

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



Planning Committee

Agenda

Monday, 3rd February, 2025
at 9.30 am

in the

Assembly Room
Town Hall
King's Lynn
PE30 5DQ

Also available to view at:

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



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PLANNING COMMITTEE AGENDA

Please ensure that all mobile phones are switched to silent

DATE: Monday, 3rd February, 2025

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 Monday 6 January 2025 (previously circulated).

3. DECLARATIONS OF INTEREST (Page 6)

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

6. CHAIR'S CORRESPONDENCE

To receive any Chair's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Page 7)

The Committee is asked to note the Index of Applications.

9. DECISION ON APPLICATIONS (Pages 8 - 53)

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

10. PLANNING ENFORCEMENT SERVICE - QUARTERLY PERFORMANCE REPORT 1ST JULY 2024 TO 31ST DECEMBER 2024) (Pages 54 - 79)

The Committee is asked to consider the report and note the contents.

11. DELEGATED REPORT (Page 80)

To receive the Delegated Report and to note the contents.

12. QUALITY OF DECISIONS (Page 81)

The Committee is asked to note the report.

To: Members of the Planning Committee

Councillors B Anot, T Barclay, R Blunt, A Bubb, M de Whalley, T de Winton, P Devulapalli, S Everett, S Lintern (Vice-Chair), T Parish (Chair), 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 for a decision to be made. Timings for the site inspections will be announced at the meeting.

If there are any site inspections arising from this meeting, these will be held on **Thursday 6 February 2025 (time to be confirmed)** and the meeting reconvened on the same day (time to be agreed).

Please note:

- (1) At the discretion of the Chairman, items may not necessarily be taken in the order in which they appear in the agenda.
- (2) An agenda summarising late correspondence received by 5.00 pm on the Wednesday before the meeting will be emailed. 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 before 5.00 pm two working days before the meeting. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register. Please note that you must have previously made representations in writing on the application that you wish to speak on to be able to register to speak.

For Major Applications

Two speakers may register under each category: to object to and in support of the application. A Parish or Town Council representative may also register to speak. Each speaker will be permitted to speak for five minutes.

For Minor Applications

One Speaker may register under category: to object to and in support of the application. A Parish or Town Council representative may also register to speak. Each speaker will be permitted to speak for three minutes.

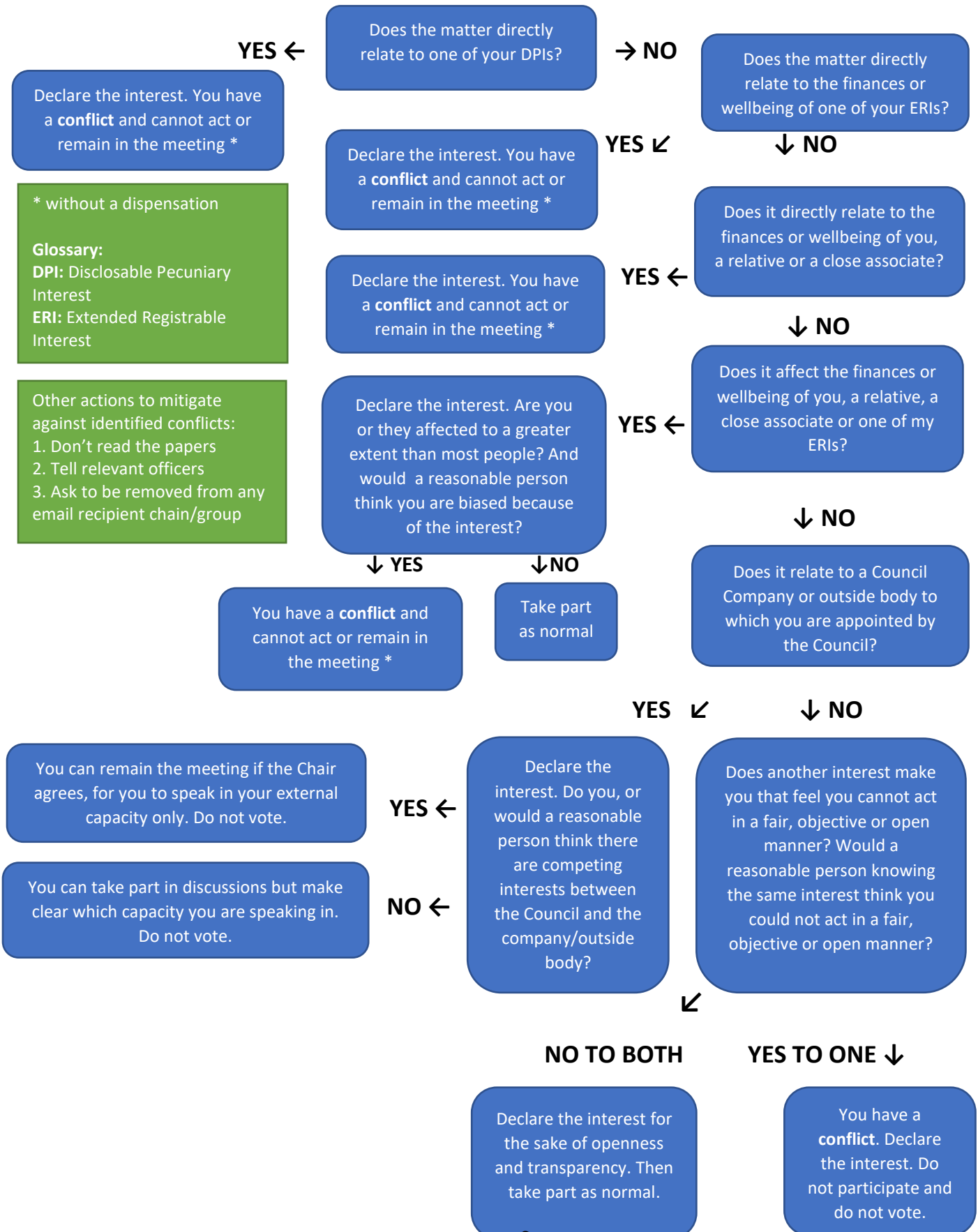
For Further information, please contact:

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

DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



START

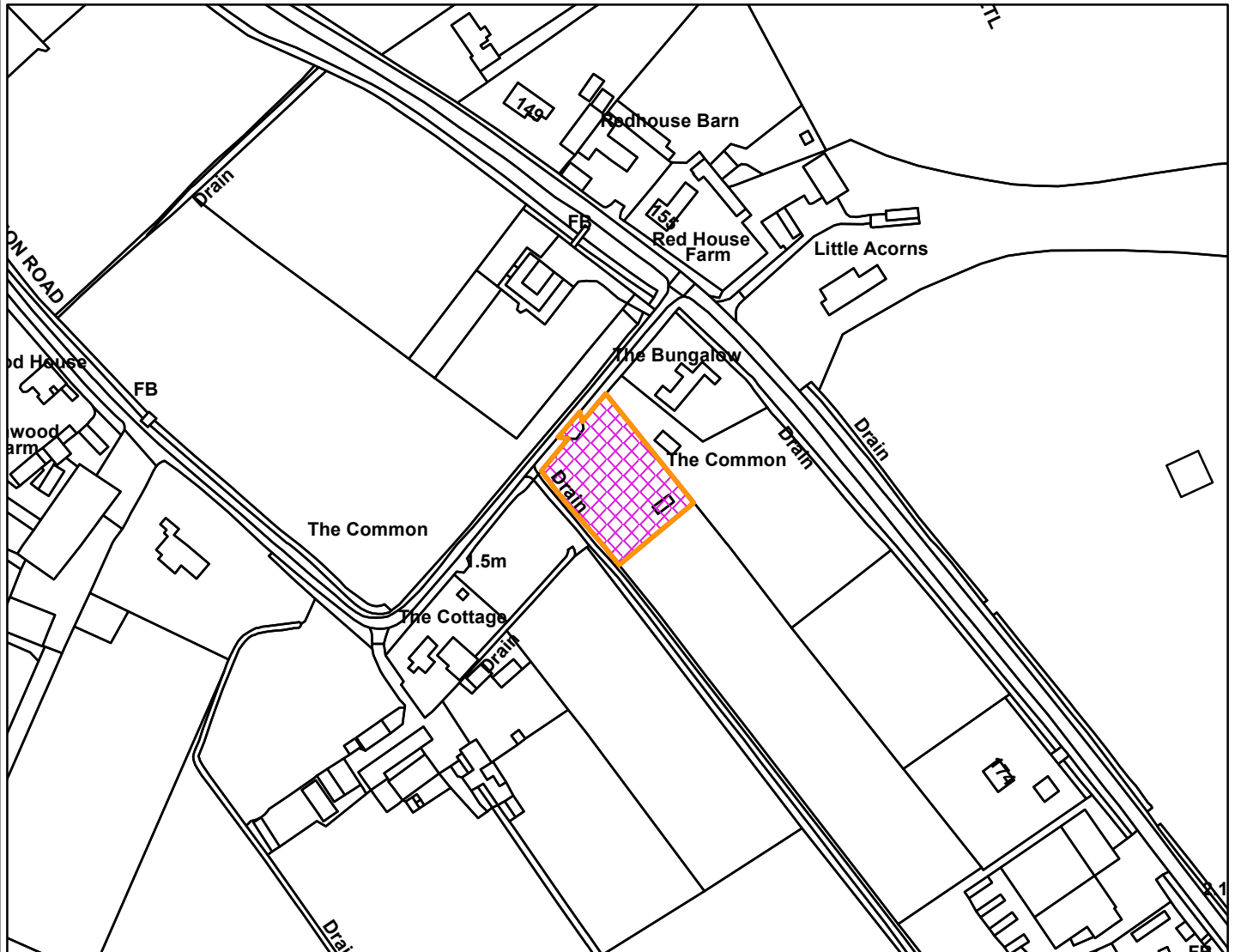


**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 3 FEBRUARY 2025**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
9/1 DEFERRED ITEMS				
9/1 (a)	24/01561/F Land SW of The Bungalow Common Road South Walton Highway Norfolk PE14 7ER Retrospective change of use of previously developed land to enable standing of a residential static caravan and storage of one touring caravan and ancillary works.	WEST WALTON	APPROVE	8
9/2 OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE				
9/2 (a)	24/02090/F Talltrees 7 Centre Vale Dersingham King's Lynn Norfolk PE31 6JR Householder application for front extension.	DERSINGHAM	APPROVE	38
9/2 (b)	24/01714F Poachers Gap 21 Peddars Way South Ringstead Hunstanton Variation of condition 2 attached to planning permission 22/00674/F: First floor extension, rear extension and alterations to dwelling	RINGSTEAD	APPROVE	45



Land SW of The Bungalow Common Road South Walton Highway PE14 7ER



Legend

[Empty legend box]

Scale: 1:2,500

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Organisation	BCKLWN
Department	Department
Comments	
Date	22/01/2025
MSA Number	0100024314

Parish:	West Walton	
Proposal:	Retrospective change of use of previously developed land to enable standing of a residential static caravan and storage of one touring caravan and ancillary works	
Location:	Land SW of The Bungalow Common Road South Walton Highway Norfolk PE14 7ER	
Applicant:	F Brazil	
Case No:	24/01561/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 17 December 2024

Reason for Referral to Planning Committee – Deferred at January Planning Committee

Neighbourhood Plan: No

Case Summary

The application seeks full planning permission (retrospective) for the siting of a static caravan & storage of one touring caravan, for occupation by Gypsy and Travellers, on land South West of The Bungalow, Common Road South, Walton Highway.

The application site is outside of the Development Boundary for Walton Highway and therefore within the wider countryside for the purposes of planning policy. However the site is allocated as a proposed G&T site (GT15) in the main modifications of the Local Plan Review.

The site is within Flood Zone 3 within the Borough Council's SFRA (2018).

Members Update

The application was deferred at January's Planning Committee following receipt of late correspondence which raised concern over the allocation of the site and the impacts on local residents and landscape, including the surrounding land being used for fly tipping. Those issues are discussed in more detail within the following updated report.

Updates are in BOLD

Key Issues

Background
Principle of development
Need for pitches
Impact upon the appearance of the countryside
Access and highway implications
Flood risk
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks full planning permission (retrospective) for the siting of a static caravan & storage of one touring caravan, for occupation by Gypsy and Travellers, on land South West of The Bungalow, Common Road South, Walton Highway.

The application site is outside of the Development Boundary for Walton Highway, which cuts off further north, on the opposite site of the A47 and therefore within the wider countryside for the purposes of planning policy. However, the site is allocated as a proposed G&T site (GT15) in the main modifications of the Local Plan Review.

The site is within Flood Zone 3 within the Borough Council's SFRA (2018).

The application site currently comprises an area of hardstanding bordered by close boarded fencing which reduces in height either side of the access point. The static caravan is situated towards the south west boundary of the site, and various residential paraphernalia is positioned in close proximity.

Immediately north east of the site is a residential dwelling known as The Bungalow. Other dwellings exist in the wider locality, to the south west as well as on the opposite side of St Pauls Road.

SUPPORTING CASE

A supporting statement was requested however none was received as of the date of writing this report.

PLANNING AND ENFORCEMENT HISTORY

21/00293/UNAUTU, Enforcement Status: CLOSED, Nature of complaint: Alleged Unauthorised Use – ENFORCEMENT NOTICE SERVED 12/01/2023

21/00492/F: Application Refused: 27/04/22 - The use of land for the stationing of caravans for residential purposes, together with the formation of hardstanding and utility/dayroom ancillary to that use - Land SW of The Bungalow (DELEGATED)

15/01103/F: Application Refused: 09/11/15 - Construction of 1 x 4 bedroom barn style 2 storey dwelling - Land 40M SW of the Old Mill (DELEGATED)

RESPONSE TO CONSULTATION

Parish Council: OBJECT on the following grounds (summarised):

- The site is previously developed; prior to clearance the site was an orchard.
- Reference to previous planning refusals
- The site is within Flood Risk Zone 3.
- The site is located on a single track road with no footpath and no amenities close by.
- Schools in the locality are oversubscribed.
- The site does not have good drainage.
- Adjacent land has had planning refusals.

Environment Agency: NO OBJECTION subject to FRA being complied with. Referred to Emergency Planner for evacuation advice.

Highways Authority: NO OBJECTION on highway safety grounds.

Internal Drainage Board: NO OBJECTION in principle. The Board's Byelaws apply.

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

Natural England: NO OBJECTION referred to GIRAMS tariff for recreational impacts.

REPRESENTATIONS

TWO letters of **OBJECTION**, summarised as follows:

- Previous refusals and enforcement history on site; application should be determined as per those applications
- Enforcement notice should be complied with
- Unsustainable location with no local amenities
- Detrimental to the character of the countryside
- Flood risk implications
- Access road is of limited width, highway safety concerns
- No need for gypsy & traveller sites
- Detrimental to adjoining neighbours
- Crime and disorder and public safety impacts
- Loss of house value
- Land was previously an orchard, not previously developed land
- Number of G&T caravans in area is excessive
- Grade II Listed dwelling in local vicinity

ONE additional letter of **OBJECTION**, sent on behalf of a local resident group, raising comments summarised as follows:

- **Concern over lack of control over who occupies approved sites, whether sites are being sold on to people who are not local residents**
- **Previous meetings with Council representatives suggested enforcement action would be pursued and this has not occurred**

- 4 houses border onto the site and are not mentioned in the previous planning report
- Local house sales and house values are affected due to lack of interest for people to move to the area
- Site has been unauthorised for 4 years
- Additional plots in Walton Highway have been approved that were not previously identified
- 26 plots for Gypsies and Travellers within a 1 mile radius
- Request for site visit from Planning Committee
- Historically the adjoining lane has been blocked by rubbish and paraphernalia, restricting access to homes for local residents
- What stipulations are in place for this site to be guaranteed to be used by a gypsy family from the immediate area?
- What would happen if conditions are not complied with?
- We are being told by King's Lynn Council that there has been a significant change in planning policy considerations yet there has been no change to any of the circumstances surrounding the site, flood zone 3, infrastructure, no public transport, schools full.
- Impact on landscape, photos provided of fly tipping nearby the site
- Concern over use of remaining land for additional caravans and lack of enforcement action were this to occur.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

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:

- Background
- Principle of development
- Need for pitches
- Impact upon the appearance of the countryside
- Access and highway implications
- Flood risk
- Other material considerations

Background:

As indicated above in the Relevant Planning History section, in April 2022, the application site was refused planning permission for the siting of a residential caravan. That planning application was refused for three reasons – in summary, a lack of evidence demonstrating compliance with the definition of a gypsy & traveller and therefore the proposal constituting development in the countryside, the distance to facilities, and the failure to comply with the flood risk exception test.

An enforcement notice was later served on 12/01/2023. The enforcement notice required the use of the land for the stationing of caravans to cease and for the land to its former condition.

Whilst it is evident the enforcement notice has not been complied with, no court proceedings took place due to the site being allocated for development in the main modifications document.

However, since the previous refusal & the serving of the Enforcement Notice, there has been a significant and material change in planning position in that the Council has been deemed at appeal to have failed to provide a 5-year supply of sites (20/01246/FM at School Road, Marshland St James). The lack of a 5-year supply is a strong material consideration weighing in favour of this type of application and the Local Planning Authority must have regard to this within planning decisions.

