30 5NG Extension & alterations to dwelling	King's Lynn
03.06.2024	16.07.2024 Application Permitted	24/01025/F	22 Baldwin Road King's Lynn Norfolk PE30 4AN Rear Extension and Alterations.	King's Lynn

05.06.2024	26.06.2024 No objections to Crown application	24/01054/CON	Norwich To Tilbury CONSULTATION FOR PROJECT NORWICH-TILBURY CONSENTS: The Project is a proposal by National Grid to upgrade the electricity transmission system in East Anglia between Norwich and Tilbury. The Project includes a new 400 kilovolt electricity transmission connection of approximately 184 kilometres in overall length from Norwich Main Substation and Tilbury Substation via Bramford Substation.	King's Lynn
01.05.2024	19.06.2024 Application Permitted	24/00822/F	Oak Lodge Glosthorpe Manor Ashwicken Norfolk Replacement of conservatory with single storey sunroom extension	Leziate
05.06.2024	10.07.2024 GPD HH extn - Not Required	24/01044/PAGPD	Steyning Station Road Little Massingham King's Lynn Single storey rear extension which extends beyond the rear wall by 5m with a maximum height of 3.6m and a height of 2.7m to the eaves.	Little Massingham
14.05.2024	09.07.2024 Application Refused	24/00898/F	17 Walton Road Marshland St James Wisbech Norfolk Retrospective: Modification of existing front wall including replacement gate.	Marshland St James
21.03.2024	28.06.2024 Application Permitted	24/00584/F	Barn of Arches Hall Farm Drive Methwold THETFORD A glazed front extension including external and internal alterations.	Methwold

21.03.2024	21.06.2024 Application Permitted	24/00585/LB	Barn of Arches Hall Farm Drive Methwold THETFORD A glazed front extension including external and internal alterations.	Methwold
13.05.2024	04.07.2024 Application Permitted	24/00915/F	Blackberry Barn 49H Main Road Brookville THETFORD Retrospective: Retention of single storey extension to dwelling.	Methwold
02.04.2024	24.06.2024 Application Permitted	24/00610/RM	Riverside Farm Birchfield Road Nordelph Downham Market Reserved Matters: Construction of one two storey dwelling and detached garage.	Nordelph
09.05.2024	27.06.2024 Prior Approval - Approved	24/00868/PACU3	Grain Silo N of The Bungalow Beacon Hill Road Shammer North Creake Notification for Prior Approval for change of use of agricultural building to three dwellings (Schedule 2, Part 3, Class Q)	North Creake
30.04.2024	08.07.2024 Application Permitted	24/00810/F	3 Hall Drive North Runcton King's Lynn Norfolk New porch, extension, alterations and rebuilding garage.	North Runcton
23.05.2024	11.07.2024 Application Permitted	24/00960/F	The Cedars 36 Cedar Grove North Runcton King's Lynn Retrospective Approval for Boundary Wall Fronting Cedar Grove.	North Runcton
24.05.2024	04.07.2024 Application Permitted	24/00970/F	The Cedars 36 Cedar Grove North Runcton King's Lynn New Render to external elevations to 36 Cedar Grove.	North Runcton

07.05.2024	08.07.2024 Application Permitted	24/00849/F	35 Woodland Gardens North Wootton King's Lynn Norfolk Single Storey Rear extension to property	North Wootton
26.09.2022	27.06.2024 Application Permitted	22/01706/FM	Fendicks Fisheries And Caravan Park Methwold Road Whittington Norfolk Retrospective Application for an additional 10 touring caravans, with installation of 10 holiday lodges, service block, cafe, access road and caravan storage	Northwold
23.04.2024	08.07.2024 Would be Lawful	24/00763/LDP	Land At E570266 N298844 River Drove School Lane Stoke Ferry Norfolk APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE FOR : Proposed works at the Wissey Sluices constituting permitted development under Schedule 2 Part 13 Class D of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) [GPDO 2015].	Northwold
29.04.2024	21.06.2024 Application Permitted	24/00797/F	36 West End Northwold Thetford Norfolk VARIATION OF CONDITION 2 OF PLANNING CONSENT 21/02353/F: Demolition of existing dwelling and construction of replacement dwelling	Northwold

08.05.2024	08.07.2024 Not Lawful	24/00860/LDP	River View Moorings Bridge Road Stoke Ferry Norfolk Lawful Development Certificate: Temporary outbuilding to use as a studio	Northwold
13.05.2024	08.07.2024 Application Refused	24/00893/A	The Le Strange Arms Hotel Golf Course Road Old Hunstanton Hunstanton Retention of Existing Hotel Sign Directing Patrons to the Car Park	Old Hunstanton
19.02.2024	03.07.2024 Application Permitted	24/00294/F	Crown Lodge Hotel 40 Downham Road Outwell Wisbech Erection of a 2-storey rear extension and detached office block (class e(c) and e(g)), conversion of existing building to form additional units of accommodation and the construction of a porch to front elevation.	Outwell
09.05.2024	20.06.2024 Application Permitted	24/00863/F	Winston 10 Green Drove Outwell Wisbech Proposed construction of single storey extension and associated internal alterations.	Outwell
02.04.2024	04.07.2024 Application Permitted	24/00607/F	Land At E543021 N313493 N of Charolais Low Road Pentney Norfolk Change of use of land from agricultural to part private equestrian and part domestic garden	Pentney

30.04.2024	20.06.2024 Tree Application - No objection	24/00100/TREECA	Wood Cottage 5 Chapel Lane Ringstead HUNSTANTON Fell 2 x London plane trees within the group G3 of James Blake Associate Report JBA22-173 AMS AR01.	Ringstead
24.04.2024	24.06.2024 Application Permitted	24/00774/F	36 Church Lane Roydon King's Lynn Norfolk RETROSPECTIVE - Retention of Rear Garden Building, Rendering to Front Elevation and Roof Canopy over Living Room Window.	Roydon
19.02.2024	01.07.2024 Application Permitted	24/00314/F	Land North of School Road Runcton Holme Norfolk Variation of Condition 1 attached to Planning Permission 19/01491/RMM: Reserved matters major application: Construction of 11 dwellings	Runcton Holme
26.03.2024	12.07.2024 Application Permitted	24/00562/F	Land At E569916 N329201 And S of Admirals Drive Sandringham Norfolk Installation of a solar array and battery storage facility with associated infrastructure, to provide zero-carbon energy for Estate use	Sandringham
17.06.2024	24.06.2024 AG Prior Notification NOT REQD	24/01111/AG	Cattle Building At Appleton Farm Tower Road West Newton Norfolk Agricultural Prior Notification: New agricultural building for the separation of cattle	Sandringham

08.04.2024	12.07.2024 Application Permitted	24/00652/F	Glovers Farm Fring Road Sedgeford Hunstanton Variation of Condition 2 attached to Planning Permission 17/01126/F: Conversion to residential of existing range of barns together with new-build elements, means of access and parking court	Sedgeford
21.05.2024	12.07.2024 Application Permitted	24/00945/F	2 Jarvie Close Sedgeford Hunstanton Norfolk PROPOSED REAR EXTENSION AND INTERNAL ALTERATIONS	Sedgeford
23.04.2024	20.06.2024 Application Permitted	24/00765/F	Warren House The Warren Warren Road Shouldham Construction of new outbuilding	Shouldham
17.05.2024	24.06.2024 Would be Lawful	24/00925/LDP	Oakwood 36 Westgate Street Shouldham King's Lynn LAWFUL DEVELOPMENT CERTIFICATE APPLICATION FOR A PROPOSED; The application is to increase the width of an existing access from the main road to an existing horse paddock to provide an improved field access for the continued keeping of horses.	Shouldham

02.05.2024	20.06.2024 Tree Application - No objection	24/00102/TREECA	Church of St Mary The Virgin Church Lane Shouldham Thorpe Norfolk T1, T2 Holly Trees - Due to the damage to the wall and gravestones, fell 2 holly trees and ecoplug stumps to prevent re- growth	Shouldham Thorpe
16.04.2024	20.06.2024 Application Permitted	24/00719/F	3 Canada Close Snettisham King's Lynn Norfolk New front porch, enlarged side extension and rear lounge extension to detached single storey dwelling	Snettisham
02.05.2024	27.06.2024 Application Permitted	24/00835/F	35 Bluestone Road South Creake Fakenham Norfolk Replacement outbuilding for use as Annex to Dwelling house.	South Creake
09.05.2024	05.07.2024 Application Permitted	24/00865/F	Riverside Cottage 14 Fakenham Road South Creake Fakenham Variation of condition number 2 attached to planning permission 22/02148/F: Single storey rear extension (replacing existing garden room)	South Creake
08.04.2024	20.06.2024 TPO Decision Refuse	24/00027/TPO	40 Oak Avenue South Wootton King's Lynn Norfolk 2/TPO/00082: T1 Oak - Reduce the crown by 2m	South Wootton
27.04.2024	05.07.2024 Application Permitted	24/00787/F	31 Thetford Way South Wootton King's Lynn Norfolk Side Extension to form linked annexe and air source heat pump	South Wootton

30.05.2024	01.07.2024 TPO Decision Consent	24/00044/TPO	Ashmore 1A St Augustines Way South Wootton King's Lynn T1 Ash - Reduce crown of tree to leave to approximately 1 meter above crown break/first fork. Tree ailing, leaf cover very sparse, historic woodpecker hole below old pruning point in northermost branch.	South Wootton
25.06.2024	25.06.2024 5 day Notice Decision	24/01162/TDD	Beech House 114 Nursery Lane South Wootton King's Lynn 5 DAY NOTICE FOR DEAD OR DANGEROUS TREE: Removal of fallen Oak Tree	South Wootton
22.02.2024	05.07.2024 Application Permitted	24/00409/F	Flint House Docking Road Stanhoe King's Lynn Proposed Two Storey Rear Extension and Alterations to existing Dwelling House	Stanhoe
19.04.2024	20.06.2024 Application Permitted	24/00747/F	Station Cottages Bridge Road Stoke Ferry King's Lynn Extension to rear of Cottages	Stoke Ferry
16.05.2024	25.06.2024 Application Permitted	24/00917/F	Land N of Beeches Little Lane Stoke Ferry Norfolk VARIATION OF CONDITION 1 OF PERMISSION 21/01683/RM: Reserved Matters, three bedroom bungalow	Stoke Ferry

22.05.2024	25.06.2024 TPO Decision Consent	24/00041/TPO	The Gables Cuckoo Road Stow Bridge DOWNHAM MARKET T1. Sycamore. Permission is sought to remove one large lateral limb growing out over the neighbours outbuilding. As this limb continues to steadily grow horizontally, the force of leverage applied at the point of attachment increases thus risking the chance of failure.	Stow Bardolph
18.04.2024	28.06.2024 Application Refused	24/00737/F	1 Manor Grange The Street Syderstone King's Lynn 1st floor domestic extension	Syderstone
28.03.2024	11.07.2024 Application Refused	24/00662/O	Land Between 63 And 69 S of Popes Lane Terrington St Clement Norfolk Outline Application: Phased residential development comprising first homes and custom self-build dwellings.	Terrington St Clement
08.05.2024	26.06.2024 Prior Approval - Refused	24/00857/PACU3	Alma Lodge 61 Bennis Lane Terrington St Clement King's Lynn Prior Approval application proposes the conversion of existing agricultural barns to 3 residential units	Terrington St Clement
14.05.2024	08.07.2024 Application Permitted	24/00896/F	Mill House 140 Sutton Road Terrington St Clement King's Lynn Proposed cart shed style garage with adjoining workshop following removal of existing garage.	Terrington St Clement

07.05.2024	11.07.2024 Application Permitted	24/00847/CU	Terrington St John Methodist Church Ely Row Terrington St John Wisbech Planning permission for a change of use from F1(f) to F2(b) hall or meeting place for the principal use of the local community. No changes to the site, building or parking arrangements etc.	Terrington St John
15.04.2024	16.07.2024 Application Permitted	24/00709/F	Archies Cottage High Street Thornham Hunstanton Proposed replacement annex	Thornham
09.05.2024	08.07.2024 Application Permitted	24/00867/F	Lazy Winds Ship Lane Thornham Hunstanton Reconstruction of part of the front boundary wall and the installation of two metal gates	Thornham
29.05.2024	09.07.2024 Application Permitted	24/00988/F	Tormead Lodge Ploughmans Piece Thornham HUNSTANTON SINGLE STOREY EXTENSION; NEW DORMER WINDOWS TO REAR; NEW PORCH AND COVERED TERRACES; NEW MATERIALS INCLUDING RENDER AND CEDRAL BOARDING	Thornham
18.04.2024	04.07.2024 Application Permitted	24/00769/F	Building North of Manor Lodge 40 Small Lode Upwell Norfolk VARIATION OF CONDITION 2 OF PLANNING CONSENT 16/00994/F : Alterations of building to form 3 bed dwelling (amended design)	Upwell

12.06.2024	08.07.2024 Consent Required Not	24/01077/AG	Merry Mac Farms Mudds Drove Three Holes Wisbech Agricultural Prior Notification: Portal framed agricultural building to store 3,000 tonnes of grain	Upwell
17.05.2024	08.07.2024 Application Permitted	24/00927/F	Land At East Marsh S of Gunthorpe Road W of Flowers Farm And Frenchs Road The Marsh Walpole St Andrew Norfolk Variation of Condition 2 attached to Planning Permission 23/02080.F: VARIATION OF CONDITION 3 OF PLANNING CONSENT 21/01442/FM. Installation of a solar farm and battery storage facility with associated infrastructure.	Walpole
09.07.2024	12.07.2024 Application Permitted	24/00927/NMA_1	Land At East Marsh S of Gunthorpe Road W of Flowers Farm And Frenchs Road The Marsh Walpole St Andrew Norfolk NON MATERIAL AMENDMENT TO APPLICATION 24/00927/F: Variation of Condition 2 attached to Planning Permission 23/02080.F: VARIATION OF CONDITION 3 OF PLANNING CONSENT 21/01442/FM. Installation of a solar farm and battery storage facility with associated infrastructure.	Walpole

14.03.2024	25.06.2024 Application Permitted	24/00478/F	The Barn Bucksholt Road Walsoken Wisbech Change of Use of Paddock Land to Residential and Construction of Domestic Swimming Pool Building	Walsoken
29.04.2024	24.06.2024 Application Permitted	24/00814/F	Fairview Wilkins Road Walsoken Wisbech Build a rear extension, remove the roof structure and provide a new roof with rooms over at first floor level. Provide new brick skin around the existing bungalow, construct a porch and a balcony.	Walsoken
11.03.2024	11.07.2024 Application Permitted	24/00446/RM	Ananda 63 Station Road Watlington King's Lynn Reserved Matters: Proposed dwelling.	Watlington
25.04.2024	26.06.2024 Application Permitted	24/00799/F	Selwyn 79 Fen Road Watlington King's Lynn Proposed rear extension, external cladding and detached car port/ cart shed.	Watlington

17.05.2024	09.07.2024 Application Permitted	24/00926/F	Ford Cottage Low Road West Acre KINGS LYNN VARIATION OF CONDITION 4 OF PLANNING CONSENT 22/01857/F : The Stag Inn- Alterations and extension to pub, change of use to bedrooms for short-term letting. Enlarge the car park. Ford Cottage- Change of use from dwelling house to short-term let bedrooms including extension and alterations, car park and associated landscape work.	West Acre
22.02.2024	04.07.2024 Application Permitted	24/00337/F	Bell Barn Lime Kiln Road West Dereham King's Lynn Single Storey Extension to rear of property and Interior reconfiguration.	West Dereham
30.03.2021	08.07.2024 Application Permitted	21/00623/RMM	Tamar Nurseries 201A School Road West Walton Wisbech Reserved Matters: Construction of 49 Dwellings with Village Store and Post Office.	West Walton
24.06.2024	28.06.2024 Application Permitted	18/01421/NMAM12	Land To South of The Poplars Lynn Road Walton Highway Norfolk NON-MATERIAL AMENDMENT to Planning Permission 18/01421/RMM: Construction of 25 dwellings For plot 11 only.	West Walton
27.02.2024	08.07.2024 Application Permitted	24/00359/O	7 Willow Drive Setchey King's Lynn Norfolk Outline Application for construction of a single dwelling	West Winch

23.04.2024	26.06.2024 Application Permitted	24/00766/F	The Old Black Horse Surrey Street Wiggenhall St Germans KINGS LYNN Relocation of external TV ariel, alterations to rear door and step arrangement and installation of air conditioning to the dwelling	Wiggenhall St Germans
30.04.2024	24.06.2024 Application Permitted	24/00809/LB	The Old Black Horse Surrey Street Wiggenhall St Germans KINGS LYNN Listed Building Application for: Proposed New TV Ariel, installation of Air Conditioning and Amendment to Rear Access Door Threshold	Wiggenhall St Germans
17.04.2024	24.06.2024 Application Permitted	24/00732/F	The Old Rectory 15 Church Road Wiggenhall St Mary Magdalen King's Lynn PROPOSED REAR SINGLE STOREY EXTENSION TO EXISTING DWELLING	Wiggenhall St Mary Magdalen
13.05.2024	08.07.2024 Application Permitted	24/00887/F	The Firs Magdalen High Road Wiggenhall St Mary Magdalen King's Lynn The proposed works incorporate extending the existing bungalow to the front and back, thereby raising the roof height.	Wiggenhall St Mary Magdalen
07.03.2024	21.06.2024 Application Permitted	24/00424/F	Upper Farm New Road Wimbotsham Norfolk Proposed barn conversion to residential dwelling and associated annexe.	Wimbotsham

17.05.2024	09.07.2024 Application Permitted	24/00923/F	1 Millers Lane Wimbotsham King's Lynn Norfolk Single storey part side and part rear extension to dwelling, along with the installation of photovoltaic panels and an air source heat pump to the original dwelling, and the construction of a detached store/hobby room and car port.	Wimbotsham
06.03.2024	12.07.2024 Application Permitted	24/00420/F	Park Farm Castle Road Wormegay KINGS LYNN Retrospective Change of use of 5 former farm buildings to 14 units for industrial and storage uses B2, B8 and E(g)(iii).	Wormegay

Permitted development	27
Planning App Approved	147
Referred to other service	15
Simple Caution	0
Remedied following informal action	83
Use/operational development lawful	10
Default action taken under s219	0
Section 106 obligations, complied with/no breach	2
Total	575

2.4 During the 4th quarter of 2024, 1st and 2nd quarters of 2024 the following formal notices were served:

Notice	Count
Enforcement Notice	11
Listed Building Enforcement Notice	1
Listed Building Urgent Works Notice	1
Planning Contravention Notice	3
Requisition for Information	0
Breach of Condition Notice	2
Stop Notice (excluding Temporary Stop Notice)	0
Temporary Stop Notice	0
Enforcement Injunction granted	0
Section 215 Notice	0
Repairs Notice	0
High Hedge Remedial Notice	1
Tree Replacement Notice	0
Hedgerow replacement Notice	1
Total	20

2.5 It is also noteworthy that since the last report one successful prosecution has been achieved for failing to comply with a breach of condition notice.

Fine @ £2,500
Victim Surcharge @ £1,000
Contribution towards prosecution (LA) costs @ £2,500

However, unfortunately the matter is on-going and as such further action might be required.

- 2.6 Members may recall granting authority for direct action earlier this year to ensure the completion of the top surface of a road at Hill View Close in Ingoldisthorpe.
- 2.7 On the 9th and 10th May 2024 officers oversaw the implementation and delivery of a road surface after the developer failed to comply with an enforcement notice. The works were successfully completed, and a land charge was placed on the last remaining unsold property.
- 2.8 Staff update, since the last report the team's structure has changed to three full time enforcement officers and team leader, previously two full time officers, two part time (3 days per week) officers and team leader.

3.0 RECOMMENDATION

- 3.1 That this report is noted.
- 3.2 That going forward members are provided with a 6 monthly update.