The most recent Gypsy and Traveller Accommodation Assessment (GTAA), discussed in more detail below, acknowledges that there is an unauthorised pitch at this location. Before the GTAA was produced in May 2023 (after the serving of the Enforcement Notice) there was no evidence of an accommodation need at this site and therefore enforcement action has historically been taken. However, the GTAA (2023) now identifies that there is a current need arising from this site for a pitch.

One of the recommendations within GTAA is to formalise those unauthorised pitches where an accommodation need is found to be directly arising and this site is now allocated under GT15 in the Main Modifications document (Part 2) as part of the Local Plan Review.

In light of the emerging allocation, it would be unreasonable for the Council to pursue further enforcement action on those grounds. The enforcement case has therefore been closed, and this application has been submitted to regularise the site.

Similarly, the previous refusal on site was based on the starting position that it proposed new residential development/the stationing of residential caravans at a time when there was no identified need for additional pitches. As discussed above, this

baseline position has now changed; and it is considered that the significant shortfall in need outweighs the policy considerations previously given weight in the refused decision notice.

It is considered that the reasons for refusal of the 2021 planning permission listed above have been overcome through the allocation of the site for a Gypsy and Traveller Pitch.

Principle of development

The previous reasons for refusal 1 & 2 refer to the site being isolated, and deem the site to not be a reasonable distance to nearby facilities/services.

The site is approximately 700m from the development boundary of Walton Highway (which is presently combined with West Walton to form a Key Rural Service Centre) and therefore within the wider countryside for the purposes of planning policy.

Whilst the site is divorced from the development boundary, the site is positioned within a cluster of rural dwellings and would not be viewed as an isolated position for the purposes of the NPPF (2024).

Paragraph 8 of the NPPF identifies an environmental objective in order to achieve sustainable development. Planning should 'protect and enhance our natural, built and historic environment...'

National planning policy is clear that the countryside should be protected for its intrinsic character and beauty and should only be developed in exceptional circumstances.

Policy CS06 of the Core Strategy 2011 clearly states that "beyond the villages and in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty... The development of greenfield sites will be resisted unless essential for agricultural or forestry needs." Policy DM2 of the SADMPP 2016 defines development boundaries and supports this approach.

Reference to Gypsy & Traveller (G&T) sites is contained in Core Strategy Policy CS09, which states:

"Sites for gypsies, travellers (or travelling show people) will be given permission where they:

- Are capable of being serviced by basic utilities;
- Meet an identified need;
- Avoid environmentally sensitive areas and areas at risk of flooding;
- Afford good access to main routes (including the A47 (T), A17, A10, A148/9 and A134); and
- Are located within reasonable distance of facilities and supporting services (such as school or health provision)."

These criteria will be addressed within this report.

Whilst new Policy LP28 (as per the Main Modifications) does not currently have weight in planning decisions, it should be noted that the emerging policy sets out similar requirements for assessment of new sites for Gypsy and Travellers, albeit expanding upon impacts such as biodiversity, landscape character etc which are currently (and will continue to be) covered by other policies.

Need for pitches

The recent updated GTAA (June 2023) and an appeal decision (APP/V2635/W/22/3294180 – copy attached to this report) has indicated that there is a significant unmet need for Gypsy and Traveller sites - an additional 76 pitches within the period 2023-2027, and a total future need to 2039 of 102 pitches. It was concluded that the Council has failed to have a 5-year supply of deliverable sites, and significant weight is therefore afforded to the need for additional sites/pitches.

The PPTS (paragraph 27) states that if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision.

The Council, as part of the examination of the Local Plan Review process, is seeking to address this matter/shortfall by issuing a Gypsy & Travellers and Travelling Showpeople Potential Sites and Policy Consultation (January 2024). This has been followed up by the Gypsy & Travellers Travelling Showpeople Proposed Site Allocations and Policy Consultation (May 2024) and the most recent Main Modifications Consultation Part 2. This site has been allocated as part of this process (GT15).

The policies in the emerging Local Plan in themselves, because of the stage of preparation of the plan (main modifications consultation) do not have significant weight in decisions; however, the current Core Strategy (Policy CS09) fails to set out any site allocations for Gypsy and Traveller accommodation to meet the identified need. This undersupply of pitches therefore has significant weight in decision making and despite the local plan review not currently having full weight, it is considered that the need for sites outweighs the implications for new development in the countryside and the principle of development is therefore acceptable.

Impact upon the appearance of the countryside

The NPPF (2024) seeks to ensure high quality development and a good standard of amenity seeking ways to enhance and improve places in which people live and recognises the intrinsic character and beauty of the countryside (Paragraph 187).

The application site is positioned adjacent to an existing dwelling. As stated above, the existing site is located adjoining development on Common Road South and is not an 'isolated' site in the countryside as defined in the Braintree DC case (2016). The site is however within close proximity to other residential and otherwise compatible uses and would appear as a continuation of existing sporadic development in this part of Walton Highway.

The site is covered by hardstanding and enclosed by close-boarded wooden fencing approx. 2m in height, reducing to approx. 1m adjoining the access. The habitat plan submitted with this application suggests that there is an opportunity to introduce additional hedgerow planting to the roadside of the screen fencing to soften the visual impact and integrate the development into its setting. This could be controlled via condition. The site also has a backdrop to the east of established equestrian and agricultural buildings.

The application site is positioned adjacent to an existing dwelling.

The design and access statement indicates that landscaping is proposed to screen the residential uses, however insufficient detail of this has been provided and therefore details could be controlled via condition.

At the time of site visit, there was a single static caravan within the site, visible over the existing boundary treatments but somewhat screened from longer views by vegetation on surrounding land. Considering the proximity to existing development, whilst the introduction of a slightly elevated static caravan plus domestic paraphernalia would have an impact upon the appearance of this locality from the immediate vicinity, both established screening and provision of additional landscaping/planting would be effective in assimilating it into its countryside setting.

There is adequate space on site to accommodate a static caravan plus a touring caravan and parking for at least 2 vehicles.

No specific visual amenity reasons for refusal were included on the decision notice for application reference 21/00492/F.

For the reasons discussed above, it is concluded that the impact upon the appearance of the countryside or the surrounding street scene would not be so significant that it would outweigh the established need identified above.

The proposal therefore complies with Policies CS06, CS09, DM2 and DM15 of the Development Plan in regard to character and appearance of the countryside.

Access and highway implications

There is an existing access to the site off Common Road South with appropriate visibility to meet current standards.

Whilst local concerns have been raised regarding the suitability of this road to serve the proposed development, the Local Highway Authority raise no objection to this scheme on highway safety grounds and no conditions are necessary to make the development acceptable on highway safety grounds.

There is ample parking and turning space within the site to serve the intended pitch.

The proposal accords with Policies CS08, CS09, CS11, DM15 & DM17 of the Development Plan.

Flood Risk

Reason for refusal 3 of 21/00492/F related to the site failing the exceptions test by not providing community benefits to outweigh the risk of flooding. The contribution to the significant shortfall of gypsy and traveller sites fundamentally alters this position, with the provision of a site towards supply providing a wider community benefit.

The application site is identified as falling within Flood Zone 3a of the Council-adopted Strategic Flood Risk Assessment and that of EA's mapping.

The application is accompanied by a site-specific Flood Risk Assessment which has not drawn objection from the Environment Agency. Mitigation measures are recommended of Finished Floor Levels (FFLs) above 0.4m and the caravans to be anchored down to prevent movement if flooded. These measures could be secured via condition.

Our Emergency Planning Officer plus the EA recommend signing up to the Environment Agency's Flood Warning System and the preparation of a flood evacuation plan – this can be covered via condition.

The proposal passes Sequential testing as an allocated site where there are no other available comparative sites in a lower flood zone in this area.

The NPPF identifies permanent residential caravans as 'highly vulnerable' to flood risk and Policy CS09 seeks to avoid sites in areas at high risk and should not be permitted in FZ3. Nonetheless, Paragraph 181 of the NPPF (2024) recognises that development may be necessary in areas of high risk and risks can be managed through suitable adaptation measures. The use of mitigation measures similar has previously been deemed acceptable by this LPA, including most recently 24/01061/F which was approved by Planning Committee in November 2024. **The Environment Agency do not raise any objection on flood risk grounds.**

Exception testing is also considered to be passed in that the development can be made safe for its lifetime with the above mitigation measures and there are wider sustainable benefits associated with an additional pitch going towards the significant shortfall in supply of G&T sites.

The proposal is therefore compliant with the NPPF (2024) and Policies CS08 & CS09 of the Development Plan.

Other material considerations

Service by utilities

The site is presently served by water and electricity.

Drainage

Limited information has been provided in relation to foul and surface water drainage. This can be secured via condition.

Previously Developed Land

The site has been described by the Agent as previously developed land, however as the residential use has not previously been authorised, the site would not meet the definition. The site's status as previously development land (or not) has not been given weight in this decision.

Accessibility

Whilst comments from the Parish Council regarding accessibility and lack of footpath provision are noted, this is the case for a large number of dwellings in the locality and the provision of one additional unit towards the supply of G&T pitches is considered to outweigh the limited harm caused to overall accessibility and sustainable transport modes.

The site is reasonably well located to local services and facilities that the Key Rural Service Centre and beyond has on offer, being approx. 1.4 miles (2.2km) from the centre of Walton Highway by road and 0.9 miles (1.44km) by foot. Local services are therefore relatively accessible for this type of development and given the identified need in this locality.

It is also concluded that the site has reasonable access to main routes being 1km by road from the A47.

Amenity of neighbours

Whilst concerns from Cllr Kirk and neighbours have been raised with regards to amenity, given the separation distances involved and boundary treatments, there would be no justification to refuse this proposal on those grounds.

Lighting can be secured via condition to ensure no adverse implications. It would also control impact upon wildlife. This would accord with Policy DM15 of the Development Plan.

Habitats and Species

Whilst the Agent has provided various documents disputing the site's impacts on protected sites, the site lies within an impact zone for designated conservation sites: the Wash, Brecks and North Coast scoped into the GIRAMS study.

A shadow Habitats Regulations Assessment has been undertaken and GIRAMS payment has been secured. Natural England have confirmed that providing appropriate mitigation is secured there should be no additional impacts upon the European sites.

The proposal therefore accords with Policies CS12 and DM19 of the Development Plan.

Biodiversity Net Gain

As a retrospective application, there is no legal requirement for 10% Biodiversity Net Gain. A new hedge is indicated on the submitted Habitat Plan and landscaping details could be conditioned as part of any consent to ensure biodiversity enhancements in line with Paragraph 187 of the NPPF (2024).

Contamination

The applicant has provided a screening assessment which indicates no known contamination. No significant potential sources of contamination have been identified and the Environmental Quality team raise no objection on contamination grounds. The proposal complies with Policy DM15 in regard to contamination.

Crime and Disorder

Whilst concerns have been raised about anti-social behaviour, there are not considered to be any tangible concerns regarding crime and disorder associated with this proposal.

Human Rights

Information regarding the proposed occupiers of the site has been submitted. The recent appeal decision indicated that the occupation of sites could be controlled via condition.

The interference with Article 8 of the European Convention on Human Rights (ECHR) rights of any proposed occupiers to respect for private and family life and the home is a qualified right and must be weighed against the wider public interest in the upholding of the law, including planning law for example which aims to protect the countryside by restricting inappropriate development. However, in this instance there is no conflict given the officer recommendation.

Devaluation of property

The difference in terms of valuation of adjacent property, be it either up or down, is not a material planning consideration.

Listed Buildings

A neighbour objection states that the site is not suitable due to nearby Listed Buildings. The closest listed building is The Mill, at 190 St Pauls Road South. The proposal site is well-distanced from this heritage asset and the proposed use would not impact on its setting. The proposal complies with Section 16 of the NPPF (2024) and Policies CS12 and DM15 of the SADMPP (2016).

Response to Neighbour Objections

Concern was raised by neighbours over lack of control over who occupies approved Gypsy and Traveller sites and whether sites are being sold on to people who are not local residents.

Previous planning appeals, in particular Primrose Farm, Upwell have addressed this point in depth, noting that the imposition of an occupation condition would ensure that a site will meet its intended planning need i.e. to house Gypsy and Travellers. It would then be up to the Council to issue enforcement action should they consider that an occupation condition to be breached. There is no material planning reason which would justify requiring the permission sought to be controlled to a specific individual (i.e. a personal permission), nor to be 'local'/from within a certain radius of the site. The GTAA figures provide an estimate of the local need, hence the approach to our sites, but there is no planning requirement or available mechanism for the LPA to control the site to be occupied by 'local' groups only.

In regard to previous enforcement action and meetings with local residents, it is understood that meetings have taken place with residents, Cllr Kirk, a previous case officer and the enforcement team – these meetings took place prior to the GTAA being updated and when the planning position was therefore different.

It is further noted that the site approved at Planning Committee in November (Still Meadows, River Lane) has added two un-allocated sites to the supply, however this does not overcome the significant wider identified need for sites.

In so far as photos provided of fly-tipping & blocking of access routes outside of this application sites red line, these comments are noted. There are separate regimes in place to control these impacts outside of the planning system.

In so far as use of remaining land outside of the red line for siting of additional caravans, this does not form part of the current proposal and would require planning permission in its own right. Any application for such an expansion would require consideration against the local plan at the time of any application.

CONCLUSION

It is acknowledged that the site has previous planning and enforcement history relating to the stationing of caravans for residential purposes, and approval of this application would be at odds with the previous planning refusal (21/00492/F) and Enforcement Notice discussed at depth within this report. However, the updated GTAA figures were released following the serving of the Enforcement Notice and after the planning application refusal and the identified shortfall in 5-year supply of sites provides a significant material consideration in support of this type of application.

The Council, as part of the examination of the Local Plan Review process, is seeking to address the identified shortfall by having issued a Gypsy & Travellers and Travelling Showpeople Site Allocations and Policy Consultation (May 2024) followed by the Main Modifications Part 2 consultation. This clearly demonstrates a significant need in this parish and in determining this application significant weight must be attached to the unmet need. The main modifications document outlines that the application site itself is proposed to be allocated (Under GT15) to meet this need in a sustainable manner within the Local Plan Review.

The PPTS (paragraph 27) states that if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision.

When considered alongside the identified shortfall in 5 year supply of sites the proposal compares favourably when judged against the criteria of Policy CS09 of the Core Strategy and Policy 2 (a)-(l) of the new policy contained within the Main Modifications Part 2 to the Local Plan (Gypsy, Travellers and Travelling Showpeople policies) consultation. The flood risk implications can demonstrably be overcome through compliance with the Flood Risk Assessment, as agreed by the Environment Agency.

There are no technical objections that cannot be secured via condition.

The proposed development is capable of complying with Policies CS06, CS08, CS09, CS11 & CS12 of the Core Strategy (2011), Policies DM2, DM15, DM17 & DM19 of the SADMPP (2016) plus the emerging policy contained in the Main Modifications Part 2 to the Local Plan Gypsy, Travellers and Travelling Showpeople policies consultation (October 2024). The application is therefore recommended for approval subject to certain conditions stated below.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans, received 4th September 2024 -Location Plan -Block Plan.
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The site shall not be occupied by any persons other than Gypsies and Travellers, defined as; persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
- 2 Reason: To define the terms of the permission, as the site lies within the countryside where the Local Planning Authority would not normally grant permission for new dwellings. This permission is granted in recognition of the special need for the pitch in accordance with Policy CS09 of the Core Strategy (2011).
- 3 Condition: On the site hereby approved there shall be no more than one pitch, containing no more than one static caravan and one touring caravan (as defined in the

Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968) stationed at any time.

- 3 Reason: To define the terms of this permission in accordance with the provisions of the NPPF and Policy CS09 of the Core Strategy.
- 4 Condition: No commercial activities shall take place on the land, including the storage of materials.
- 4 Reason: To define the terms of this permission as commercial use would engender additional traffic implications on this rural road network plus parking implications and in the interests of the amenity of adjoining residences; in accordance with Policies CS08 and CS11 of the Core Strategy (2011) and Policies DM15 and DM17 of the SADMPP (2016).
- 5 Condition: The development shall be implemented in accordance with the following flood risk mitigation measures:
 - Finished floor level of the permanently sited static caravan shall be set at no lower than 400mm above existing ground level;
 - The static caravan shall be securely anchored to concrete ground bases;
 - Residents will sign up to the Environment Agency's Flood Warning Service; and
 - Prepare an Evacuation PlanThese measures shall be maintained thereafter.
- 5 Reason: To protect occupants and prevent movement of the caravans at times of increased risk of flooding in accordance with the provisions of the NPPF, Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).
- 6 Condition: Prior to installation of any external lighting, details shall have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented as agreed.
- 6 Reason: In the interests of the amenity of the locality and to accord with Policy CS06 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).
- 7 Condition: Within 3 months of the date of this decision, full details of the foul and surface water drainage arrangements for the site shall have been submitted to the Local Planning Authority for approval. The drainage details shall be constructed as approved within 3 months of the date of approval of those details in writing by the Local Planning Authority.
- 7 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF and Policy DM15 of the SDAMPP (2016).
- 8 Condition: Within 3 months of the date of this decision, full details of landscape works shall have been submitted to the Local Planning Authority to be agreed in writing. These details shall include the provision of planting along site boundaries, and 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. The details shall also include a programme of works to indicate the timing of proposed planting.
- 8 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.