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 PE26 4JW	Alleged development not in accordance with approved plans	Pending Consideration
Bagthorpe With Barmer - VACANT	22-Sep-23	23/00564/UNAUTU	Bagthorpe Farm Main Road Bagthorpe Norfolk PE31 6QY	Alleged Unauthorised Use	DC Application Submitted
Barton Bendish	21-Jul-21	21/00362/UNAUTU	The Berney Arms Church Road Barton Bendish Norfolk PE33 9GF	Alleged Unauthorised Use.	Pending Consideration
117 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
Bawsey	05-Jul-23	23/00408/UNOPDE	34 Innisfree Park Homes Gayton Road Bawsey KINGS LYNN Norfolk PE32 1EX	Alleged Unauthorised Operational Development	Pending Consideration
Brancaster	15-Apr-24	24/00135/BOC	Broad Lane House Broad Lane Brancaster King's Lynn Norfolk PE31 8AU	Breach of Planning Condition	Pending Consideration
Burnham Market	09-Apr-21	21/00170/UNAUTU	Wrights Barn 1 Ulph Place Burnham Market Norfolk PE31 8HQ	Alleged unauthorised use	Pending Consideration
Burnham Market	12-Apr-23	23/00217/UNOPDE	No.TWENTY 929 Market Place Burnham Market Norfolk PE31 8HF	Alleged Unauthorised Operational Development	Pending Consideration

Burnham Market	01-Feb-24	24/00033/BOC	3 Crow Hall Cottages Docking Road Burnham Market KINGS LYNN Norfolk PE31 8JU	Breach of Planning Condition	Pending Consideration
Burnham Market	01-Jul-24	24/00257/UWLB	Tillys Cafe 26 Market Place Burnham Market King's Lynn Norfolk PE31 8HF	Alleged unauthorised work to a listed building	Pending Consideration
Burnham Overy	18-Dec-23	23/00717/UNOPDE	Land S of The Hythe Glebe Lane Burnham Overy Staithe Norfolk PE31 8JQ	Unauthorised Operational Development	Pending Consideration
Castle Acre	08-Dec-23	23/00703/NIA	Ran Revir Bailey Street Castle Acre King's Lynn Norfolk PE32 2AG	Not in accordance with approved plans	DC Application Submitted
Castle Rising	15-Apr-24	24/00134/UNAUTU	The Black Horse Inn School Road Castle Rising King's Lynn Norfolk PE31 6AG	Unauthorised Use	Pending Consideration
Clenchwarton	05-Feb-21	21/00054/UNOPDE	The Orchard 124 Hall Road Clenchwarton KINGS LYNN Norfolk PE34 4AT	Alleged Unauthorised Operational Development	Pending Consideration
Clenchwarton	11-Apr-22	22/00178/BOC	4 Poppy Close Clenchwarton KINGS LYNN Norfolk PE34 4FL	alleged breach of planning condition	Notice Issued
Clenchwarton	27-Jul-23	23/00450/UNOPDE	Land Between 1 Willow Drive And 13 Linden Road Clenchwarton King's Lynn Norfolk PE34 4EN	Alleged Unauthorised Operational Development	Pending Consideration
Clenchwarton	12-Dec-23	23/00707/UNOPDE	22 Church Road Clenchwarton King's Lynn Norfolk PE34 4EA	Unauthorised Operational Development	Pending Consideration

Clenchwarton	17-Mar-24	24/00082/UNOPDE	Land S of 224Main RoadClenchwartonNorfolk	Alleged Unauthorised Operational Development	Pending Consideration
Clenchwarton	29-Apr-24	24/00158/NIA	21 Willow DriveClenchwartonKing's LynnNorfolkPE34 4EN	Not in accordance with approved plans 22/00974/F	Pending Consideration
Clenchwarton	07-May-24	24/00177/UNOPDE	1 Hall RoadClenchwartonKing's LynnNorfolkPE34 4AJ	Unauthorised Operational Development	Pending Consideration
Clenchwarton	16-May-24	24/00193/BOC	149 Main RoadClenchwartonKing's LynnNorfolkPE34 4DT	BOC - Breach of Planning Condition	Pending Consideration
119 Clenchwarton	25-Jun-24	24/00251/UNAUTU	17 Wildfields RoadClenchwartonKing's LynnNorfolkPE34 4DE	Alleged unauthorised use	Pending Consideration
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	Notice Issued
Denver	06-Mar-23	23/00138/OTHER	Denver Hall22 Ely RoadDenverNorfolkPE38 0DW	Alleged Other Breach	Pending Consideration
Dersingham	05-May-22	22/00198/UNAUTU	2 White Horse DriveDersinghamKing's LynnNorfolkPE31 6HL	Alleged unauthorised use	Pending Consideration

Dersingham	30-Nov-23	23/00686/UNAUTU	49 Chapel Road Dersingham King's Lynn Norfolk PE31 6PW	Alleged unauthorised use	Pending Consideration
Dersingham	28-May-24	24/00209/UNOPDE	Coach And Horses 77 Manor Road Dersingham KINGS LYNN Norfolk PE31 6LN	Unauthorised Operational Development	DC Application Submitted
Docking	04-Jul-22	22/00320/UNOPDE	Heifer Cattle Shed Docking Lodge Farm Fakenham Road Docking KINGS LYNN Norfolk PE31 8PX	Alleged Unauthorised development	DC Application Submitted
Docking	09-Aug-22	22/00386/BOC	Blenheim Place Site Station Road Docking Norfolk PE31 8LS	Alleged Breach of planning condition. 19/01654/OM & 21/00551-RMM/21/00475/RMM . S106 Dev. Monitoring case exists under 19/01654/OM	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	11-May-23	23/00284/BOC	11 Northcote Brancaster Road Docking King's Lynn Norfolk PE31 8ND	Alleged Breach of Planning Condition	Pending Consideration
Docking	13-Sep-23	23/00547/UNOPDE	Kamway Stanhoe Road Docking King's Lynn Norfolk PE31 8NJ	Alleged unauthorised development	Pending Consideration
Docking	06-Nov-23	23/00652/NIA	4 Courtyard Barns Station Road Docking King's Lynn Norfolk PE31 8NZ	Alleged Not in Accordance with the Approved Plans	Pending Consideration
Docking	18-Apr-24	24/00151/BOC	Land On The North Side of High Street The Hill Group Docking Norfolk PE31 8GP	BOC - Breach of Planning Condition	Pending Consideration

Docking	10-Jun-24	24/00226/NIA	East Farm House Stanhoe Road Docking King's Lynn Norfolk PE31 8PA	NIA - Not in accordance with approved plans.	Pending Consideration
Downham Market	11-Nov-22	22/00573/HHC	Cedar House Rabbit Lane Downham Market Norfolk PE38 9LN	Alleged High Hedge	Notice Issued
Downham Market	01-Dec-22	22/00603/HHC	Kingfisher House Rabbit Lane Downham Market Norfolk PE38 9LN	Alleged High Hedge	Notice Issued
Downham Market	29-Jun-23	23/00399/BOC	Castle Hotel Paradise Road Downham Market Norfolk PE38 9HF	Alleged Breach of Planning Condition	Pending Consideration
121 Downham Market	25-Sep-23	23/00571/UWLB	Vacant 4 - 5 Market Place Downham Market Norfolk PE38 9DE	UWLB - Unauthorised Works - L Bldg	Pending Consideration
Downham Market	27-Oct-23	23/00642/BOC	Bilton 1 High Street Downham Market Norfolk PE38 9DA	Breach of Condition 3 on 17/00783/CU and breach of conditions 3,4 and 6 on 17/01925/F	Pending Consideration
Downham Market	12-Dec-23	23/00709/BOC	157 And 159 Bexwell Road Downham Market Norfolk PE38 9LJ	Breach of Planning Condition	Pending Consideration
Downham Market	10-Jan-24	24/00012/UNOPDE	120 Bennett Street Downham Market Norfolk PE38 9GH	Unauthorised Operational Development	Pending Consideration
Downham Market	15-Feb-24	24/00041/UNAUTU	Car Park At 91 Railway Road Downham Market Norfolk	Unauthorised Use	Pending Consideration

Downham Market	21-Mar-24	24/00093/BOC	Jubilee Community Centre106 Howdale RoadDownham MarketNorfolkPE38 9AH	BOC - Breach of Planning Condition	Pending Consideration
Downham Market	04-Apr-24	24/00107/UWLB	4 Market PlaceDownham MarketNorfolkPE38 9DE	Unauthorised Works - L Bldg	Pending Consideration
Downham Market	15-May-24	24/00191/BTPO	Land S of Denver Hill N of Southern Bypass E ofNightingale LaneDownham MarketNorfolkPE38 9BE	BTPO - Breach of Tree Preservation Order	Pending Consideration
Downham Market	23-May-24	24/00203/BOC	Land S of Denver Hill N of Southern Bypass E ofNightingale LaneDownham MarketNorfolkPE38 9FW	BOC - Breach of Planning Condition	Pending Consideration
Downham Market	09-Jul-24	24/00266/UNTIDY	148 Bexwell RoadDownham MarketNorfolkPE38 9LJ	Alleged untidy land	Pending Consideration
Downham West	14-Aug-23	23/00499/BOC	Orchard FarmLady DroveBarroway DroveDownham MarketNorfolkPE38 0AG	Breach of Pre-Occupation Conditions 7, 8 and 9 of PP 18/00673/F	Pending Consideration
East Rudham	01-Mar-21	21/00090/UNOPDE	Land At Old White HorseStation RoadEast RudhamNorfolkPE31 8RB	Alleged Unauthorised Operational Development	DC Application Submitted
East Rudham	04-Dec-23	23/00689/BTCA	East & West Rudham Pre School GroupSchool RoadEast RudhamKing's LynnNorfolkPE31 8RF	Works to tree within a Conservation Area	Pending Consideration
East Winch	01-Aug-23	23/00465/UNOPDE	WymondleyStation RoadEast WinchKing's LynnNorfolkPE32 1NR	Alleged Unauthorised Operational Development	Pending Consideration

East Winch	03-Jan-24	24/00004/UNOPDE	Station YardGayton RoadEast WinchNorfolk	Unauthorised Operational Development	Pending Consideration
East Winch	16-Feb-24	24/00053/UNAUTU	Woodland S of West Bilney Wood N of Holder CarrCommon RoadWest BilneyNorfolk	Unauthorised Use	Pending Consideration
East Winch	09-Apr-24	24/00123/UNAUTU	Winch FarmAshwicken RoadEast WinchNorfolkPE32 1LJ	UNAUTU - Unauthorised Use	Pending Consideration
East Winch	03-Jul-24	24/00261/NIA	The GlenGayton RoadEast WinchKing's LynnNorfolkPE32 1NW	Alleged not in accordance with approved plans	Pending Consideration
123 Emneth	05-Oct-20	20/00426/UNAUTU	The Old Jam FactoryChapel LaneEmnethNorfolkPE14 0DJ	Alleged unauthorised use	Notice Issued
Emneth	29-Sep-22	22/00504/UNTIDY	56 Ladys DroveEmnethNorfolk	Alleged untidy land	Pending Consideration
Emneth	15-Jun-23	23/00375/UNAUTU	Appleyard FarmOutwell RoadEmnethWisbechNorfolkPE14 8BG	Alleged Unauthorised Use	Pending Consideration
Emneth	22-Nov-23	23/00687/UNAUTU	Land North Side of219 Outwell RoadEmnethNorfolk	Unauthorised use	Pending Consideration
Emneth	24-Jun-24	24/00243/UNOPDE	111 Outwell RoadEmnethWisbechNorfolkPE14 0EA	UNOPDE - Unauthorised Operational Development	Pending Consideration

Feltwell	09-Nov-23	23/00657/BOC	Green Acres1 Green LaneFeltwellTHETFORDNorfolkIP26 4BQ	Alleged Breach of Planning Condition	DC Application Submitted
Feltwell	15-Nov-23	23/00668/NIA	Green Acres1 Green LaneFeltwellTHETFORDNorfolkIP26 4BQ	Alleged Not in Accordance with Approved Plans 22/00310/F	Pending Consideration
Feltwell	28-Nov-23	23/00671/OTHER	Development AtSkye GardensFeltwellNorfolk	Other breach	Pending Consideration
Feltwell	23-Nov-23	23/00682/UNOPDE	Rose Cottage22 High StreetFeltwellThetfordNorfolkIP26 4AF	Alleged unauthorised development	Pending Consideration
Fincham	01-Nov-21	21/00511/UNTIDY	Old Methodist ChapelDownham RoadFinchamNorfolk	Alleged untidy land	Pending Consideration
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
Great Massingham	18-Nov-22	22/00011/UNOPDE	MandalayWal cups LaneGreat MassinghamKing's LynnNorfolkPE32 2HR	Alleged Unauthorised Operational Development	Pending Consideration
Great Massingham	17-Aug-23	23/00497/BOC	Mike Tilbury CloseGreat MassinghamNorfolk	Alleged Breach of Conditions 5, 7, 13 and 18 of 16/01634/OM and Condition 3 of 18/02038/RMM	Pending Consideration

Grimston	05-Oct-21	21/00471/UNAUTU	Mill Hill Cottage77 Chapel RoadPott RowNorfolkPE32 1BP	Alleged Unauthorise Development	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	02-Mar-23	23/00131/HEDGE	Hedge On West Side ofField N of 3 To 23Vong LanePott RowNorfolkPE32 1BW	Alleged Removal/works to hedgerow	Pending Consideration
Grimston	02-Mar-23	23/00132/BOC	White House Farmhouse1 White House Farm28 Chapel RoadPott RowNorfolkPE32 1DZ	Alleged Breach of Planning Condition	Pending Consideration
125 Grimston	16-Apr-23	23/00224/UNOPDE	Field Adjacent ToField LodgeBack LanePott RowNorfolkPE32 1BT	Alleged Unauthorised Operational Development	Pending Consideration
Grimston	17-May-23	23/00291/UNOPDE	Land AtBack LanePott RowNorfolkPE32 1BT	Alleged Unauthorised Operational Development	Pending Consideration
Grimston	09-Nov-23	23/00656/UNAUTU	The Hollies61 Low RoadGrimstonKINGS LYNNNorfolkPE32 1AF	Alleged Unauthorised Use	Pending Consideration
Grimston	16-Feb-24	24/00051/BOC	Stave Farm3 Chapel RoadPott RowKing's LynnNorfolkPE32 1BS	Breach of Planning Condition	Pending Consideration
Grimston	09-Apr-24	24/00124/UNOPDE	Clock Tower House1 Congham RoadGrimstonKing's LynnNorfolkPE32 1DW	UNOPDE - Unauthorised Operational Development	Pending Consideration

Grimston	13-May-24	24/00184/UNAUTU	Spot FarmSandy LaneSouth WoottonKing's LynnNorfolkPE30 3PF	Unauthorised Use	Pending Consideration
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	25-Mar-21	21/00133/UNAUTU	Long Acres Holiday Home ParkLand West of Sewage WorksFenwayHeachamNorfolkPE31 7BH	Alleged unauthorised development	Notice Issued
Heacham	09-Nov-21	22/00010/UNAUTU	Land NE ofRhino ShedsDairy FarmHeachamNorfolkPE31 7DH	Alleged Unauthorised Use	Pending Consideration
Heacham	14-Feb-23	23/00093/BOC	Heacham Social Club13 Station RoadHeachamKINGS LYNNNorfolkPE31 7HG	Alleged Breach of Planning Condition	Pending Consideration
Heacham	28-Feb-23	23/00128/UNAUTU	L.P.S Building & GroundworksLand E of Sewage Treatment WorksFenwayHeachamNorfolkPE31 7BH	Alleged Unauthorised Use	Notice Issued
Heacham	30-Mar-23	23/00199/BOC	Land W of 70South Beach RoadHeachamNorfolk	Alleged Breach of Planning Condition	Pending Consideration
Heacham	26-Apr-23	23/00250/UNAUTU	Long Acres Holiday Home Park Land West of Sewage Works Fenway Heacham Norfolk PE31 7BH	Alleged Unauthorised Use	Notice Issued
Heacham	09-Aug-23	23/00482/UNOPDE	Silver Sands Beach ClubNorth BeachHeachamKing's LynnNorfolkPE31 7LJ		Pending Consideration

Heacham	15-Aug-23	23/00491/UNOPDE	53 South BeachHeachamNorfolkPE31 7LH	Alleged Unauthorised Operational Development	Pending Consideration
Heacham	17-Oct-23	23/00612/UNAUTU	18 And 18A North Beach(Formerly Known As 18 North Beach)HeachamKing's LynnNorfolkPE31 7LJ	BOC - Breach of Planning Condition	Notice Issued
Heacham	09-Apr-24	24/00120/UNAUTU	Land South of 47 LidlLynn RoadHeachamNorfolk	Unauthorised Use	Pending Consideration
Heacham	07-May-24	24/00173/UNOPDE	Meadows Caravan ParkLamsey LaneHeachamKing's LynnNorfolkPE31 7LA	Alleged unauthorised operational development	Pending Consideration
127 Heacham	07-Jun-24	24/00222/UNAUTU	26 North BeachHeachamKing's LynnNorfolkPE31 7LJ	UNAUTU - Unauthorised Use	Pending Consideration
Heacham	19-Jun-24	24/00238/UNTIDY	16 South Moor DriveHeachamKing's LynnNorfolkPE31 7BW	UNTIDY - Untidy Land	Pending Consideration
Heacham	26-Jun-24	24/00250/HHC	Conifer Lodge2C Lynn RoadHeachamKing's LynnNorfolkPE31 7HY	High Hedge Complaint	Pending Consideration
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	DC Application Submitted

Hillington	04-Aug-22	22/00380/UADV	The Ffolkes Arms Hotel Lynn Hillington King's Road Lynn Norfolk PE31 6BJ	Alleged Unauthorised Advertisement	DC Application Submitted
Hillington	17-May-23	23/00292/BOC	The Ffolkes Arms Hotel Lynn Hillington King's Road Lynn Norfolk PE31 6BJ	Alleged Breach of Planning Condition	Pending Consideration
Hockwold cum Wilton	07-Jan-21	21/00018/UNAUTU	Twelve Acre Farm Moor Drove (East) Hockwold cum Wilton THETFORDN Norfolk IP26 4JU	Alleged Unauthorised Use	Notice Issued
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
Holme next the Sea	28-Jul-20	20/00298/BOC	Drove Orchards Thornham Road Holme next The Sea Norfolk	Alleged breach of planning condition on permission 19/00285/F	Pending Consideration
Holme next the Sea	04-May-23	23/00266/UNOPDE	Tanholt Broadwater Road Holme next The Sea Hunstanton Norfolk PE36 6LQ	Alleged Unauthorised Operational Development	Pending Consideration
Holme next the Sea	13-Jun-23	23/00363/UNOPDE	Terns 49 Peddars Way Holme next The Sea Norfolk PE36 6LD	Alleged Unauthorised Operational Development	Appeal Lodged
Holme next the Sea	31-Jul-23	23/00459/UNAUTU	Land Adjoining Thurlow Cottage 16 Eastgate Holme next The Sea Norfolk PE36 6LL	Alleged Unauthorised Use	Pending Consideration
Holme next the Sea	24-Oct-23	23/00630/HEDGE	Land At Beach Road Holme-next-the-Sea Norfolk PE36 6LG	Alleged Removal/works to hedgerow	Notice Issued

Holme next the Sea	18-Apr-24	24/00149/BOC	The White Horse40 KirkgateHolme next The SeaHunstantonNorfolkPE36 6LH	Breach of planning condition	Pending Consideration
Holme next the Sea	18-Apr-24	24/00150/BOC	The Squirrels24 EastgateHolme next The SeaHunstantonNorfolkPE36 6LL	Breach of planning condition	Pending Consideration
Holme next the Sea	03-May-24	24/00171/BOC	Eastgate BarnEastgateHolme next The SeaNorfolk	Breach of Planning Condition	Pending Consideration
Holme next the Sea	05-Jun-24	24/00212/UNTIDY	Brownsea44 Beach RoadHolme next The SeaHunstantonNorfolkPE36 6LG	Untidy Land	Pending Consideration
129 Holme next the Sea	11-Jul-24	24/00270/UNOPDE	Emily Cottage27 KirkgateHolme next The SeaHunstantonNorfolkPE36 6LH	Alleged Unauthorised Operational Development	Pending Consideration
Hunstanton	21-Feb-21	21/00076/UNAUTU	Norfolk Deli16 GreevegateHunstantonNorfolkPE36 6AA	Alleged Unauthorised Use	Pending Consideration
Hunstanton	04-May-21	21/00201/UNOPDE	The Copper Kettle25 High StreetHunstantonNorfolkPE36 5AB	Alleged unauthorised operational development	Pending Consideration
Hunstanton	05-Jan-23	23/00008/UNOPDE	5 Crescent RoadHunstantonNorfolkPE36 5BU	Alleged Unauthorised Operational Development	Pending Consideration
Hunstanton	31-Oct-23	23/00645/UNOPDE	14 Le Strange TerraceHunstantonNorfolkPE36 5AJ	Alleged Unauthorised Operational Developmernt	DC Application Submitted

Hunstanton	04-Mar-24	24/00072/UNAUTU	1 Bishops RoadHunstantonNorfolkPE36 5AX	Alleged Unauthorised Use	DC Application Submitted
Hunstanton	04-Apr-24	24/00109/BOC	Golden Lion Hotel1 The GreenHunstantonNorfolkPE36 6BQ	Breach of Planning Condition	Pending Consideration
Hunstanton	23-May-24	24/00202/BOC	Hunstanton First SchoolJames StreetHunstantonNorfolkPE36 5HE	BOC - Breach of Planning Condition	Pending Consideration
Hunstanton	28-May-24	24/00204/UNOPDE	35 Campbell CloseHunstantonNorfolkPE36 5PJ	Unauthorised Operational Development	DC Application Submitted
Ingoldisthorpe	21-Mar-23	23/00164/BOC	Land AtHill View CloseIngoldisthorpeNorfolk	Alleged Breach of Planning Condition	Notice Complied With
Ingoldisthorpe	14-Dec-23	23/00713/UNAUTU	Land E Side of Chalk Pit Road E569481 N331807Chalk Pit RoadIngoldisthorpeNorfolkPE31 6HY	Unauthorised Use	Pending Consideration
Ingoldisthorpe	18-Jun-24	24/00233/UNOPDE	Samphire Developments (Norfolk) Container StorageCoaly LaneIngoldisthorpeNorfolkPE31 6NU	OPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	29-Jan-19	19/00055/UNOPDE	Land NE of 12 Saltpans CloseKing's LynnNorfolkPE30 2AT	Alleged unauthorised operational development	DC Application Submitted
King's Lynn	14-Feb-19	19/00087/BOC	Wenns8 Saturday Market PlaceKing's LynnNorfolkPE30 5DQ		Pending Consideration