- 9 Condition: All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in accordance with a programme agreed in writing with the Local Planning Authority under Condition 8. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 9 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.



Appeal Decision

Hearing held on 22 and 23 June 2023

Site visit made on 22 June 2023

by Katie Child B.Sc.(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 December 2023

Appeal Ref: APP/V2635/W/22/3294180

Moyse's Bank, School Road, Marshland St. James, Wisbech, Norfolk PE14 8EY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Laurence Manning against the decision of the Borough Council of King's Lynn and West Norfolk.
 - The application Ref 20/01246/FM, dated 19 August 2020, was refused by notice dated 3 September 2021.
 - The development proposed is described as 'the use of land for the stationing of caravans for residential purposes, together with the formation of hardstanding and utility/day room ancillary to that use and the use of land for the keeping of horses and the erection of a stable.'
-

Decision

1. The appeal is allowed and planning permission is granted for the use of land for the stationing of caravans for residential purposes, together with the formation of hardstanding and utility/day room ancillary to that use and the use of land for the keeping of horses and the erection of a stable at Moyse's Bank, School Road, Marshland St. James, Wisbech, Norfolk PE14 8EY in accordance with the terms of the application Ref 20/01246/FUM, dated 19 August 2020, subject to the conditions in the attached schedule.

Application for costs

2. At the hearing an application for costs was made by Laurence Manning against the Borough Council of King's Lynn and West Norfolk. This application is the subject of a separate decision.

Preliminary matters

3. The site address on the application form and decision notice are different. The application form refers to 'land west of Moyse's Bank, School Road, Wisbech, Cambridgeshire PE14 8EY' whilst the decision notice refers to 'Orchard south of School Road, Marshland St. James, Norfolk.' At the hearing the main parties agreed that the address in the banner above should be used. I concur that it represents an appropriate description of the site location.
4. A Tree Preservation Order on the orchard which adjoins the appeal site was confirmed by the Council on 14 June 2023. An opportunity for verbal comments on the matter was provided at the hearing session. No objections

- were made by the appellant. The designation does not include the appeal site and there is no evidence before me that the proposal would necessitate works to these trees or cause harm.
5. A recent Court of Appeal decision in the case of Lisa Smith¹ has held that the definition of Travellers within Planning Policy for Travellers Sites (2015) (PPTS) is unlawfully discriminatory. The parties were provided with an opportunity to comment on the case prior to the hearing, and the definition was discussed at the hearing itself. The implications of the judgement are addressed later in my decision.
 6. The Council has submitted a new Local Plan for examination. However, the hearing stage has been suspended pending further work by the Council, including on the matter of Gypsies and Travellers. Accordingly, I have attached little weight to the policies in the emerging Plan and have determined this appeal with regard to relevant policies in the Council's adopted Core Strategy (2011) and the Council's Site Allocation and Development Management Policies Plan (2016) (SADMPP) as well as national policy.
 7. The appellant contends that Policies CS06 and CS09 in the Core Strategy are inconsistent with the National Planning Policy Framework (NPPF) (2021) and PPTS. I deal with these in turn below.
 8. Policy CS06 states that the strategy in the countryside is to protect intrinsic character and beauty. The NPPF no longer contains this wording and the policy could be seen as inconsistent with national policy in this regard. The requirement in Policy CS06 for housing to be located 'in close proximity' to rural service centres is also more onerous than Policy C in PPTS. The Courts have held that Traveller accommodation is 'housing' as it provides homes². Nevertheless, other aspects of Policy CS06 including the requirement to 'maintain local character and a high quality environment' and to protect the diversity of landscapes are consistent with the NPPF and are relevant to this appeal.
 9. The last part of Policy CS09 deals with provision for Gypsies and Traveller and Travelling Showpeople. Both parties accept that the identified needs in the policy are outdated, with subsequent Gypsy and Traveller Accommodation Assessments (GTAA) produced in 2016 and 2023. The criterion requiring that sites meet an identified need is also inconsistent with paragraphs 11 and paragraph 24 in the PPTS, which indicate that an identified need is not necessary and that local planning authorities should 'consider' the existing level of provision and local need when determining proposals. However, other criteria in this section of Policy CS09 are still relevant.
 10. The parties agree that Policy CS02 in the Core Strategy on the settlement hierarchy is no longer critical to the case, on the basis that the Council now accepts the proposal is for Traveller accommodation, as set out below. However, I concur with the Council that Policy CS02 is still relevant to the case in relation to sustainability, insofar as it confirms the status of the nearby village of Marshland St. James.

¹ Lisa Smith v SSLUHC [2022] EWCA.

² Wenman v Secretary of State for Communities and Local Government [2015] EWHC 925 (Admin)

11. The Council's updated Gypsy and Traveller Accommodation Assessment (GTAA) (2023) was made available in the week prior to the hearing. The appellant submitted a written response to the document and the GTAA was discussed at the hearing. The implications of the document are covered later in this decision.
12. Following the site visit it was confirmed by the appellant that the red line boundary was incorrectly plotted. Amended proposed block plans 19_1072_004 and 19_1072_003 Revision E have been submitted which exclude the ditch along the site frontage and shift the developed part of the site slightly south. The changes are small and the Council confirmed at the hearing that they were content to accept these as minor changes. I concur with this position as I am satisfied that interested parties would not be prejudiced.
13. Plan 19_1072_003 Revision E also shows an alternative access point into the site, from the east. The parties agreed at the hearing that if the access point was moved to this position, sufficient visibility could be achieved to meet the Council's standards and provide safe vehicular access to the site. Having observed the altered access position on my site visit, I concur with this. It would be dependent on other access points being stopped up, but this could be secured via a planning condition. The Council confirmed they are content to accept the amended access as a minor change to the planning proposal. Other aspects of the internal site layout would be unaffected and I am satisfied that the interests of other parties would not be prejudiced. On this basis I conclude that adequate visibility splays can be achieved to ensure highway safety and refusal reason 5 is resolved.
14. The parties disagree on the degree to which the road to Marshland St James is suitable for walking and cycling and occupiers would be reliant on the use of a car. However, the Council confirmed at the hearing that it no longer considers the appeal site to be an unsustainable location overall for the proposed development, as cited in refusal reason 3. The Council now accepts the proposal is for Traveller accommodation, as set out below. PPTS recognises that Traveller accommodation can be appropriate in rural areas and Policy CS09 in the Core Strategy implicitly supports Traveller accommodation in the countryside providing certain criteria are satisfied. Taking account of the modest distance to the village and nearby facilities in other settlements, I concur that the appeal site is a sustainable location for Traveller accommodation. The site would also help to provide a settled base which would enable a Traveller family to access health care and education and reduce the need for long distance travel, in line with paragraph 13 in PPTS.

Main issues

15. The remaining main issues are as follows:
 - 1) Proposed Gypsy and Traveller use and which planning policies should apply.
 - 2) Whether the site is in an acceptable location for the proposed development in terms of flood risk.
 - 3) The effect of the proposal on the character and appearance of the surrounding area.

- 4) Whether there are any other considerations indicating that planning permission should be granted. This includes the need for and supply of Gypsy and Traveller sites, policy failure, animal welfare and reduction of traffic movements, and potentially the personal circumstances of the intended occupants.

Reasons

Proposed Gypsy and Traveller use and which planning policies should apply

16. The Council determined the planning application as caravans for general residential use in the countryside, rather than Gypsy and Traveller accommodation (as set out in refusal reason 1). The Council has stated that this is because details of the intended occupants and their personal circumstances were not provided.
17. The appellant has subsequently submitted additional information with the appeal which confirms that he, his wife and their dependents are the intended occupants and outlines details of a nomadic lifestyle and personal circumstances. At the hearing the Council concurred that the appellant and his family are cultural Gypsies and Travellers with a history of travelling for work and I see no reason to disagree with this. On the basis of this evidence the Council now agrees that national and local planning policies relating to Travellers are relevant to the proposal.
18. Nevertheless, the Council still maintains that information on Traveller status and personal circumstances was necessary to allow the application and appeal to be determined as Gypsy and Traveller accommodation. The Council has referred to the Wheatley Bank decision³ in support of its position. Paragraph 19 in that decision states that *'in relation to those who are not currently Gypsies and Travellers as defined by PPTS, proposals for residential development should be assessed primarily in accordance with general housing and other plan policies, though their personal circumstances will also be material.'*
19. However, reading the appeal decision as a whole, it is apparent that the Inspector is looking at the Traveller status and personal circumstances of the specific intended site occupants, within the context that the proposed level of provision is greater than identified pitch needs. As such the decision does not suggest that all applications from non-Travellers or those not meeting the PPTS should primarily be determined against general housing policies or that all applications should identify specific occupiers.
20. Policy CS09 in the Core Strategy sets out criteria for determining Gypsy and Traveller proposals. It does not specify that applicants should be Gypsies and Travellers or distinguish between Travellers who meet and do not meet the PPTS definition. Furthermore, although paragraph 24 in PPTS refers to the personal circumstances of the applicant, it is part of a range of factors to consider. The paragraph does not specify that all criteria should apply or preclude applications coming forward where the identity of occupants is not known.

³ APP/V2635/W/17/3180533.

21. The Council's position is not supported by case law or policy. Planning permission normally runs with the land and it is not necessary for an applicant to be a Traveller or have a nomadic habitat of life to apply for permission for use of land as a Traveller site. Planning conditions can be used to limit occupancy to Gypsies and Travellers and enforce any breaches. The wording of any condition would need to take account of the aforementioned Lisa Smith judgement, as it has held that the PPTS definition of Travellers is unlawfully discriminatory and excludes those who may cease to travel permanently. This issue is dealt with in the Conditions section below.
22. Personal circumstances are capable of being a material planning consideration and it is possible to use personal occupancy conditions if such matters are critical to the decision and outweigh harm. But if a scheme is acceptable in terms of its planning merits it may not be necessary to have recourse to them. This is the position I have reached in relation to this appeal, as set out later in my decision.
23. In summary, I consider that it is possible to determine the proposed development as Gypsy and Traveller accommodation and against Traveller policies, without requiring details of the intended occupant or their personal circumstances.

Flood risk

24. The appeal site lies within Flood Zone 3a, as shown in the Council's Strategic Flood Risk Assessment (2018). As such the site is categorised as having a high flood risk, with 0.5% or greater annual probability of tidal flooding from the River Great Ouse and a 1% or greater annual probability of flooding from the drainage system within the King's Lynn Internal Drainage Board (IDB) area and the Middle Level Main Drain.
25. The southern part of the site also lies within the Environment Agency's Tidal Mapping Zone and is therefore within an area where there would be inundation following a breach. The appellant's site-specific Flood Risk Assessment (FRA) indicates that the site could be affected to a depth of between 0 and 0.6 metres.
26. Where development is proposed in Flood Zone 3a the NPPF requires application of a sequential test, with the aim of steering development to areas with the lowest risk of flooding. The Council's appeal statement outlines two potential alternative sites within Marshland St. James that are allocated in the SADMPP. However, the Council confirmed at the hearing that this application of the sequential test was based on the scheme being for general residential development, rather than accommodation for Travellers. As outlined above, this position has altered. At the hearing neither party was able to identify any other suitable and available alternative sites for Travellers, let alone in areas with a lower risk of flooding. Consequently, based on the evidence before me I am satisfied that the sequential test has been met.
27. However, the NPPF identifies caravans and mobile homes as 'highly vulnerable' to flood risk and Table 2 in the Planning Policy Guidance (PPG) on Flood Risk states such development should not be permitted within Flood Zone 3a. The need to avoid development in areas at risk of flooding is also highlighted in Policy CS01 in the Core Strategy whilst Policy CS09 states that sites for

- Travellers should be given permission where they avoid areas at risk of flooding.
28. Nonetheless, paragraph 159 in the NPPF recognises that development may be necessary in areas of high flood risk. The appellant has also submitted a number of appeal decisions which indicate that there are circumstances in which highly vulnerable development in Flood Zone 3 can be permitted⁴. Policy CS01 in the Core Strategy also recognises that exceptions may exist. Further detail is provided in Policy CS08 which states that 'if the development vulnerability type is not compatible with the flood zone as set out in PPS25⁵, proposals will need to demonstrate that the proposal contributes to the regeneration objectives of King's Lynn or the wider sustainability needs of rural communities'. The policy also requires in such cases that 'flood risk is fully mitigated through appropriate design and engineering solutions'.
29. The site is in a rural area and there would be benefits to the local Gypsy and Traveller community from the provision of additional permanent accommodation. I have found above that the site is in a sustainable location and would provide sustainability benefits linked to paragraph 13 in PPTS. Although the number of additional pitches is small in numerical terms, the significant shortage of pitches in the borough, as identified in the need/supply section below, means that even the provision of one additional pitch would be an important gain.
30. The appellant's FRA also highlights that the site benefits from existing flood defences and is shown in the Council's Level 2 Strategic Flood Risk Assessment 2019 as being within a 'Low Risk Area of Flooding'. The defences are designed to protect against a 1 in 200 year tidal event and a 1 in 100 year fluvial event. The FRA sets out that the likelihood of flooding due to overtopping or failure of flood defences and embankments is small, whilst taking account of climate change; that significant upgrades have been carried out to pumping stations in the area; that flood defences and drainage systems in the area are subject to a routine maintenance programme and maintenance standards are good; and that in a very extreme event the rise of water on the site would not be sudden and there would be time to take precautionary action.
31. The FRA concludes that residual flood risk is low due to the current standards of drainage and flood defence in the area and that development would be safe for its lifetime. It advises that any risks could be mitigated by requiring finished floor levels to be 600 millimetres above ground level with flood resilient construction up to 300 millimetres and stipulating that the static caravan is securely anchored to concrete ground bases.
32. Neither the Environment Agency nor the King's Lynn IDB have objected to the scheme. However, the Environment Agency recommends that the mitigation measures referred to in the FRA should be adhered to.
33. Taking account of all evidence before me, notwithstanding that the proposal is for highly vulnerable land use within Flood Zone 3a, in this case I am satisfied that flood risk on the site is low and the site is capable of being made safe for

⁴ Including APP/A2525/C/20/3258547 and APP/D0515/C/18/3196061

⁵ Planning Policy Statement 25. Although this document has been superseded, it has the same vulnerability classification for caravans and mobile homes and flood zone compatibility as current Government guidance.

its lifetime without increasing flood risk elsewhere. The scheme would bring wider community benefits that outweigh the flood risk, and residual flood risks could be mitigated by using planning conditions to secure the measures referred to above.

34. In conclusion, the proposal therefore accords with paragraph 159 in the NPPF and Policy CS08 in the Council's Core Strategy insofar as it relates to flood risk. Although the 'exception test' in the NPPF is not normally applicable to highly vulnerable uses in Flood Zone 3a, as set out above it is also apparent that both limbs of the test would be satisfied. Overall, I conclude the site is an acceptable location for the proposed development in terms of flood risk.

Character and appearance

35. The appeal site is located within the 'Fens - Open Inland Marshes' area as defined in the Council's Landscape Character Assessment (2007). The area is characterised by a flat fenland landscape, mainly comprising regular sized fields separated by low dykes and ditches, with some farmsteads located along minor roads running through the area. It is identified as having inherent landscape sensitivities with a strong sense of openness and tranquillity and recognisable sense of place.
36. The appeal site is an open flat field that was overgrown at the time of my site visit. The site is bounded by ditches on several sides and by an orchard to the east. The site contains a small number of orchard trees close to the eastern boundary. On my site visit I observed that the site has a rural and tranquil character.
37. The site forms part of an area of intensively farmed land to the east of Marshland St James. It mainly consists of agricultural fields, although there are some pockets of trees and planting in the area, including the adjoining orchard and planting along the boundary of the field to the west. As seen on my site visit and highlighted in the appellant's evidence, there are also a number of scattered dwellings and farm buildings in the local area.
38. The absence of boundary treatment on the frontage means that there are clear views across the site from the adjoining section of School Road. However, the orchard to the east and planting to the west restricts views from other parts of the road and from Moyse's Bank. As you travel east from the village along School Road the site is not observed until close by due to the vegetation and also the angle of the road. From the other direction, the site frontage can be seen further away but views into the site are restricted by the orchard. My site visit took place in Summer and it is likely that views are less filtered by foliage during other periods of the year. However, based on the size and depth of the orchard I consider that this would still provide a significant visual barrier in all seasons.
39. The site can also be seen along the track which adjoins the western side of the site. The Council indicated that this route is an unadopted highway and is used by local people for walking/cycling and provides vehicular access to stable buildings to the rear. There are also some views of the site from more distant vantage points, to the north and south. However, given the flat topography of the area and the distance, the site is not prominent in these views.