King's Lynn	30-Jul-19	19/00400/HHC	36 Suffield Way King's Lynn Norfolk PE30 3DE	High Hedge Notice	Notice Issued
King's Lynn	02-Oct-20	20/00411/UNOPDE	Rajasthan 61 Railway Road King's Lynn Norfolk PE30 1NE	Alleged unauthorised operational development	Appeal Lodged
King's Lynn	06-Nov-20	20/00464/UWLB	3 And 4 Burkitt Homes Queen Street King's Lynn Norfolk PE30 1HU	Alleged unauthorised works to listed buildings	Pending Consideration
King's Lynn	09-Nov-20	20/00466/UWLB	St Ann's Fort North Street King's Lynn Norfolk	Alleged unauthorised works to a listed building	Pending Consideration
131 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	21/00094/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	Notice Issued
King's Lynn	03-Jun-21	21/00256/UNAUTU	Hanse HouseSt Margarets LaneKing's LynnNorfolk	Alleged Unauthorised Use	Pending Consideration
King's Lynn	21-Jun-21	21/00288/UNAUTU	Land E of 43 Queens AvenueKing's LynnNorfolkPE30 5LR	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	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
King's Lynn	13-Sep-21	21/00446/UNAUTU	25 Caxton CourtKing's LynnNorfolkPE30 4UU	Alleged Unauthorised Use	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	10-Jan-22	21/00570/BOC	Eastgate House Residential Home17 Littleport StreetKing's LynnNorfolkPE30 1PP	Alleged Breach of Planning Condition	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	27-Jul-22	22/00364/UNTIDY	6 Eastgate StreetKing's LynnNorfolkPE30 1QX	Alleged Untidy Land	Notice Issued
King's Lynn	16-Nov-22	22/00581/UNOPDE	The Dental Design Studio6 St Anns StreetKing's LynnNorfolkPE30 1LT	Alleged Unauthorised Operational Development	Pending Consideration
133 King's Lynn	13-Jan-23	23/00029/UNTIDY	68 London RoadKing's LynnNorfolkPE30 5EU	Alleged Untidy Land	Notice Issued
King's Lynn	05-Jun-23	23/00325/UWLB	The SwanGayton RoadGaywoodKing's LynnNorfolkPE30 4EA	Alleged Unauthorised Works - L Bldg	Pending Consideration
King's Lynn	06-Jun-23	23/00327/BOC	Land S of Extons Place And E of Kings AvenueRollesby RoadHardwick Industrial EstateKing's LynnNorfolk	Alleged Breach of Planning Condition	Pending Consideration
King's Lynn	09-Jun-23	23/00347/UWLB	7 King StreetKing's LynnNorfolkPE30 1ET	Alleged Unauthorised Works - L Bldg	Pending Consideration
King's Lynn	11-Jul-23	23/00415/UNTIDY	Land North of 32 Railway RoadKing's LynnNorfolkPE30 1NF	Alleged Untidy Land	Pending Consideration

King's Lynn	26-Jul-23	23/00448/UNOPDE	Allotment LandRope WalkPE30 2AU	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	09-Aug-23	23/00483/UNAUTU	13B St James StreetKing's LynnNorfolkPE30 5DA		Pending Consideration
King's Lynn	03-Oct-23	23/00586/UNAUTU	Hand Car WashOld Berol CourtScania WayHardwick Industrial EstateKing's LynnNorfolk	Alleged Unauthorised Use	Pending Consideration
King's Lynn	03-Oct-23	23/00590/UNAUTU	Your NRGHamlin WayHardwick NarrowsKing's LynnNorfolkPE30 4NG	Alleged Unauthorised Use	Pending Consideration
King's Lynn	25-Oct-23	23/00641/UNAUTU	4 Old Berol CourtScania WayHardwick Industrial EstateKing's LynnNorfolkPE30 4JJ	Alleged Unauthorised Use	Pending Consideration
King's Lynn	06-Nov-23	23/00653/UNOPDE	12 South Everard StreetKing's LynnNorfolkPE30 5HJ	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	28-Nov-23	23/00675/UWLB	Tamart6A Norfolk StreetKing's LynnNorfolkPE30 1AR	Alleged Unauthorised works to a Listed Building	Pending Consideration
King's Lynn	28-Nov-23	23/00677/NIA	18A South Wootton LaneKing's LynnNorfolkPE30 3BS	Not in accordance with approved plans - 20/00173/RM	Pending Consideration
King's Lynn	29-Nov-23	23/00688/UNTIDY	Land The Rear of 2 And 4Culey CloseKing's LynnNorfolk	Untidy land	Pending Consideration

King's Lynn	06-Dec-23	23/00695/UWLB	6 Hampton Court Nelson Street King's Lynn Norfolk PE30 5DX	Unauthorised works to a Listed Building	Pending Consideration
King's Lynn	10-Jan-24	24/00013/UADV	Bowers Butchers 71 Lynn Road Gaywood King's Lynn Norfolk PE30 4PR	Unauthorised Advertisement	DC Application Submitted
King's Lynn	01-Feb-24	24/00031/UNAUTU	Land S of 17 And 18 Harecroft Gardens King's Lynn Norfolk PE30 2BY	Unauthorised Use	Pending Consideration
King's Lynn	13-Feb-24	24/00035/HHC	55 Charlock King's Lynn Norfolk PE30 3BN	Alleged High Hedge	Pending Consideration
135 King's Lynn	29-Feb-24	24/00067/UNAUTU	Burger & Social 15 - 19 Tower Street King's Lynn KINGS LYNN Norfolk PE30 1EJ	UNAUTU - Unauthorised Use	Pending Consideration
King's Lynn	07-Mar-24	24/00071/UNAUTU	5 Lady Jane Grey Road King's Lynn Norfolk PE30 2NW	Alleged Unauthorised Use	Pending Consideration
King's Lynn	19-Mar-24	24/00087/UNOPDE	21 Kirstead King's Lynn Norfolk PE30 4XF	Alleged unauthorised operational development	Pending Consideration
King's Lynn	19-Mar-24	24/00088/UNOPDE	23 Kirstead King's Lynn Norfolk PE30 4XF	Alleged unauthorised operational development	Pending Consideration
King's Lynn	04-Apr-24	24/00108/BOC	47 South Everard Street King's Lynn Norfolk PE30 5HJ	Breach of Planning Condition	Pending Consideration

King's Lynn	04-Apr-24	24/00110/UWLB	3 Aickmans Yard King Street King's Lynn Norfolk PE30 1HW	Unauthorised Works - L Bldg	Pending Consideration
King's Lynn	09-Apr-24	24/00113/UNAUTU	54 St Peters Road West Lynn King's Lynn Norfolk PE34 3LB	UNAUTU - Unauthorised Use	Pending Consideration
King's Lynn	09-Apr-24	24/00117/UNTIDY	Land Rear of 89 Gaywood Road King's Lynn Norfolk	UNTIDY - Untidy Land	Pending Consideration
King's Lynn	09-Apr-24	24/00118/BOC	Purfleet Brasserie 19 Purfleet Street King's Lynn Norfolk PE30 1ER	Breach of Planning Condition	Pending Consideration
King's Lynn	12-Apr-24	24/00131/UWLB	The Old Rectory 26 Gayton Road Gaywood King's Lynn Norfolk	Alleged unauthorised works to a Listed Building	Pending Consideration
King's Lynn	09-Apr-24	24/00143/UNOPDE	71 Mariners Way King's Lynn Norfolk PE30 2NY	Unauthorised Operational Development	DC Application Submitted
King's Lynn	18-Apr-24	24/00147/UNAUTU	Land E of 52A Clough Lane King's Lynn Norfolk	Unauthorised Use	Pending Consideration
King's Lynn	18-Apr-24	24/00148/UNAUTU	106 London Road King's Lynn Norfolk PE30 5ES	Unauthorised Use	Pending Consideration
King's Lynn	24-Apr-24	24/00154/BOC	58 Wootton Road Gaywood King's Lynn Norfolk PE30 4EX	Breach of Planning Condition	DC Application Submitted

King's Lynn	15-May-24	24/00190/UNOPDE	The College of West Anglia Tennyson Avenue King's Lynn Norfolk PE30 2QW	Unauthorised Operational Development	Pending Consideration
King's Lynn	15-May-24	24/00192/NIA	2 St Nicholas Street King's Lynn Norfolk PE30 1LY	NIA - Not in accordance with approved plans.	Pending Consideration
King's Lynn	28-May-24	24/00208/UWLB	Bellfosters Gates Kings Staithe Lane King's Lynn Norfolk PE30 1LZ	Unauthorised Works - L Bldg	Pending Consideration
King's Lynn	27-May-24	24/00211/UNTIDY	36 Suffield Way King's Lynn Norfolk PE30 3DE	Untidy Land	Pending Consideration
137 King's Lynn	19-Jun-24	24/00236/UWLB	22 Nelson Street King's Lynn Norfolk PE30 5DY	UWLB - Unauthorised Works - L Bldg	Pending Consideration
King's Lynn	24-Jun-24	24/00237/HHC	53 Riversway King's Lynn Norfolk PE30 2EE	HHC - High Hedge Complaint	Pending Consideration
King's Lynn	20-Jun-24	24/00241/BOC	Annexe At 94 Gayton Road King's Lynn Norfolk PE30 4ER	BOC - Breach of Planning Condition	Pending Consideration
King's Lynn	21-Jun-24	24/00242/UNAUTU	20 Peppers Green King's Lynn Norfolk PE30 3DA	UNAUTU - Unauthorised Use	Pending Consideration
King's Lynn	26-Jun-24	24/00252/UNOPDE	13 Blackfriars Road King's Lynn Norfolk PE30 1NR	Alleged unauthorised operational development	Pending Consideration

King's Lynn	01-Jul-24	24/00254/BOC	Timber Services Oldmedow Road Hardwick Industrial Estate King's Lynn Norfolk	Alleged unauthorised breach of planning condition	Pending Consideration
King's Lynn	04-Jul-24	24/00263/UNOPDE	11 Tower Place King's Lynn Norfolk PE30 5DF	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	08-Jul-24	24/00264/UNOPDE	47 King George V Avenue King's Lynn Norfolk PE30 2QE	Alleged unauthorised operational development	Pending Consideration
Little Massingham	27-Apr-23	23/00256/UNAUTU	Little Massingham Manor Station Road Little Massingham King's Lynn Norfolk PE32 2JU	Alleged Unauthorised Use	DC Application Submitted
Little Massingham	04-Sep-23	23/00517/UNAUTU	Amber's Bell Tent Camping Church Lane Little Massingham Norfolk	Alleged Unauthorised Use	DC Application Submitted
Little Massingham	22-May-24	24/00201/UNOPDE	Land N of Electrical Sub Station And NW of Red Roofs Station Road Little Massingham Norfolk	Alleged unauthorised operational development	Pending Consideration
Marshland St James	21-Aug-19	19/00456/UNOPDE	Land At Avalon Long Lots Marshland St James Norfolk	Alleged unauthorised operational development	Pending Consideration
Marshland St James	13-Jul-23	23/00420/UNOPDE	Land To The West of Marshland Villa Barn School Road Marshland St James WISBECH Norfolk PE14 8JR	Alleged Unauthorised Operational Development	Pending Consideration
Marshland St James	13-Jul-23	23/00422/UNOPDE	Norton House Middle Drove Marshland St James Wisbech Norfolk PE14 8JT	Alleged Unauthorised Operational Development	Pending Consideration

Marshland St James	12-Sep-23	23/00522/UNOPDE	The Nursery334 Smeeth RoadMarshland St JamesWisbechNorfolkPE14 8EP	Alleged unauthorised development	Pending Consideration
Marshland St James	12-Sep-23	23/00531/UNTIDY	249 Smeeth RoadMarshland St JamesWisbechNorfolkPE14 8ES	Alleged untidy land	Pending Consideration
Marshland St James	30-Oct-23	23/00643/UNOPDE	Rhosaf HouseMiddle DroveMarshland St JamesWisbechNorfolkPE14 8JP	Alleged Unauthorised Operational Development	Pending Consideration
Marshland St James	17-Nov-23	23/00674/UNAUTU	Land At E552807 N310679 North of 16Trinity RoadMarshland St JamesNorfolk	Unauthorised Use	Pending Consideration
139 Marshland St James	17-Jan-24	24/00024/UNOPDE	17 Walton RoadMarshland St JamesWisbechNorfolkPE14 8DP	Unauthorised Operational Development	Pending Consideration
Marshland St James	17-Apr-24	24/00140/BOC	Fenberry Farm Ltd84B Smeeth RoadMarshland St JamesWisbechNorfolkPE14 8JF	Alleged breach of Planning Condition	Pending Consideration
Marshland St James	02-Jul-24	24/00258/UADV	Middle Drove Enterprise ParkMiddle DroveMarshland St JamesNorfolk	Unauthorised Advertisement	Pending Consideration
Methwold	11-Sep-23	23/00519/HHC	Land Rear of 27Main RoadBrookvilleNorfolk	High Hedge Complaint	Notice Issued
Methwold	12-Sep-23	23/00537/NIA	The Squirrels1 Mundford RoadMethwoldThetfordNorfolkIP26 4PD	Alleged construction not in accordance with approved plans	Pending Consideration

Methwold	13-Nov-23	23/00660/BOC	Land West of 78 Hythe RoadMethwoldThetfordNorfolk	Alleged Breach of Planning Condition	Pending Consideration
Methwold	22-Jan-24	24/00025/BOC	STREET RECORDStigand CloseMethwoldNorfolk	Breach of Planning Condition	Complaint Received/Investigation Started
Methwold	03-May-24	24/00172/BOC	Hall Farm BarnsHall Farm DriveMethwoldTHETFORDNorfolkIP26 4PN	Breach of Planning Condition	Pending Consideration
Middleton	13-Jan-21	21/00032/UNAUTU	Land Between Sandy Lane And East Winch Road N of AllotmentsSandy LaneBlackborough EndNorfolkPE32 1SE	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	12-Apr-24	24/00130/UNOPDE	OakwoodHill RoadMiddletonKing's LynnNorfolkPE32 1RN	Unauthorised Operational Development.	DC Application Submitted
Middleton	30-Apr-24	24/00163/UNOPDE	Primrose CottageWormegay RoadBlackborough EndKing's LynnNorfolkPE32 1SG	Alleged unauthorised operational development	Pending Consideration
Middleton	30-Apr-24	24/00166/UWLB	The Old Stables7 Hall Farm BarnsHill RoadMiddletonKing's LynnNorfolkPE32 1RW	Alleged unauthorised works to a listed building	Pending Consideration
North Creake	11-Sep-23	23/00520/UNAUTU	EastNormans LaneNorth CreakeFakenhamNorfolkNR21 9LD	Alleged Unauthorised Use	Pending Consideration

North Creake	22-Mar-24	24/00096/UNAUTU	Land At E583070 N338589Beacon Hill RoadShammerNorth CreakeNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
North Runcton	14-Jun-23	23/00365/UNAUTU	Church Farm21 The GreenNorth RunctonKing's LynnNorfolkPE33 ORB	Alleged Unauthorised Use	Pending Consideration
North Runcton	10-Oct-23	23/00610/UNOPDE	27 Common LaneNorth RunctonKing's LynnNorfolkPE33 ORD	Alleged Unauthorised Operational Development	Pending Consideration
North Runcton	03-May-24	24/00170/UNOPDE	The Cedars36 Cedar GroveNorth RunctonKing's LynnNorfolkPE33 OQZ	Unauthorised Operational Development	Pending Consideration
141 North Wootton	06-Jun-24	24/00217/UNOPDE	The Glass House BistroSt Augustines Way4 Priory CourtSouth WoottonKINGS LYNNNorfolkPE30 3TE	Unauthorised Operational Development	Pending Consideration
North Wootton	24-Jun-24	24/00247/BOC	The House On The GreenLing Common RoadNorth WoottonKing's LynnNorfolkPE30 3RE	BOC - Breach of Planning Condition	Pending Consideration
Northwold	13-Dec-22	22/00626/UNAUTU	Waterfall Barn49 Hovells LaneNorthwoldTHETFORDNorfolkIP26 5LX	Alleged Unauthorised Use	Pending Consideration
Northwold	31-Jan-23	23/00051/UNAUTU	Ashlee31 Methwold RoadWhittingtonKing's LynnNorfolkPE33 9RX	Alleged Unauthorised Use	Pending Consideration
Northwold	11-Jan-24	24/00018/NIA	36 West EndNorthwoldThetfordNorfolkIP26 5LE	Unauthorised Operational Development	Pending Consideration

Northwold	12-Mar-24	24/00075/BOC	Meadow Farm LodgeChurch LaneWhittingtonKing's LynnNorfolkPE33 9TF	Alleged Breach of Planning Condition	Pending Consideration
Old Hunstanton	01-Nov-21	21/00509/UNTIDY	12 Wodehouse RoadOld HunstantonHunstantonNorfolkPE36 6JD	Alleged untidy land	Notice Issued
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	02-Aug-23	23/00470/BOC	33 Wodehouse RoadOld HunstantonHUNSTANTONNorfolkPE 36 6JW	Alleged Breach of Planning Condition	Pending Consideration
Old Hunstanton	17-Nov-23	23/00664/NIA	White Cottage19 Wodehouse RoadOld HunstantonHUNSTANTONNorfolkPE 36 6JW	Alleged Not in accordance with approved plans.	DC Application Submitted
Old Hunstanton	10-Apr-24	24/00127/UADV	The Le Strange Arms HotelGolf Course RoadOld HunstantonHunstantonNorfolkPE36 6JJ	UADV - 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	Notice Issued
Outwell	11-Aug-22	22/00396/UNOPDE	Langhorns LodgeLanghorns LaneOutwellWisbechNorfolkPE14 8SH	Alleged Unauthorised Development. Wooden construction and number of caravans.	Pending Consideration
Outwell	11-May-23	23/00282/UNAUTU	Finesse Motorsport LtdThe CommonUpwellNorfolkPE14 9AP	Alleged Unauthorised Use	Pending Consideration

Outwell	07-Mar-24	24/00073/UNAUTU	352 Outwell RoadOutwellWisbechNorfolkPE14 8PQ	Alleged Unauthorised Use	Pending Consideration
Outwell	01-Jul-24	24/00256/BOC	Land SE of Magnola HouseHall RoadOutwellNorfolk	Alleged breach of planning condition	Pending Consideration
Pentney	30-Jun-21	21/00314/UNAUTU	Pumping Station AtBilney RoadPentneyNorfolk	Alleged Unauthorised Use	Pending Consideration
Pentney	03-Aug-22	22/00299/UNOPDE	52 Pentney LakesCommon RoadPentneyNorfolk	Alleged Unauthorised Operational Development (New build)	Appeal Lodged
143 Pentney	29-Nov-22	22/00595/UNAUTU	Land E of WoodsideNarborough RoadPentneyNorfolk	Alleged unauthorised Use	Pending Consideration
Pentney	04-May-23	23/00264/UNAUTU	4 Harvestile LanePentneyKing's LynnNorfolkPE32 1JS	Alleged Unauthorised Use	Appeal Lodged
Ringstead	11-Apr-23	23/00213/UNOPDE	Westgate House17 Chapel LaneRingsteadNorfolkPE36 5JX	Alleged Unauthorised Operational Development	DC Application Submitted
Ringstead	31-Jul-23	23/00457/BOC	Jacobs YardRingsteadNorfolk	Alleged Breach of Planning Condition	Pending Consideration
Ringstead	06-Oct-23	23/00605/BTCA	Trees Corner of High Street And Chapel LaneRingsteadHUNSTANTONNorfolk PE36 5JX	Alleged Breach - Tree in Cons Area	Pending Consideration