40. The proposal involves the stationing of a caravan and mobile home and erection of a day room and stables. At the hearing the appellant indicated that the standard mobile home height is about 4 metres. The Council did not dispute this figure. Mobile homes are elevated above the ground and therefore the flood risk mitigation measure of 600mm would already be partly satisfied. Accordingly, I conclude that the maximum roof height of the mobile home on the site is likely to be slightly above 4 metres but less than the figure of 5 metres suggested in the Council's appeal statement. The parties agreed at the hearing that the height of the day room and stables would respectively be some 3.6 metres and 3.7 metres above the ground.
41. The Council contend that the structures would be seen from a considerable distance away and over treetops due to their height and the pale metal colour of caravans and mobile homes. However, the extent and height of proposed built form on the site is modest. Furthermore, the tall trees to the west and the bulk and positioning of the orchard to the east, as described above, provide a significant amount of screening from School Road and Moyse's Bank. The amended plans show that existing trees on the site would be retained and additional frontage planting is proposed. The amended red line boundary indicates there is scope to achieve this. The appellant has also agreed to submit a landscaping scheme by condition.
42. Taking account of these factors and my observations I consider that any views of structures above treetops or between trees would be limited and largely restricted to points on School Road close to the site. Other vantage points, notwithstanding aspects of road elevation, are more distant. As such, despite the potential pale colour of the caravans/mobile homes, the development would be seen from elsewhere against a wide backdrop of fields and farmsteads and would not be overly prominent.
43. The proposal would introduce built form into the northern part of the site. There would also be hardstanding and parked vehicles. The rural and open character of this part of the site would alter. However, the extent and height of built form and amount of hardstanding would be modest. The plans shows that a sizable part of the frontage would remain as open land. The site also benefits from screening, as described above. Furthermore, there are other scattered farmsteads and stables elsewhere in the local area. Therefore modest development on the site would not be wholly out of keeping with the character of the area.
44. Therefore, overall I conclude that the proposal would not adversely affect the character and appearance of the surrounding area. As such, it would accord with Policy CS06 in the Core Strategy insofar as it seeks to protect the character of the countryside and local landscapes, and Policies CS08 and CS12 in the Core Strategy and Policy DM15 in the SADMPP insofar as they require development to respect local setting and character.

Need for and supply of Gypsy sites

45. The Councils GTAA 2016 identifies a need for 45 pitches for Gypsies and Travellers between 2016 and 2036, comprising 5 pitches for those who meet the PPTS definition and 40 for those who do not. It also identifies a need for up to 35 pitches linked to need arising from the significant number of Gypsy and Traveller families who were not interviewed as part of the GTAA work.

46. The new GTAA, dated June 2023, identifies a need for 156 additional Gypsy and Traveller pitches between 2023 and 2039. This consists of 102 pitches for households who meet the PPTS definition, 6 pitches for undetermined households and 48 pitches for households not meeting the PPTS definition.
47. The GTAA 2023 is due to be published and assessed as part of the on-going examination of the Local Plan. The examination process has been paused to facilitate this and enable reflection on the overall strategy for Gypsy and Traveller site provision. As part of this the Council will need to take account of the aforementioned Lisa Smith case, which has held that the PPTS definition is unlawfully discriminatory.
48. Nonetheless, the updated GTAA figures before me show a significant level of unmet need in the borough, which is considerably higher than the level in the GTAA 2016. Both parties agreed at the hearing that the GTAA 2023 represents a more accurate up to date assessment of current and future need, albeit the appellant has some concerns that the figures are an under-estimate.
49. The Council has also confirmed that it does not have a five-year supply of sites. The submitted Local Plan does not identify any proposed allocation sites and at the hearing the Council were unable to identify any further potential windfall sites in the pipeline. The Statement of Common Ground confirms that both parties agree that there is a lack of suitable, acceptable and affordable sites for the appellant or any other Gypsy and Traveller family within the borough.
50. Overall, the evidence before me indicates that there are current and future identified needs for additional Gypsy and Traveller pitches in the borough. If new windfall proposals have come forward since the hearings, given the short passage of time I consider this is likely to be modest and would not affect my overall conclusions regarding need. A new pitch on the appeal site would provide additional Traveller accommodation to meet current unmet needs in the area. This is a benefit to which I attribute significant weight. I also attach significant weight to the absence of five-year supply.

Policy failure

51. Policy CS09 in the Core Strategy (2011) refers to an identified need for 146 pitches between 2006 and 2011 and an annual compound increase of 3% for the period 2011-21. The Council confirmed at the hearing that this equates to a total need figure of 202 additional pitches.
52. The Council sought to address these needs by establishing a criteria-based framework in Policy CS09 for determining windfall proposals. Neither the Core Strategy or the SADMPP identify Traveller allocation sites. The exact degree to which this policy-based approach was successful and identified needs were met is not wholly clear, given the passage of time and changes in Council personnel. The Council's hearing statement indicates that 12 pitches were approved between 2016 and 2021 and there was reference at the hearing to a small number of more recent pitch approvals. However, the Council were unable to confirm how many pitches were permitted between 2011 and 2016 or delivered between 2011 and 2021. The Council were also unable to confirm the level of needs or the Council's policies prior to 2011.
53. The GTAA 2016 and 2023 both show on-going need for additional pitches. They also identify current authorised pitch numbers of 174 and 172

respectively that are below the need figure of 202 and which appear to have declined. The GTAA 2023 also shows high levels of current need for additional pitches within the next five years, linked to families living on unauthorised sites or where households are concealed, doubled up or displaced.

54. The evidence before me shows significant levels of current unmet need and suggests that the criteria-based windfall approach has not delivered sufficient recent pitch completions in the borough to fully satisfied the accommodation needs of the Gypsy and Traveller population. However, the extent of under-delivery is not clear and there is a lack of information relating to unmet needs and pitch completions in earlier parts of the Plan period. As such, based on the evidence before me it is difficult to reach a firm conclusion regarding the length of time that needs may have been unmet.
55. The adopted Plan set out a strategy and criteria-based Traveller policy. The Council has sought to periodically re-assess the need for pitches, as set out in the GTAA 2016 and 2023. The GTAA 2016 only identifies a need for 5 additional pitches for Travellers meeting the PPTS definition and a further 40 for those who did not, albeit it also identifies a need for up to 35 pitches relating to Gypsy families who were not interviewed. However, the evidence before the Council at that time showed only a modest confirmed pitch requirement and predated the Smith judgement. The current examination of the Local Plan will provide an opportunity to appraise the latest evidence on unmet need, take account of the Smith judgement and determine the most appropriate strategy for delivering sites.
56. Therefore, based on the evidence before me I am not persuaded that policy failure has occurred.

Animal welfare and reduction of traffic movements

57. The proposal includes provision of a stable block and land for keeping of horses. The appellant has indicated this set-up would aid animal welfare and reduce travel, as his horses are currently stabled at a number of locations owned by other people. However, I have concluded below that the proposal is acceptable on its planning merits and have not have not had recourse to personal circumstances or applied a personal condition. Not everyone owns horses and these circumstances may not apply to other Traveller households. As such I do not consider these factors weigh in favour of the proposal.

Other matters

58. Local residents have raised concerns that the proposal would increase the amount of traffic in the local area and cause safety issues. However, notwithstanding the recent construction of a number of houses on the edge of the village and presence of the primary school in this area, Norfolk County Council's and the appellant's survey evidence both indicate that School Road has modest levels of traffic. Furthermore, the County Council's estimate of six movements per weekday from the site, albeit with some additional movements if the paddocks are rented out, is modest and was accepted by the appellant at the hearing. Accordingly, notwithstanding the narrow width of parts of School Road, I am satisfied that the proposal would not cause a significant worsening of traffic or result in severe cumulative impacts on the road network.

59. The proposal is land 'for the keeping of horses' rather than grazing. At the hearing the appellant confirmed that kept horses rely on imported feed rather than grass, and the paddock would be used for turning out horses rather than as a means of feeding. As such there is no evidence that the size of the paddock is insufficient for its intended purpose.

Planning balance

60. The proposed development is for use of the land for Gypsy and Traveller accommodation and a planning condition could be used to ensure occupancy is limited to Gypsies and Travellers. As set out above, I conclude that the site is an acceptable location for the proposed development in terms of flood risk and the proposal accords with Policy CS08 in the Core Strategy insofar as it relates to flood risk. I also conclude the proposal would not adversely affect the character and appearance of the surrounding area and accords with various policies in the Core Strategy and SADMPP which relate to protecting the character of the locality and the countryside.

61. At the hearing the appellant confirmed he already has permanent settled accommodation. His family is currently residing on a pitch with planning permission which is owned by his family and located in the neighbouring authority of Fenland. It is intended that the vacation of that pitch would enable his sister and partner to gain a secure and settled base. They are currently doubling up on the appellant's parent's site in Fenland.

62. Nonetheless, the evidence before me indicates high levels of unmet current need and future need for additional pitches in King's Lynn and West Norfolk. There would be clear benefits associated with provision of an additional pitch for use by Gypsies and Travellers in the borough. I have attached significant weight to this matter along with the absence of five-year supply.

63. As I have found the development to be acceptable on the basis of its planning merits and identified accommodation needs in the borough, there is no need for me to go on to consider the significance of the appellant's personal circumstances or those of his family. There is also no need for me to determine whether paragraph 11d of the NPPF is engaged as I have already determined that the planning balance is acceptable.

64. The appellant has also cited benefits linked to a reduction of unauthorised development in Fenland, following the re-location of his sister. However, there is no specific evidence before me relating to the need for and supply of sites in Fenland and the occupation of the appellant's current site is not within my jurisdiction. As such I afforded limited weight to this matter.

Conditions

65. The Council has suggested conditions which I have considered against advice in the NPPF and PPG. In addition to the standard implementation condition, I have imposed a condition to ensure the proposal is carried out in accordance with the approved plans, in order to provide certainty and protect the character and appearance of the local area.

66. The Council has proposed a planning condition which refers to occupants needing to accord with the definition of Gypsies and Travellers in Annex 1 of the PPTS. However, the Court of Appeal in the Lisa Smith case held that the exclusion of Travellers who have ceased to travel permanently is discriminatory

and has no legitimate aim. It is not possible to foretell whether any occupiers might be forced to cease travelling permanently during the anticipated lifetime of the permission. Imposing the suggested condition would be liable to result in unlawful discrimination, with family members being unable to live on the site. I shall therefore grant planning permission subject to a condition which restricts occupation to Gypsies and Travellers, defined so as to not exclude those who have ceased travelling permanently. I have not found it necessary to impose a personal condition, for reasons already outlined.

67. The number and type of caravans and size of vehicles kept at the site and the extent of commercial activities on the site are restricted through condition in order to limit visual impact and protect the character and appearance of the area. For the same reasons, conditions seeking details and implementation of landscaping, external lighting and materials are imposed.
68. Conditions relating to flood risk mitigation and surface water drainage are necessary in order to deal with flood risk.
69. Conditions relating to vehicle access and the closure of other access points are imposed in the interests of highway safety.

Conclusion

70. I therefore conclude that the proposal would accord with the development plan as a whole, and as other material considerations do not indicate a decision to the contrary, that the appeal should be allowed.

Katie Child

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Matthew Green Planning consultant
Geoff Beel Flood Risk consultant
Jeremy Hurlstone Transport consultant
Laurence Manning Appellant
Laurence Manning Appellant's father
Rhiannon Manning Appellant's sister

FOR THE LOCAL PLANNING AUTHORITY:

Keith Wilkinson Senior Planning Officer, King's Lynn and West Norfolk Borough Council

Sandra Horncenko Technical Support Officer, King's Lynn and West Norfolk Borough Council

Jonathan Hanner Highways, Norfolk County Council

Steve Jarman ORS

INTERESTED PARTIES:

Carol Coleman Member of Marshland St. James Parish Council

Brian Long King's Lynn and West Norfolk Borough Councillor

DOCUMENTS RECEIVED AT THE HEARING

1. Signed Statement of Common Ground between the Council and the appellant (dated 22 June 2023).
2. Signed version of Witness Statement of Laurence Manning (dated 22 June 2023).
3. Letter on Gypsy and Travellers from the Inspectors examining the submitted Local Plan, dated 20 June 2023.
4. Proposed block plan 19_1072_004
5. Proposed block plan 19_1072_003 Revision E

DOCUMENTS RECEIVED AFTER THE HEARING

1. Email from appellant dated 23 June 2023 confirming it is acceptable for the landscaping condition to be a pre-commencement condition.

SCHEDULE OF CONDITIONS

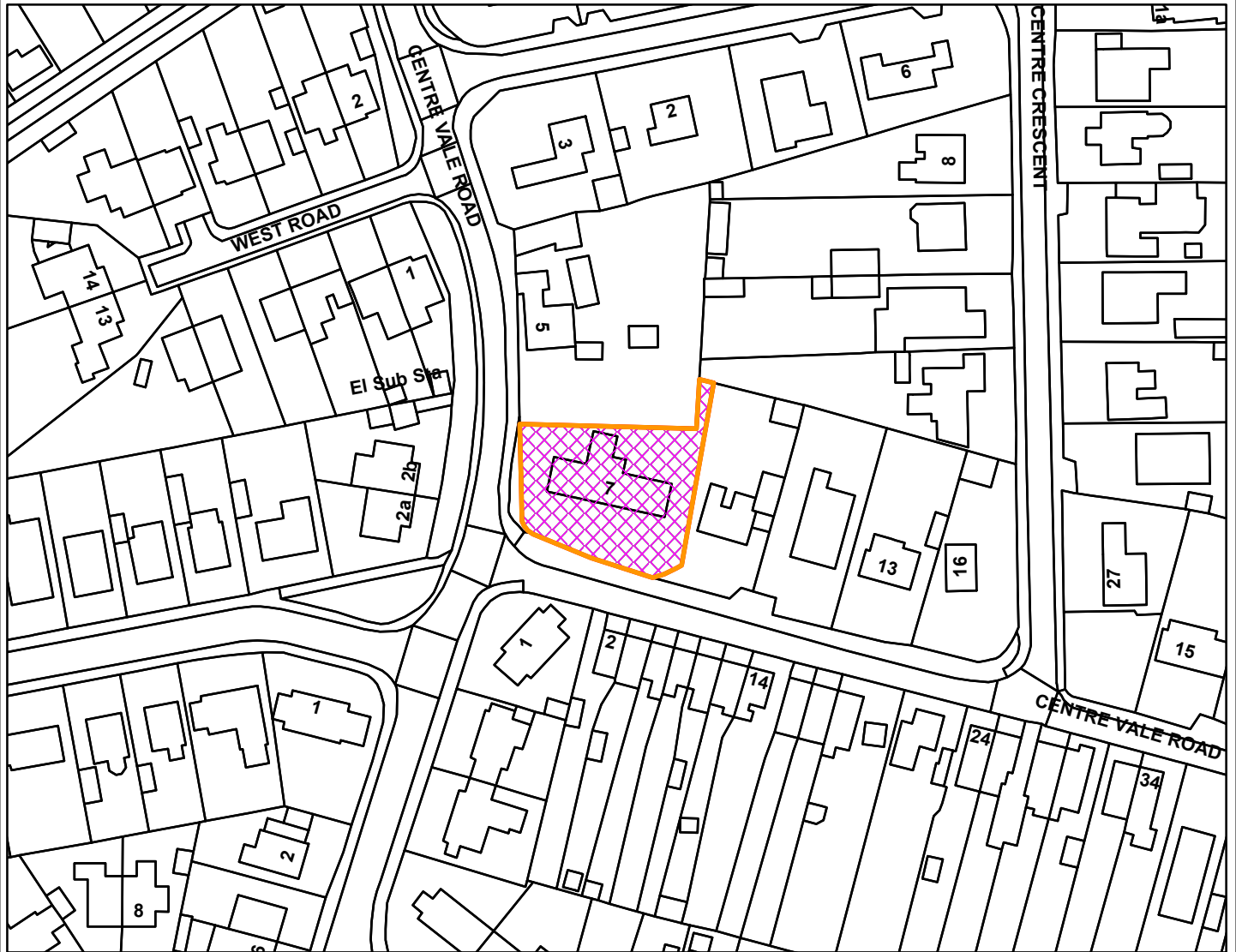
1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans. Drawings Nos. 19_1072_001, 19_1072_003 Revision E, 19_1072_004, 19_1072_005 Revision A, 19_172_006 and 19_1072_007.
3. Finished floor levels will be 600mm above existing ground level with flood resilient construction up to 300mm above finished floor level. The static caravan will be securely anchored to concrete ground bases. These measures shall be maintained thereafter.

4. All surface water drainage from the development will be by soakaway to BRE365 design requirements and Building Regulations approval.
5. No development shall take place until a scheme of landscaping and schedule of maintenance for the establishment of planting for a minimum period of five years has been submitted to, and approved in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved details and schedule.
6. Prior to occupation details of an external lighting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
7. On the pitch hereby approved there shall be no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravans Sites Act 1968, stationed at any time (of which no more than one shall be a static caravan or mobile home).
8. The site shall not be occupied by any persons other than Gypsies and Travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such.
9. Except for the breeding and sale of horses, no commercial activities shall take place on the site, including the storage of materials.
10. Except for one vehicle up to 7.5 tonnes used for the transport of horses, no vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.
11. Vehicle access to and from the adjoining highway shall be limited to the access shown on Drawing 19_1072_003 Revision E only. Any other access/egress shall be permanently closed and the footway/highway verge shall be reinstated in accordance with the detailed scheme to be agreed with the Local Planning Authority concurrently with bringing the new access into use.
12. No development above slab level of the dayroom shall be undertaken until details of the facing bricks and roof tiles have been submitted to, and agreed in writing by, the Local Planning Authority. The dayroom shall be built in accordance with the materials agreed.

-END-



Talltrees 7 Centre Vale Dersingham King's Lynn PE31 6JR



Legend	

Scale: 1:1,250

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Organisation	BCKLWN
Department	Department
Comments	
Date	22/01/2025
MSA Number	0100024314



Talltrees 7 Centre Vale Dersingham King's Lynn PE31 6JR



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Organisation	BCKLWN
Department	Department
Comments	
Date	22/01/2025
MSA Number	0100024314

Parish:	Dersingham	
Proposal:	HOUSEHOLDER APPLICATION Front Extension	
Location:	Talltrees 7 Centre Vale Dersingham King's Lynn PE31 6JR	
Applicant:	Mr & Mrs Bubb	
Case No:	24/02090/F (Full Application)	
Case Officer:	Tabitha Kaye	Date for Determination: 24 January 2025 Extension of Time Expiry Date: 7 February 2025

Reason for Referral to Planning Committee – Applicant is a Borough Councillor.

Neighbourhood Plan: No

Case Summary

The application relates to a single storey bungalow situated within the development boundary of Dersingham, which is defined as a 'Key Rural Service Centre' by Policy CS02 of the Core Strategy (2011).

The application seeks full planning permission for a front extension to extend two existing rooms (a study and a bedroom).

The site is located within Flood Zone 1.

Key Issues:

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highway Matters
- Flood Risk and Drainage
- Crime and Disorder

Recommendation:

APPROVE

THE APPLICATION

The site accommodates a single-storey bungalow constructed of brick and cream render, concrete roof tiles and uPVC windows and doors which presently functions as a residential dwelling with an ancillary Bed and Breakfast element. The dwelling is comprised of 5no. bedrooms: 2 bedrooms serve the B&B and 3 bedrooms the dwelling.

A close boarded timber and concrete post fence of approx. 2m in height treats the south boundary which separates the dwelling from the Dersingham RB5 Public Right of Way. The east boundary is treated by a close boarded timber fence of approx. 2m in height and separates the site from neighbouring property, 9 Centre Vale.

The proposed extension would extend beyond the principal elevation of the dwelling house by some 1.51m, which would enlarge the existing study and bedroom. The extension would be of a gable design with an eaves height of 2.46m and an overall height of 3.95m; the proposal would not exceed the height of the existing eaves, nor of the roof.

Proposed materials include buff brick and render, as well as brown roof tiles to match the existing. The application proposes to re-use the existing uPVC windows, which will be positioned to mirror the existing fenestration. Floor levels are to remain as existing.

SUPPORTING CASE

None received.

PLANNING HISTORY

22/00344/F: Application Permitted: 09/05/22 - Conservatory Extension – Talltrees, 7 Centre Vale, Dersingham (Committee Decision)

2/03/1676/F: Application Permitted: 20/10/03 - Extensions to existing dwelling - Tall Trees, 7 Centre Vale, Dersingham (Delegated Decision)

2/02/0607/F: Application Permitted: 20/05/02 - Construction of pitched roof over existing flat roof - 7 Centre Vale, Dersingham (Delegated Decision)

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION.

REPRESENTATIONS: None received at the time of writing report.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations in the determination of the application are:

Principle of Development
Form and Character
Neighbour Amenity
Highway Matters
Flood Risk and Drainage
Crime and Disorder

Principle of Development

Paragraph 2 of the National Planning Policy Framework (2024) reiterates the requirements of planning law which is that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

In this instance the Development Plan comprises the Core Strategy (CS), 2011, and the Site Allocations and Development Management Policies Plan (SADMPP), 2016. The site is located within the existing development boundary and development is therefore acceptable in principle.

Form and Character

Development Plan policies CS08 of the Core Strategy (2011) and DM15 of the SADMPP (2016) outline the importance of sustainable development through being sympathetic to the character of the locality.

Paragraph 135 of the NPPF (2024) outlines that planning decisions *should ensure that developments... are sympathetic to local character and history, including the surrounding built environment.*

The proposal is of an acceptable scale, extending forward of the principal elevation by 1.5m with a width of 5.8m. The overall appearance is sympathetic to the existing street scene as the proposed materials and render finish match those of the existing dwelling. Furthermore, the proposed fenestration would parallel the existing, as to ensure continuity in the interests of visual amenity.

In relation to form and character the development therefore accords with paragraph 135 of the NPPF and Development Plan Policies CS08 and DM15.

Neighbour Amenity

Policy DM15 of the SADMPP stipulates that development should not have an adverse impact upon the amenity of neighbouring residences.

On account of the single storey nature of the proposal, and its location being 10.27m from the east boundary, the proposal would not cause a material impact in regard to overbearing, overlooking or overshadowing of neighbouring properties.

Thus, in relation to neighbour amenity, the proposed development accords with NPPF paragraph 13 and Development Plan policy DM15.

Highway Matters

The agent has confirmed that the property offers four parking spaces; two spaces serve Bed and Breakfast guests, while the remaining spaces serve the dwelling. Therefore, the parking provision on site meets the standards set by Norfolk County Council. Adequate parking provision is therefore available in accordance with Policy DM15.

The proposal would not intensify traffic to, nor obstruct, the Dersingham RB5 Public Right of Way.

Flood Risk and Drainage

The Dersingham RB5 Public Right of Way is shown to be susceptible to groundwater flooding. However, the site is outside of this area and is within Flood Zone 1. Therefore, the area is not at risk of flooding.

Surface water drainage is shown to a soakaway which accords with the drainage hierarchy.

Crime and Disorder

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

CONCLUSION

The proposal is for a modest extension forward of the principal elevation which is of an appropriate scale, design and appearance and would not result in any adverse neighbour or highway safety impacts.

Therefore, the proposal is considered to accord with Development Plan Policies CS02, CS08, and DM15, as well as paragraph 135 of the NPPF, and it is recommended that this application be approved subject to the following conditions.

RECOMMENDATION:

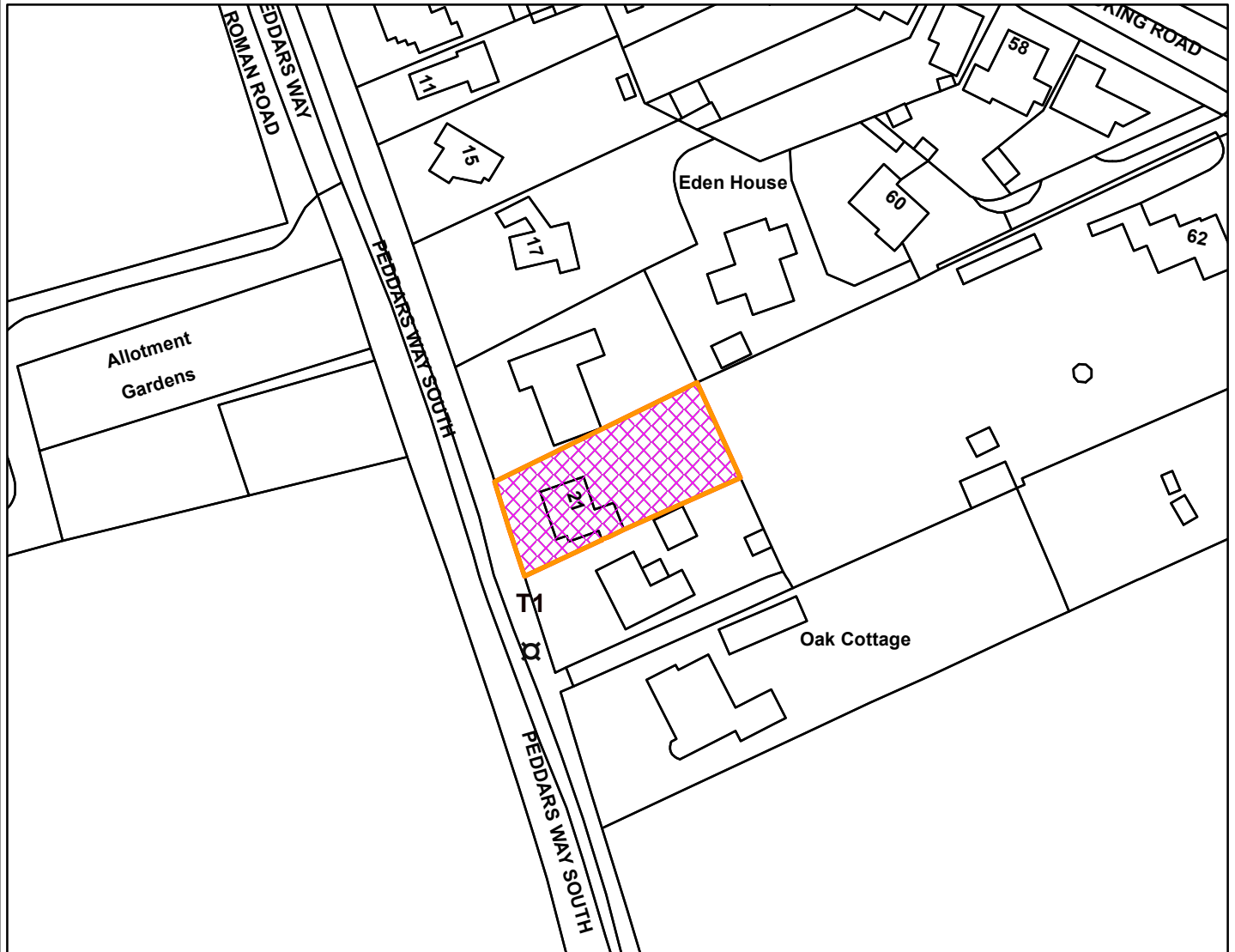
APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - EXISTING PLANS, ELEVATIONS AND LOCATION PLAN (1698-01)
 - PROPOSED PLANS AND ELEVATIONS (1698-02 B)

2 Reason: For the avoidance of doubt and in the interests of proper planning.



Poachers Gap 21 Peddars Way South Ringstead Hunstanton PE36 5LF



Legend

Scale: 1:1,250

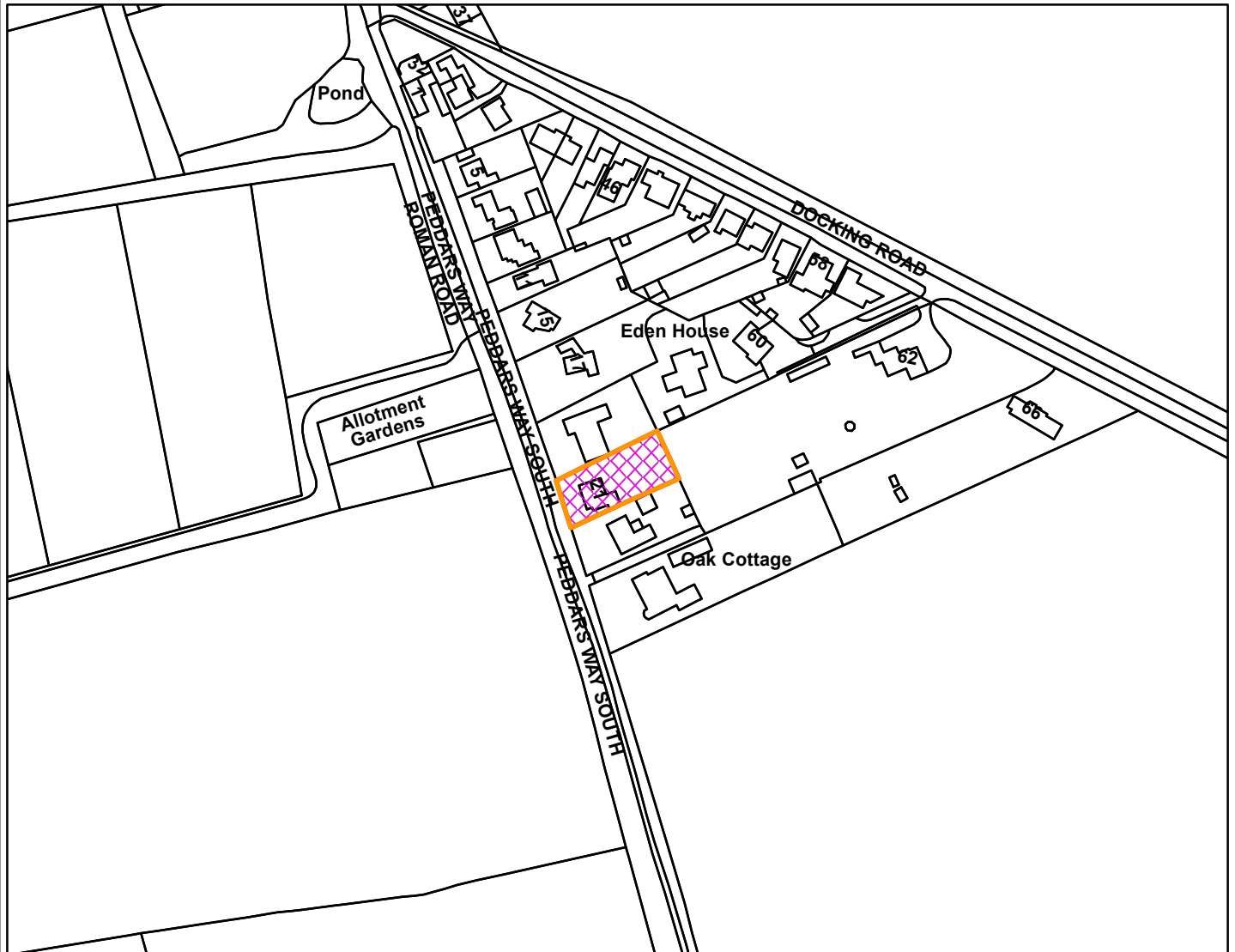
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Organisation	BCKLWN
Department	Department
Comments	
Date	22/01/2025
MSA Number	0100024314



Poachers Gap 21 Peddars Way South Ringstead Hunstanton PE36 5LF



Legend

Scale: 1:2,500

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Organisation	BCKLWN
Department	Department
Comments	
Date	22/01/2025
MSA Number	0100024314

Parish:	Ringstead	
Proposal:	Variation of condition number 2 attached to planning permission 22/00674/F: First floor extension, rear extension and alterations to dwelling.	
Location:	Poachers Gap 21 Peddars Way South Ringstead Hunstanton PE36 5LF	
Applicant:	Smedley	
Case No:	24/01714/F (Full Application)	
Case Officer:	Tom Ellis-Daish	Date for Determination: 18 November 2024 Extension of Time Expiry Date: 7 February 2025

Reason for Referral to Planning Committee – Call in by Cllr de Winton.

Neighbourhood Plan: No

Case Summary

Planning permission was granted under application 22/00674/F for a first-floor extension, rear extension and alterations to a dwelling including a porch extension to the side (north).

The current application seeks to vary Condition 2 of Ref. 22/00674/F, relating to the approved plans, to enable the construction of a cart shed in place of the permitted porch and to include a flue that was omitted from the previous approval.

Key Issues

- Principle of Development
- Form and Character
- Neighbour Amenity
- Other Material Planning Considerations

Recommendation

APPROVE

THE APPLICATION

The site is located within Ringstead, which is classified as a Smaller Village or Hamlet under Policy CS02 of the Core Strategy (CS). As such, Ringstead does not have a defined Development Boundary and is therefore classified as countryside in planning terms.

The site is located approximately 260m from the Ringstead Conservation Area and is within a designated National Landscape.

The character of the area is predominantly rural, with neighbouring dwellings to the North and South of the site.

The site is not at risk of flooding from any source.

The previous application, which remains extant and could be implemented at any time, approved a first-floor extension (an additional storey on the existing bungalow), a rear extension and a side extension (a porch). This application proposed to amend this scheme by constructing a cart shed in place of the permitted porch and inserting a flue that was omitted from the previous scheme.

SUPPORTING CASE

Neither the applicant nor agent have provided a supporting statement.

PLANNING HISTORY

22/00674/F: Application Permitted: 14/06/22 - First floor extension, rear extension and alterations to dwelling (Delegated Decision).

RESPONSE TO CONSULTATION

Parish Council: OBJECTS

The Parish Council's objection can be summarised as follows:

- The introduction of the Cart Shed represents a significant variation to the approved planning application (22/00674/F) in terms of scale,
- The original bungalow is modest, whereas the approved works already allow for a significantly larger dwelling,
- The Cart Shed will further increase the scale and massing out of proportion with neighbouring properties,
- Raise concern that the structure could be converted into a separate dwelling for the use as holiday let,
- The emerging Ringstead Neighbourhood Plan emphasises that annexes and conversions must be appropriate to their location. It also requires that proposals for annexes and outbuildings should be designed so that they cannot be used as part of the main dwelling without the creation of an independent dwelling unit in the future,
- Concern that an additional structure in the garden of the property exacerbates the amount of new development. Additional concern as to whether or not this additional structure meets Permitted Development limits or not,
- The Cart Shed does not add anything to the character and setting of properties in this rural part of the village,

Planning Committee
3 February 2025

- Provide clarification that whilst they object, if the application were to be approved they would request a condition to state “*The cart shed hereby approved shall only be used for purposes incidental to the needs and personal enjoyment of the occupants of the main dwelling and constructed in accordance with the approved plan, drawing no. 21187/02/E. The building shall at no times be used for business or commercial purposes or used as an independent unit of residential accommodation.*” and
- Concern over concrete apron, in association building in garden, and that this concrete may suggest further building works.