Ringstead	24-Jun-24	24/00246/UNOPDE	Primrose Cottage34 Docking RoadRingsteadHUNSTANTONNorfolk PE36 5LA	UNOPDE - Unauthorised Operational Development	Pending Consideration
Roydon	10-Jan-24	24/00015/UNOPDE	Amberhill71 Station RoadRoydonKing's LynnNorfolkPE32 1AW	Unauthorised Operational Development	Pending Consideration
Roydon	11-Jan-24	24/00017/UNOPDE	Land S of Church Lane And W ofStation RoadRoydonNorfolk	Unauthorised Operational Development	Pending Consideration
Roydon	22-Mar-24	24/00094/UNOPDE	The Dairies6 Stoney RoadRoydonKing's LynnNorfolkPE32 1AP	UNOPDE - Unauthorised Operational Development	DC Application Submitted
Sandringham	21-Sep-23	23/00551/UNAUTU	R Ward Vehicle & Machinery RepairsWolferton StudStation RoadWolfertonKINGS LYNNNorfolkPE31 6HA	Alleged unauthorised use	DC Application Submitted
Shouldham	17-May-23	23/00296/UNOPDE	Labyrinth9 Westgate StreetShouldhamKing's LynnNorfolkPE33 0BN	Alleged Unauthorised Operational Development	Appeal Lodged
Shouldham	01-Jul-24	24/00260/UNOPDE	Grannycrook CottageThe WarrenWarren RoadShouldhamKing's LynnNorfolkPE33 0DH	UNOPDE - Unauthorised Operational Development	Pending Consideration
Snettisham	23-Jul-21	21/00355/UWLB	The Coach HouseSnettisham HouseSt Thomas LaneSnettishamNorfolkPE31 7RZ	Alleged Unauthorised Works - L Bldg	Notice Issued
Snettisham	24-Aug-22	22/00458/UNAUTU	Land West of 6 Teal CloseSnettishamKINGS LYNNNorfolkPE31 7RE	Alleged Unauthorised Use	Pending Consideration

Snettisham	02-Oct-23	23/00582/UNOPDE	The Coach HouseSnettisham HouseSt Thomas LaneSnettishamNorfolkPE31 7RZ	Alleged Unauthorised Operational Development	DC Application Submitted
Snettisham	27-Nov-23	23/00680/UNAUTU	Shepherds Port Farmhouse44 - 46 Beach RoadShepherds PortSnettishamKINGS LYNNNorfolkPE31 7RA	Alleged unauthorised use	Pending Consideration
Snettisham	09-Jan-24	24/00011/UNOPDE	113 The BeachShepherds PortSnettishamKINGS LYNNNorfolkPE31 7RB	Unauthorised Operational Development	DC Application Submitted
Snettisham	30-Apr-24	24/00165/UNOPDE	5 Sedgeford RoadSnettishamKing's LynnNorfolkPE31 7NB	Alleged unauthorised operational development	DC Application Submitted
145 South Creake	08-Apr-21	21/00142/BOC	Land At The OaksThe CommonSouth CreakeNorfolkNR21 9JB	Alleged breach of planning condition	Pending Consideration
South Creake	02-Nov-21	21/00513/UNOPDE	Horseshoe FarmRoman RoadSouth CreakeNorfolkNR21 9PR	Alleged unoperational development	Appeal Lodged
South Creake	21-Mar-23	23/00165/UNOPDE	The Old Chequers37 Front StreetSouth CreakeFakenhamNorfolkNR21 9PF	Alleged Unauthorised Operational Development	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	06-Jun-23	23/00340/BOC	1 Ullswater AvenueSouth WoottonKing's LynnNorfolkPE30 3NJ	Alleged Breach of Planning Condition	Pending Consideration

South Wootton	22-Sep-23	23/00565/BOC	ASDA Service StationRainbow CentreUnit 6Langley RoadSouth WoottonNorfolkPE30 3UG	Alleged Breach of Planning Condition	DC Application Submitted
South Wootton	11-Dec-23	24/00019/UNOPDE	4 Broom CloseSouth WoottonKing's LynnNorfolkPE30 3WL	Unauthorised Operational Development	Complaint Received/Investigation Started
South Wootton	11-Mar-24	24/00086/HHC	Edlington House11 Sandy LaneSouth WoottonKing's LynnNorfolkPE30 3NX	High Hedge Complaint	Pending Consideration
South Wootton	11-Jun-24	24/00227/BOC	Land W And SW of 55 To 65Nursery LaneSouth WoottonNorfolk	Alleged breach of Planning Condition	Pending Consideration
South Wootton	11-Jul-24	24/00271/UNTIDY	Trefusis10 Sandy LaneSouth WoottonNorfolk	Alleged Untidy Land	Pending Consideration
Southery	08-Jan-14	14/00005/UNAUTU	Land Known As Pells FarmFarthing DroveSoutheryNorfolkPE38 0PR	alleged unauthorised use	Notice Issued
Southery	30-Nov-22	22/00601/UNAUTU	71B Feltwell RoadSoutheryDOWNHAM MARKETNorfolkPE38 0NR	Alleged Unauthorised Use	Pending Consideration
Southery	22-Sep-23	23/00563/UNAUTU	Aviary HouseMill DroveSoutheryDOWNHAM MARKETNorfolkPE38 0PJ	Alleged Unauthorised Use	Pending Consideration
Southery	12-Jun-24	24/00229/UNOPDE	Pells FarmFarthing DroveBrandon CreekSoutheryNorfolk	Unauthorised Operational Development	Pending Consideration

Southery	02-Jul-24	24/00259/UNOPDE	More O FerrallFarthing DroveBrandon CreekSoutheryNorfolk	Unauthorised Operational Development	Pending Consideration
Stoke Ferry	15-Feb-23	23/00099/UNAUTU	Boughton FarmBoughton Road NorthStoke FerryKINGS LYNNNorfolkPE33 9BF	Alleged Unauthorised Use	Pending Consideration
Stoke Ferry	30-Mar-23	23/00196/UNAUTU	RhododendronsGreatmans WayStoke FerryKINGS LYNNNorfolkPE33 9SZ	Alleged Unauthorised Use	Pending Consideration
Stoke Ferry	30-Mar-23	23/00197/UNAUTU	The Water RailRiver WalkStoke FerryKINGS LYNNNorfolkPE33 9FJ	Alleged Unauthorised Use	Pending Consideration
147 Stoke Ferry	22-May-23	23/00304/UNAUTU	The SlipwayRiver WalkStoke FerryKINGS LYNNNorfolkPE33 9FJ	Alleged Unauthorised Use	Pending Consideration
Stoke Ferry	22-May-23	23/00305/UNAUTU	The CouchRiver WalkStoke FerryKINGS LYNNNorfolkPE33 9FJ	Alleged Unauthorised Use	Pending Consideration
Stoke Ferry	22-May-23	23/00306/UNAUTU	Chain FerryRiver WalkStoke FerryKINGS LYNNNorfolkPE33 9FJ	Alleged Unauthorised Use	Pending Consideration
Stoke Ferry	22-May-23	23/00307/UNAUTU	SerendipityRiver WalkStoke FerryKINGS LYNNNorfolkPE33 9FJ	Alleged Unauthorised Use	Pending Consideration
Stoke Ferry	11-Dec-23	23/00704/BOC	Land Rear of Holly CottageOxborough RoadStoke FerryNorfolkPE33 9SY	Breach of Planning Condition	DC Application Submitted

Stoke Ferry	12-Feb-24	24/00036/UNOPDE	Stoke Ferry Quarry South (landfill)Lynn RoadStoke FerryKing's LynnNorfolkPE33 9SW	Unauthorised Operational Development	Pending Consideration
Stoke Ferry	09-Apr-24	24/00119/BOC	Dukes Head1 Wretton RoadStoke FerryNorfolk	Breach of Planning Condition	Pending Consideration
Stow Bardolph	05-Feb-20	20/00053/BOC	Wilks Place34 The DroveBarroway DroveNorfolkPE38 0AJ	Alleged breach of planning condition	Notice Issued
Stow Bardolph	18-Aug-22	22/00417/UNAUTU	Funky Farm20 The DroveBarroway DroveDownham MarketNorfolkPE38 0AJ	Alleged Unauthorised use for Dog Breeding.	Pending Consideration
Stow Bardolph	20-Apr-23	23/00232/UNAUTU	Wish Cottage62 The DroveBarroway DroveDOWNHAM MARKETNorfolkPE38 0AJ	Alleged Unauthorised Use	Pending Consideration
Stow Bardolph	21-Jul-23	23/00440/UNOPDE	17 Hootens RowBarroway DroveDownham MarketNorfolkPE38 0AH	Alleged Unauthorised Operational Development	Pending Consideration
Stow Bardolph	26-Jul-23	23/00446/BOC	Plots South West of Eastfields173 The DroveBarroway DrovePE38 0AL	Alleged Breach of Planning Condition	Pending Consideration
Stow Bardolph	25-Mar-24	24/00098/UNAUTU	170A The DroveBarroway DroveDOWNHAM MARKETNorfolkPE38 0AL	Alleged Unauthorised Use	Pending Consideration
Syderstone	13-Mar-21	21/00114/UNAUTU	Land To The R/O Fieldfare HouseCreake RoadSyderstoneNorfolkPE31 8SF	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	28-May-24	24/00205/NIA	Dove Cottage4 Docking RoadSyderstoneKINGS LYNNNorfolkPE31 8SW	Not in accordance with approved plans	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
Terrington St Clement	08-Nov-22	22/00563/BOC	43 Hay Green Road NorthTerrington St ClementKing's LynnNorfolkPE34 4PY	Alleged - BOC - Breach of Planning Condition	Pending Consideration
149 Terrington St Clement	03-Apr-23	23/00206/UNAUTU	Roman Bank Farm61 Old Roman BankTerrington St ClementKINGS LYNNNorfolkPE34 4JP	Alleged Unauthorised Use	Pending Consideration
Terrington St Clement	06-Jun-23	23/00333/UNAUTU	Delamore Farms LtdMoat RoadTerrington St ClementNorfolkPE34 4PN	Alleged Unauthorised Use	DC Application Submitted
Terrington St Clement	21-Aug-23	23/00490/BOC	Green Marsh FarmhouseGreen Marsh RoadTerrington St ClementKINGS LYNNNorfolkPE34 4JJ	Alleged Breach of Condition 21/00712/F	DC Application Submitted
Terrington St Clement	01-Jul-24	24/00253/BOC	Beacon Hill FarmBeacon Hill LaneTerrington St ClementKing's LynnNorfolkPE34 4LT	Alleged unauthorised breach of planning condition	Pending Consideration
Terrington St John	08-Jan-24	24/00009/UNAUTU	Willow BarnSchool RoadSt John's Fen EndTerrington St JohnWISBECHNorfolkPE14 7SJ	Unauthorised Use	Pending Consideration