REPRESENTATIONS THREE letters of **OBJECTION** have been received from third parties, their comments can be summarised as follows:

- Were not properly informed of the original, now permitted, application,
- Concern that the application is not an extension of the existing bungalow, but rather a completely new house. Question the ability of the existing dwelling to support the works without demolition and rebuilding,
- Whole project is far too large, with the proposed building extending from hedge to hedge and increased height,
- Acknowledge that there are other two storey buildings on the road, but that they are set much further back from the road than the site in question,
- The proposal will change the character of the road, which lies in a conservation area and is situated directly on the National Trail of Peddars Way,
- Concerns over light and noise emissions resulting from the works previously approved,
- This addition further pushes the boundaries,
- Loss of summer sunset in neighbouring garden due to the height,
- Loss of view due to development,
- The proposal will “dwarf” the properties on either side,
- The ancient hedges provide a habitat for insects, moths and invertebrates and will need to be either damaged or removed as a result of the works. Additional concern over the siting of scaffolding to carry out the works,
- Note the lack of a bat survey with the original application. Further state that there are many bats in the location, and they can be seen flying around the property, suggesting that they might be roosting in the roof,
- Note that the property is only inhabited a few weeks of the year, which might suggest they have a peaceful roost in the roof,
- State that the possibility of bats should be investigated prior to work commences and question why this was not commissioned before a grant of planning permission,
- The proposal does not sit well within its plot, filling the site completely and looking too large already without the addition,
- Echo Parish Council objection,
- Note a lack of an asbestos risk survey and draw attention to an identical property next door which did contain asbestos and
- The area is full of over-developed plots, which collectively impact the rural and natural surroundings.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM5 – Enlargement or Replacement of Dwellings in the Countryside

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 in the determination of this application are:

Principle of Development

Form and Character

Neighbour Amenity

Other Material Planning Considerations

Principle of Development:

The principle of development has been found acceptable by virtue of planning permission granted under application 22/00674/F. This is a material planning consideration carrying significant weight in the determination of this application.

An application approved under section 73 has the effect of granting a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

This application seeks to amend this extant permission by virtue of varying condition 2 to alter the approved plans to enable the construction of a cart shed in place of the permitted porch and to include a flue that was omitted from the previous approval.

It should be noted that, as is common with many S73 applications, other conditions (than those listed by the applicant) are also affected by the proposed changes and will need to be appropriately reworded if permission is granted.

The Core Strategy and Site Allocations and Development Management Policies Plan form the development plan for this locality. It should be noted that Ringstead Neighbourhood Plan is not yet at a stage where it can be given any material weight in the planning balance, having not yet been subject to a referendum.

Form and Character:

Policy DM15 of the SADMPP and CS08 of the CS require that development be sympathetic to the surrounding area and of a high-quality design whilst promoting sustainability. This is further supported by the NPPF. As the site is located outside of any development boundary, and is therefore within the countryside, it is also subject to Policy DM5 of the Core Strategy, which requires further the requirements for good design and preservation of character.

The proposed variations to the previously approved permission include the provision of a timber framed cart shed in place of a porch and a flue. All other alterations remain as approved under Planning Permission 22/00674/F the impacts of which were fully considered during the determination of that application and do not need to be further considered under the current application.

The approved porch located on the north elevation has a depth of c.4.3 metres at the deepest point and a width of c.1.86 metres. The eaves height to the front elevation (west) is c.2.72 metres, the eaves height to the rear elevation (east) is c.2.39 metres and the overall height at the centre is c.4.35 metres. The reason for the variation of heights is due to a change in ground levels.

The proposed cart shed has a depth of c.6.35 metres at the deepest point, a width of c.3.91 metres, an eaves height on the front elevation of c.2.57 metres, an eaves height at the rear of c.2.56 metres and an overall height of c.4.52 metres.

Both the porch and the cart shed that would replace it feature the use of timber, meaning that the materials have already been found acceptable by virtue of the previous permission.

Contrary to Parish Council opinion, it is not considered that the change from a porch to a cart shed is significant, would result in an adverse impact on the character of the building or the streetscene, or result in overdevelopment of the site, and would present only a minor increase in height and width proportional to the overall permitted development. Whilst not in a conservation area, the site does lay within the National Landscape of which the LPA has a duty to reasonably and proportionately seek to further its statutory purpose. Given that the alterations would result in a minor increase in scale over the approved scheme it is considered that the development would conserve the landscape and scenic beauty of the National Landscape.

The addition of the flue is likewise considered acceptable. Furthermore, it falls within permitted development parameters.

The variations sought to condition 2 are therefore considered acceptable with regard to form and character and impact on the National Landscape, and accord with Development Plan Policies CS08, CS12, DM5 and DM15 and the NPPF.

Neighbour Amenity:

Policies DM5 and DM15 of the Site Allocations and Development Management Policies Plan require that the impact of a development on the amenity of neighbours and occupiers be assessed. They state that schemes which adversely impact on amenity should be refused.

The potential impacts of the cart shed have been considered, particularly regarding the property to the north of the site. At its closest point the cart shed would be c.0.9m from the boundary of this property and 1.6m at the furthest point and c.4.9m to its southern elevation. Because the cart shed is located on the northern elevation of the main dwelling, and is lower in height, much of the shadow that would be cast by the cart shed would be within the

shadow of the main dwelling for most of the day. The impact of the shadow cast by the cart shed in isolation would not be material.

Likewise, the cart shed would not result in any material overbearing impacts due to its height, existing boundary treatment (a substantial hedge) and the area of the neighbouring property to the north affected (parking and turning area).

The variations sought to condition 2 are therefore considered acceptable with regard to neighbour amenity and accord with Development Plan Policies DM5 and DM15 and the NPPF.

Other Material Planning Considerations:

There are no highway safety or drainage issues arising from the proposed development.

Third party and Parish Council comments have raised concerns around the development of the main dwelling and a shed and concrete apron in the rear garden. Enforcement officers have confirmed that both the shed and the associated concrete apron are within Permitted Development parameters. However, they do not form part of this application and have not been given consideration in relation to their impact or accordance with permitted development.

Further comments have also raised concern about the conversion of the cart shed to a holiday let or annexe. The cart shed as presented lacks walls on two of its elevations and is not considered to have the capability to be used as accommodation. Furthermore, the application has to be taken as presented, and therefore it must be considered as a cart shed. It is not 'necessary' to include the condition requested by the Parish Council because planning permission would be required to use the building for an alternative use and therefore such a condition would fail the "tests" laid down in the Planning Practice Guidance.

A third-party comment raised concern about the potential for a bat roost in the roof of the existing dwelling and fauna in the hedgerows at the side of the dwelling. Further concern was raised about the ability of the existing dwelling to support the weight of an additional floor.

This application involves the change from a proposed porch to a proposed cart shed and the addition of a flue; therefore, the elements of change sought by this application would not result in impacts on bats. The application does not suggest changes to the boundary treatments. Furthermore, any concern surrounding the positioning of scaffolding, which may or may not impact the hedge, would be a civil matter. Finally, the ability of the existing structure to support the works is a matter for building control and structural engineers, and the planning system must take the development to be carried out as described.

Concerns were raised about the potential for asbestos in the property. However, this is covered by other legislation.

The development proposed under the original permission can be carried out at any time until that permission expires (15 June 2025). Therefore, concerns relating to the appropriateness of the original permission cannot be given any material weight in the planning balance of this application that seeks only to replace a porch with a cart shed and insert a flue.

Given this application is for the amendment to a permitted scheme conditions imposed on the original consent (obscure glazing and sample panel) will be imposed on this permission, amended where necessary.

CONCLUSION:

This application proposes changes to a consented scheme by virtue of an application under S73 of the Town and Country Planning Act, 1990.

It is considered that the amendments (cart shed and flue) are acceptable and would not result in adverse impacts on form and character or neighbour amenity over and above the consented scheme.

The development is considered to be in accordance with the Development Plan and relevant paragraphs of the NPPF.

It is therefore recommended that this application be approved subject to the conditions below:

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the 15.06.2025.
- 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 PLANS & ELEVATIONS, Drawing Number: 21187-02 F.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Before the first occupation of the extension hereby permitted the window at first floor on the south elevation shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.
- 3 Reason: To protect the residential amenities of the occupiers of nearby property.
- 4 Condition: 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 front elevation (brick and flint infill) 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.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

PLANNING COMMITTEE

- PLANNING ENFORCEMENT REPORT -

1.0 PURPOSE OF REPORT

- 1.1 This report provides Members with an update on service performance for planning enforcement during the 3rd and 4th quarters of 2024 (1st July 2024 to 31st December 2024).

2.0 PLANNING ENFORCEMENT SERVICE PERFORMANCE

- 2.1 Set out below is a breakdown of figures in relation to received, closed and live cases during the 3rd and 4th quarters 2024.

Number of cases received inc high hedge 248

Total Number of cases closed 338

The total number of current live cases pending 270

- 2.2 A list of all live cases to **20th January 2024** can be found at Appendix 1.

- 2.3 As a comparison when last reported there were **354** live cases.

- 2.3 Below is a breakdown of all **338** cases closed during the 3rd and 4th quarters of 2024, including the reason for closure.

Reason	Count
Advertisement Consent Granted	1
Case Closed (includes duplicated cases)	9
Conditions Discharged	12
De minimis	4
Delegated Authority - no further action	51
Direct action under section 219	1
Listed Building Consent granted	3
No breach established	100
Notice issued - complied	11
Permitted development	23
Planning App Approved	59

Referred to other service	11
Remedied following informal action	48
Use/operational development lawful	5
Total	338

2.4 During the 3rd and 4th quarters of 2024 the following formal notices were served:

Notice	Count
Enforcement Notice	0
Listed Building Enforcement Notice	0
Listed Building Urgent Works Notice	0
Planning Contravention Notice	4
Requisition for Information	1
Breach of Condition Notice	0
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	5
Tree Replacement Notice	0
Hedgerow replacement Notice	0
Total	10

2.5 In terms of a staff update since the last report, one of the enforcement officers will be reducing her hours of work. However, members should note that this post will be subject to a job share, to ensure the service is staffed at the existing level.

2.6 The new structure from 1st April 2025 will be 2 x full time, 2 x part time (18.5 hrs p/w each) enforcement officers, and the team leader.

3.0 RECOMMENDATION

3.1 That this report is noted.

Report author - Matthew Clarey, Planning Enforcement Team Leader –
01553 616770

Parish	Date	Reference	Site	Breach	Status
Bawsey	06-Sep-22	22/00434/UNAUTU	Bawsey Country Park Gayton Road Bawsey Norfolk PE32 1EY	Alleged Unauthorised Use of Lake for motorised water sports.	Pending Consideration
Boughton	18-Sep-24	24/00389/UNAUTU	The Old Field Mill Hill Road Boughton KINGS LYNN Norfolk PE33 9AE	Alleged unauthorised use	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	DC Application Submitted
Brancaster	03-Jan-25	25/00001/BTPO	Marsh Side Cottage Cross Lane Brancaster King's Lynn Norfolk PE31 8AE	BTPO - Breach of Tree Preservation Order	Pending Consideration
Burnham Thorpe	10-Oct-24	24/00406/UNAUTU	LEITH HOUSE ORCHARDS Proposed Freedom Camping Club Leith House Mill Lane Burnham Thorpe Norfolk	UNAUTU - Unauthorised Use	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
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	Hearing Decision Made
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	29-Apr-24	24/00158/NIA	21 Willow Drive Clenchwarton King's Lynn Norfolk PE34 4EN	Not in accordance with approved plans 22/00974/F	Pending Consideration
Clenchwarton	06-Aug-24	24/00311/BOC	Land W of Kenwick Hall And S of Track Station Road Clenchwarton KINGS LYNN Norfolk PE34 4DH	Breach of Condition 3 - 22/02214/F	Pending Consideration

Clenchwarton	13-Aug-24	24/00331/HHC	44 Warrens RoadClenchwartonKing's LynnNorfolkPE34 4AR	High Hedge Complaint	Pending Consideration
Clenchwarton	11-Sep-24	24/00375/UNOPDE	26 Ferry RoadClenchwartonKing's LynnNorfolkPE34 4BT	Alleged unauthorised operational development	Pending Consideration
Clenchwarton	25-Nov-24	24/00464/UNOPDE	30 Ferry RoadClenchwartonKing's LynnNorfolkPE34 4BT	UNOPDE - Unauthorised Operational Development	Pending Consideration
Clenchwarton	29-Nov-24	24/00473/NIA	149 Main RoadClenchwartonKing's LynnNorfolkPE34 4DT	NIA - Not in accordance with approved plans.	Pending Consideration
Congham	14-Oct-22	22/00524/BOC	Annexe 3 AtButtercup CottageSt Andrews LaneConghamKINGS LYNNNorfolkPE32 1DS	Alleged Breach of planning condition	Pending Consideration
Dersingham	05-May-22	22/00198/UNAUTU	2 White Horse DriveDersinghamKing's LynnNorfolkPE31 6HL	Alleged unauthorised use	Pending Consideration
Dersingham	28-May-24	24/00209/UNOPDE	Coach And Horses77 Manor RoadDersinghamKINGS LYNNNorfolkPE31 6LN	Unauthorised Operational Development	Pending Consideration
Dersingham	07-Nov-24	24/00438/UNOPDE	2 Chapel RoadDersinghamKing's LynnNorfolkPE31 6PN	UNOPDE - Unauthorised Operational Development	Pending Consideration
Dersingham	22-Nov-24	24/00462/HHC	Mecklenburg House92 Chapel RoadDersinghamKing's LynnNorfolkPE31 6PL	High Hedge Complaint	Pending Consideration
Dersingham	16-Dec-24	24/00490/UNOPDE	The Feathers Hotel71 Manor RoadDersinghamKing's LynnNorfolkPE31 6LN	UNOPDE - Unauthorised Operational Development	Pending Consideration
Docking	04-Jul-22	22/00320/UNOPDE	Heifer Cattle ShedDocking Lodge FarmFakenham RoadDockingKINGS LYNNNorfolkPE31 8PX	Alleged Unauthorised development	DC Application Submitted
Docking	09-Aug-22	22/00386/BOC	Blenheim Place SiteStation RoadDockingNorfolkPE31 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	18-Apr-24	24/00151/BOC	Land On The North Side of High Street 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	29-Jun-23	23/00399/BOC	Castle Hotel Paradise Road Downham Market Norfolk PE38 9HF	Alleged Breach of Planning Condition	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	21-Mar-24	24/00093/BOC	Jubilee Community Centre 106 Howdale Road Downham Market Norfolk PE38 9AH	BOC - Breach of Planning Condition	Pending Consideration
Downham Market	04-Apr-24	24/00107/UWLB	4 Market Place Downham Market Norfolk PE38 9DE	Unauthorised Works - L Bldg	DC Application Submitted
Downham Market	15-May-24	24/00191/BTPO	Land S of Denver Hill N of Southern Bypass E of Nightingale Lane Downham Market Norfolk PE38 9BE	BTPO - Breach of Tree Preservation Order	Pending Consideration
Downham Market	05-Sep-24	24/00349/BOC	LiDL 162 Bexwell Road Downham Market Norfolk PE38 9LJ		Pending Consideration
Downham Market	04-Nov-24	24/00428/BTPO	6 Sherwood Close Downham Market Norfolk PE38 9JH	BTPO - Breach of Tree Preservation Order	Pending Consideration
Downham Market	18-Nov-24	24/00454/BOC	Landlords Supply Kings Chase 2A Ryston End Downham Market Norfolk PE38 9AX	BOC - Breach of Planning Condition	Pending Consideration
Downham Market	07-Jan-25	25/00002/BOC	168 Lynn Road Downham Market Norfolk PE38 9QG	Breach of Planning Condition	Pending Consideration
East Rudham	01-Mar-21	21/00090/UNOPDE	Land At Old White Horse Station Road East Rudham Norfolk PE31 8RB	Alleged Unauthorised Operational Development	Pending Consideration

East Rudham	04-Dec-23	23/00689/BTCA	East & West Rudham Pre School Group School Road East Rudham King's Lynn Norfolk PE31 8RF	Works to tree within a Conservation Area	Pending Consideration
East Winch	03-Jan-24	24/00004/UNOPDE	Station Yard Gayton Road East Winch Norfolk	Unauthorised Operational Development	Pending Consideration
East Winch	01-Aug-24	24/00306/UNAUTU	Home Farm Gayton Road East Winch KINGS LYNN Norfolk PE32 1LH	Alleged Unauthorised Use.	Pending Consideration
East Winch	08-Nov-24	24/00441/UNAUTU	Barn At Manor Farm Church Lane East Winch Norfolk PE32 1NH	UNAUTU - Unauthorised Use	Pending Consideration
Emneth	29-Sep-22	22/00504/UNTIDY	56 Ladys Drove Emneth Norfolk	Alleged untidy land	Pending Consideration
Emneth	15-Jun-23	23/00375/UNAUTU	Appleyard Farm Outwell Road Emneth Wisbech Norfolk PE14 8BG	Alleged Unauthorised Use	DC Application Submitted
Emneth	22-Nov-23	23/00687/UNAUTU	Land North Side of 219 Outwell Road Emneth Norfolk	Unauthorised use	Pending Consideration
Emneth	13-Aug-24	24/00326/UNAUTU	Land At E551922 N306970 Edge Bank Emneth Norfolk	Alleged Unauthorised Use	Pending Consideration
Emneth	02-Sep-24	24/00348/NIA	Little Orchard 55 Elmside Emneth Wisbech Norfolk PE14 8BQ	NIA - Not in accordance with approved plans 24/00160/F	Pending Consideration
Emneth	22-Oct-24	24/00420/UNAUTU	Site Between 46 And 48 Gaultree Square Emneth Norfolk PE14 8DD	UNAUTU - Unauthorised Use	Pending Consideration
Feltwell	09-Nov-23	23/00657/BOC	Green Acres 1 Green Lane Feltwell THETFORD Norfolk IP26 4BQ	Alleged Breach of Planning Condition	Pending Consideration
Feltwell	15-Nov-23	23/00668/NIA	Green Acres 1 Green Lane Feltwell THETFORD Norfolk IP26 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	19-Dec-24	24/00497/BOC	24 Long LaneFeltwellThetfordNorfolkIP26 4BJ	BOC - Breach of Planning Condition	Pending Consideration
Feltwell	07-Jan-25	25/00007/UNAUTU	The Chequers36 Hill StreetFeltwellThetfordNorfolkIP26 4AB	Unauthorised Use	Pending Consideration
Fincham	11-Dec-24	24/00501/UNAUTU	Sycamore LodgeHigh StreetFinchamKing's LynnNorfolkPE33 9HD	UNAUTU - Unauthorised Use	Pending Consideration
Gayton	11-Nov-24	24/00446/UWLB	Mill HouseLitcham RoadGaytonKing's LynnNorfolkPE32 1PQ	UWLB - Unauthorised Works - L Bldg	Pending Consideration
Great Massingham	14-Aug-24	24/00333/UNOPDE	Greenville14 Lynn LaneGreat MassinghamKing's LynnNorfolkPE32 2HJ	UNOPDE - Unauthorised Operational Development	DC Application Submitted
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	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
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	30-Mar-23	23/00199/BOC	Land W of 70South Beach RoadHeachamNorfolk	Alleged Breach of Planning Condition	Pending Consideration
Heacham	17-Oct-23	23/00612/UNAUTU	18 And 18A North Beach(Formerly Known As 18 North Beach)HeachamKing's LynnNorfolkPE31 7LJ	UNAUTHORISED CHANGE OF USE	Appeal Lodged

Heacham	09-Apr-24	24/00120/UNAUTU	Land South of 47 LidlLynn RoadHeachamNorfolk	Unauthorised Use	Pending Consideration
Heacham	26-Jun-24	24/00250/HHC	Conifer LodgeHeachamKing's LynnNorfolkPE31 7HY	High Hedge Complaint	Appeal Lodged
Heacham	25-Jul-24	24/00297/UNOPDE	Tesco Express5 Lynn RoadHeachamKing's LynnNorfolkPE31 7HU	Alleged Unauthorised Operational Development	Pending Consideration
Heacham	16-Dec-24	24/00491/BOC	Land SW of 72 South Beach RoadHeachamKINGS LYNNNorfolkPE31 7BB	BOC - Breach of Planning Condition	Pending Consideration
Heacham	09-Jan-25	25/00011/UNOPDE	Land At E567038 N336469FenwayHeachamNorfolk	Unauthorised Operational Development	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 HotelLynn RoadHillingtonKing's LynnNorfolkPE31 6BJ	Alleged Unauthorised Advertisement	Pending Consideration
Hillington	17-May-23	23/00292/BOC	The Ffolkes Arms HotelLynn RoadHillingtonKing's LynnNorfolkPE31 6BJ	Alleged Breach of Planning Condition	Pending Consideration
Hillington	13-Sep-24	24/00383/UNOPDE	Land West of Peddars LodgePeddars WayHillingtonNorfolkPE31 6DS	Alleged unauthorised operational development	Pending Consideration
Hockwold cum Wilton	18-Aug-22	22/00405/NIA	White Dyke FarmBlack Dyke RoadHockwold cum WiltonNorfolkIP26 4JW	Alleged development not in accordance with approved plans	Pending Consideration
Hockwold cum Wilton	14-Nov-24	24/00447/UNOPDE	Annexe AtWhite Dyke FarmBlack Dyke RoadHockwold cum WiltonTHETFORDNorfolkIP26 4JW	UNOPDE - Unauthorised Operational Development	Pending Consideration

Holme next the Sea	13-Jun-23	23/00363/UNOPDE	Terns49 Peddars WayHolme next The SeaNorfolkPE36 6LD	Alleged Unauthorised Operational Development	Appeal Lodged
Holme next the Sea	24-Oct-23	23/00630/HEDGE	Land At Beach RoadHolme-next-the-SeaNorfolkPE36 6LG	Alleged Removal/works to hedgerow	Notice Issued
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
Holme next the Sea	13-Aug-24	24/00322/UNAUTU	The YardThornham RoadHolme next The SeaNorfolk	Alleged Unauthorised Use	Pending Consideration
Holme next the Sea	25-Nov-24	24/00465/UNOPDE	Drove OrchardsThornham RoadHolme next The SeaNorfolkPE36 6LS	UNOPDE - Unauthorised Operational Development	DC Application Submitted
Hunstanton	15-Aug-24	24/00337/UNTIDY	6 Chatsworth RoadHunstantonNorfolkPE36 5DJ	UNTIDY - Untidy Land	Pending Consideration
Hunstanton	19-Dec-24	24/00495/NIA	44 GreevegateHunstantonNorfolkPE36 6AG	NIA - Not in accordance with approved plans.	Pending Consideration
Hunstanton	20-Dec-24	24/00498/BOC	Golden Lion Hotel1 The GreenHunstantonNorfolkPE36 6BQ	BOC - Breach of Planning Condition	Pending Consideration
Hunstanton	23-Dec-24	24/00504/UNAUTU	15 Seagate RoadHunstantonNorfolkPE36 5BD	UNAUTU - Unauthorised Use	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	30-Jul-19	19/00400/HHC	36 Suffield WayKing's LynnNorfolkPE30 3DE	High Hedge Notice	Notice Issued

King's Lynn	02-Oct-20	20/00411/UNOPDE	Rajasthan61 Railway RoadKing's LynnNorfolkPE30 1NE	Alleged unauthorised operational development	Appeal Lodged
King's Lynn	09-Nov-20	20/00466/UWLB	St Ann's FortNorth StreetKing's LynnNorfolk	Alleged unauthorised works to a listed building	Pending Consideration
King's Lynn	14-Jul-21	21/00329/UNOPDE	MG Building Maintenance136 Norfolk StreetKing's LynnNorfolkPE30 1AU	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	10-Jan-22	21/00570/BOC	Eastgate House 17 Littleport StreetKing's LynnNorfolkPE30 1PP	Alleged Breach of Planning Condition	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	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	11-Jul-23	23/00415/UNTIDY	Land North of 32 Railway RoadKing's LynnNorfolkPE30 1NF	Alleged Untidy Land	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	06-Nov-23	23/00653/UNOPDE	12 South Everard StreetKing's LynnNorfolkPE30 5HJ	Alleged Unauthorised Operational Development	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	13-Feb-24	24/00035/HHC	55 Charlock King's Lynn Norfolk PE30 3BN	Alleged High Hedge	Notice Issued
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	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	18-Apr-24	24/00148/UNAUTU	106 London Road King's Lynn Norfolk PE30 5ES	Unauthorised Use	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	Flat 2 Bellfosters 1 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
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	04-Jul-24	24/00263/UNOPDE	Flat At 11 Tower Place King's Lynn Norfolk PE30 5DF	Alleged Unauthorised Operational Development	Notice Issued

King's Lynn	22-Jul-24	24/00282/UNOPDE	Priory Wall Mews10 And 12 Tower PlaceKing's LynnNorfolkPE30 5DF	Alleged Unauthorised Operational Development	Notice Issued
King's Lynn	06-Aug-24	24/00316/UNOPDE	67 Higham GreenKing's LynnNorfolkPE30 4RY	OPDE - Unauthorised Operational Development	DC Application Submitted
King's Lynn	20-Aug-24	24/00341/UNOPDE	48 Newlands AvenueKing's LynnNorfolkPE30 2NL	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	22-Oct-24	24/00421/UNOPDE	27A Norfolk StreetKing's LynnNorfolkPE30 1AL	UNOPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	05-Nov-24	24/00432/UNAUTU	Austin House15 Austin StreetKing's LynnNorfolkPE30 1DZ	UNAUTU - Unauthorised Use	Pending Consideration
King's Lynn	08-Nov-24	24/00440/BOC	Victory Court34 Bryggen RoadNorth Lynn Industrial EstateKing's LynnNorfolkPE30 2HZ	BOC - Breach of Planning Condition	Pending Consideration
King's Lynn	19-Nov-24	24/00457/UADV	Mila Shop107 Norfolk StreetKing's LynnNorfolkPE30 1AQ	Alleged unauthorised advertisement	Pending Consideration
King's Lynn	27-Nov-24	24/00471/UNTIDY	119 High StreetKing's LynnNorfolkPE30 1DD	UNTIDY - Untidy Land	Pending Consideration
King's Lynn	03-Dec-24	24/00477/UNTIDY	Land The Rear of 2 And 4Culey CloseKing's LynnNorfolk	Alleged untidy land	Pending Consideration
Leziate	30-Aug-24	24/00362/BOC	Glosthorpe HouseEast Winch RoadAshwickenNorfolkPE32 1NA	BOC - Breach of Planning Condition	Pending Consideration
Little Massingham	04-Sep-23	23/00517/UNAUTU	Amber's Bell Tent CampingChurch LaneLittle MassinghamNorfolk	Alleged Unauthorised Use	DC Application Submitted
Little Massingham	22-May-24	24/00201/UNOPDE	Land N of Electrical Sub Station And NW of Red RoofsStation RoadLittle MassinghamNorfolk	Alleged unauthorised operational development	DC Application Submitted

Marshland St James	21-Aug-19	19/00456/UNOPDE	Land At AvalonLong LotsMarshland St JamesNorfolk	Alleged unauthorised operational development	Pending Consideration
Marshland St James	13-Jul-23	23/00420/UNOPDE	Land To The West ofMarshland Villa BarnSchool RoadMarshland St JamesWISBECHNorfolkPE14 8JR	Alleged Unauthorised Operational 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
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
Marshland St James	23-Jul-24	24/00284/UNAUTU	Land E of Meadow ViewWalsoken RoadMarshland St JamesNorfolk	Alleged unauthorised use	DC Application Submitted
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	Pending Consideration
Methwold	19-Jul-24	24/00278/BOC	Land South of Herbert DriveMethwoldThetfordNorfolkIP26 4PY	BOC - Breach of Planning Condition	Pending Consideration
Methwold	23-Jul-24	24/00286/NIA	Land Between 12 And 16The AvenueBrookvilleNorfolk	Not in accordance with approved plans	DC Application Submitted
Middleton	13-Jan-21	21/00032/UNAUTU	Land Between Sandy Lane And East Winch Road N of AllotmentsSandy LaneBlackborough EndNorfolkPE32 1SE	Alleged Unauthorised Use	DC Application Submitted
Middleton	30-Apr-24	24/00163/UNOPDE	Primrose CottageWormegay RoadBlackborough EndKing's LynnNorfolkPE32 1SG	Alleged unauthorised operational development	Pending Consideration
Middleton	13-Aug-24	24/00327/UNOPDE	Seahorse Lodge24 ParkhillMiddletonKing's LynnNorfolkPE32 1RJ	Alleged Unauthorised Operational Development	Pending Consideration
Middleton	23-Sep-24	24/00393/UNOPDE	9 Mount Park CloseMiddletonKing's LynnNorfolkPE32 1YA	Alleged Unauthorised Operational Development	DC Application Submitted
Middleton	05-Dec-24	24/00483/UNOPDE	3 School RoadMiddletonKing's LynnNorfolkPE32 1SA	Alleged unauthorised operational development	DC Application Submitted
North Wootton	05-Nov-24	24/00431/NIA	17 The HowardsNorth WoottonKing's LynnNorfolkPE30 3RS	NIA - Not in accordance with approved plans.	DC Application Submitted
North Wootton	10-Jan-25	25/00014/UNTIDY	Tylawinder5 Ling Common RoadNorth WoottonKing's LynnNorfolkPE30 3RE	UNTIDY - Untidy Land	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	12-Mar-24	24/00075/BOC	Meadow Farm LodgeChurch LaneWhittingtonKing's LynnNorfolkPE33 9TF	Alleged Breach of Planning Condition	Pending Consideration
Old Hunstanton	17-Nov-23	23/00664/NIA	White Cottage19 Wodehouse RoadOld HunstantonHUNSTANTONNorfolkPE36 6JW	Alleged Not in accordance with approved plans.	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	06-Sep-24	24/00358/NIA	CherriesMolls DroveOutwellWisbechNorfolkPE14 0LG	Alleged not built in accordance with approved plans	Pending Consideration
Outwell	27-Sep-24	24/00400/BOC	56 Church DroveOutwellWisbechNorfolkPE14 8RH	BOC - Breach of Planning Condition	Pending Consideration
Outwell	10-Oct-24	24/00405/UNOPDE	Kiereley23A Isle Bridge RoadOutwellWisbechNorfolkPE14 8RB	Unauthorised Operational Development	Pending Consideration
Outwell	16-Oct-24	24/00411/UNAUTU	Buildings And Land East of121 Church DroveOutwellNorfolk	Alleged unauthorised use	Pending Consideration
Outwell	23-Dec-24	24/00503/UNOPDE	Fernie HouseThe CottonsOutwellWisbechNorfolkPE14 8TL	Unauthorised Operational Development	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

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
Pentney	16-Oct-24	24/00412/UNOPDE	52 Pentney LakesCommon RoadPentneyKINGS LYNNNorfolkPE32 1LE	Alleged Unauthorised Operational Development	Pending Consideration
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 LaneRingsteadHUNSTANTONNorfolkPE36 5JX	Alleged Breach - Tree in Cons Area	Pending Consideration
Ringstead	24-Jun-24	24/00246/UNOPDE	Primrose Cottage34 Docking RoadRingsteadHUNSTANTONNorfolkPE36 5LA	UNOPDE - 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
Runcton Holme	06-Nov-24	24/00436/UNAUTU	Woodlakes Leisure LtdWoodlakes Caravan & Camping ParkHolme RoadStow BridgeNorfolkPE34 3PX	UNAUTU - Unauthorised Use	Pending Consideration
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
Snettisham	23-Jul-21	21/00355/UWLB	The Coach HouseSnettisham HouseSt Thomas LaneSnettishamNorfolkPE31 7RZ	Alleged Unauthorised Works - L Bldg	Notice Issued
Snettisham	28-Aug-24	24/00354/UNTIDY	1 Styleman WaySnettishamKing's LynnNorfolkPE31 7NT	UNTIDY - Untidy Land	Pending Consideration