Terrington St John	15-Apr-24	24/00133/UNAUTU	Paddock View School Road St John's Fen End Terrington St John WISBECH Norfolk PE14 7SJ	Unauthorised Use	Pending Consideration
Thornham	16-May-22	22/00216/UWCA	Land East of Marsh House The Green Thornham Norfolk PE36 6NH	Alleged unauthorised works in a Conservation Area	Pending Consideration
Thornham	17-Nov-23	23/00670/UNOPDE	Tucks Close High Street Thornham Hunstanton Norfolk PE36 6LY	Alleged Unauthorised Operational Development 22/01002/F Refused refers	Pending Consideration
Thornham	01-May-24	24/00167/UNOPDE	Greystones Ploughmans Piece Thornham HUNSTANTON Norfolk PE36 6NE	Unauthorised Operational Development	Pending Consideration
Tilney All Saints	20-Oct-23	23/00623/BOC	Thriftfields Cotts Lane Tilney All Saints King's Lynn Norfolk PE34 4SL	Alleged Breach of Planning Condition	Pending Consideration
Tilney All Saints	09-Apr-24	24/00115/UNOPDE	7 Willow Drive Tilney All Saints King's Lynn Norfolk PE34 4SU	UNOPDE - Unauthorised Operational Development	Pending Consideration
Tilney St Lawrence	20-Dec-22	22/00631/UNAUTU	Highfields Lynn Road Tilney All Saints King's Lynn Norfolk PE34 4RU	Alleged Unauthorised Use	Pending Consideration
Tilney St Lawrence	15-May-24	24/00186/UNAUTU	Land E555272 N313230 Rear of 7 To 11 Spice Chase Tilney St Lawrence Norfolk	Unauthorised Use	Pending Consideration
Tilney St Lawrence	15-May-24	24/00188/UNOPDE	Olive Tree House Chapel Road Tilney Fen End Tilney St Lawrence WISBECH Norfolk PE14 8JL	Unauthorised operational development	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	17-Nov-22	22/00582/BOC	Primrose Farm 181 Small Lode Upwell Norfolk PE14 9BL	Alleged Breach of Condition	Pending Consideration
Upwell	09-Oct-23	23/00608/HHC	Willows 88 New Road Upwell Wisbech Norfolk PE14 9BP	Alleged High Hedge Complaint	Notice Issued
Upwell	28-May-24	24/00206/NIA	Walnut Lodge 34 Small Lode Upwell Wisbech Norfolk PE14 9BA	Not in accordance with approved plans.	Pending Consideration
151 Upwell	08-Jul-24	24/00265/UNOPDE	The Cottage 60 Town Street Upwell Wisbech Norfolk PE14 9DF	Alleged unauthorised operational development	Pending Consideration
Walpole	05-Aug-21	21/00377/UNOPDE	Cley Cottage The Marsh Walpole St Andrew WISBECH Norfolk PE14 7JG	Alleged Unauthorised Operational Development	DC Application Submitted
Walpole	18-Apr-23	23/00229/UNOPDE	8 Folgate Lane Walpole St Andrew Wisbech Norfolk PE14 7HY	Alleged Unauthorised Operational Development	Pending Consideration
Walpole	31-Oct-23	23/00646/UNOPDE	Multi-Flora Walnut Road Walpole St Peter Wisbech Norfolk PE14 7PE	Alleged Unauthorised Operational Development	DC Application Submitted
Walpole	15-May-24	24/00189/UNTIDY	Keldan Chalk Road Walpole St Peter Wisbech Norfolk PE14 7PH	Untidy Land	Pending Consideration

Walpole Cross Keys	16-Jun-23	23/00379/UNOPDE	Agricultural Building SE of Bradford House Bustards Lane Walpole St Andrew Norfolk	Alleged Unauthorised Operational Development	Pending Consideration
Walpole Cross Keys	20-Oct-23	23/00626/UNOPDE	Rosecroft 9 Sutton Road Walpole Cross Keys King's Lynn Norfolk PE34 4HD	Alleged Unauthorised Operational Development	DC Application Submitted
Walpole Cross Keys	07-May-24	24/00176/BOC	Staff Car Park Samuel's Family Farm Shop And Butchers Market Lane Walpole St Andrew Norfolk	Alleged Breach of Condition	Pending Consideration
Walpole Highway	29-Mar-23	23/00203/UNAUTU	Manor House School Road Walpole Highway Wisbech Norfolk PE14 7QQ	Alleged Unauthorised Use	Pending Consideration
Walpole Highway	03-May-23	23/00259/UNAUTU	The Firs Mill Road Walpole Highway Norfolk PE14 7QL	Alleged Unauthorised Use	Pending Consideration
Walpole Highway	04-Mar-24	24/00059/UNAUTU	Land South of High House Trinity Road Walpole Highway Norfolk	Unauthorised Use	Pending Consideration
Walsoken	03-Oct-23	23/00589/UNOPDE	Sibly House Station Road Walsoken Wisbech Norfolk PE14 8DL	Alleged Unauthorised Operational Development	Pending Consideration
Walsoken	09-Jul-24	24/00269/UNAUTU	Zoar Cottage Green Lane Walsoken Wisbech Norfolk PE14 7BJ	Alleged unauthorised use	Pending Consideration
Walsoken	12-Jul-24	24/00272/NIA	Land And Ponds S of 52 Broadend Road E of Zoar Cottage And W of Turpitts Field Green Lane Walsoken Norfolk	NIA	Pending Consideration

Watlington	12-Mar-20	20/00090/UNAUTU	The Angel 41 School Road WatlingtonKing's Lynn NorfolkPE33 0HA	Alleged unauthorised use	Pending Consideration
Watlington	01-Nov-21	21/00510/BOC	Land N of 57 And 67Fen Road WatlingtonNorfolk	Alleged Breach of Condition	Appeal Lodged
Watlington	21-Nov-23	21/00510/BOC1	Land N of 57 And 67Fen Road WatlingtonNorfolk	Unauthorised development	Appeal Lodged
Watlington	04-Jan-24	24/00006/UNOPDE	22 Stone Close WatlingtonKing's Lynn NorfolkPE33 0TE	Unathorised Operational Development	Pending Consideration
153 Watlington	27-Jun-24	24/00255/UNTIDY	40 John Davis Way WatlingtonKing's Lynn NorfolkPE33 0TD	Alleged untidy land	Pending Consideration
Welney	28-Sep-20	20/00397/UNAUTU	Acorn Holiday Park Bedford Bank WelneyNorfolkPE14 9RJ	Alleged unauthorised use	Pending Consideration
Welney	17-May-23	23/00298/BOC	Pisces Country Park Bedford Bank WelneyNorfolkPE14 9TB	Alleged Breach of Planning Condition	Notice Issued
Welney	24-Nov-23	23/00683/BOC	William Marshall Church of England School Main Street WelneyWisbechNorfolkPE14 9RB	Breach of condition	Pending Consideration
Wereham	06-Oct-23	23/00606/BOC	Unit Between Manor House And Keepers Lodge Church Road WerehamNorfolk	Alleged Breach of Planning Condition	Pending Consideration

Wereham	21-Nov-23	23/00665/UNAUTU	Sheep Hill FarmFlegg GreenWerehamKINGS LYNNNorfolkPE33 9BA	Alleged Unauthorised Use	Pending Consideration
West Acre	12-Jun-23	23/00351/UNOPDE	Ford CottageLow RoadWest AcreKINGS LYNNNorfolkPE32 1TR	Alleged Unauthorised Operational Development	Pending Consideration
West Acre	22-Mar-24	24/00095/UNAUTU	Westacre TheatreRiver RoadWest AcreKing's LynnNorfolkPE32 1UA	UNAUTU - Unauthorised Use	Pending Consideration
West Dereham	21-May-24	24/00198/UNAUTU	Station FarmStation RoadWest DerehamKing's LynnNorfolkPE33 9RR	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	13-Feb-23	23/00091/BOC	Plot 2 North of the BungalowBellamys LaneWest WaltonNorfolkPE14 7EY	Alleged Breach of Planning Condition	Pending Consideration
West Walton	24-Apr-23	23/00245/UNAUTU	22 Trafford EstateWest WaltonWisbechNorfolkPE14 7DT	Alleged Unauthorised Use	Pending Consideration
West Walton	14-Feb-24	24/00040/UNOPDE	Building And Land At E550414 N310715Harps Hall RoadWalton HighwayNorfolk	Unauthorised Operational Development	Pending Consideration
West Walton	03-Apr-24	24/00106/UNAUTU	Virginia FarmRiver RoadWest WaltonWisbechNorfolkPE14 7EX	Unauthorised Use	Pending Consideration

West Winch	14-Feb-21	21/00059/BOC	Building W of Spinney House Lynn Road SetcheyKINGS LYNNNorfolkPE33 OBD	Alleged Breach of Condition 20/00303/FM refers	Notice Issued
West Winch	12-Dec-22	22/00619/UWLB	The Mill 123 Main Road West Winch KINGS LYNNNorfolkPE33 OLP	Alleged Unauthorised works to a Listed Building	Pending Consideration
West Winch	20-Apr-23	23/00237/UWLB	Yew Tree Barn Setchey Road SetcheyKINGS LYNNNorfolkPE33 OFB	Alleged Unauthorised Works - L Bldg	Notice Issued
West Winch	05-Oct-23	23/00602/BOC	Miller Chicken Farm 80 Main Road West Winch King's Lynn NorfolkPE33 OLY	Alleged Breach of Planning Condition	Pending Consideration
155 West Winch	03-Jan-24	24/00005/UNOPDE	The Winch 70 Main Road West Winch King's Lynn NorfolkPE33 OLY	Unauthorised Operational Development	Pending Consideration
West Winch	11-Jun-24	24/00228/UNOPDE	Wy-Rome 12 Westland Chase West Winch King's Lynn NorfolkPE33 QQH	Alleged unauthorised operational development	Pending Consideration
West Winch	09-Jul-24	24/00267/UNOPDE	Gainsboro 28 Common Close West Winch King's Lynn NorfolkPE33 OLB	Alleged unauthorised operational development	Pending Consideration
Wiggenhall St Germans	25-Mar-21	21/00132/UNAUTU	The Stables Lynn Road Wiggenhall St Germans King's Lynn NorfolkPE34 3AT	Alleged unauthorised development	Pending Consideration
Wiggenhall St Germans	15-Aug-23	23/00486/BOC	48 Common Road Wiggenhall St Mary The Virgin KINGS LYNNNorfolkPE34 3EN		Pending Consideration

Wimbotsham	24-Apr-24	24/00153/BOC	Oak View98 West WayWimbotshamKINGS LYNNNorfolkPE34 3QB	Breach of Planning Condition	Pending Consideration
Wormegay	13-Mar-23	23/00153/UNAUTU	Downham Cider Unit 15,Park Farm CommercialsCastle RoadWormegayKINGS LYNNNorfolkPE33 0SH	Alleged Unauthorised Use	Pending Consideration
Wretton	14-Feb-24	24/00044/UNAUTU	2 Rose CottagesCromer LaneWrettonKINGS LYNNNorfolkPE33 9QX	UNAUTU - Unauthorised Use	Pending Consideration
Wretton	20-Feb-24	24/00046/UNOPDE	Land E of Yew Tree LodgeLow RoadWrettonNorfolk	Unauthorised Operational Development	Pending Consideration

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