Snettisham	03-Dec-24	24/00476/UNAUTU	24A The BeachShepherds PortSnettishamKing's LynnNorfolkPE31 7RB	Alleged unauthorised use	Pending Consideration
Snettisham	03-Dec-24	24/00478/BOC	20 Shepherds Port RoadShepherds PortSnettishamKing's LynnNorfolkPE31 7UT	Alleged breach of planning condition	Pending Consideration
Snettisham	04-Jan-25	25/00009/BOC	The Beach House23A The BeachShepherds PortSnettishamKing's LynnNorfolkPE31 7RB	BOC - Breach of Planning Condition	Pending Consideration
Snettisham	04-Jan-25	25/00010/BOC	24A The BeachShepherds PortSnettishamKing's LynnNorfolkPE31 7RB	BOC - Breach of Planning Condition	Pending Consideration
Snettisham	14-Jan-25	25/00015/BOC	35 The BeachShepherds PortSnettishamKINGS LYNNNorfolkPE31 7RB	BOC - Breach of Planning Condition	Pending Consideration
South Creake	26-Sep-24	24/00395/UNAUTU	The ElmsThe CommonSouth CreakeFakenhamNorfolkNR21 9JA	Alleged unauthorised use	Notice Issued
South Wootton	06-Jun-23	23/00340/BOC	1 Ullswater AvenueSouth WoottonKing's LynnNorfolkPE30 3NJ	Alleged Breach of Planning Condition	Pending Consideration
South Wootton	11-Mar-24	24/00086/HHC	Edlington House11 Sandy LaneSouth WoottonKing's LynnNorfolkPE30 3NX	High Hedge Complaint	Appeal Lodged
South Wootton	20-Aug-24	24/00346/BOC	Development Site W of South Wootton School OffEdward Benefer WayKing's LynnNorfolkPE30 3LQ	Breach of Planning Condition	Pending Consideration
South Wootton	11-Nov-24	24/00442/UNOPDE	17 Deas RoadSouth WoottonKing's LynnNorfolkPE30 3PE	OPDE - Unauthorised Operational Development	Pending Consideration
Southery	08-Jan-14	14/00005/UNAUTU	Pells FarmFarthing DroveBrandon CreekSoutheryNorfolk	alleged unauthorised use	Notice Issued
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 Farm Farthing Drove Brandon Creek Southery Norfolk	Unauthorised Operational Development	Pending Consideration
Stoke Ferry	30-Mar-23	23/00196/UNAUTU	Rhododendrons Greatmans Way Stoke Ferry KINGS LYNN Norfolk PE33 9SZ	Alleged Unauthorised Use	Pending Consideration
Stoke Ferry	30-Mar-23	23/00197/UNAUTU	The Water Rail River Walk Stoke Ferry KINGS LYNN Norfolk PE33 9FJ	Alleged Unauthorised Use	Pending Consideration
Stoke Ferry	22-May-23	23/00304/UNAUTU	The Slipway River Walk Stoke Ferry KINGS LYNN Norfolk PE33 9FJ	Alleged Unauthorised Use	Pending Consideration
Stoke Ferry	22-May-23	23/00305/UNAUTU	The Couch River Walk Stoke Ferry KINGS LYNN Norfolk PE33 9FJ	Alleged Unauthorised Use	Pending Consideration
Stoke Ferry	22-May-23	23/00306/UNAUTU	Chain Ferry River Walk Stoke Ferry KINGS LYNN Norfolk PE33 9FJ	Alleged Unauthorised Use	Pending Consideration
Stoke Ferry	22-May-23	23/00307/UNAUTU	Serendipity River Walk Stoke Ferry KINGS LYNN Norfolk PE33 9FJ	Alleged Unauthorised Use	Pending Consideration
Stoke Ferry	11-Dec-23	23/00704/BOC	Land Rear of Holly Cottage Oxborough Road Stoke Ferry Norfolk PE33 9SY	Breach of Planning Condition	Pending Consideration
Stoke Ferry	12-Feb-24	24/00036/UNOPDE	Stoke Ferry Quarry South (landfill) Lynn Road Stoke Ferry King's Lynn Norfolk PE33 9SW	Unauthorised Operational Development	Pending Consideration
Stoke Ferry	09-Apr-24	24/00119/BOC	Dukes Head 1 Wretton Road Stoke Ferry Norfolk	Breach of Planning Condition	Pending Consideration
Stow Bardolph	18-Aug-22	22/00417/UNAUTU	Funky Farm 20 The Drove Barroway Drove Downham Market Norfolk PE38 0AJ	Alleged Unauthorised use for Dog Breeding.	Pending Consideration
Stow Bardolph	26-Jul-23	23/00446/BOC	Plots South West of Eastfields 173 The Drove Barroway Drove PE38 0AL	Alleged Breach of Planning Condition	Pending Consideration

Stow Bardolph	17-Oct-24	24/00415/UNOPDE	Land W of Hootens Row And NW of 97The DroveBarroway DroveNorfolk	OPDE - Unauthorised Operational Development	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	DC Application Submitted
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
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	Pending Consideration
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	Pending Consideration
Terrington St Clement	15-Oct-24	24/00409/UNOPDE	Owl BarnGreen Marsh RoadTerrington St ClementKINGS LYNNNorfolkPE34 4JJ	UNOPDE - Unauthorised Operational Development	Pending Consideration
Terrington St Clement	14-Nov-24	24/00449/UNAUTU	Land W of SalantiChurch BankTerrington St ClementKing's LynnNorfolkPE34 4NA	UNAUTU - Unauthorised Use	Pending Consideration
Terrington St Clement	03-Dec-24	24/00479/UNOPDE	Land NE of 58Chapel RoadTerrington St ClementNorfolkPE34 4NA	OPDE - Unauthorised Operational Development	Pending Consideration
Terrington St Clement	03-Dec-24	24/00481/UNAUTU	1 Wesley RoadTerrington St ClementKing's LynnNorfolkPE34 4NG	UNAUTU - Unauthorised Use	Pending Consideration
Terrington St Clement	19-Dec-24	24/00494/UNAUTU	Wind Turbine 2 NW of Fenland LodgeRace Course RoadTerrington St ClementNorfolk	UNAUTU - Unauthorised Use	Pending Consideration

Terrington St John	06-Aug-24	24/00315/UNOPDE	Land To Rear of 48 To 64A School RoadTerrington St JohnWisbechNorfolkPE14 7SG	OPDE - Unauthorised Operational Development	Pending Consideration
Thornham	17-Nov-23	23/00670/UNOPDE	Tucks CloseHigh StreetThornhamHunstantonNorfolkPE36 6LY	Alleged Unauthorised Operational Development 22/01002/F Refused refers	Pending Consideration
Thornham	01-May-24	24/00167/UNOPDE	GreystonesPloughmans PieceThornhamHUNSTANTONNorfolkPE36 6NE	Unauthorised Operational Development	Pending Consideration
Tilney All Saints	15-Aug-24	24/00336/UNOPDE	Meadow View3 Church RoadTilney All SaintsKing's LynnNorfolkPE34 4SW	Alleged unauthorised operational development	Pending Consideration
Tilney St Lawrence	20-Dec-22	22/00631/UNAUTU	HighfieldsLynn RoadTilney All SaintsKing's LynnNorfolkPE34 4RU	Alleged Unauthorised Use	Pending Consideration
Tilney St Lawrence	15-May-24	24/00186/UNAUTU	Land E555272 N313230 Rear of 7 To 11Spice ChaseTilney St LawrenceNorfolk	Unauthorised Use	Pending Consideration
Tilney St Lawrence	15-May-24	24/00188/UNOPDE	Olive Tree HouseChapel RoadTilney Fen EndTilney St LawrenceWISBECHNorfolkPE14 8JL	Unauthorised operational development	DC Application Submitted
Tilney St Lawrence	19-Nov-24	24/00460/UNTIDY	Land SE of 2BWestfields CloseTilney St LawrenceNorfolk	Alleged untidy land	Pending Consideration
Tilney St Lawrence	26-Nov-24	24/00468/BOC	Westfield HouseLynn RoadTilney All SaintsKing's LynnNorfolkPE34 4RT	BOC - Breach of Planning Condition	Pending Consideration
Tilney St Lawrence	26-Nov-24	24/00469/UNAUTU	Westfield HouseLynn RoadTilney All SaintsKing's LynnNorfolkPE34 4RT	UNAUTU - Unauthorised Use	Pending Consideration
Tilney St Lawrence	23-Dec-24	24/00502/UNAUTU	AmblesideNew RoadTilney St LawrenceKing's LynnNorfolkPE34 4QF	unauthorised use	Pending Consideration
Tottenham	07-Nov-24	24/00437/UNOPDE	Land North East of 56Green LaneTottenhamNorfolkPE33 ORX	UNOPDE - 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	08-Jul-24	24/00265/UNOPDE	The Cottage 60 Town Street Upwell Wisbech Norfolk PE14 9DF	Alleged unauthorised operational development	Pending Consideration
Upwell	11-Sep-24	24/00378/UNAUTU	Land At E549665 N300865 Rear of Black Horse Dovecote Road Upwell Norfolk	Alleged Unauthorised Use	Pending Consideration
Upwell	26-Sep-24	24/00398/UNOPDE	Rav's Fish And Chips School Road Upwell Wisbech Norfolk PE14 9EW	Alleged unauthorised operational development	Pending Consideration
Upwell	07-Jan-25	25/00006/UNAUTU	Land S of 56 Dovecote Road Upwell Norfolk	Unauthorised Use	Pending Consideration
Upwell	08-Jan-25	25/00008/UNAUTU	Yew House 27 Dovecote Road Upwell Wisbech Norfolk PE14 9HB	Unauthorised Use	Pending Consideration
Walpole	05-Aug-21	21/00377/UNOPDE	Cley Cottage The Marsh Walpole St Andrew WISBECH Norfolk PE14 7JG	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	Pending Consideration
Walpole	15-May-24	24/00189/UNTIDY	Keldan Chalk Road Walpole St Peter Wisbech Norfolk PE14 7PH	Untidy Land	Pending Consideration
Walpole	10-Sep-24	24/00368/BOC	Bustards Farm Bustards Lane Walpole St Andrew Wisbech Norfolk PE14 7LS	BOC - Breach of Planning Condition	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	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	04-Mar-24	24/00059/UNAUTU	Land N of 4 Trinity Cottages Trinity Road Walpole Highway Norfolk	Unauthorised Use	Pending Consideration
Walpole Highway	23-Oct-24	24/00424/UNOPDE	Ivy House West Drove South Walpole Highway Wisbech Norfolk PE14 7RA	UNOPDE - Unauthorised Operational Development	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	DC Application Submitted
Walsoken	06-Aug-24	24/00312/UNAUTU	Bartonview 20 S-Bend Lynn Road Walsoken Wisbech Norfolk PE14 7AP	Alleged Unauthorised Use	Pending Consideration
Walsoken	22-Oct-24	24/00422/UNAUTU	91 Chapnall Road Walsoken WISBECH Norfolk PE13 3TU	UNAUTU - Unauthorised Use	Pending Consideration
Walsoken	04-Nov-24	24/00429/UADV	Bambers Garden Centre Lynn Road Walsoken Wisbech Norfolk PE14 7DA	UADV - Unauthorised Advertisement	Pending Consideration
Walsoken	18-Dec-24	24/00492/BOC	Camsiscan Station Road Walsoken WISBECH Norfolk PE14 8DJ	BOC - Breach of Planning Condition	Pending Consideration

Walsoken	07-Jan-25	25/00005/UNAUTU	BurtonfieldLynn RoadWalsokenWISBECHNorfolkPE14 7AL	Unauthorised Use	Pending Consideration
Watlington	12-Mar-20	20/00090/UNAUTU	The Angel 41 School RoadWatlingtonKing's LynnNorfolkPE33 0HA	Alleged unauthorised use	Pending Consideration
Watlington	01-Nov-21	21/00510/BOC	Land AtRowan CloseWatlingtonNorfolkPE33 0UG	Alleged Breach of Condition	Appeal Lodged
Watlington	21-Nov-23	21/00510/BOC1	Land AtRowan CloseWatlingtonNorfolkPE33 0UG	Unauthorised development	Appeal Lodged
Watlington	04-Jan-24	24/00006/UNOPDE	22 Stone CloseWatlingtonKing's LynnNorfolkPE33 0TE	Unathorised Operational Development	Pending Consideration
Watlington	12-Sep-24	24/00381/BOC	Land Accessed Via 32 And W of 24 To 36 But E of Fairfield LaneDownham RoadWatlingtonNorfolk	Alleged Breach of Planning Condition	Pending Consideration
Watlington	07-Jan-25	25/00004/UNAUTU	Airdale50 Station RoadWatlingtonKing's LynnNorfolkPE33 0JF	Unauthorised Use	Pending Consideration
Welney	28-Sep-20	20/00397/UNAUTU	Acorn Holiday ParkBedford BankWelneyNorfolkPE14 9RJ	Alleged unauthorised use	Pending Consideration
Welney	17-May-23	23/00298/BOC	Pisces Country ParkBedford BankWelneyNorfolkPE14 9TB	Alleged Breach of Planning Condition	Notice Issued
Welney	11-Sep-24	24/00373/UNOPDE	AmblesideNew RoadWelneyWisbechNorfolkPE14 9RA	Alleged unauthorised operational development	Pending Consideration
Wereham	06-Oct-23	23/00606/BOC	Unit Between Manor House And Keepers LodgeChurch RoadWerehamNorfolk	Alleged Breach of Planning Condition	Pending Consideration
West Acre	22-Mar-24	24/00095/UNAUTU	Westacre TheatreRiver RoadWest AcreKing's LynnNorfolkPE32 1UA	UNAUTU - Unauthorised Use	Pending Consideration

West Acre	20-Nov-24	24/00461/UNOPDE	6 Warren CottagesNarford RoadWest AcreKing's LynnNorfolkPE32 1UG	Unauthorised operational development	DC Application Submitted
West Dereham	21-May-24	24/00198/UNAUTU	Station FarmStation RoadWest DerehamKing's LynnNorfolkPE33 9RR	Alleged unauthorised use	Pending Consideration
West Dereham	10-Dec-24	24/00487/UNAUTU	2 Chequers CottageStation RoadWest DerehamKing's LynnNorfolkPE33 9RR	Alleged unauthorised use	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	14-Feb-24	24/00040/UNOPDE	Building And Land At E550414 N310715Harps Hall RoadWalton HighwayNorfolk	Unauthorised Operational Development	Pending Consideration
West Walton	15-Jul-24	24/00274/UNOPDE	Red House Barn153 St Pauls Road SouthWalton HighwayWisbechNorfolkPE14 7DD	UNOPDE - Unauthorised Operational Development	Pending Consideration
West Walton	23-Oct-24	24/00423/UNOPDE	AlmayWisbech RoadChurch EndWest WaltonWISBECHNorfolkPE14 7ET	UNOPDE - Unauthorised Operational Development	Pending Consideration
West Walton	19-Nov-24	24/00458/UNAUTU	Meredyke HouseHarps Hall RoadWalton HighwayWisbechNorfolkPE14 7DL	Alleged unauthorised use	Pending Consideration
West Winch	14-Feb-21	21/00059/BOC	Building W of Spinney HouseLynn RoadSetcheyKINGS LYNNNorfolkPE33 0BD	Alleged Breach of Condition 20/00303/FM refers	Notice Issued
West Winch	12-Dec-22	22/00619/UWLB	The Mill123 Main RoadWest WinchKINGS LYNNNorfolkPE33 0LP	Alleged Unauthorised works to a Listed Building	Pending Consideration
West Winch	20-Apr-23	23/00237/UWLB	Yew Tree BarnSetch RoadSetcheyKINGS LYNNNorfolkPE33 0FB	Alleged Unauthorised Works - L Bldg	Notice Issued
West Winch	09-Jul-24	24/00267/UNOPDE	Gainsboro28 Common CloseWest WinchKing's LynnNorfolkPE33 0LB	Alleged unauthorised operational development	DC Application Submitted

West Winch	24-Jul-24	24/00298/BOC	The Winch70 Main RoadWest WinchKing's LynnNorfolkPE33 0LY	Alleged Breach of Planning Condition	Pending Consideration
West Winch	05-Nov-24	24/00430/UNOPDE	Land W of 269 Main RoadChequers LaneWest WinchNorfolk	OPDE - Unauthorised Operational Development	DC Application Submitted
West Winch	11-Nov-24	24/00445/BOC	Natural Interiors54 Back LaneWest WinchNorfolk	BOC - Breach of Planning Condition	Pending Consideration
West Winch	05-Dec-24	24/00484/UNAUTU	15 Oak AvenueWest WinchKing's LynnNorfolkPE33 0QJ	Alleged unauthorised use	Pending Consideration
Wiggenhall St Germans	25-Mar-21	21/00132/UNAUTU	The StablesLynn RoadWiggenhall St GermansKing's LynnNorfolkPE34 3AT	Alleged unauthorised development	Pending Consideration
Wretton	14-Feb-24	24/00044/UNAUTU	2 Rose CottagesCromer LaneWrettonKINGS LYNNNorfolkPE33 9QX	UNAUTU - Unauthorised Use	DC Application Submitted
Wretton	20-Feb-24	24/00046/UNOPDE	Land E of Yew Tree LodgeLow RoadWrettonNorfolk	Unauthorised Operational Development	Pending Consideration

Planning Committee - 3 February 2025

Previous Committee:	06/01/2025
Upcoming Committee:	03/02/2025

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

(1) To inform Members of the number of decisions issued between the production of the 6 January 2025 Planning Committee Agenda and the 3 February 2025 agenda. There were 88 total decisions issued with 84 issued under delegated powers and 4 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) Major applications are assessed against a national target of 60%. Failure to meet this target could result in applications being dealt with by Pins who will also receive any associated planning fee.

RECOMMENDATION

That the reports be noted

Number of decisions issued between 17 December 2024 and 20 January 2025.

	Total	Approved	Refused	Under 8 Weeks	Under 13 Weeks	Performance %	National Target	Planning Committee Decision	
								Approved	Refused
Major	3	3	0		2	66.7%	60%	1	0
Minor	34	30	4	32		94.1%	80%	3	0
Other	51	48	3	49		96.1%	80%	0	0
Total	88	81	7	81	2			4	0

Planning Committee made 4 of the 88 decisions (4.5%)

PLANNING COMMITTEE – 03 February 2025

QUALITY OF DECISIONS

This measure calculates the percentage of the total number of decisions made by the Authority on applications that are then overturned at Appeal.

The Assessment period for this measure is the two years up to and including the most recent quarter plus 9 months.

Therefore, the performance for Q3 (end of September) is calculated as follows:

Planning applications determined between 01/04/2022 to 31/03/2024 plus 9 months = 31/12/2024.

The threshold for designation for both Major and Non-Major is **10%** - this is the figure that should not be exceeded, otherwise there is a risk the Authority being designated by MHCLG.

Performance at 31st December 2024

MAJOR			NON-MAJOR		
No. of Decisions Issued	No. Allowed on Appeal	% Overturned	No. of Decisions Issued	No. Allowed on Appeal	% Overturned
102	3	2.94%	2942	25	0.85%